



**60 Spencer Ave** **List: \$1,449,000 For: Sale**  
**Toronto Ontario M6K 2J6**  
 Toronto W01 South Parkdale Toronto  
**SPIS: N** **Taxes: \$6,680.79/2024**

Semi-Detached **Front On: W** **Rms: 10**  
**Link:** **Acre:** **Bedrooms: 5**  
 3-Storey **Washrooms: 2**  
 1x4xMain, 1x4x2nd

**Lot: 24.58 x 115.75 Feet Irreg:**  
**Dir/Cross St: KING AND DUFFERIN**

**MLS#: W9363104** **PIN#: 213010242**  
**Assignment: N** **Fractional Ownership: N**  
**Possession Remarks: Flexible**

<b>Kitchens:</b> 2	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Drive:</b> None	<b>Cable TV:</b>
<b>Basement:</b> Unfinished	<b>Gar/Gar Spcs:</b> None / 0	<b>Hydro:</b>
<b>Fireplace/Stv:</b> N	<b>Drive Park Spcs:</b> 0	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Tot Prk Spcs:</b> 0	<b>Phone:</b>
<b>A/C:</b> None	<b>UFFI:</b> No	<b>Water:</b> Municipal
<b>Central Vac:</b>	<b>Pool:</b> None	<b>Water Supply:</b>
<b>Apx Age:</b> 100+	<b>Energy Cert:</b> N	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b> 2500-3000	<b>Cert Level:</b>	<b>Spec Desig:</b> Unknown
<b>Assessment:</b>	<b>GreenPIS:</b> N	<b>Farm/Agr:</b>
<b>POTL:</b>	<b>Prop Feat:</b> Library, Park, Public Transit, Rec Centre, School	<b>Waterfront:</b>
<b>POTL Mo Fee:</b>		<b>Retirement:</b> N
<b>Elevator/Lift:</b> N		<b>Oth Struct:</b>
<b>Laundry Lev:</b> Lower		
<b>Phys Hdcap-Eqp:</b> N		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.27	x 16.73	Hardwood Floor	Large Window	Fireplace
2	Br	Main	14.5	x 10.24	Hardwood Floor	Double Closet	Window
3	Br	Main	11.32	x 10.86	Hardwood Floor	Double Closet	Window
4	Kitchen	Main	15.29	x 16.7	Laminate	Large Window	W/O To Yard
5	Living	2nd	12.3	x 11.22	Hardwood Floor	Closet	Large Window
6	Br	2nd	12.43	x 11.29	Hardwood Floor	Window	Closet
7	Dining	2nd	11.75	x 12.7	Bamboo Floor	Closet	Window
8	Kitchen	2nd	15.32	x 11.61	Laminate	Juliette Balcony	Pantry
9	Br	3rd	18.77	x 11.09	Hardwood Floor	Closet	Window
10	Br	3rd	18.7	x 11.19	Hardwood Floor	Closet	W/O To Terrace

**Client Remks:** Stunning Victorian duplex in South Parkdale! This property is a perfect blend of comfortable living and income potential. This spacious property features two distinct units that are sure to captivate both buyers and investors alike. Main Floor Unit is currently rented. This inviting space boasts a generous living room with an ornamental fireplace and stunning stained glass windows. Enjoy the luxury of soaring 11-foot ceilings, two roomy bedrooms, and a charming eat-in kitchen. The Second Floor Unit is bright and airy. This unit includes a large bedroom, a formal dining room, and a sun-drenched living room and an eat-in kitchen. Also a cozy nook which is perfect for your home office or creative workspace. On the third floor discover two additional bedrooms and a fantastic walk-out leading to a spacious west-facing terrace perfect for entertaining and watching sunsets. This duplex is filled with exquisite Victorian details and offers a separate basement entrance with shared laundry facilities, plus the exciting potential to create an additional living space or rental unit. Prime Location. Situated just steps away from Dufferin, the CNE, shops, TTC, Lake Ontario, and Sunnyside Pool, this property is not only a beautiful home but also a remarkable investment opportunity.

**Extras:** Approximate Monthly average utilities: Hydro \$150.79/mth. Gas \$205.23/mth  
**Listing Contracted With:** BOSLEY REAL ESTATE LTD. **Ph:** 416-530-1100