

\$1,749,000 - 224 Lippincott Street, Toronto (university)

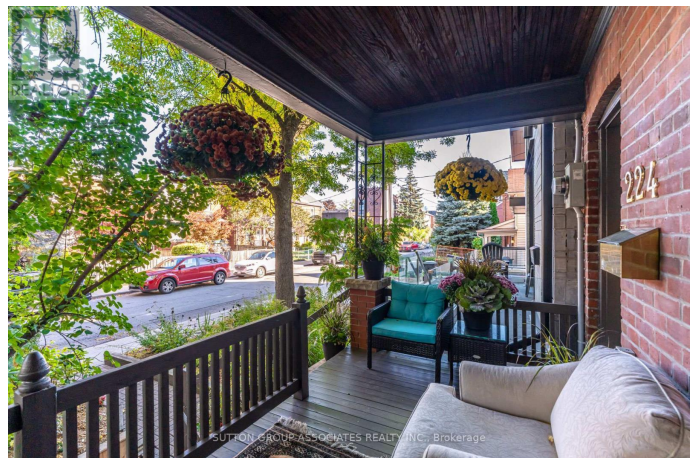
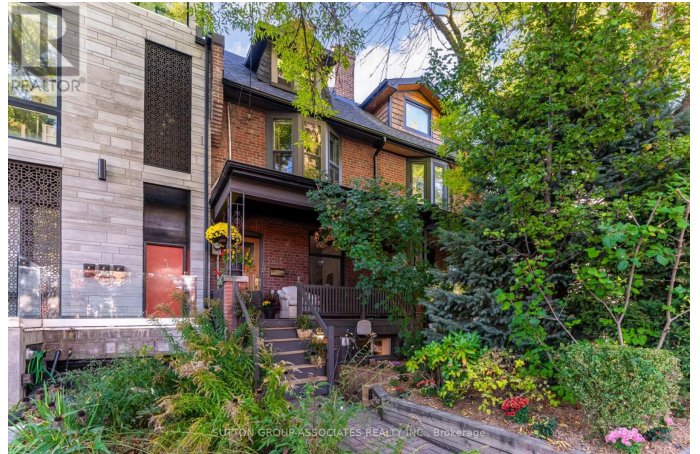
MLS® #C12455309

\$1,749,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

University, Toronto (university), Ontario

Welcome to 224 Lippincott St., a spotless and beautifully maintained, turn-key triplex nestled on a quiet, tree-lined, one-way street in the heart of the South Annex. Located at highly desirable "sweet-spot on Lippincott at mid-point between Bloor & College, offering easy access to downtown Toronto life while also providing the peace & privacy of a secluded residential street. Steps to redesigned Harbord Street with new dedicated bike lanes and streetscape, UofT, & Central Tech's renowned year-round soccer fields, running track & pickleball courts. All this within easy access to vibrant caf  s, bakeries & restos along Harbord, College & Bloor Streets. Convenient transit abounds. Perfect for couple/family looking to live in one unit & earn mortgage-helping rents from two units, or investor looking for turn-key market rents from UofT students/staff. Three self-contained units: Upper suite spans 2nd & 3rd floors w 2 bedrooms, ensuite laundry, updated bathroom & tree-top deck with sunset views. Main floor is a bright 1-bedroom, w ensuite laundry & walk-out to a private deck. High & dry basement is a spacious one-bedroom apt w large 4-piece bath(rain shower), plush broadloom, tall ceilings, ensuite laundry (new washer/dryer), storage, small but fully functional kitchen. Several new appliances, fixtures throughout the 3 kitchens & bathrooms. Living space is extended outdoors w comfortable front porch, 2 decks, & beautiful perennial front garden w tree canopy which



provides privacy & shade.Entire exterior of house professionally painted w beautiful colors w elegant brassware.Large backyard with 2 gorgeous/healthy privacy-providing trees (Norway Spruce & White Cedar), leading to 2 car parking. New fences on both sides of backyard.Shingles & eaves (2024)City water service upgraded (2009). Parking off laneway adds value with laneway suite potential. All units vacant & ready for market rents.
(id:6289)

Essential Information

Listing #	C12455309
Price	\$1,749,000
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	224 Lippincott Street
Subdivision	University
City	Toronto (university)
Province	Ontario
Postal Code	M5S2P5

Amenities

Amenities	Park, Public Transit, Schools
Features	Lane
Parking Spaces	2
Parking	No Garage
View	City view

Interior

Appliances	Water Heater
Heating	Natural gas Forced air
Cooling	None

# of Stories	3
Basement	Apartment in basement, Separate entrance

Exterior

Exterior	Brick
Exterior Features	Landscaped
Lot Description	15.5 x 115 FT
Foundation	Brick

Listing Details

Listing Office	SUTTON GROUP-ASSOCIATES REALTY INC.
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Listing information last updated on October 28th, 2025 at 4:31pm EDT