

366 Ontario Street

Moss Park, Toronto



LEGAL • CITY-APPROVED • THREE UNITS

3 UNITS	5 BEDROOMS	4 BATHROOMS	±2,700 SQ FT TOTAL	16.25 × 95 FT LOT	2019 REBUILT
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Taken back to the studs and rebuilt as a **legal, city-approved triplex**. The 2019 renovation reached everything: kitchens, bathrooms, windows, stairs, lighting, fencing. The basement was dug out to give the lower suite proper ceiling height. Through all of it, the original interior red brick was kept. Three suites, three hydro meters, three gas meters, laundry in every unit, and the furniture already in place.

OFFERED AT

\$1,950,000

Trevor Fontaine & Associates

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The building, floor by floor

Three self-contained suites, stacked. Each with its own kitchen, bathroom, and laundry.

Upper Suite

2 BED • 2 BATH • ± 1,000-1,300 SQ FT

The largest of the three. A balcony opens off the primary bedroom, a skylight brings light down through the top floor, and the original red brick runs the length of the living space. Three-piece bath upstairs. Large accessible attic above for storage.

Systems Furnace (2019) • Central air (2019) • Tankless hot water, rental • In-suite laundry

Appliances Fridge/freezer • Stovetop • Oven • Dishwasher • Washer • Dryer



Main Suite

1 BED • 1 BATH • ± 900-1,000 SQ FT

Separate living and dining rooms, a wood-burning fireplace, and a private patio off the back. Bathtub and shower. Entered from the front of the house through its own interior door.

Systems Furnace (2019) • Central air (2019) • Tankless hot water, rental • In-suite laundry

Appliances Fridge/freezer • Stovetop • Oven • Dishwasher • Washer • Dryer



GRADE

Lower Suite

2 BED • 1 BATH • ± 800 SQ FT • PRIVATE REAR ENTRANCE

Dug out in 2019 to gain the ceiling height a real suite needs, and finished with its own entrance at the rear. No shared hallway, no shared door. Open living and dining, walk-in shower, vinyl flooring (2021), and the same historic red brick as the floors above.

Systems Baseboard heating • In-suite laundry

Appliances Fridge/freezer • Stovetop • Oven • Dishwasher • Washer • Dryer



SYSTEMS & SERVICES

LEGAL STATUS	Legal, city-approved three-unit triplex
LOT	16.25 ft x 95 ft
HYDRO	Three separate meters
GAS	Three separate meters
HEATING	Furnace, main & upper (2019) • Baseboard, lower
COOLING	Central air, main & upper (2019)
HOT WATER	Tankless rental, main & upper
ROOF	Replaced 2023
SAFETY	Smoke alarms throughout
TAXES	\$7,224.16 (2025)
INCLUSIONS	All appliances, window shades, furnishings

2017	Purchased by the current owner.
2019	Gut renovation: interiors, kitchens, bathrooms, lighting, walls, windows, stairs, back fence and gate. Basement dug out and finished. Furnaces and central air installed, main and upper.
2021	Vinyl flooring, lower suite.
2023	Roof replaced.

All measurements, square footages and information contained herein are approximate and have been obtained from sources believed reliable. Purchasers are to satisfy themselves as to the accuracy of all information. Not intended to solicit properties already under contract.