

Welcome to

1213 Emperor Avenue



CHELL
TEAM



Renovated semi-detached home in the heart of Carlington! Ideally located just steps to scenic walking and biking paths through the Central Experimental Farm, with quick access to public transit, Highway 417, the Civic Hospital, Dows Lake, and the vibrant shops and restaurants of Westboro and Wellington West. This lovely home features a bright and spacious open-concept living and dining area, highlighted by beautiful hardwood flooring throughout. Renovated kitchen with white cabinetry complimented by butcher block counters, quartz island & farmhouse sink for a touch of rustic charm. Upstairs, you'll find three good-sized bedrooms and an updated 4-piece bathroom. The lower level adds valuable living space with a large rec room, complete with sliding barn doors leading to the laundry and storage area. Step outside to a fully fenced backyard, ideal for entertaining or relaxing, featuring a deck and a convenient storage shed. A fantastic opportunity to own in a great central location!





MAIN LEVEL

Living Room	17'5" x 11'5"
Dining Room	13'0" x 9'5"
Kitchen	13'0" x 9'0"

SECOND LEVEL

Primary Bedroom	15'0" x 11'5"
Bedroom	11'8" x 9'5"
Bedroom	9'5" x 9'0"
Bathroom	4-piece

BASEMENT

Family Room	18'6" x 15'0"
Laundry	
Storage	

Bedrooms: 3

Bathrooms: 1

Neighbourhood: Carlington

Year Built: 1959

Lot Size: 33.24 ft x 100 ft

Possession: As per tenancy

Style: Semi-Detached, 2 Storey

Exterior: Brick

Parking: 2

Heating: Forced Air / Natural Gas - 2022

Cooling: None

Roof re-shingled - 2014

Taxes: \$4,366.07 / 2025 - approx

INCLUSIONS

Stove (as-is), Microwave/Hood Fan, Dishwasher, Washer, Dryer, Refrigerator in Basement, All Curtain Rods, All Blinds

EXCLUSIONS

Tenant's Belongings plus Raised Garden Box in front yard, Refrigerator in Kitchen (owned by tenants)





*Designated Representative Patti Brown

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