



64 Farningham Cres
Toronto Ontario M9B 3B6
 Toronto W08 Princess-Rosethorn Toronto
Taxes: \$7,126/2025 **SPIS:** No **Last Status:** NEW
DOM: 7

Detached **Front On:** W **Rms:** 6 + 2
Link: N **Acre:** **Bedrooms:** 3 + 2
 Bungalow 51 x 124 Feet **Washrooms:** 3
Irreg: 1x3xMain, 1x2xMain, 1x3xBsmt
Dir/Cross St: Kipling & Princess Margaret
Directions: Kipling & Princess Margaret

MLS#: W12964778 **Sellers:** Eisavitazekandi, Edmon **Contact After Exp:** No
Holdover: 90 **Possession:** Flexible **Occup:** Vacant
Date: 04/15/2026
PIN#: 074640103 **ARN#:** 191903654001300
Additional PIN#:
Legal: LT 131, PL 4864; ETOBICOKE, CITY OF TORONTO

Kitchens: 2 Fam Rm: N Basement: Apartment / Separate Entrance / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1958 Year Built: MPAC Source: Apx Sqft: 1100-1500 Assessment: 2025 POTL: Elevator/Lift: Garage: Yes Laundry Lev: Phys Hdcp-Eqp:	Exterior: Brick Drive: Gar/Gar Pk Spcs: Built-In / 2 Drive Pk Spcs: 6 Tot Pk Spcs: 8 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fireplace/Stove HST Applicable to: Included In Sale Price: Interior Feat: None Roof: Asphalt Shingle Foundation: Concrete Block	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Retirement: Oth Struct: Lot Size Source: MPAC Survey Type: None
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome to 64 Farningham Crescent, an Exceptional Opportunity to Own a Beautifully Maintained 3+2 Bedroom Bungalow on a Very Good Quiet Family Friendly Street in a Highly Desirable Neighborhood. This Move in Ready Home Offers a Bright and Spacious Layout, Featuring; a Welcoming Foyer, Sun-filled Open-concept Living and Dining Area, and a Functional Kitchen Designed for Everyday Comfort and Convenience.the Main Floor Showcases Generous Principal Rooms, Ideal for Both Relaxing and Entertaining, While the Fully Finished Basement Apartment With Additional Bedrooms Provides Incredible Flexibility perfect for Extended Family, in-law Suite Use, or Generating Strong Rental Income to Help Offset Your Mortgage.Situated in a Prime Location Surrounded by Parks, Top rated Schools, and Everyday Amenities, This Home is Just Steps to Public Transit, Minutes to Major Highways, and Offers Quick and Easy Access to the Airport making it Ideal for Commuters and Growing Families Alike.what Truly Sets This Property Apart is Its Rare Dual Appeal-perfect for End Users Looking to Move in and Enjoy, While Also Presenting an Outstanding Opportunity for Builders and Investors. All Permits and Architectural Drawings Are Already Approved and Ready, Allowing You to Build Your Dream Custom Home Without Delays. Live in, Rent Out, or Build-this Property Offers Unmatched Versatility and Future Upside.a Rare Offering in a Sought-after Location-don't Miss This Exceptional Opportunity. Extras: Inclusions: Exclusions: Rental Items: Showing Requirements: Lockbox Brkage Remks: Easy showings: 5% deposit by bank draft. Include Schedule B & Form 801 in offers with a 24 hrs irrevocable. Send to: Nahrin.ashour@gmail.com & meradsafai@gmail.com. All permits paid and ready to be build without any waiting periods					
Lot Size Area: SquareFeet Sqft Other: Sqft Total Unfinished:			Sqft Below Grade Finished: Sqft Below Grade Source: Sqft Above Grade Finished: 1423 Sqft Above Grade Source: MPAC		

THE AGENCY Ph: 416-847-5288 **Fax:**
 31 Scarsdale Rd. Unit 6 Toronto M3B1J8
NAHRIN ASHOURMARAM, Broker 647-894-1221

MERAD SAFAEIAN, Broker 416-837-0311 THE AGENCY

Contract Date: 04/07/2026

Condition:

Ad: No

Expiry Date: 06/09/2026

Cond Expiry:

Escape:

Last Update: 04/07/2026

CB Comm: 2.5 plus hst

Original: \$1,925,000