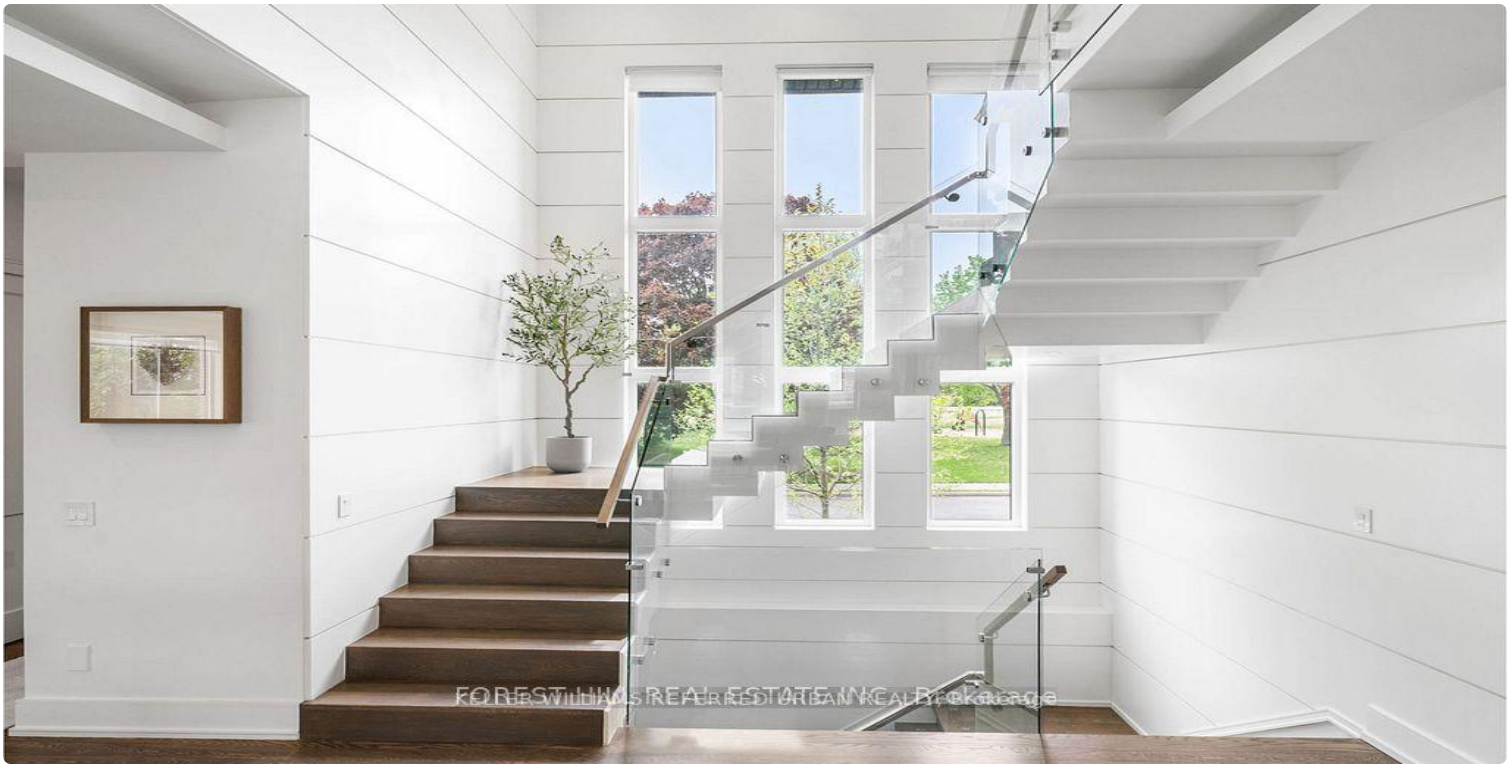




FOR SALE

DETACHED

MLS# C13575672

# 416 Patricia Avenue, Toronto, ON M2R 2M9

Newtonbrook West, Toronto · M2R 2M9

C\$ 2,918,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 5        | 6         | 4,250 | 6       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

# ABOUT THIS PROPERTY

This elegant and sun-filled home sits on a 50-ft frontage lot, showcasing tall ceilings and oversized windows that flood the space with natural light. Featuring 4 spacious bedrooms, each with its own ensuite, plus a nanny's room in the basement, and 6 luxurious bathrooms in total, this home offers the perfect layout for modern family living. A heated foyer with a soaring 14-ft ceiling leads to a beautifully designed office accented with white oak paneling. The open-concept living and dining area features tray ceilings, a striking onyx gas fireplace, and custom wall paneling, creating a refined yet warm atmosphere. The gourmet eat-in kitchen boasts high-end built-in appliances, a large center island, and elegant quartz countertops and backsplash, ideal for both cooking and entertaining. The primary suite is a true retreat, complete with a spa-like 7-piece ensuite and a spacious walk-in closet. The bright, tall basement is a standout feature, with large above-grade windows, an expansive recreation room, second kitchen with onyx slab countertops, a nanny's room with its own 4-piece bath, and a walk-up to the beautifully landscaped backyard. Additional highlights include 2 furnaces, 2 A/C units, and 2 laundry rooms, offering ultimate comfort and convenience. This thoughtfully designed home combines luxury finishes with a functional layout, making it the ideal choice for sophisticated living.

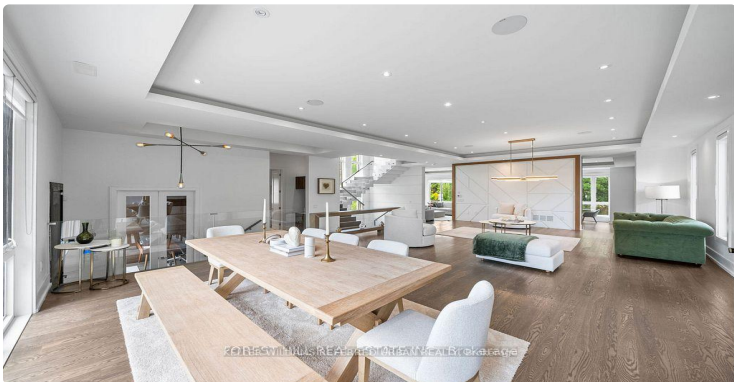
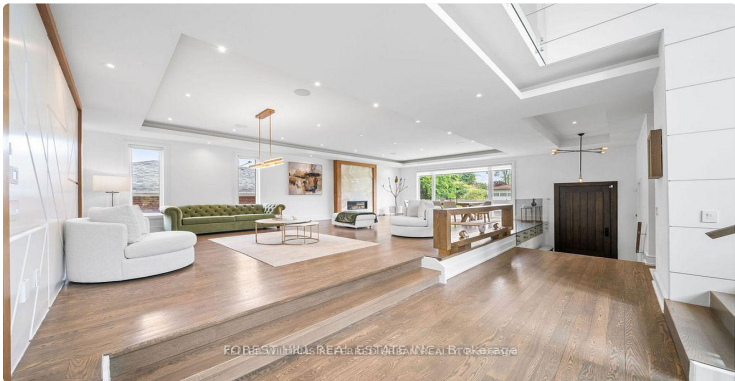
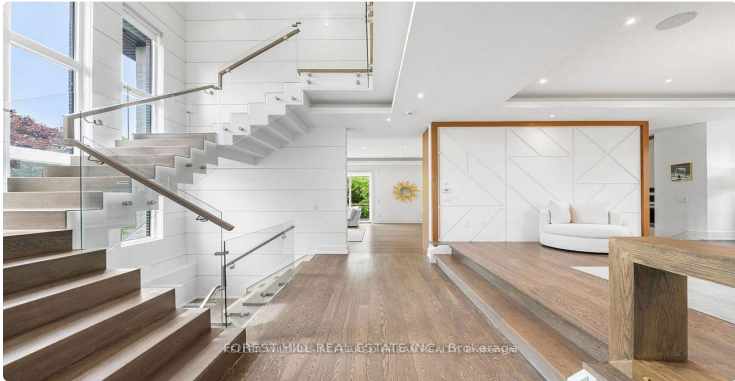
## FEATURES

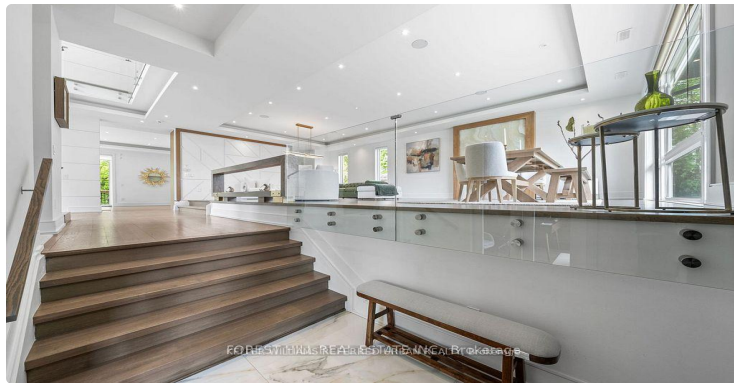
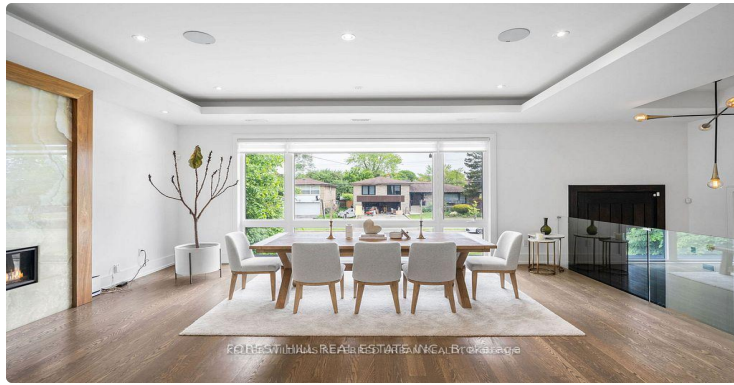
- ✓ Basement
- ✓ Garage
- ✓ Fireplace

## PROPERTY DETAILS

|                |                                      |
|----------------|--------------------------------------|
| PROPERTY TYPE  | Detached                             |
| LISTING STATUS | For Sale                             |
| STYLE          | 2-Storey                             |
| PROPERTY TYPE  | Detached                             |
| BASEMENT       | Finished, Separate Entrance, Walk-Up |
| FACING         | North                                |
| AREA RANGE     | 3500-5000 sqft                       |
| PARKING        | 6 spaces                             |
| ANNUAL TAX     | \$14,900                             |
| POSTAL CODE    | M2R 2M9                              |
| NEIGHBOURHOOD  | Newtonbrook West                     |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

KELLER WILLIAMS REFERRED URBAN REALTY

**Email:** pshaganenko@gmail.com

Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.