

## 35 BLACKTHORN AVE, TORONTO, ON M6N 3H4, CANADA

<https://www.gtarealestates.com>

An exciting opportunity to own TWO homes on one property near St. Clair and Caledonia - offering incredible flexibility for multi-generational living, equity boosters, or buyers seeking income advantage! The fully self-contained laneway house built in 2024 features 3 generous bedrooms (including Primary with 3pc ensuite), 2.5 bathrooms, open-concept living/kitchen, powder room, built-in garage with...

**\$1,499,000**

- 6 beds
- 5 baths
- Single Family
- Single Family
- 2000 - 2500 sq ft



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## Rooms & Units Descr



**RoomType1:** Bedroom  
**RoomLength1:** 3.2  
**RoomDimensions1:** 3.2 m X 2.3 m  
**RoomLevel2:** Second level  
**RoomWidth2:** 2.8  
**RoomType3:** Bathroom  
**RoomLength3:** 2.1  
**RoomDimensions3:** 2.1 m X 1.9 m  
**RoomLevel4:** Second level  
**RoomWidth4:** 2.6  
**RoomType5:** Bedroom  
**RoomLength5:** 3.4  
**RoomDimensions5:** 3.4 m X 3.4 m  
**RoomLevel6:** Second level  
**RoomWidth6:** 2.7  
**RoomType7:** Bedroom  
**RoomLength7:** 3  
**RoomDimensions7:** 3 m X 4 m  
**RoomLevel8:** Basement  
**RoomWidth8:** 3.1  
**RoomType9:** Great room  
**RoomLength9:** 7  
**RoomDimensions9:** 7 m X 3.5 m  
**RoomLevel10:** Main level  
**RoomWidth10:** 5.7  
**RoomType11:** Living room  
**RoomLength11:** 3.7  
**RoomDimensions11:** 3.7 m X 3.6 m  
**RoomLevel12:** Main level  
**RoomWidth12:** 4.2  
**RoomType13:** Living room  
**RoomLength13:** 2.1  
**RoomDimensions13:** 2.1 m X 3.3 m

**RoomLevel1:** Second level  
**RoomWidth1:** 2.3  
**RoomType2:** Bedroom  
**RoomLength2:** 3.3  
**RoomDimensions2:** 3.3 m X 2.8 m  
**RoomLevel3:** Second level  
**RoomWidth3:** 1.9  
**RoomType4:** Primary Bedroom  
**RoomLength4:** 4.7  
**RoomDimensions4:** 4.7 m X 2.6 m  
**RoomLevel5:** Second level  
**RoomWidth5:** 3.4  
**RoomType6:** Bedroom  
**RoomLength6:** 3.1  
**RoomDimensions6:** 3.1 m X 2.7 m  
**RoomLevel7:** Second level  
**RoomWidth7:** 4  
**RoomType8:** Kitchen  
**RoomLength8:** 3.3  
**RoomDimensions8:** 3.3 m X 3.1 m  
**RoomLevel9:** Basement  
**RoomWidth9:** 3.5  
**RoomType10:** Kitchen  
**RoomLength10:** 3.4  
**RoomDimensions10:** 3.4 m X 5.7 m  
**RoomLevel11:** Main level  
**RoomWidth11:** 3.6  
**RoomType12:** Kitchen  
**RoomLength12:** 3  
**RoomDimensions12:** 3 m X 4.2 m  
**RoomLevel13:** Main level  
**RoomWidth13:** 3.3



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## Location Details

**City:** Toronto (Weston-Pellam Park)

**Province:** Ontario

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## Property Details

**SubdivisionName:** Weston-Pellam Park

**Levels:** 2

**Stories:** 2

**FrontageLength:** 24 ft ,1 in

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## Property Features

**CommunityFeatures:** Community Centre **Fencing:** Fenced yard

**Flooring:** Vinyl,Hardwood

**Heating:** Baseboard heaters,Radiant heat,,

**HeatingFuel:** ,,Electric,Natural gas

**CoolingYN:** True

**Cooling:** Wall unit

**ParkingTotal:** 1

**OpenParkingYN:** False

**GarageYN:** True

**AttachedGarageYN:** False

**CarportYN:** False

**PoolYN:** False

**ViewYN:** False

**WaterfrontYN:** False

**Sewer:** Sanitary sewer

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## Courtesy of

**OfficeName:** RE/MAX ULTIMATE REALTY INC.

**Office ID:** 274885

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 1

**Heating:** Baseboard heaters, Radiant heat, ,

**Sewer:** Sanitary sewer



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**CarportYN:** No

**CoolingYN:** Yes

**Cooling:** Wall unit

**OpenParkingYN:** No

**GarageYN:** Yes

**PoolYN:** No

**CommunityFeatures:** Community Centre

