



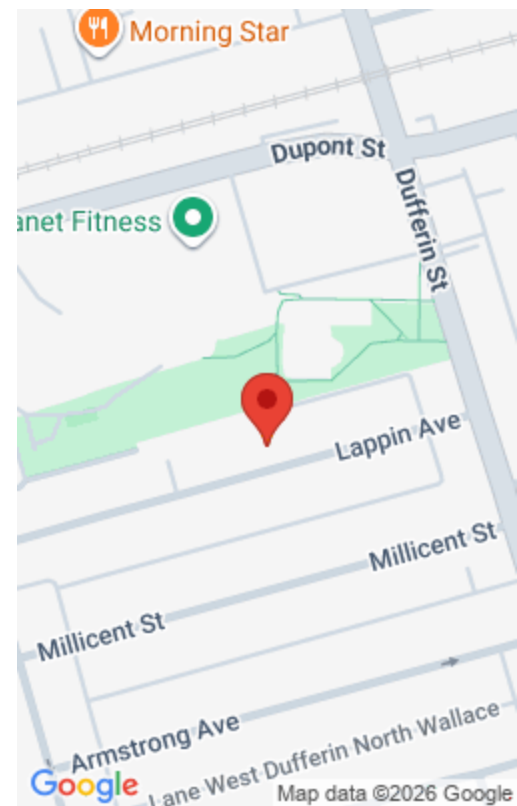
**\$1,396,000**

## **50 LAPPIN AVE, TORONTO, ON M6H 1Y4, CANADA**

<https://gtarealestates.com>

**3 FAMILY DWELLING VACANT POSSESSION!!** Prime investment near Dupont & Dufferin. Rare opportunity to own three fully self-contained units in Toronto's vibrant and evolving west end. This flexible property is ideal for investors seeking multiple income streams or families looking for adaptable, multi-generational living. Unique Highlight: A private backyard gate opens directly onto a park,...

- 4 beds
- 4 baths
- Single Family
- Single Family
- 1500 - 2000 sq ft



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## Rooms & Units Descr

**RoomType1:** Bedroom

**RoomLength1:** 4.45

**RoomDimensions1:** 4.45 m X 3.38 m

**RoomLevel2:** Second level

**RoomWidth2:** 2.26

**RoomType3:** Dining room

**RoomLength3:** 4.09

**RoomDimensions3:** 4.09 m X 2.26 m

**RoomLevel4:** Third level

**RoomWidth4:** 3.2

**RoomType5:** Living room

**RoomLength5:** 2.97

**RoomDimensions5:** 2.97 m X 3.32 m

**RoomLevel6:** Basement

**RoomWidth6:** 2.49

**RoomType7:** Bedroom

**RoomLength7:** 3.6

**RoomDimensions7:** 3.6 m X 3.07 m

**RoomLevel8:** Main level

**RoomWidth8:** 3.09

**RoomType9:** Living room

**RoomLength9:** 4.01

**RoomDimensions9:** 4.01 m X 3.45 m

**RoomLevel10:** Main level

**RoomWidth10:** 3.68

**RoomLevel1:** Second level

**RoomWidth1:** 3.38

**RoomType2:** Kitchen

**RoomLength2:** 3.7

**RoomDimensions2:** 3.7 m X 2.26 m

**RoomLevel3:** Second level

**RoomWidth3:** 2.26

**RoomType4:** Bedroom

**RoomLength4:** 3.58

**RoomDimensions4:** 3.58 m X 3.2 m

**RoomLevel5:** Basement

**RoomWidth5:** 3.32

**RoomType6:** Kitchen

**RoomLength6:** 3.63

**RoomDimensions6:** 3.63 m X 2.49 m

**RoomLevel7:** Basement

**RoomWidth7:** 3.07

**RoomType8:** Bedroom

**RoomLength8:** 4.03

**RoomDimensions8:** 4.03 m X 3.09 m

**RoomLevel9:** Main level

**RoomWidth9:** 3.45

**RoomType10:** Kitchen

**RoomLength10:** 4.01

**RoomDimensions10:** 4.01 m X 3.68 m

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## Location Details

**City:** Toronto (Dovercourt-Wallace Emerson-Junction)

**Province:** Ontario



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## Property Details

**SubdivisionName:** Dovercourt-Wallace Emerson-Junction

**Levels:** 3

**Stories:** 3

**FrontageLength:** 17 ft ,9 in

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## Property Features

**Fencing:** Fully Fenced,Fenced yard

**Flooring:** Hardwood,Laminate,Tile

**Heating:** Forced air

**HeatingFuel:** Natural gas

**CoolingYN:** True

**Cooling:** Wall unit

**OpenParkingYN:** False

**GarageYN:** False

**AttachedGarageYN:** False

**CarportYN:** False

**PoolYN:** False

**ViewYN:** False

**WaterfrontYN:** False

**Sewer:** Sanitary sewer

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## Courtesy of

**OfficeName:** SUTTON GROUP-ASSOCIATES REALTY INC. **Office ID:** 50222

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**Heating:** Forced air

**Sewer:** Sanitary sewer

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## Amenities & Features



**Waterfront available:** No

**AttachedGarageYN:** No

**CarportYN:** No

**CoolingYN:** Yes

**OpenParkingYN:** No

**GarageYN:** No

**PoolYN:** No

**Cooling:** Wall unit

