

	183 Gladstone Ave Toronto Ontario M6J 3L3 Toronto C01 Little Portugal Toronto SPIS: No Taxes: \$6,040.24/2025	List: \$988,000 For: Sale DOM: 0	
	Att/Row/Twnhouse Link: 2-Storey	Front On: E Acres:	Rms: 7 + 3 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x4xBsmt
	Lot: 16.08 x 100.5 Feet Irreg: Dir/Cross St: Dundas and Dufferin Directions: Dundas and Dufferin		

MLS#: C13005866 **PIN#:** 212960294
Possession Remarks: Flexible
Legal: LT 6 PL 1051 TORONTO; S/T EXECUTION 92-008437, IF ENFORCEABLE; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Separate Entrance / Finished Fireplace/Stv: N Heat: Baseboard / Electric A/C: Window Unit Central Vac: No Apx Age: 100+ Year Built: 1880 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Alum Siding / Stone Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fenced Yard, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Porch Enclosed Interior Feat: Other Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: N HST Applicable to: Included In Sale Price: Oth Struct: Survey Type: None
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	11.25	x 4.33	Parquet Floor		
2	Dining	Main	13.25	x 9.32	Hardwood Floor	Fireplace	Large Window
3	Living	Main	12.66	x 10.66	Broadloom	Window	
4	Kitchen	Main	12.99	x 10.66	Laminate	Window	
5	Mudroom	Main	5.35	x 10.99	Laminate	Window	W/O To Yard
6	Br	2nd	9.42	x 10.83	Laminate	Window	
7	Br	2nd	11.58	x 9.74	Parquet Floor	Closet	Window
8	Prim Bdrm	2nd	10.43	x 15.49	Parquet Floor	Closet	Window
9	Rec	Bsmt	13.32	x 14.83	Laminate	B/I Bar	
10	Office	Bsmt	9.42	x 7.58	Laminate	Window	
11	Kitchen	Bsmt	15.75	x 6.17	Laminate		
12	Mudroom	Bsmt	4.43	x 10.43	Tile Floor	W/O To Yard	

Client Remks: Prime Little Portugal Opportunity - Unlock the Potential! Welcome to this 2-storey freehold row home in the heart of one of Toronto's most vibrant and sought-after neighbourhoods. Whether you're an investor, renovator, or end-user with vision, this property offers incredible upside in an unbeatable location. The home features 3 spacious bedrooms and 2 full bathrooms above grade. The main floor living and dining areas have been reconfigured and are currently used as additional bedrooms, offering flexibility for multi-use living or rental potential. A large eat-in kitchen-ready for your personal touch-walks out to a covered sunporch and a fenced yard. Upstairs, you'll find three generous bedrooms and a 4-piece bath, providing ample space for families. The finished basement, complete with a separate entrance, offers fantastic income or in-law suite potential. It includes a bedroom, kitchen, living area, and a full bath, with good ceiling height for added comfort. A rare bonus: a detached garage with parking for two cars-an exceptional find in this area. Located steps to transit, shops, cafes, and all the amenities that make Little Portugal so desirable, this is a rare chance to transform a property on a fantastic street into something truly special. Being sold as is-bring your vision and make it your own!

Inclusions: 2 Fridges, 2 Stoves, Washer, All electric light fixtures, 1 Window A/C
Listing Contracted With: BOSLEY REAL ESTATE LTD. Ph: 416-530-1100