

Property Information

Welcome to 97 McRoberts Avenue, a charming two-storey residence nestled in the heart of Toronto's vibrant Earlscourt neighbourhood.

Surrounded by the conveniences of nearby shopping, public transit, and the expansive Earlscourt Park—with its tennis courts, soccer fields, baseball diamond, and outdoor ice rink, community center and swimming pool—this home offers exceptional access to year-round family recreation.

The property boasts a large detached garage, accessible from the laneway with additional parking spaces. The two large bays providing additional indoor parking, generous storage options, and the possibility for future residential development.

Inside, the home features four spacious bedrooms and three bathrooms, with a kitchen and bathroom on each floor, and 3 separate entrances, the layout offers the flexibility to divide into three separate units should a purchaser so desire.

Whether you're an investor seeking a valuable addition to your portfolio or a buyer looking to customize and renovate a home to your taste, 97 McRoberts Avenue offers unmatched potential in a well-established Toronto community.

Property Details

ADDRESS: 97 McRoberts Ave Toronto Ontario M6E 4P3

TYPE: Single Family Residential

LEGAL DESCRIPTION: PT LT 3 BLK D PL 886 TORONTO (WEST TORONTO JUNCTION) AS IN CT470839; TORONTO, CITY OF TORONTO

SQ. FT:	1,594sqft above grade, 881sqft below grade. (MPAC)
BEDROOMS:	4; 1 on main floor with walk-out to rear yard, 3 on second level.
BATHS:	3; 3 piece on main level, 4 piece on second floor, and 4 piece in basement.
LAUNDRY:	In utility room in basement.
BASEMENT:	Full, finished with walkout. Rec room, kitchen, utility room and bathroom.
AGE:	66yrs (1959) (MPAC).
ELECTRICAL:	200amp breaker panel.
ROOF:	Asphalt singles.
FOUNDATION:	Concrete block.
FLOORS:	Hardwood, vinyl, concrete.
CEILINGS:	Drywall, plaster.
WINDOWS:	Vinyl, wood.
EXTERIOR:	Brick.
INTERIOR:	Drywall, wall board.
PARKING:	2 spaces in garages and street parking.
GARAGE:	2 detached single car garages.

LOT SIZE:	25.5' X 132.0' (GeoWarehouse)
ZONING:	R
TAXES:	\$4,893 (2024).
ROLL #:	190403233017700
PIN #:	213190466
HEATING:	Forced air natural gas.
COOLING:	Central Air (in as is condition).
MONTHLY COSTS:	Gas (Enbridge) - \$170.00 Electricity - \$80.00 Water/sewer/garbage - \$75.00
RENTALS:	Water Heater (Reliance \$19.20/mo.)
WATER:	Municipal.
WASTE:	Municipal.
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Flat, mature lot.
INCLUSIONS:	Fridge, microwave, washer, dryer (all in as-is condition).
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	5% of purchase price
SUGGESTED CLOSING:	Immediate.

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