

\$1,199,000 - 2 Wingate Place, Toronto (forest Hill North)

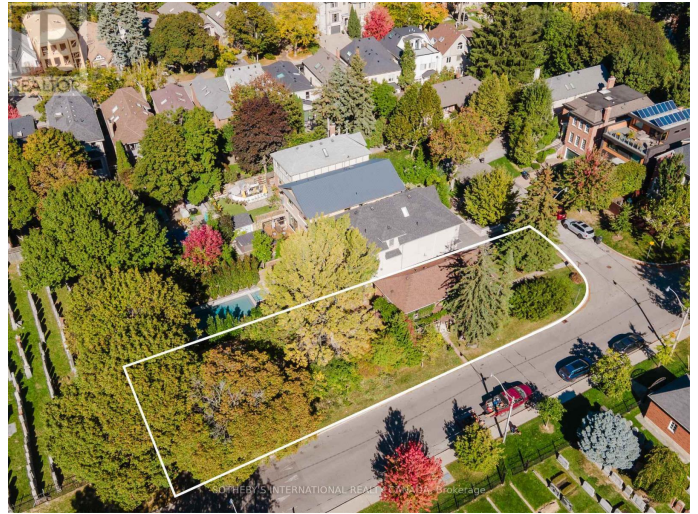
MLS® #C12473271

\$1,199,000

2 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Forest Hill North, Toronto (forest Hill North),
Ontario

Welcome to 2 Wingate Place, a charming detached bungalow nestled on a quiet cul-de-sac in the heart of Forest Hill North. Situated on an expansive 30 x 174 ft corner lot, this home offers incredible potential for builders, contractors, & end-users alike. Whether you're dreaming of designing a custom luxury residence, adding a 2nd storey to expand the existing footprint, or restoring the home to suit your style, this property won't disappoint! With its exceptional depth, the lot also presents the opportunity to explore a future garden suite at the rear of the property where a detached 1-car garage & private driveway currently sit (buyer to conduct own due diligence). Sunny south, west, & east exposures fill the property with natural light & the rare lot size provides endless design possibilities. Inside, the main floor features a spacious open concept living & dining room highlighted by original character details including a stained-glass window, a grand fireplace, bay window, crown moulding, & a graceful archway. A galley kitchen, 2 well-proportioned bedrooms, & a 4-piece bathroom complete this level. The lower level features a walk-out basement with a spacious recreation room with built-in shelving, a 4-piece bathrm, laundry, storage, & a dedicated workshop area, offering excellent flexibility for hobbies, future redesign, or conversion into a private in-law suite thanks to its separate side entrance. Recent updates



include a new roof (2023), new eaves (2025), high-efficiency furnace (approx.2017) & new exterior clean-outs. Enjoy the homes coveted location with tree-lined streets, family-friendly atmosphere, proximity to top private & public schools, including Forest Hill Collegiate & Upper Canada College, as well as abundant parks, playgrounds, shops, caf  s, & dining options. Convenient access to TTC, Eglinton West subway, & the Crosstown LRT ensures a quick commute downtown. This is a rare chance to secure one of the areas most desirable lots in Forest Hill North. (id:6289)

Essential Information

Listing #	C12473271
Price	\$1,199,000
Bedrooms	2
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	2 Wingate Place
Subdivision	Forest Hill North
City	Toronto (forest Hill North)
Province	Ontario
Postal Code	M5N2R1

Amenities

Parking Spaces	2
Parking	Detached Garage, Garage
# of Garages	2

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning

Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Brick
Lot Description	30 x 174 FT
Foundation	Block

Listing Details

Listing Office SOTHEBY'S INTERNATIONAL REALTY CANADA



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