



FOR SALE

DETACHED

MLS# C13653414

# 49 Bowerbank Drive, Toronto, ON M2M 1Z9

Newtonbrook East, Toronto · M2M 1Z9

C\$ 1,338,800

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 6        | 4         | 1,750 | 5       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

# ABOUT THIS PROPERTY

Exquisitely renovated,this stunning residence in the highly coveted Yonge/Finch neighbourhood delivers an exceptional blend of luxury,comfort,and lifestyle.Tucked away on a quiet,tree-lined street in one of Toronto's most vibrant and picturesque communities,this expansive family home backs onto a serene walking trail leading directly to the subway-offering a rare fusion of peaceful retreat and unmatched urban convenience.Just steps to Yonge Street,transit,premier shopping,dining, and top-tier amenities,this home is perfectly positioned for families seeking both sophistication and everyday ease.Set on a premium south-facing lot with no sidewalk,it boasts enhanced privacy, impressive curb appeal,and abundant natural sunlight throughout.At the heart of the home lies a show-stopping chef's eat-in kitchen-a true culinary masterpiece-featuring a seamless walkout to the backyard and a spacious dining area with its own separate walkout to an oversized deck, creating the ultimate indoor-outdoor entertaining experience.The inviting living room is anchored by large picture windows and a cozy fireplace, offering picturesque views of the beautifully landscaped front yard.The thoughtfully designed ground level includes a chic powder room, a versatile bedroom with walkout, a full bathroom with washer/dryer combo, and a flexible office space-perfect for modern family living, remote work, or multi-generational needs.Upstairs, retreat to three generously proportioned bedrooms with ample storage and a sleek,contemporary 4-piece bthrm designed with both style and functionality in mind.The fully finished lower level is a standout feature, offering incredible versatility with a bright, oversized recreation space, large windows, and a modern kitchen-ideal for in-law living, extended family, guests, or income potential.With a stunning backyard oasis,summer living will never be the same-an exceptional opportunity to own a home that beautifully blends country charm with vibrant city living.

## FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

## PROPERTY DETAILS

|                |                                      |
|----------------|--------------------------------------|
| PROPERTY TYPE  | Detached                             |
| LISTING STATUS | For Sale                             |
| STYLE          | Sidesplit 4                          |
| PROPERTY TYPE  | Detached                             |
| BASEMENT       | Separate Entrance, Finished, Walk-Up |
| FACING         | South                                |
| AREA RANGE     | 1500-2000 sqft                       |
| PARKING        | 5 spaces                             |
| ANNUAL TAX     | \$6,583                              |
| POSTAL CODE    | M2M 1Z9                              |
| NEIGHBOURHOOD  | Newtonbrook East                     |

# ROOM BREAKDOWN

| ROOM            | LEVEL  | DIMENSIONS | FEATURES                                           |
|-----------------|--------|------------|----------------------------------------------------|
| Living Room     | Main   | —          | Overlooks Frontyard, Fireplace, Picture Window     |
| Kitchen         | Main   | —          | Eat-in Kitchen, Stainless Steel Appl, Walk-Out     |
| Dining Room     | Main   | —          | Walk-Out, Overlooks Backyard, Open Concept         |
| Primary Bedroom | Second | —          | Double Closet, Picture Window, Overlooks Frontyard |
| Bedroom 2       | Second | —          | Double Closet, Picture Window, Casement Windows    |
| Bedroom 3       | Second | —          | Double Closet, Overlooks Backyard, Picture Window  |
| Office          | Ground | —          | Picture Window, Overlooks Backyard, Closet         |
| Bedroom         | Ground | —          | Walk-Out, Overlooks Backyard                       |
| Kitchen         | Lower  | —          | Combined w/Dining, Eat-in Kitchen, Open Concept    |
| Recreation      | Lower  | —          | Window, Overlooks Frontyard, Renovated             |

GALLERY





## LISTING AGENT

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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.