

# [SOLD] 222 Pearson Avenue

222 Pearson Ave, Toronto, ON M6R 1G7

## \$1,499,900

3 bedrooms & 2 bathrooms - 44 x 146



View virtual tour at:  
<https://tours.bhtours.ca/57668/>



Welcome to 222 Pearson Avenue – a spacious 2-storey detached home with a large private driveway and a separate coach house in Roncesvalles. Calling all builders, contractors and investors - the opportunities to transform this 3 bedroom, 2 bathroom home and coach house are endless! Situated on a massive 44 x 146 foot lot - restore both homes to their previous grandeur or sever the oversized lot - the possibilities are endless! The current layout has lots of potential and features charming original details including wood paneling, stained glass, hardwood floors, and a stunning brick fireplace in the living room. The 2-storey coach house is a self-contained unit with 1+1 bedrooms, 1 bathroom, a kitchen, and an open-concept main floor - perfect as either an in-law suite or as an investment property. The basement is a renovator's dream and provides an extra 722 sq ft of living space. Ideally located in the highly sought-after Garden School catchment, and only a short walk to TTC, High Park, Lake Ontario, waterfront



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