



3 days ago

\$1,489,000

**130 ELMER AVENUE
Toronto (The Beaches),
Ontario
M4L3R8**

 **3 + 2**
Bedrooms

 **2**
Bathrooms

 **1100 - 1500**
Square Feet

MLS® Number:
E12649936

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Listing Description

A rare and compelling opportunity to own a detached residence in the very heart of The Beaches. Offering outstanding value in one of Toronto's most prestigious and tightly held neighbourhoods, this solid and well-built home presents limitless potential for those with vision. With generous proportions, impressive ceiling heights, and strong structural integrity, the home serves as an exceptional foundation-whether you choose to refine with simple and thoughtful upgrades or embark on a transformative renovation. The existing layout easily accommodates three bedrooms, a den or home office, and two bathrooms, while inviting the possibility of a more expansive open-concept redesign or a substantial rear addition, as exemplified by neighbouring properties. The lower level further enhances the home's appeal, boasting good ceiling height and abundant opportunity to create additional living space. Envision a sophisticated family room, guest suite, spa-inspired bathroom, in-law accommodation, or income-generating rental-the options are both flexible and refined. Complete with parking and set on a coveted street, this residence is moments from the lake, sandy beaches, vibrant cafés, boutique shopping, acclaimed schools, and scenic bike paths. The unique charm, walkability, and community spirit of The Beaches are all at your doorstep. 130 Elmer Avenue is more than a home-it is an invitation to design something truly special in one of Toronto's most enduring and desirable markets. (41854057)

Location Description

Cross Streets: Woodbine Ave & Kingston Rd. **
Directions: South on Elmer from Rhyd.

Open Houses



Property Summary

Property Type Single Family	Building Type House	Storeys 2
Square Footage ⓘ 1100 - 1500 sqft	Community Name The Beaches	Title Freehold
Land Size 24.3 x 120.2 FT	Annual Property Taxes \$7,608.74	Parking Type No Garage
Time on REALTOR.ca 3 days		

Building

Bedrooms

Above Grade
3

Below Grade
2

Bathrooms

Total
2

Interior Features

Flooring

Carpeted,
Hardwood,
Tile

Basement

Type
Full

Building Features

Style

Detached

Heating & Cooling

Cooling

Window air
conditioner

Heating Type

Radiant heat
(Natural gas)

Utilities

Utility Sewer

Sanitary
sewer

Water

Municipal
water

Exterior Features

Exterior Finish

Brick

Parking

Parking Type

No Garage

Total Parking Spaces

1

Measurements

Square Footage

1100 - 1500
sqft

Rooms

Main level	Living room	11 ft ,3 in x 15 ft ,6 in
	Dining room	9 ft ,3 in x 14 ft
	Kitchen	8 ft ,3 in x 14 ft
	Den	7 ft ,9 in x 9 ft ,8 in
Second level	Primary Bedroom	14 ft ,10 in x 9 ft ,10 in
	Bedroom 2	9 ft ,3 in x 14 ft
	Bedroom 3	8 ft ,3 in x 10 ft ,5 in
Basement	Recreational, Games room	12 ft ,7 in x 8 ft ,9 in
	Office	10 ft ,6 in x 7 ft ,6 in
	Bedroom 4	7 ft ,9 in x 9 ft ,8 in

Land

Lot Features

Frontage	Land Depth
24 ft ,3 in	120 ft ,2 in

Data provided by: [Toronto Regional Real Estate Board](#)

Are you interested in touring this listing?

OR



STUART MALCOLM SANKEY
Salesperson

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