WELCOME TO
132 BONIS AVENUE
Agincourt/Tam O'Shanter-Sullivan

Visit **132Bonis.com** for more details

Welcome to this rarely offered 2-storey, 4-bedroom end-unit townhouse in the highly sought-after Agincourt/Tam O'Shanter community!

Backing onto the golf course, this well-priced home offers a functional layout with plenty of potential. The property requires renovation and updating, making it an excellent opportunity to create a home tailored to your style. Features include an eat-in kitchen, large walk-out balcony, fenced backyard, and a spacious ground-level storage room.

The separate basement entrance leads to a blank canvas with endless possibilities for additional living space, recreation, a home office, or hobby area.

Enjoy an unbeatable location directly across from Agincourt Mall, with shops, restaurants, groceries, Walmart, and medical services just steps away. Close to Tam O'Shanter Junior Public School, Stephen Leacock Collegiate, parks, library, golf course, Birchmount Hospital, and L'Amoreaux Park. With Agincourt GO in walking distance or a 4 minute drive away and just minutes to Highway 401, commuting across the GTA is easy.

A fantastic opportunity to renovate and transform this superbly-located townhouse into your ideal home!

John Procenko, Broker

john@procenko.com

416.464.9909

Procenko GROUP REAL ESTATE

A Fantastic Opportunity to Create Your Ideal Home

Foyer
- 2 Piece bathroom
- Separate walk-in shower
- Closet

Living
- Bright & spacious
- Broadloom
- Decorative iron gate leading to walk-out to back yard

Dining
- Open to living room
- Broadloom
- Chandelier with light dimmer

Eat-In Kitchen
- Tiled flooring
- Ample cupboards

Bedrooms & Bath
- 4 Well-sized bedrooms
- 4 Piece bath with built-in medicine cabinet
- 2nd Level with broadloom and closet with mirrored doors and built-in shelving

Basement
- Separate entrance
- Unfinished
- Utility room with laundry area, double sink and walk-out to front driveway

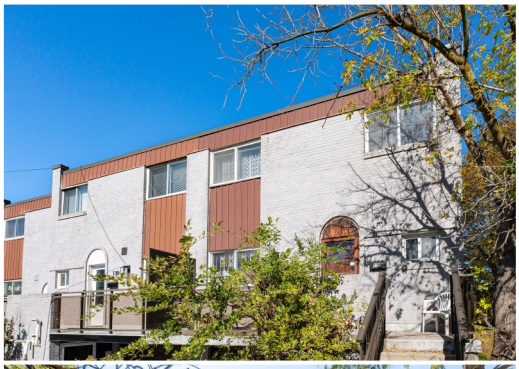
Exterior
- 1 Car garage with built-in shelving
- Private driveway for 2 cars
- Large built-in storage room
- Fully fenced yard
- End unit condo townhouse
- Visitor parking available

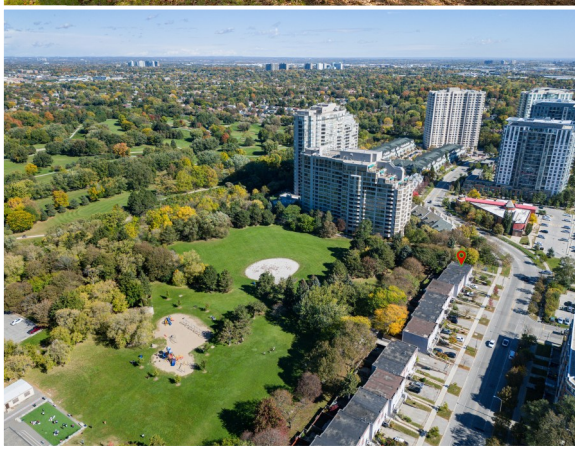
Inclusions & Extras
- Stove, range hood, washer & dryer
- All existing electric light fixtures & window coverings
- Gas furnace & central air
- Hot water tank (rental)
- All inclusions in as-is condition

Possession: 30-60 Days/TBA

Taxes: $3,268.75 (2026)

Condo Fees: $438.18/month
(water, parking, common elements, building insurance)





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Thank you for your interest in this property. Please contact us if we can be of any assistance.

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This is not intended to solicit property currently listed for sale.