



1372 Islington Avenue

Lot Size	50' x 395'	Heating	Forced Air/Gas
Possession	30 Days/Immediate	Cooling	Central Air
Square Footage	2,033 s.f. Total	Plumbing	Copper/Plastic
Taxes	\$ 7,074.21 (2024)	Electrical	100 AMP
Bedrooms	3	Roof	Asphalt Shingles
Bathrooms	2 - Full	Driveway	Private
Year Built	1927	Garage	Double Detached
Fireplace	1 - Wood-Burning	Parking	2 - Garage, 4 - Driveway

Welcome to 1372 Islington Avenue.

Nestled on an expansive lot overlooking the manicured greens of the premier Islington Golf course, this three bedroom century-old home blends historic charm with unmatched potential. Offering a unique opportunity for renovation or redevelopment, the property boasts mature trees, sweeping views, and a prime location perfect for both privacy and prestige. Whether you're envisioning a lovingly restored heritage residence, a custom new build or multi-unit family compound, this generous parcel provides the space and setting to bring your vision to life. Garden suite and development potential report available. Surrounded by excellent schools like Kingsway College School, St. Gregory, and ECI. It is a short walk to local shops, Montgomery Inn Farmers Market, Thomas Riley Park, Memorial Pool, and Islington subway. An ideal property for those seeking to add value in a prime Etobicoke neighbourhood.

MAIN LEVEL

- Living room with brick wood-burning fireplace, two lead glass single-hung windows with wood trim, two wall sconces, hardwood floor, and single French door leading to the sunroom.
- Sunroom with wraparound windows, radiator, broadloom carpet, centre light fixture, and brick wall.
- Kitchen with a breakfast bar, glass tile backsplash, granite countertop, single-hung window with wood trim, two centre light fixtures, crown moulding, and appliances: Ikea side by side fridge, Samsung stove, Ikea integrated dishwasher and Ikea microwave w/ range hood.
- Dining room overlooking kitchen with lead glass single-hung window with wood trim, crown moulding, and wood trim on walls.

SECOND LEVEL

- Primary bedroom with single-hung window, casement window, closet, centre light fixture, crown moulding, and hardwood floor.
- Two additional bedrooms with single-hung window, casement window, closet, centre light fixture, crown moulding, and hardwood floor.
- Four piece bathroom with single-hung window, recessed medicine cabinet, vanity, two wall sconces, tile wainscoting, bathtub with tile wall surround, rainfall showerhead, handheld showerhead, and tile floor.

LOWER LEVEL

- Family room with wood wainscoting, pot lights, two windows, and tile floor.
- Three piece bathroom with window, pedestal sink, toilet, clawfoot bathtub with faucet and tile floor.
- Walk-up to backyard

EXTERIOR

- Brick exterior
- Landscaped front yard with a mature tree, and hedges.
- Fully fenced landscaped backyard with detached double garage, mature trees, and picturesque views of the Islington Golf Club.

****Building potential report and garden suite report available****

Inclusions: appliances: Ikea side by side fridge, Samsung stove, Ikea integrated dishwasher and Ikea microwave w/ range hood. All existing light fixtures and window coverings.