



**131 Montrose Ave** **List: \$1,249,000 For: Sale**  
**Toronto Ontario M6J 2T6**  
 Toronto C01 Trinity-Bellwoods Toronto  
**SPIS: N** **Taxes: \$6,251.62/2024** **DOM: 0**  
**Semi-Detached** **Front On: E**  
**Link:** **Acre:**  
 2 1/2 Storey  
**Rms: 7**  
**Bedrooms: 3**  
**Washrooms: 2**  
 1x3xMain, 1x4x2nd  
**Lot: 15.25 x 103.98 Feet Irreg:**  
**Dir/Cross St: College & Montrose**

**MLS#: C12045519** **PIN#: 212510258**  
**Possession Remarks: TBA**

<b>Kitchens:</b> 2 <b>Fam Rm:</b> N <b>Basement:</b> Unfinished <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> None <b>Central Vac:</b> N <b>Apx Age:</b> 100+ <b>Apx Sqft:</b> 1500-2000 <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Main <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Brick Front / Vinyl Siding <b>Drive:</b> <b>Gar/Gar Spcs:</b> Detached / 1 <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b>	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Oth Struct:</b>
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Br	Main	15.42	x 8.92	Bay Window	Hardwood Floor	Large Window
2	Living	Main	13.91	x 10.5	Window	Tile Floor	3 Pc Bath
3	Kitchen	Main	10.43	x 9.51	Eat-In Kitchen	Tile Floor	Window
4	Laundry	Main	9.25	x 6.43	Separate Rm	W/O To Yard	
5	Living	2nd	12.24	x 10.24	Hardwood Floor	Window	Closet
6	Br	2nd	13.68	x 7.68	Hardwood Floor	Window	
7	Kitchen	2nd	9.84	x 9.58	Eat-In Kitchen	Tile Floor	Window
8	Br	3rd	20.67	x 13.16	Hardwood Floor	Skylight	Closet

**Client Remks:** Located on a coveted street in the heart of Trinity Bellwoods, this charming Victorian semi-detached two-family home is bursting with potential! Whether you're a first-time buyer seeking extra income, an investor, or a family looking for the perfect multi-generational home, this well-maintained and versatile property is a rare find. Artistically renovated, including some funky design elements. Currently set up as two self-contained units, the main-floor one-bedroom is home to a tenant happy to stay, while the spacious two-level two-bedroom upper unit is vacant and ready to move into. A detached garage at the rear, accessible via a lane, adds even more convenience. Almost 10-foot ceiling height throughout! Sunny third floor primary bedroom with cathedral ceiling and two skylights. Enjoy the best of both worlds -- a quiet tree-lined street just one block from Toronto's hippest neighbourhood. Steps to Trinity Bellwoods Park (tennis courts, baseball diamonds, ice hockey rink) and the Thursday organic market. Steps to College Street cafes and nightlife, dining, shopping (e.g., 24-hour Metro supermarket) and transit, both College and Dundas streetcars, or 24-hour Ossington bus, each 2 minutes away. An exceptional opportunity.

**Extras:**  
**Listing Contracted With:** CHESTNUT PARK REAL ESTATE LIMITED **Ph:** 416-925-9191