

## 45 MONTYE AVENUE

Lot Size	19.98' x 125.13'	Heating	Forced Air Gas & Electric Heat Pump
Possession	60 / Flexible	Cooling	Central Air
Square Footage	2,615 sq. ft. Total	Plumbing	Copper & Plastic
Taxes	\$5,836.63 (2025)*	Electrical	200 amp
Bedrooms	4 + 2	Roof	Asphalt Shingles
Bathrooms	3	Parking	Via Laneway
Year Built	1925 & 2026		

### Welcome to 45 Montye Avenue

Rare opportunity in upper Bloor West Village to own two detached homes on one lot, located on a lovely and quiet sought-after street close to transit, shops, parks and schools! A wonderful blend of historic charm and modern design, these two beautiful separate homes provide a unique package for buyers or investors seeking multi-generational living, income potential, or co-ownership.

The front home includes a welcoming open front porch; spacious living room with large window, crown moulding, and hardwood floor; formal dining room with window to the backyard; and large eat-in kitchen with double sink, tile backsplash, and adjoining mudroom with additional storage space and walkout to backyard. The second floor features three large and bright bedrooms with hardwood flooring; a flexible additional room with window which can be used as a walk-in closet or den; hallway linen closet; and 4-piece family bathroom. Lower level with good ceiling height, an additional 4-piece bath, laundry and oodles of storage space.

The laneway house, just completed in 2026 and not yet lived in, is a masterful example of impeccable design, function, and contemporary features. Fresh and bright, the main floor includes a stylish open concept kitchen with a large peninsula, stone countertops, plentiful storage and layered lighting. The living and dining areas are bright and airy with white oak hardwood throughout. The upper level includes a primary bedroom with double closet and Juliette balcony, flexible den or office space with soaring 11 foot ceilings and skylight, and gorgeous 4-piece bath with soaker tub, heated floor and window. Heated/cooled by two amazing and efficient Mitsubishi Hyper-Heat mini splits.

Both the main and laneway houses include ensuite laundry and separate entryways, offering independence and privacy. Fully fenced yard with garden shed, grass, gas barbecue hookup, and concrete patio area. A flexible offering brimming with possibility, versatility and value!

### Main House

- Foyer with centre light fixture and coat hooks
- Living room with hardwood floor, crown moulding, window and centre light fixture
- Dining room with hardwood floor, light fixture, and window
- Eat-in sized kitchen with stainless steel appliances, double sink, pantry, and tile backsplash

- Mudroom with window, storage space, and walkout to backyard
- Primary bedroom with hardwood floor, centre light fixture, bedside light sconces, window
- Bedroom with window and centre light fixture
- Bedroom with two windows and centre light fixture
- Bathroom with claw foot tub, vanity and window
- Dressing room/ walk-in closet with hardwood floor and window, which can also be used as an office or nursery
- Hallway Linen closet
- Basement with open utility area, 4-piece bathroom and laundry

## Laneway House

- Entryway with seating area and coat hooks
- Kitchen with quartz counters, peninsula with seating and lighting, undermount sink with sconce and window, centre light fixture
- Living room with white oak hardwood flooring and window
- Primary bedroom with juliette balcony, large double closet. 9' 2' ceiling, laundry closet with stacked laundry, and white oak hardwood floors
- Flexible open concept office or den space with 11' ceilings and skylight
- Elegant 4-piece bathroom with soaker tub, vanity, heated tile floor, storage and window

## Inclusions & Exclusions

Inclusions: Main house - LG Fridge, Frigidaire stove, Samsung dishwasher, Capri exhaust hood, Kenmore 80 Series washer and dryer, all electrical light fixtures (note: primary bedroom sconces are not hardwired), all existing window coverings, owned hot water tank, forced air gas furnace, central air conditioner; Laneway house -Whirlpool stove, Ikea dishwasher, Ikea fridge, vent hood, stacked GE washer and dryer, all electrical light fixtures, all existing window coverings, owned hot water tank, two Mitsubishi Hyper-Heat mini splits.

Exclusions: Small black freezer in basement and backyard barbeque

## School Catchment Area

Schools: Complete list of schools with live links on [babiakteam.com](http://babiakteam.com)