



FOR SALE

DETACHED

MLS# C13810314

245 Patricia Avenue, Toronto, ON M2M 1J7

Newtonbrook West, Toronto · M2M 1J7

C\$ 3,288,000

6	8	4,250	8	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 245 Patricia Avenue. A newly built, truly one of a kind luxury residence in the heart of North York. This exceptional home offers a rare and highly versatile layout featuring two fully independent living units under one roof, plus a walk up basement and an impressive 4 car indoor garage.A designer home that seamlessly balances elegance with practicality, it showcases thoughtful planning and meticulous attention to detail. Every inch has been crafted for functionality, with abundant storage integrated throughout.Perfect for multi generational living, investors, or anyone seeking flexible living arrangements, this residence blends style, privacy, and utility in a single remarkable package.Inside, you'll find modern, open concept living areas, sophisticated finishes, and contemporary architectural details that create a refined yet comfortable atmosphere. Ideally situated in one of Toronto's most desirable neighbourhoods, the property offers close proximity to top rated schools, parks, shopping, dining, and convenient transit options along a vibrant corridor. Built-in 2023. A rare offering that combines luxury, innovative design, quality craftsmanship, and everyday practicality.A must see property.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

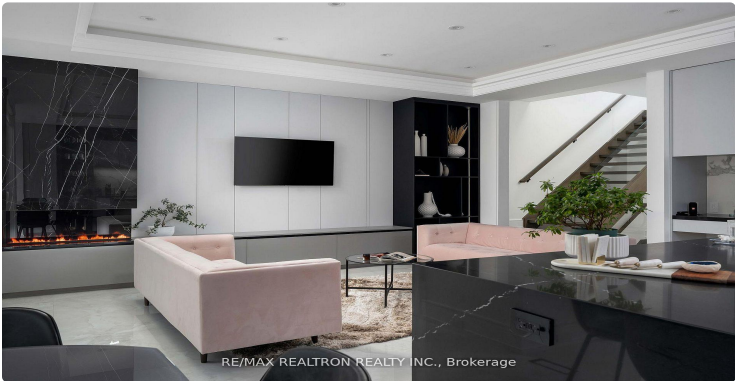
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Walk-Up
FACING	South
AREA RANGE	3500-5000 sqft
PARKING	8 spaces
ANNUAL TAX	\$17,000
POSTAL CODE	M2M 1J7
NEIGHBOURHOOD	Newtonbrook West

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	6.38 x 3.81	Porcelain Floor, Picture Window, Combined w/Dining
Dining Room	Main	6.38 x 3.81	Porcelain Floor, Pantry, Open Stairs

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	3.50 x 3.10	Porcelain Floor, Breakfast Area, Open Concept
Family Room	Main	3.97 x 3.05	Porcelain Floor, Electric Fireplace, Walk-Out
Primary Bedroom	Second	3.37 x 3.30	Hardwood Floor, 6 Pc Ensuite, Walk-In Closet(s)
Bedroom 2	Second	3.11 x 2.60	Hardwood Floor, 3 Pc Ensuite, Closet
Bedroom 3	Second	7.31 x 2.40	Hardwood Floor, 3 Pc Bath, Closet Organizers
Living Room	Main	7.30 x 2.40	Hardwood Floor, Open Concept, Walk-Out
Dining Room	Main	4.23 x 4.12	Hardwood Floor, Open Concept, Overlooks Frontyard
Kitchen	Main	3.30 x 3.22	Hardwood Floor, Open Concept, Access To Garage
Primary Bedroom	Second	3.52 x 3.12	Hardwood Floor, 5 Pc Ensuite, Large Closet
Bedroom 2	Second	—	Hardwood Floor, 4 Pc Ensuite, Closet Organizers
Recreation	Basement	—	Porcelain Floor, 3 Pc Bath, Walk-Out
Bedroom	Basement	—	Porcelain Floor, Large Window

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX REALTRON REALTY INC.

Email: pshaganenko@gmail.com

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