

\$3,495,000 - 106 Hubbard Boulevard, Toronto (the Beaches)

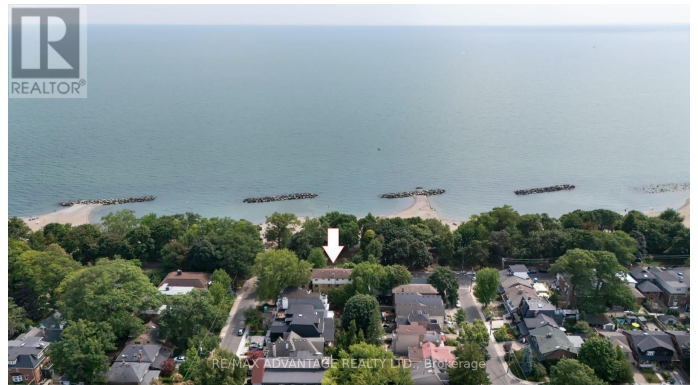
MLS® #E12351810

\$3,495,000

6 Bedroom, 4.00 Bathroom,
Multi-family on 0.00 Acres

The Beaches, Toronto (the Beaches), Ontario

A unique opportunity to acquire this 2 unit semi attached duplex in The Beaches overlooking Lake Ontario. A private deck across from the water is heavenly. In addition, the property boasts perched balconies with panoramic southern exposure views and mystifying soothing sounds off the tides of water on the Lake. You are within seconds walking to the sandy beach, boardwalk & treed park on this quiet one way Blvd off of Balsam. A PRIME LOCATION, only a stroll away to Queens St. East unique eateries, boutiques, groceries, pharma & schools. Balmy Beach Club, Silver Birch Dog Park & Martin Goodman Trail are right here. For the outdoor enthusiast, enjoy kayaking, paddle boarding, canoeing, beach volleyball, lawn bowling & pickle ball only minutes away by foot. Side by each, both 106 & 108 Hubbard have been owned by the same family for over 40 years and are now available for the FIRST TIME at the SAME TIME. Offered separately and not subject to buying them both. Live in one of the 2 units and enjoy potential income from the other. This structure is in original form with open concept layouts, floor to ceiling windows and hardwood flooring. It was about to get a complete interior transformation however we asked them to pause the construction for now and thus allowing it ready to employ your own tasteful creative custom design to suit your family's needs. It's time to be in The Beaches,



on the water, with a view of Lake Ontario, double car parking and all amenities within walking distance. A Very RARE "Once in a Lifetime Offering" to acquire this residence and perhaps the one beside it. Here's a chance for multi-family generational lifestyle living. Your parents can cash you in with that early inheritance, or you retire them, and they reside next door close to the grandchildren as part of the deal. Close but yet so far away. A Living Investment on the Lake in the GTA with never ending vistas, sensational sunsets and the calm of serenity away from it all. Reward yourself. (id:6289)

Essential Information

Listing #	E12351810
Price	\$3,495,000
Bedrooms	6
Bathrooms	4.00
Half Baths	2
Acres	0.00
Type	Multi-family

Community Information

Address	106 Hubbard Boulevard
Subdivision	The Beaches
City	Toronto (the Beaches)
Province	Ontario
Postal Code	M4E1A6

Amenities

Amenities	Beach
Utilities	Cable, Electricity, Sewer
Parking Spaces	2
Parking	Carport, No Garage
# of Garages	1
View	View of water, Lake view, Unobstructed Water View
Is Waterfront	Yes

Waterfront

Waterfront

Interior

Appliances Dryer, Two stoves, Washer, Two Refrigerators

Heating Natural gas Radiant heat

Cooling Window air conditioner

of Stories 3

Exterior

Exterior Brick

Lot Description 34.3 x 67.8 FT

Foundation Block

Listing Details

Listing Office RE/MAX ADVANTAGE REALTY LTD.



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