



30 Mould Avenue

Key Details

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|----------------|-------------------|------------|------------------|
| Lot Size | 26.4' x 149.42' | Heating | Forced Air Gas |
| Possession | 30 Days/Flexible | Cooling | Central Air |
| Square Footage | 1,440 SF Total | Plumbing | Copper & Plastic |
| Taxes | \$3,732.73 (2025) | Electrical | 60 AMP Service |
| Bedrooms | 2 +1 | Roof | Asphalt Shingles |
| Bathrooms | 2 Full | Driveway | Laneway |
| Year Built | 1947 | Garage | Double Detached |
| | | Parking | 3 |

Welcome to 30 Mould Avenue!

Fantastic opportunity to own an adorable detached 2 +1 bedroom, 2 bathroom bungalow with three car parking, wide laneway access, and a solid oversized double garage, set on an expansive 149' by 26' lot!

Extensive development opportunity, be it the addition of a laneway house, topping up the existing bungalow, or building a multi-unit dwelling. Alternatively, move right into this cute home with its beautiful hardwood floors, plentiful windows and light, gorgeous deep west-facing garden, and easy parking.

This property has been meticulously cared for and includes new cupboard doors in the kitchen, new roofs on the garage and two storage sheds (2025), new light fixtures (2025), and is newly painted. The lower level provides additional space with the home's generous footprint, and includes a recreation area, bedroom, a second full bathroom, and an oversized cantina/cold room.

The laneway access lot includes the potential to build a laneway house up to 1,722 square feet (over two floors - main and upper), with the ability to include an optional car garage on the main (see laneway report for details - buyer to perform due diligence). Providing endless possibilities for gardening or leisure, the sunny backyard includes two brick storage sheds with room to store all your toys!

Located on a quiet family-friendly street steps to TTC, shopping, restaurants and parks! Close to The Junction, Baby Point, Lambton Golf & Country Club, George Bell Arena, the Humber River trails, and much more!

Property Details

INTERIOR FEATURES

- Living room with a two-light casement window, crown molding, ceiling light fixture and hardwood floor, open to the dining room
- Kitchen with window, stainless steel sink, ceiling light fixture, tile floor and appliances: Frigidaire oven and Kenmore fridge
- Primary bedroom with three-light casement window, closet, crown moulding, and hardwood floor
- Second bedroom with window and hardwood floor
- Three piece bathroom with casement window, wall sconces, tile wainscotting, shower with tile wall surround and glass door, vanity and tile floor
- Lower floor recreation room with ceiling light fixture and laundry area with laundry sink, Amana washer and Maytag dryer
- Bedroom with window, ceiling light fixture and access to storage/cold room
- Three piece bathroom with window, ceiling light fixture, shower, and vanity

EXTERIOR FEATURES

- Laneway access to detached double concrete block garage with automatic door
- Brick storage shed and brick play house with storage
- Landscaped front yard with mature tree and garden bed
- Fenced landscaped backyard with trees, patio, lawn, garden bed and walkway

UPDATES & FEATURES

- Electrical light fixtures (2025)
- Window coverings in bedroom
- Alarm system (not connected)
- Kitchen: cabinet doors replaced (2025), newer stove replaced in 2024
- Re finished hardwood floors in primary bedroom (2025)
- Roof - garage and two storage structures - shingles replaced (2025)
- Furnace serviced (2024)
- Garage door serviced (2024)

Inclusions, Exclusions & Rentals

Inclusions: Light fixtures, window coverings, Amana washer, Maytag dryer, Frigidaire oven, and Kenmore fridge

Exclusions: N/A

Rentals: Hot water tank (rented) @ \$25.64 per month