

# **\$1,495,000 - 272 B Boon Avenue, Toronto** **(caledonia-Fairbank)**

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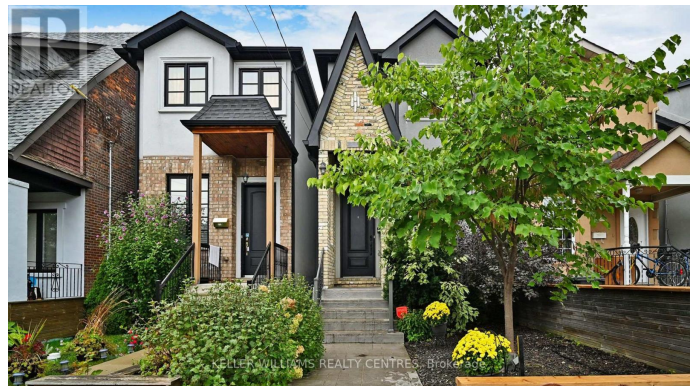
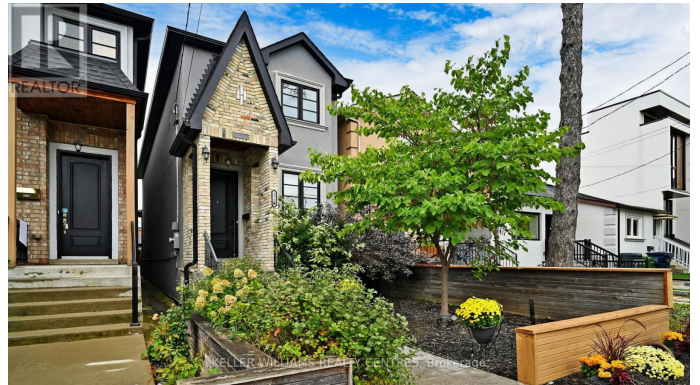
MLS® #W12437837

**\$1,495,000**

4 Bedroom, 4.00 Bathroom,  
Single Family on 0.00 Acres

Caledonia-Fairbank, Toronto  
(caledonia-Fairbank), Ontario

Custom-Built Modern Income-Generating Detached Home! Relatively new only 10 years old this beautifully maintained home offers nearly 3,000 sq. ft. of thoughtfully designed living space, complete with a 2-car garage. Perfect for families or investors, it features a fully self-contained basement apartment with a private entrance, ideal for multi-generational living or generating monthly rental income. The main level features 9-ft ceilings, an inviting gas fireplace, and a bright, open-concept layout with a gourmet kitchen, granite countertops, stainless steel appliances, and pot lights throughout. A skylight on the second floor fills the home with natural light, complemented by rich hardwood flooring. Upstairs features three spacious bedrooms, including a primary suite with an ensuite bathroom, plus a separate full bath. The separate basement unit includes a full kitchen, washer, dryer, and dishwasher is ideal as an in-law suite or rental. Recent upgrades include fresh paint throughout, a renovated bathroom, and new laminate flooring in the basement. Located close to top-rated public and private schools, parks, and transit, this home is a rare blend of style, function, and investment potential. **\*\*Extras\*\***: Stainless Steel Fridge, Stove, Dishwasher, Microwave, Washer & Dryer, gas fireplace, Central Vacuum, High-Efficiency Hot Water Tank (Rental), All Light Fixtures, Window



Coverings.\*\* Basement:\*\* Stainless Steel  
Fridge, Stove, Built-In Microwave, Washer,  
Dryer, Central Air Conditioning. Don't miss this  
exceptional, income-generating gem with a  
2-car garage in a prime location! (id:6289)

**Essential Information**

|            |               |
|------------|---------------|
| Listing #  | W12437837     |
| Price      | \$1,495,000   |
| Bedrooms   | 4             |
| Bathrooms  | 4.00          |
| Half Baths | 1             |
| Acres      | 0.00          |
| Type       | Single Family |
| Sub-Type   | Freehold      |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 272 B Boon Avenue            |
| Subdivision | Caledonia-Fairbank           |
| City        | Toronto (caledonia-Fairbank) |
| Province    | Ontario                      |
| Postal Code | M6E3Z9                       |

**Amenities**

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Park, Public Transit, Schools, Fireplace(s) |
| Utilities      | Cable, Electricity, Sewer                   |
| Features       | Carpet Free, Sump Pump, In-Law Suite        |
| Parking Spaces | 2                                           |
| Parking        | Detached Garage, Garage                     |
| # of Garages   | 2                                           |

**Interior**

|            |                                                                                                                                                                    |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances | Central Vacuum, Water Heater, Garage door opener remote(s), Oven - Built-In, Dishwasher, Dryer, Microwave, Two stoves, Two Washers, Window Coverings, Refrigerator |
| Heating    | Natural gas Forced air                                                                                                                                             |
| Cooling    | Central air conditioning                                                                                                                                           |
| Fireplace  | Yes                                                                                                                                                                |

|                 |                                          |
|-----------------|------------------------------------------|
| # of Fireplaces | 1                                        |
| # of Stories    | 2                                        |
| Basement        | Apartment in basement, Separate entrance |

## Exterior

|                 |               |
|-----------------|---------------|
| Exterior        | Brick, Stucco |
| Lot Description | 18 x 128 FT   |
| Foundation      | Unknown       |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | KELLER WILLIAMS REALTY CENTRES |
|----------------|--------------------------------|



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Listing information last updated on November 4th, 2025 at 10:46pm EST