



Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at [www.gogordons.com](http://www.gogordons.com) to learn more about this valuable service.

Thank you for your interest in this property.

# Property Information

Welcome to 54 Burlington Street in Etobicoke!

Located in a prime Mimico location, just steps from the lake, 54 Burlington Street presents a promising investment prospect or perfect opportunity to add your own finishing touches to your next family home.

This charming four-bedroom bungalow offers both character and potential, making it a canvas for your creative vision. The private rear garden invites tranquil outdoor moments, while the interior boasts mostly original fixtures that can be transformed into a unique living space. The unfinished basement opens doors to further expansion or customization, catering to your specific needs.

Beyond its intrinsic allure, this property holds the advantage of multiple residential zoning, enhancing its investment value. Whether you're considering a cozy family home or exploring investment possibilities, this bungalow's prime location and versatile features make it a compelling proposition. Seize the opportunity to reimagine and shape this space according to your preferences. Act now and unlock the hidden potential of 54 Burlington Street, where charm, potential, and strategic location converge.

# Property Details

**ADDRESS:** 54 Burlington Street, Toronto, On. M8V2L2

**TYPE:** Single family detached residential

**LEGAL DESCRIPTION:** PCL 294-1, SEC M77; PT LT 294, PL M77, THE NLY 25 FT THROUGHOUT FROM FRONT TO REAR; ETOBICOKE, CITY OF TORONTO

SQ. FT:	1,105 above grade, 858 below grade.
BEDROOMS:	4 bedrooms on main floor.
BATHS:	1; 4 piece on main floor.
BASEMENT:	Poured concrete.
AGE:	111 years; 1912.
ELECTRICAL:	100 amp Breaker panel.
ROOF:	Asphalt shingles, flat roofing.
FOUNDATION:	Poured concrete.
FLOORS:	Ceramic, carpet, vinyl, concrete
CEILINGS:	Plaster, stucco.
WINDOWS:	Vinyl, wood.
EXTERIOR:	Aluminum siding.
INTERIOR:	Plaster.
PARKING:	Single wide private driveway.
LOT SIZE:	25.08' x 125.23'
ZONING:	RM – Residential multiple
TAXES:	\$4,117.58 (2023)
ROLL #:	191905128005100

PIN #:	076310104
HIGH SPEED INTERNET:	Available.
HEATING:	Hot water radiator system (high efficiency).
COOLING:	Window units.
RENTALS:	None.
WATER:	Municipal
WASTE:	Municipal
HOME INSPECTION:	Full version available at: <a href="http://www.gogordons.com">www.gogordons.com</a>
LOT DESCRIPTION:	Partially fenced, private rear garden.
CHATELS INCLUDED:	Fridge, stove.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate.

## Visit Website:

- Full Home Inspection Report
- Full Zoning Provisions
- Property Video
- Schedule B
- Floor Plans
- Virtual Tour