



77 NORTHCOTE AVENUE  
LITTLE PORTUGAL

# WELCOME TO 77 NORTHCOTE AVENUE

A rare opportunity to own a detached home in one of Toronto's most vibrant and sought-after communities. Set on a 20 by 123-foot lot in the heart of Beaconsfield Village, within the highly coveted Little Portugal neighbourhood, this 4-plus-1-bedroom, 4-bathroom residence offers the ideal blend of immediate livability and long-term potential.

The property has been extensively upgraded and thoughtfully reconfigured from a traditional single-family home into a high-quality, income-generating multi-unit property. The residence is now divided into three fully self-contained units, each designed to operate independently while offering modern finishes, functionality, and strong rental appeal. Each unit includes its own private laundry, significantly enhancing convenience and privacy for occupants while eliminating the need for shared common facilities.

With a finished walkout basement and detached garage off the laneway, the home presents exceptional flexibility. Move in, renovate to suit your needs, or explore its income-generating potential. Whether you're designing your forever home or considering investment or redevelopment, this property invites vision and rewards it.

Surrounded by mature trees and beautifully maintained homes, 77 Northcote is just steps from Queen West and Ossington, and immersed in the character, culture, and convenience that define Little Portugal. Enjoy top restaurants, boutique shops, neighbourhood cafés, and easy access to transit, including the future King Liberty GO Station.

This is your chance to secure a detached home with scale, versatility, and location in a neighbourhood that continues to thrive.

Live in it. Reimagine it. Invest in it. Build on something truly special.

## FEATURES OF THE HOME

Unit Breakdown:

- The basement unit is configured as a one-bedroom, one-bathroom suite, efficiently designed with modern finishes and comes fully furnished.
- The second-floor unit features a one-bedroom, one-bathroom layout, bright living space, updated interiors, and is also fully furnished.
- The main-floor unit offers a larger two-bedroom, two-bathroom layout, including garage parking and direct access to the backyard.

## IMPROVEMENTS

All three units were fully renovated in 2024 and include:

- New laminate flooring throughout
- New showers
- New toilets & modern vanities
- All kitchens have been updated with new cabinetry and new appliances

## INCLUSIONS

- All light fixtures
- All appliances
- Furniture on the second & lower level (if desired)

# 77 NORTHCOTE AVENUE

## FLOOR PLANS



### LOT SIZE

- 20 FT x 123 FT

### TAXES

- \$7,435.30 (2025)

### HEATING

- Forced Air

### COOLING

- Central Air

### SQUARE FT

- 2,232 (Total Living Space)

### POSSESSION

- TBD

### RENTAL ITEMS

- None

### PARKING

- Detached Garage With 1 Parking Space



## ELEVATE YOUR EXPECTATIONS



**STEPHANIE NEWLANDS**

Broker

647.964.6665

[stephanie@heapsestrin.com](mailto:stephanie@heapsestrin.com)



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