



FOR SALE

DETACHED

MLS# C13781052

14 Pleasant Avenue, Toronto, ON M2M 1L9

Newtonbrook West, Toronto · M2M 1L9

C\$ 3,400,000

4	4	2,750	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Attention Developers, Investors & Builders! Prime Re-Development Location! Multiple lots available for land assembly. To be sold with #12, #18 Pleasant & other adjacent lots. Each lot 6,275 sq ft of land area. Within the 800m walking distance to the Yonge St Subway Line Extension. Potential to add up to approx 66,000 sq ft of land area that allows for Development Height of 20-30 storeys. Prime Location First Block inside Yonge St. w/Future Yonge St Subway Line Extension at Yonge & Steeles. Direct Subway Projected Access w/in 800 metres!! DO NOT GO DIRECT! Do Not Disturb Occupants! DO NOT WALK THE LOT w/o Listing Agent present. ****EXTRAS**** Property Part of a Future Land Assembly. Great RE-Development Opportunity Steps to Yonge St. in North York & Future Yonge St Subway Extension Line at Yonge & Steeles!

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	North
AREA RANGE	2500-3000 sqft
PARKING	4 spaces
ANNUAL TAX	\$9,070
POSTAL CODE	M2M 1L9
NEIGHBOURHOOD	Newtonbrook West

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Open Concept
Dining Room	Main	—	Hardwood Floor, Open Concept

GALLERY



LISTING AGENT

Pavel Shaganenko

THE REALTY FIRM INC.

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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.