

# Property Information

Located on a quiet stretch of Donlands Avenue in East York, 203 Donlands Ave presents a great opportunity for buyers looking to invest, renovate, or create a home tailored to their own vision. This classic brick property features two bedrooms on the upper level, with a bathroom conveniently located next to the rooms, offering a practical and straightforward layout. An additional bathroom in the basement adds flexibility for future development or extended living space.

The home includes a fully fenced backyard, providing space for outdoor use, entertaining, or future improvements. The brick exterior reflects the character of the neighborhood and offers a solid foundation for upgrades or modernization.

Set within an established East York community, the property is close to parks, schools, local shops, restaurants, and everyday amenities. Transit options are nearby, making commuting into downtown Toronto or surrounding areas convenient. With its location, layout, and potential, this property stands out as an appealing investment opportunity for those looking to add value and make it their own.

# Property Details

**ADDRESS:** 203 Donlands Ave East York, M4J 3P9

**TYPE:** Semi-detached Single Family Residential

**LEGAL DESCRIPTION:** PT LT 20 PL 1955 TWP OF YORK AS IN EY204557; TORONTO (E YORK) , CITY OF TORONTO

SQ. FT:	730 above grade, 365 below grade (MPAC).
BEDROOMS:	2 bedrooms, upstairs.
BATHS:	2; 2 piece upstairs, 2 piece in basement.
LAUNDRY:	Washer and laundry sink in basement.
BASEMENT:	Full, Partially finished
AGE:	106 YO (1920).
ELECTRICAL:	Glass fuse panel.
ROOF:	Asphalt Shingles.
FOUNDATION:	Concrete.
FLOORS:	Mixed.
CEILINGS:	Plaster.
WINDOWS:	Aluminum.
EXTERIOR:	Brick.
INTERIOR:	Drywall.
PARKING:	Street parking.
GARAGE:	None.
LOT SIZE:	15.85' X 90.0' (MPAC)
ZONING:	RS – Residential Zone

TAXES:	\$3,718 (2025)
ROLL #:	190603149001100
PIN #:	104100056
HIGH SPEED INTERNET:	Available.
HEATING:	Forced Air natural gas.
COOLING:	Central Air.
RENTALS:	Hot water heater (Enercare)- \$29.84/mo.
WATER:	Municipal.
WASTE:	Municipal.
HOME INSPECTION:	Full version available at: <a href="http://www.gogordons.com">www.gogordons.com</a>
LOT DESCRIPTION:	Fully fenced in back yard, front and back patio.
INCLUSIONS:	Fridge, stove, washer.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	5% of sale price.
SUGGESTED CLOSING:	Immediate.