

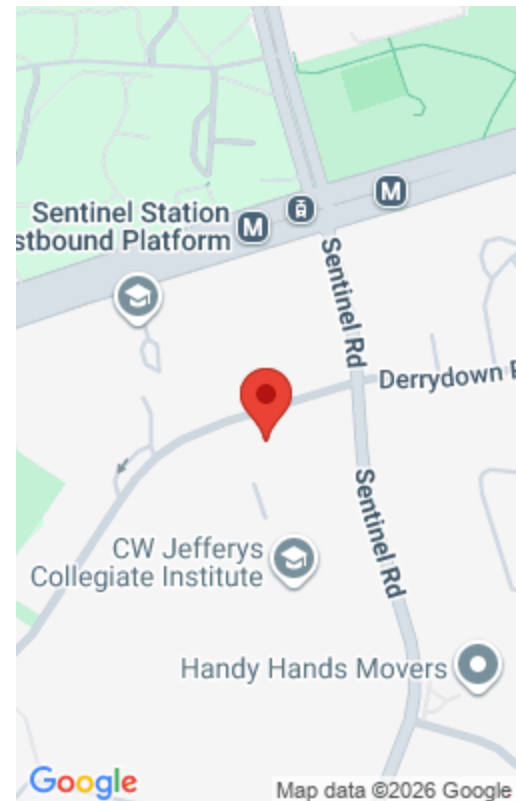
## 204 DERRYDOWN RD, NORTH YORK, ON M3J 1S1, CANADA

<http://gtarealestates.com>

ATTENTION INVESTORS!! Welcome to This One Of A Kind Investment Property that cannot missed out!!! Big cash flow from day one, and huge value-add potential - a true find in the high-demand and stable Toronto area markets. Property Highlights: 5+4 bedrooms. Fully renovated basement (2024) with 2 full bathrooms, laundry, furnace room & washer/dryer (2025,...

**\$1,499,999**

- 9 beds
- 4 baths
- Single Family
- Single Family
- 1100 - 1500 sq ft



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## Rooms & Units Descr

**RoomType1:** Bedroom 4

**RoomLength1:** 3.12

**RoomDimensions1:** 3.12 m X 3.57 m

**RoomLevel2:** Basement

**RoomWidth2:** 3.28

**RoomType3:** Bedroom

**RoomLength3:** 3.11

**RoomDimensions3:** 3.11 m X 3.37 m

**RoomLevel4:** Basement

**RoomWidth4:** 3.57

**RoomType5:** Bedroom 3

**RoomLength5:** 3.36

**RoomDimensions5:** 3.36 m X 3.11 m

**RoomLevel6:** Main level

**RoomWidth6:** 3.36

**RoomType7:** Bedroom 2

**RoomLength7:** 3.27

**RoomDimensions7:** 3.27 m X 3.07 m

**RoomLevel8:** Main level

**RoomWidth8:** 2.93

**RoomType9:** Bedroom 4

**RoomLength9:** 3.29

**RoomDimensions9:** 3.29 m X 3.07 m

**RoomLevel10:** Main level

**RoomWidth10:** 2.93

**RoomType11:** Kitchen

**RoomLength11:** 3.36

**RoomDimensions11:** 3.36 m X 3.11 m

**RoomLevel12:** Main level

**RoomWidth12:** 3.57

**RoomLevel1:** Basement

**RoomWidth1:** 3.57

**RoomType2:** Kitchen

**RoomLength2:** 4.21

**RoomDimensions2:** 4.21 m X 3.28 m

**RoomLevel3:** Basement

**RoomWidth3:** 3.37

**RoomType4:** Bedroom 2

**RoomLength4:** 3.12

**RoomDimensions4:** 3.12 m X 3.57 m

**RoomLevel5:** Basement

**RoomWidth5:** 3.11

**RoomType6:** Bedroom

**RoomLength6:** 4.3

**RoomDimensions6:** 4.3 m X 3.36 m

**RoomLevel7:** Main level

**RoomWidth7:** 3.07

**RoomType8:** Bedroom 3

**RoomLength8:** 2.93

**RoomDimensions8:** 2.93 m X 2.93 m

**RoomLevel9:** Main level

**RoomWidth9:** 3.07

**RoomType10:** Bedroom 5

**RoomLength10:** 3.25

**RoomDimensions10:** 3.25 m X 2.93 m

**RoomLevel11:** Main level

**RoomWidth11:** 3.11

**RoomType12:** Dining room

**RoomLength12:** 3.12

**RoomDimensions12:** 3.12 m X 3.57 m



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## Location Details

**City:** Toronto (York University Heights)

**Province:** Ontario

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## Property Details

**SubdivisionName:** York University Heights

**ArchitecturalStyle:** Bungalow

**Levels:** 1

**Stories:** 1

**FrontageLength:** 50 ft

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## Property Features

**Heating:** Forced air

**HeatingFuel:** Natural gas

**CoolingYN:** True

**Cooling:** Central air conditioning

**ParkingTotal:** 6

**OpenParkingYN:** False

**GarageYN:** True

**AttachedGarageYN:** False

**CarportYN:** False

**PoolYN:** False

**ViewYN:** False

**WaterfrontYN:** False

**Sewer:** Sanitary sewer

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## Courtesy of

**OfficeName:** HOMELIFE LANDMARK REALTY INC.

**Office ID:** 70066

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 6

**ArchitecturalStyle:** Bungalow

**Heating:** Forced air

**Sewer:** Sanitary sewer



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**CarportYN:** No

**CoolingYN:** Yes

**OpenParkingYN:** No

**GarageYN:** Yes

**PoolYN:** No

**Cooling:** Central air conditioning

