

Realize a New Vision

8 ST. HUBERT AVENUE



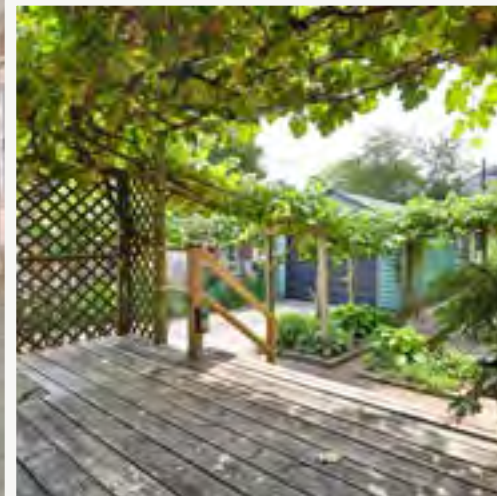
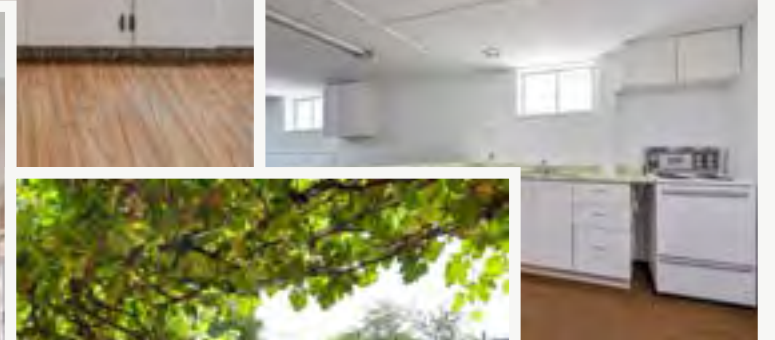
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DETAILS

Welcome to 8 St. Hubert, where the possibilities are endless!

We're inviting you to a remarkable opportunity tucked away on St. Hubert Avenue! Situated in the thriving heart of East York, this distinguished 2+1 detached bungalow occupies a generously proportioned 30 x 122 lot. This humble residence has been maintained and cherished by a single family for over three and a half decades. However, the time has come to change course, inviting new ownership, offering an excellent prospect to those keen on retaining its inherent charm or undertaking a transformative project to realize a new vision. The property provides an ample rear deck, offering an elevated perspective of meticulously tended gardens replete with mature grapevines, berry bushes, and fresh vegetable gardens. Strategically positioned, this well-loved home provides easy access to premium amenities, top-notch schools and unlimited upside potential with sleek, contemporary builds accenting the neighbourhood streets. The vibrant Danforth and Pape Village communities are within walking distance, offering diverse dining, shopping & great coffee options! Plus, the effortless proximity to the DVP ensures a swift commute in and out of the city for commuters & cottagers alike! With its strategic location, undeniable potential, and a wealth of nearby amenities, this beloved address presents a rare opportunity for builders, investors or up & comers alike!





ABOUT THE RESIDENCE

The Essentials:

Danforth Village

Donlands Ave & Mortimer Ave

Bungalow, Detached

Lot Size: 30.77 x 122.52 Feet

745 Interior Square Feet (745 Below Grade)

2 Bedrooms

2 Washrooms

Private Drive, 3 Spaces

Detached Garage, 2 Spaces

Fenced-In Backyard

Full & Finished Basement

Annual Property Taxes: \$4,423 (2022)

INCLUSIONS

2 x Refrigerators

2 x Stoves

Clothing Washer & Dryer

All Electrical Light Fixtures

All Window Coverings





Your home should tell a story of who you are and be a collection of what you love.



The Gallery:





Please Visit:

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Jerome Werniuk
SALES REPRESENTATIVE

Ralph Fox
FOUNDER, BROKER OF RECORD

Fox Marin Associates Ltd., Brokerage
Independently Owned and Operated
489 College Street, Suite 305, Toronto, Ontario M6G 1A5

hello@foxmarin.ca
foxmarin.ca
416.322.5000