



HOMELIFE NEW WORLD REALTY INC., Brokerage

FOR SALE

DETACHED

MLS# C13747468

40 Brahms Avenue, Toronto, ON M2H 1H4

Hillcrest Village, Toronto · M2H 1H4

C\$ 1,549,800

5	3	1,750	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Very unique 4 Level Backsplit Detached House With 4+1 Bedrooms+1 Den, 2+1 Full Bathrooms. Total finished almost 2500 sqft, premium 56X108.9 Lot. Double Garage, 2 Fire Places, Hardwood And Ceramic Throughout. Family Room Walk Out To Private Backyard, Dinning Room Walk Out To Deck. Separate Entrance To Lower Level. Walking Distance To Ttc, Seneca College, Supermarkets, A.Y. Jackson, Close To Hwy 404/401. Great for large family or rental.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

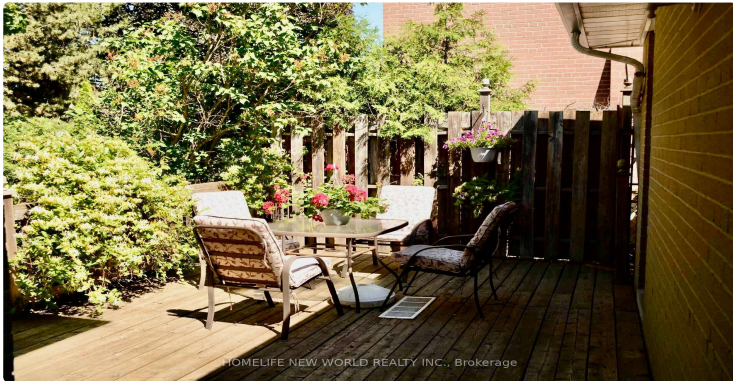
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Backsplit 4
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	West
AREA RANGE	1500-2000 sqft
PARKING	4 spaces
ANNUAL TAX	\$7,052
POSTAL CODE	M2H 1H4
NEIGHBOURHOOD	Hillcrest Village

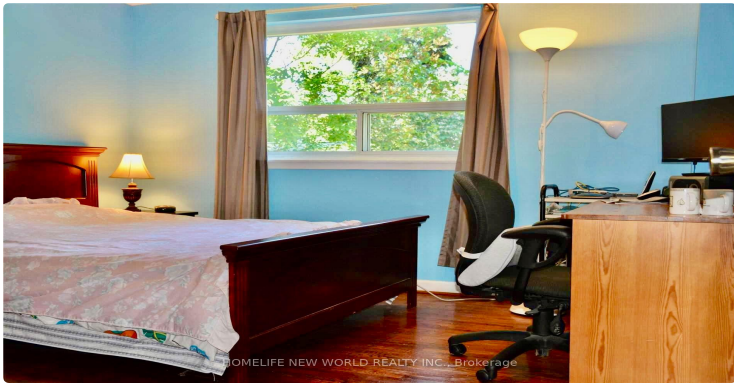
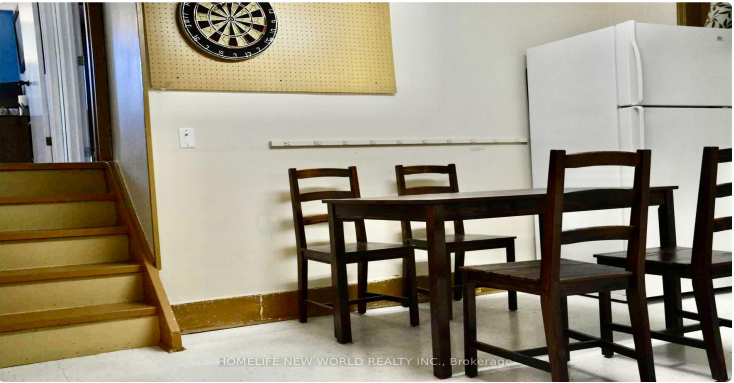
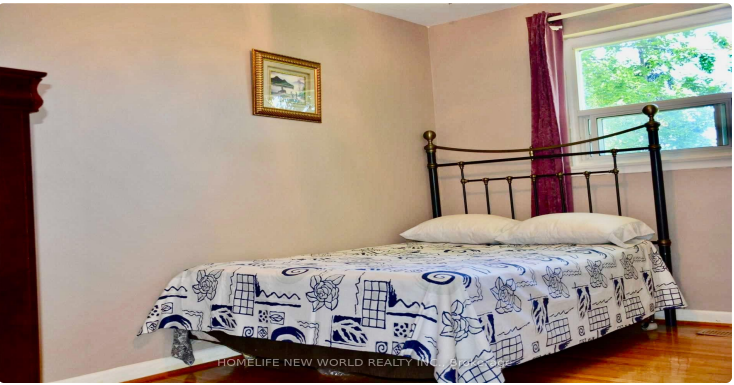
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	8.08 x 3.78	Hardwood Floor, Gas Fireplace
Dining Room	Main	8.08 x 3.78	Combined w/Living, W/O To Deck
Kitchen	Main	4.85 x 2.75	Ceramic Floor, B/I Dishwasher
Primary Bedroom	Second	4.25 x 3.15	Hardwood Floor, West View
Bedroom 2	Second	3.53 x 2.84	Hardwood Floor, West View
Bedroom 3	Second	3.15 x 2.62	Hardwood Floor, Ceiling Fan(s)
Bedroom 4	Lower	3.74 x 3.56	Hardwood Floor, Overlooks Backyard

ROOM	LEVEL	DIMENSIONS	FEATURES
Family Room	Lower	6.38 x 3.25	Hardwood Floor, W/O To Yard
Bedroom 5	Basement	4.15 x 3.35	Double Closet, Window
Den	Basement	3.87 x 2.77	Double Closet

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.