GORDONS
REAL ESTATE BROKERAGE

For many people, buying or selling a home is part of something bigger. A move to retirement living. A downsizing decision. The settlement of a family estate.

When life changes, there can be a lot to manage. You don't need to know every step. **Just the first one.**

At Gordons Real Estate Brokerage, we help families, estate trustees, and professionals navigate life's major transitions with confidence. From real estate services to downsizing and estate settlement support, everything works together under one roof.

Since 1958, we've been the trusted partner people turn to when the details feel overwhelming. Our experienced realtors, project managers, downsizing specialists, and appraisers work together to ensure every project is managed professionally, efficiently, and with care.

Thank you for your interest in this property. If you have any questions, our team would be pleased to help.

Learn more at **gogordons.com**

UNDER ONE ROOF.

PROPERTY INFORMATION

Full of character, history, and possibilities, this 138 year old brick row house at 421 Manning Avenue offers a unique opportunity in one of Toronto's vibrant and well established neighbourhoods.

Featuring four bedrooms, a bathroom on every floor, a main kitchen, and additional kitchenettes on the second and third floors, the home offers a flexible layout with endless potential to suit a variety of needs. Whether you envision a multi generational home, space for extended family, or a complete reimagining of the existing layout, there is plenty of opportunity to create a home tailored to your own vision and lifestyle.

Step outside to enjoy the private backyard, offering a welcome outdoor retreat in the heart of the city.

Situated in a lively, established community close to local shops, grocery stores, schools, parks, and everyday amenities, the property also benefits from convenient access to TTC transit and the many restaurants, cafés, and attractions that make Toronto living so appealing.

A rare opportunity to bring new life to a character filled property and create something truly your own.

PROPERTY DETAILS

ADDRESS: 421 Manning Ave, Toronto ON, M6G 2V6
TYPE: Townhouse
LEGAL DESCRIPTION: PT LT 258 BLK D PL 574 CITY WEST AS IN CT612585; CITY OF TORONTO

SQ. FT:	2,206 above grade, 1,037 below grade (MPAC).
BEDROOMS:	3 bedrooms.
BATHS:	3; 2 piece on first floor, 4 piece on second floor, 2 piece on third floor.
LAUNDRY:	None.
BASEMENT:	Unfinished, with separate entrance.
AGE:	138 YO (1888) (MPAC).
ELECTRICAL:	Breaker panel, with sub panel on second floor.
ROOF:	Asphalt shingles.
FOUNDATION:	Brick and fieldstone, concrete block addition.
FLOORS:	Hardwood, carpet, laminate, vinyl.
CEILINGS:	Plaster and drywall.
WINDOWS:	Aluminum.
EXTERIOR:	Brick.
INTERIOR:	Plaster and drywall.
PARKING:	Available.
GARAGE:	Detached 1 ½ car garage.
LOT SIZE:	17.53' X 125.47' (Geo).
ZONING:	R – Residential

PROPERTY DETAILS *continued*

TAXES:	$6968 (2025) (MPAC).
ROLL #:	190404404002800
PIN #:	212530098
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air natural gas.
COOLING:	None.
RENTALS:	Hot water tank ($25/month)
WATER:	Municipal.
WASTE:	Municipal.
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Mature trees, fenced in back yard.
INCLUSIONS:	Oven, fridge.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	5% of purchase price.
SUGGESTED CLOSING:	Immediate.

Visit **gogordons.com** for:

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- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour

One team.
Every detail.



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