



HEAPS ESTRIN

REAL ESTATE TEAM



7 Belmont Street



7 Belmont Street

Welcome to 7 Belmont Street. A unique opportunity to own a semi-detached red brick Victorian property with a coveted address just steps from Toronto's sought-after Yorkville and Rosedale neighbourhoods.

The façade of this semi-detached home contributes to the historic streetscape. The timeless exterior with an arched stained-glass window beautifully showcases elements of Victorian-era architectural style.

With the current zoning supporting a commercial live-work arrangement, this versatile corner lot offers a rare opportunity to support an office or a home-based business with premium convenience for your employees, colleagues, and family.

The unique floor plan offers an open concept, and the light-filled principal room is ideal as a principal office space or living area and features a stained-glass window and a built-in bench. The rear entrance leads to an ancillary room perfect as a dedicated office space or a private entrance from the rear.

The second level features two easily convertible bedrooms or offices, a three-piece bathroom, and a kitchenette. The skylight above the staircase provides an abundance of natural light throughout the space.

The lower level features a spacious open-concept utility room with tremendous potential as an additional finished living or office space.

7 Belmont Street is steps away from world-class designer boutiques, some of the city's most favoured restaurants, some of the best green spaces in the city, and close to Yorkville and Rosedale. This stellar property offers a unique opportunity to own an architecturally charming home in Toronto's most iconic and diverse neighbourhoods.









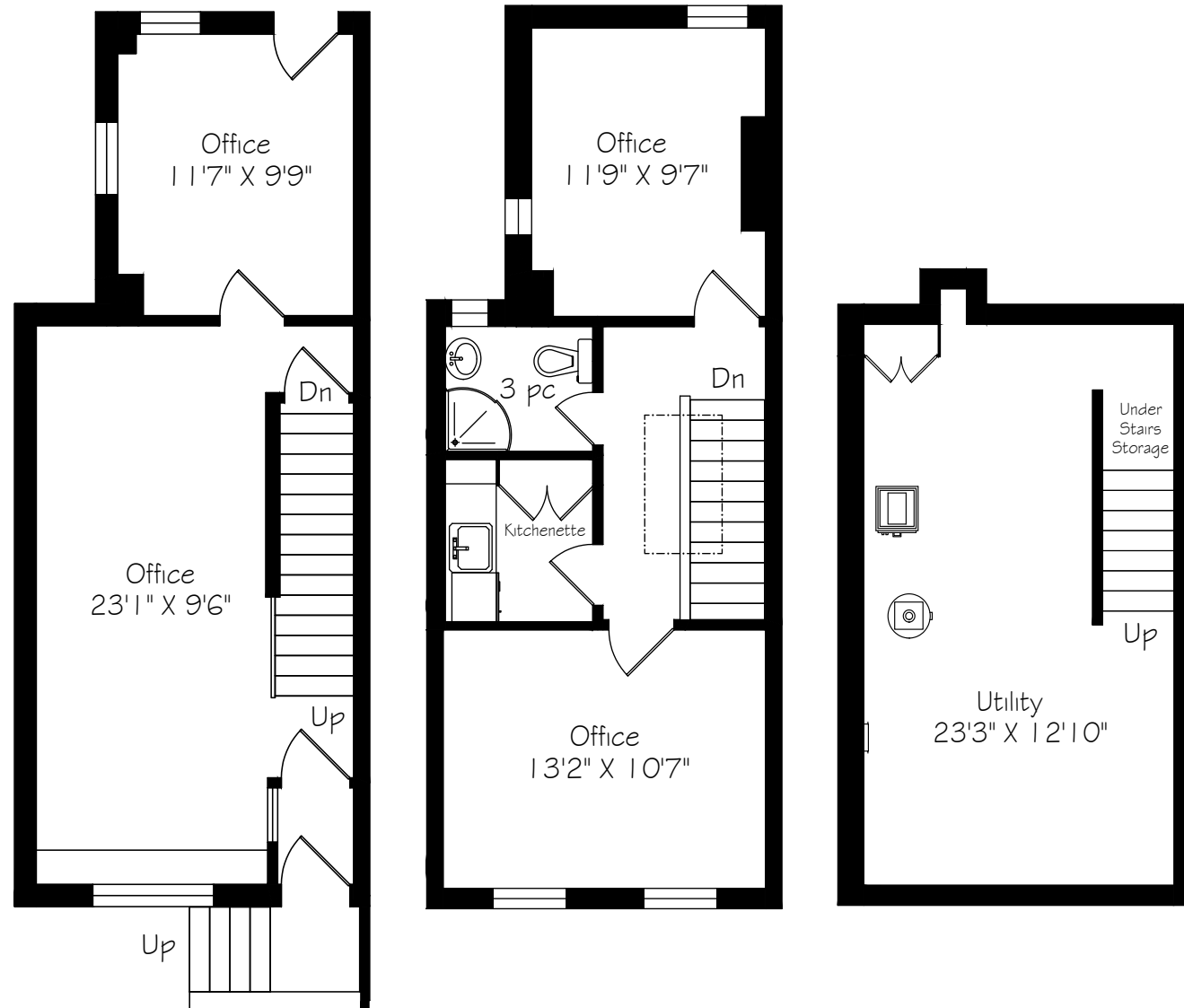






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RODEN PLACE

NO PARKING



Features

- Commercially zoned north-facing corner lot with access from three sides
- Spacious main level common area with wood flooring
- Vast stained-glass window overlooking the streetscape beyond
- Beautiful skylight and designer light fixtures above staircase
- The second level features two offices or bedrooms and a three-piece bathroom
- The three-piece bathroom is complete with a shower, sink, toilet, and hardwood flooring
- The well-proportioned primary bedroom overlooks Belmont Street with two expansive windows
- Steps from Rosedale subway station, Ramsden Park, the Toronto Lawn & Tennis Club, Rosedale Junior Public School and Branksome Hall
- A short walk to Summerhill, Yorkville, the shops of Yonge and Bloor and some of the finest restaurants in the city
- This is a rare opportunity to purchase a convenient live/work property ideally situated in a beautiful pocket just moments away from Yorkville and Rosedale

INCLUSIONS

- Kenmore Dishwasher
- Microwave
- All blinds and window coverings
- All electric light Fixtures
- The property and all included contents are being sold in "as is" condition

EXCLUSIONS

- None

Details

TAXES

\$4,985.86 (2021)

POSSESSION

30 to 60 days

HEATING

Gas Fired Forced Air

COOLING

Water Cooled-Central Air

DRIVEWAY

2 car parking at rear



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We are a team of passionate and dedicated professionals who strive to ensure that each client's unique needs are met. Our goal is to deliver every client with a full service real estate experience that exceeds all expectations.



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