


FOR SALE | DETACHED | MLS# W14152936

# 891 St Clarens Avenue, Toronto, ON M6H 3X5

Dovercourt-Wallace Emerson-Junction, Toronto · M6H 3X5

## C$ 1,198,800

| 3 | 3 | 900 | 6 | — | For Sale |
|---|---|---|---|---|---|
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE |

## ABOUT THIS PROPERTY

A Remarkable & Renovated Bungalow On A Rare, Oversized Lot! Meticulously Maintained, Light-Filled Rooms & An Upgraded Kitchen With Stainless Steel Appliances And Built-In Oven. Generously Sized Bedrooms With Ample Storage Will Make Your Everyday Living Effortless. Newer Mechanicals Including Plumbing, Electrical, Heating & Drains Giving You Peace Of Mind. The Lower Level Impresses With 8 Foot High Ceilings, A Wet Bar, A Bedroom With 4-Piece Ensuite And Walk-In Closet & Two Separate Entrances Creating The Possibility Of An In-Law Suite. A Sunny Entertainer's Backyard, A Large Gated Private Drive, And Laneway Access To A Massive 26 Foot Wide x 20 Foot Deep Garage. Bonus Potential For An Approx 1394 Sq Ft Laneway House (Report Available). Just Steps To Geary Ave's Buzzing Restaurant Strip, With Morning Espresso At Dark Horse, Craft Cocktails And Burgers At The Greater Good, Parallel's Inventive Dining & So Much More. Take A Short Stroll To Corso Italia For Authentic Trattorias, Gelaterias, Bakeries And Patios. Soon You'll Be Able To Enjoy The New Wallace Emerson Community Centre That Is Being Built With Almost 90,000 Sq Ft Of Amenities And Offerings Right In Your Neighbourhood!

### FEATURES

- ✓ Basement
- ✓ Garage

### PROPERTY DETAILS

| | |
|---|---|
| PROPERTY TYPE | Detached |
| LISTING STATUS | For Sale |
| STYLE | Bungalow |
| PROPERTY TYPE | Detached |
| BASEMENT | Walk-Up, Separate Entrance |
| FACING | East |
| AREA RANGE | 700-1100 sqft |
| PARKING | 6 spaces |
| ANNUAL TAX | $5,647 |
| POSTAL CODE | M6H 3X5 |
| NEIGHBOURHOOD | Dovercourt-Wallace Emerson-Junction |

## ROOM BREAKDOWN

| ROOM | LEVEL | DIMENSIONS | FEATURES |
|---|---|---|---|
| Living Room | Main | — | Bay Window, Pot Lights, Combined w/Dining |
| Dining Room | Main | — | Bay Window, Open Concept, Crown Moulding |

| ROOM | LEVEL | DIMENSIONS | FEATURES |
|---|---|---|---|
| Kitchen | Main | — | Updated, Granite Counters, Pot Lights |
| Primary Bedroom | Main | — | His and Hers Closets, SE View, Hardwood Floor |
| Bedroom 2 | Main | — | B/I Closet, East View, Hardwood Floor |
| Recreation | Lower | — | Wet Bar, Pot Lights, Wood |
| Bedroom | Lower | — | 4 Pc Ensuite, Walk-In Closet(s), East View |
| Laundry | Lower | — | — |
| Cold Room/Cantina | Lower | — | — |

# GALLERY


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## LISTING AGENT


### Pavel Shaganenko

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