

One of a kind

Sotheby's
INTERNATIONAL REALTY

Canada



13 Euclid Ave, Toronto, Ontario

5 Bedrooms 2 Bathrooms

Pauline Saliba, Broker





One of a Kind

13 Euclid Ave, Toronto, Ontario

5 Bedrooms 2 Bathrooms

Property ID: C14099956 | sothebysrealty.ca

Some homes simply have a presence and 13 Euclid Avenue is one of them. This 2.5-storey duplex carries the craftsmanship of another era: original millwork and hardwood flooring, detailed plaster ceilings, and generous ceiling heights that give every room a sense of grace and volume. With 5 bedrooms, 2 baths, and 2 full kitchens, the layout suits an owner-occupier who wants help carrying the home or an investor who values a lasting asset. The upper levels offers comfortable living for a family, while the lower level is home to a tenant who is happy to stay on. A private yard and detached garage that can be converted to a Garden Suite is a rare find so close to the shops of Queen West.



Features and Amenities:

- 2023 Garage Roof Reshingled
- Detached Garage Can be Converted to Laneway House
- 2023 High Efficiency Gas Furnace and Air Cleaner (rental)
- 40 Gallon Power Vent Water Heater (rental)
- Nest Thermostat
- 2021 Replaced Exterior Underground Piping and Installed Backwater Valve
- One Inch Copper Water Supply
- 2023 GE Stacked Laundry Unit
- 2010 Basement Renovation
- Rooftop Deck

Sotheby's | Canada
INTERNATIONAL REALTY



Pauline Saliba

Broker

647.233.2425

pauline.saliba@sothebysrealty.ca