

HIGH PARK

137 HIGH PARK AVE

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137 HIGH PARK AVENUE

137 High Park Avenue is a stunning triplex residence that has been completely renovated to the studs and meticulously crafted for the discerning buyer, who appreciates superior workmanship and sophisticated styling.

Each luxurious unit is of magazine quality and with its own furnace, hydro, central air, security system, and ensuite laundry. The main floor has a 2-bedroom unit, with patio. The upper unit boasts over 2,000 square feet, with 3-bedrooms, plus a family room. The lower floor is a spacious and bright 2-bedroom unit.

Located on a 200-foot lot, with heated double car garage, on prestigious High Park Avenue. Lanescape has identified further development potential: "It appears the property will likely be eligible for a garden suite based on the current zoning by-laws."

This home is a jewel of an investment property or a trendy multi-generational home.

MAIN FLOOR UNIT







UPPER UNIT













LOWER UNIT





HIGH PARK

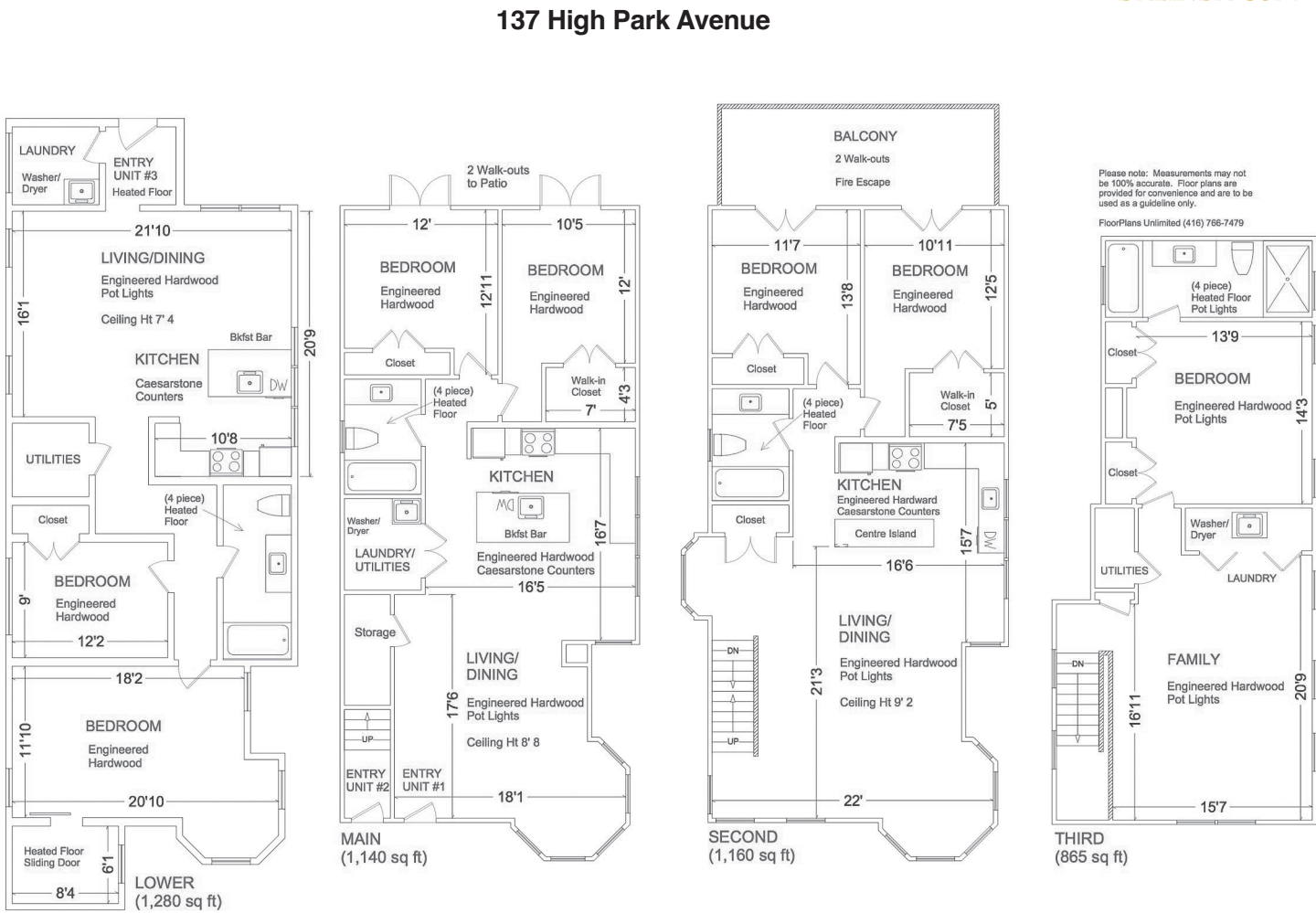
This residence is located just steps to High Park, Toronto's largest and most famous park, and Bloor West Village, Toronto's most popular west end community. High Park and Bloor West Village had been founded in 1909 by the instrumental efforts of John Howard, who had deeded his much-loved High Park estate to Toronto in 1873, Colonel William Smith Durie, who had owned the lands now known as Bloor West Village, and Eastern European immigrants, who had innovatively developed the area and its businesses. These neighborhoods boast some of Toronto's best shopping and dining destinations, the best schools in Toronto West, and quick travel times to the downtown core and the airport, via car or public transit.

SPECIAL FEATURES

- Updated front porch and walkway
 - Canopied entrance to lower level
 - Rear fire escapes
 - 2 large balconies
 - Updated paved driveway
 - Heated and insulated double car garage
 - Automatic garage door opener
 - Underground sprinklers
 - Update front doors, with leaded glass insert
 - 4 multi point locking patio doors for greater security
 - Updated roof
 - Updated aluminum trim, eaves, soffits, and troughs
 - Updated Pella windows
 - 3 self contained apartments
 - Soundproofing between floors
 - Updated furnace, central air, and tankless hot water tanks in each unit
- Each unit has its own gas meter
 - Each unit has its own electric sub panel, with circuit breakers
 - All Updated wiring and plumbing
 - Pot lighting
 - Updated designer, top of the line Moncer engineered hardwood floors throughout
 - Heated porcelain floors in entry and in bathrooms
 - Custom designed kitchens with Caesar Stone counters
 - Custom designed bathroom vanities, with Caesar Stone counters and under mount sink
 - Wall mounted designer taps
 - Koehler sinks
 - Designer led light accents in all baths
 - 3 Sub Zero panelled fridges, with 2 freezer drawers each
 - 3 Wolf gas stoves
 - 3 Asko panelled built-in dishwashers
 - 3 Panasonic Genius Prestige
- Plus microwave ovens

 - 3 LG steam, front load washer and dryers
 - 3 oversized Franke kitchen sinks, with Rubinet faucets, with pull out sprayer
 - Roughed in gas fireplace on main floor
 - 3 separate security systems
 - Parking in driveway for 4 extra cars, plus 2 in garage
 - Landscaped gardens

FLOOR PLANS



Lot Size: 32.5 x 200





DAIVA DALINDA
Broker

Royal LePage Real Estate
Services Ltd. Brokerage

Direct: 416.919.1738
Office: 416.236.1871
ddalinda@dalinda.net
Dalinda.com



DALINDA.COM



Royal LePage Real Estate Services Ltd.
Brokerage



LUKE DALINDA
Realtor®

Royal LePage Real Estate
Services Ltd. Brokerage

Direct: 416.725.7170
Office: 416.236.1871
ldalinda@dalinda.net
Dalinda.com

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