

WELCOME TO

278 CLINTON STREET

Sotheby's | Canada
INTERNATIONAL REALTY

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REALTOR® SENIOR VICE PRESIDENT – SALES



Welcome to 278 Clinton Street, a semi-detached home legally registered as a duplex in one of Toronto's most sought-after neighbourhoods. A fantastic opportunity for contractors, investors, & end-user buyers looking to customize a property to their own style & needs. The main floor features a spacious and open concept living & dining room with soaring 9.5 ft ceilings & preserved original details including hardwood flooring, wood casing, oversized baseboards, & crown moulding. With 3 bedrooms & 2 full bathrooms, plus a basement with a separate entrance that has been underpinned to provide excellent ceiling height, the home offers a flexible layout with unlimited

potential. Further, the attic holds the possibility of becoming an additional half storey or loft space (buyers to complete their own diligence). Updates include New Roof (2024), New Eaves & Downspouts (2024), New Hot Water Tank (2024), Newer Furnace (approx. 2015) and Newer Air Conditioning (approx. 2015). Situated steps to Bloor Street, Christie Pits Park, the TTC, Christie Subway Station, & with College Streets vibrant Little Italy, Koreatown's shops & restaurants, & the University of Toronto all nearby, the location is unbeatable. Rear parking (via laneway) for 1 car, though the owners have comfortably parked 2 cars for many years without issue. Blending family-friendly community living with the best of Toronto's urban lifestyle, this property offers a rare chance to transform a home in a prime downtown location.



Present Form

Virtually Enhanced



Present Form



Virtually Enhanced



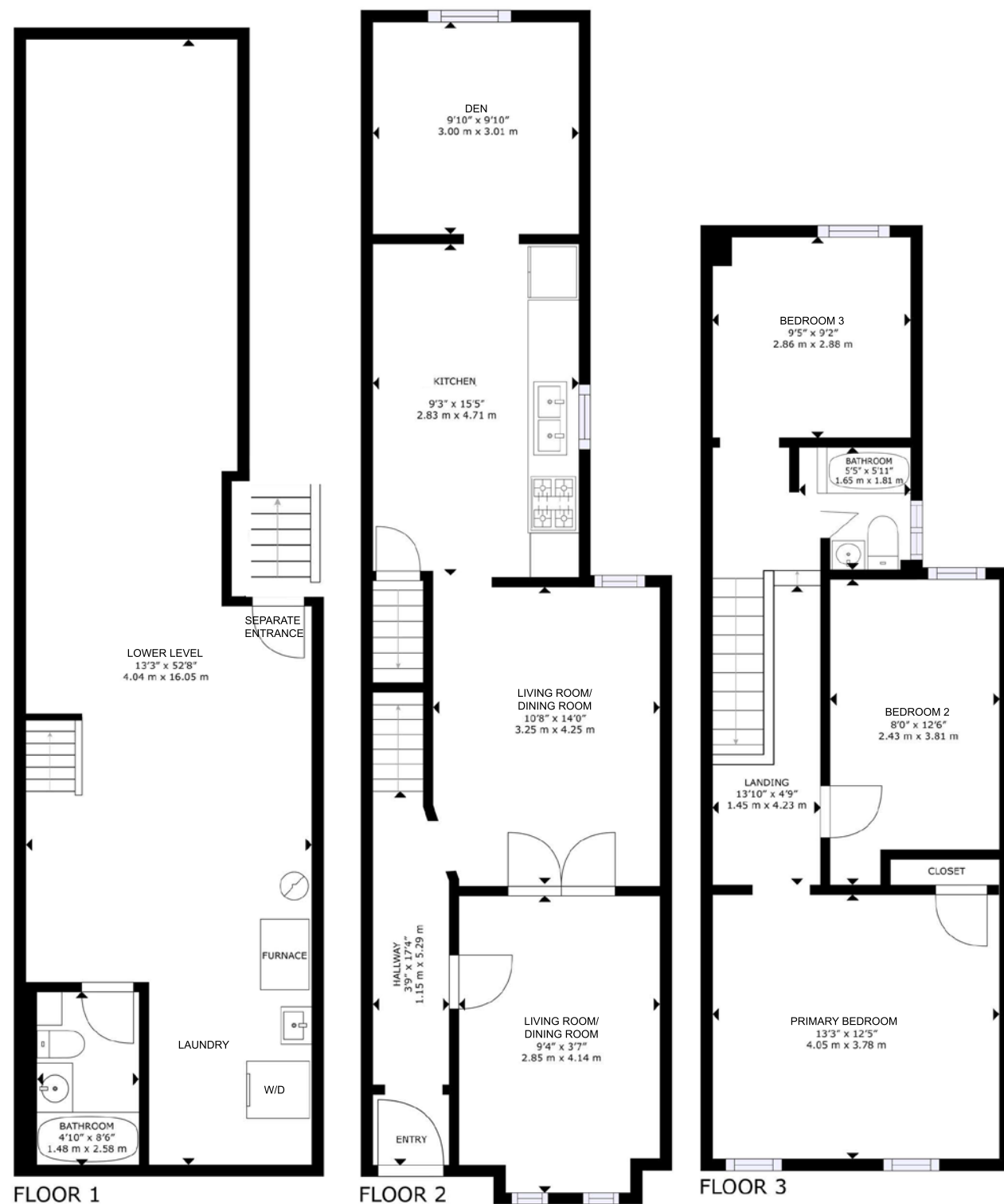


Present Form

Virtually Enhanced







SCHOOLS

PUBLIC SCHOOLS

Clinton St Junior Public School (JK to Gr. 6)
King Edward Junior & Senior Public School
Harbord Collegiate Institute (Gr. 9 to Gr.12)

CATHOLIC SCHOOLS

St. Bruno/St. Raymond (JK to Gr. 8)
St. Alphonsus (French Immersion JK to Gr. 7)
Holy Rosary (French Immersion Gr. 8)
St. Clare (Extended French Gr. 5 to Gr. 8)
Pope Francis Catholic School (Gr. 9 to Gr. 12)
St. Mary Catholic Academy (Gr. 9 to Gr. 12)

POST SECONDARY

University of Toronto (1.7 km), Toronto Metropolitan University (4.4 km), York University (16.5 km), & University of Guelph @ Humber (29.2 km).

TRANSIT

NEARBY HIGHWAYS

DVP (8.4 km), Highway 401 (10.4 km), & Gardiner Expressway (9.6 km)

GO STATION

Exhibition GO (3.6 km)

SUBWAY

Christie Station (500 m)

NEARBY BUS STOP

Bloor St West & Grace St (400 m)



LOCAL AMENITIES & ATTRACTIONS

GROCERIES

PAT Central Korean Grocery (350 m), Village Market (750 m), Fiesta Farms (1 km), Metro (1.1 km), Fresh Co (1.6 km), Farm Boy (1.5 km), Loblaws (1.4 km), No Frills (1.9 km), Whole Foods Market (2.6 km), Longos (3.3 km), & Food Basics (3.4 km).

BIG BOX STORES

Walmart (2 km), Canadian Tire (3.1 km), Home Hardware (1.7 km), The Home Depot (5.7 km), RONA (5.6 km), Costco (9.7 km), Marshalls (1.9 km), Winners (2.4 km), HomeSense (2.4 km), Staples (3.4 km), Michaels (3.4 km), & Best Buy (3.7 km).

LOCAL AMENITIES, RESTAURANTS & COFFEE SHOPS

Canada Post (900 m), Shopper’s Drug Mart (1.2 km), Bloor Street Pharmacy (800 m), Ossington Medical Pharmacy (800 m), Green Pharmacy (550 m), IDA (1 km), Pet Mama (450 m), Barks & Meow Pet Supplies (500 m), Pet Valu (1.3 km), Global Pet Foods (2.6 km), Coffee Pocket (450 m), Tim Hortons (500 m), Annex Espresso Bar (850 m), Mallo Coffee & Bar (850 m), Second Cup (1.3 km), Starbucks (1.2 km), McDonald’s (1 km), Bakery on the Go (850 m), Emmer Bakery (850 m), Druxy’s Famous Deli (2.2 km) & more.

NEARBY SHOPPING CENTRES

Dufferin Mall (2 km), CF Toronto Eaton Centre (3.9 km) & Yorkdale Shopping Centre (9.4 km).

NEARBY HOSPITALS

Toronto Western (1.7 km), Mount Sinai (2.7 km), Toronto General (3.1 km), St. Michaels (4.2 km), & St Joseph’s Health Centre (4.8 km). Community Centres Bob Abate Community Centre (650 m), Scadding Court Community Centre (1.9 km), Trinity Community and Recreation Centre (2 km), Wallace-Emmerson Community Centre (2.7 km), & more.

NEARBY PARKS

Bickford Park (300 m), Athletic Field (400 m), Art Eggleton Park (400 m), Healy William Park (550 m), Christie Pits Park (600 m), Irene Avenue Parkette (900 m), Central Tech Stadium (900 m), & Fred Hamilton Park & Playground (1.3 km).

Surrounding Attractions

Royal Ontario Museum (2.2 km), Casa Loma (2.7 km), Kensington Market (2.9 km), Art Gallery of Ontario (3.4 km), High Park (3.9 km), CN Tower/Ripley’s Aquarium (4.2 km), Rogers Centre (4.9 km), Scotiabank Arena (5.1 km), Budweiser Stage (4.5 km), The Distillery District (7.7 km), Evergreen Brick Works (7.3 km), Centre Island Beach (8.5 km), Great Canadian Casino (26 km), & Canada’s Wonderland (30.2 km).

UPGRADES & FEATURES

EXTERIOR UPGRADES

- Roof (2024)
- New Eaves & Downspouts (2024)

MECHANICALS

- Furnace (Approx. 2015)
- Air Conditioning Unit (Approx. 2015)
- Hot Water Tank (2024)

GENERAL FEATURES

- Legally Registered as a Duplex
- Original Baseboards
- Original Wood Trim & Casing
- Original Hardwood Flooring
- 9.5’ Ceiling Height in Living & Dining Room
- Underpinned Basement
- Separate Entrance in Basement
- Gas Line for Stove in Bedroom 3 (Rear bedroom overlooking backyard)

INCLUSIONS

- Refrigerator
- Stove
- Stackable Washer and Dryer
- All Light Fixtures
- Furnace
- Air Conditioning
- Supplementary Wall Air Conditioning Units
- All Chattels & Fixtures Sold “As Is”

EXCLUSIONS

None

RENTAL ITEMS

Hot Water Tank

PROPERTY TAX

\$6454.99 (2025)



PROPERTY WEBSITE
www.278Clinton.com

Thank You for Viewing Today



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