



9 Camborne Avenue

Key Details

Lot Size	59.77' x 165.08' <i>Irreg</i> *	Heating	Forced Air, Gas
Possession	60 Days / Flex	Cooling	Central Air
Square Footage	1,210 sq ft Above Grade	Plumbing	Copper
Taxes	\$5,467.14 (2025) *	Electrical	100 AMP Service
Bedrooms	3	Roof	Asphalt Shingles
Bathrooms	2 Full	Garage	Attached, 1 Spot
Year Built	1954	Driveway	~3 Spots

HOME INSPECTION, BUILDING + LANEWAY POTENTIAL REPORTS AVAILABLE | babiakteam.com

Contact the Listing Agent with any questions!

Welcome to 9 Camborne Avenue!

Amazing potential in Downsview – an evolving neighbourhood poised for continued growth.

- Detached 3-bedroom brick bungalow on a once-in-a-lifetime lot, ready for your vision – renovate, expand or reimagine
- Beautiful irregular pie-shaped lot, ~60' x 165'
- 1,420 total sq ft
- Picturesque and sunny southeast-facing backyard with lawn, garden beds and fruit trees
- Outstanding building and laneway potential reports available:
 - Approximately 15,200 sq ft for a multiplex build
 - Approximately 7,200 sq ft + basement for single family build
 - Approximately 1,291 sq ft for garden suite build

Life in Downsview ~ Ideally located near Keele & Wilson, this home offers exceptional access to the best of Downsview living. Enjoy being just moments from Downsview Park—one of Toronto's largest urban green spaces—featuring trails, sports facilities, and year-round community programming. Residents benefit from convenient access to transit, major highways, everyday shopping, and a growing mix of local amenities. Experience quiet family-friendly living in this beautiful setting.

*Property is being sold in "as is" condition. Buyer to verify taxes + information in Building & Laneway Potential Report. Irregular lot size: 127.59ft. x 53.87ft. x 165.17ft. x 30.06ft. x 100.12ft.

Building + Laneway Potential Report Coles Notes *

- Garden suite build of ~1,291 sq ft over 2-storeys is allowed as of right with flexible placement
 - No development charges or neighbourhood appeals
- Multiplex build (2-4 units) of ~15,200 sq ft is allowed as of right + max garden suite
- Single family residential build of ~7,200 sq ft is allowed as of right with development charge
- 3 month approvals if there are no Committee of Adjustment / variance requirements

Inclusions, Exclusions & Rentals

Inclusions: All existing appliances and mechanicals in as-is condition, piano.

Exclusions: Safe.

Rentals: Hot water tank, Enercare (~\$31.17 / month).

A Few Upgrades

- New laminate in the Kitchen (2026)
- New paint throughout Main (2026)
- Back door entry + deck (2024)
- Hot water tank, rented (2021)
- Furnace (2018)
- Roof shingles (2017)
- Central A/C (2016)
- Bathroom + updated plumbing (2015)

Schools

Blaydon PS (JK-5), St Raphael, Pierre Laporte Middle School, St Jerome (1-8, French Immersion), Downsview Secondary. Complete School List on babiakteam.com

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