



FOR SALE

DETACHED

MLS# C14005112

46 Caravan Drive, Toronto, ON M3B 1N3

Banbury-Don Mills, Toronto · M3B 1N3

C\$ 1,699,000

4	3	2,250	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Wow!! This VERY RARE Sprawling Ranch Bungalow Is Nestled In The Heart of Prestigious Denlow Estates On A * ***PREMIUM**** 64 x110 Ft. LOT, Within The Highly ***Sought After Denlow*** Public School District! Step Into This ***MAJESTIC HOME*** Through A Grand Foyer, Where Soaring 11 Foot Ceilings & An Abundance Of Natural Light Create An Immediate Sense Of Elegance & GRANDEUR! Step Into The Sunken Living Room, Featuring Hardwood Floors & A Warm Inviting Fireplace - An Elegant Setting For Both Intimate Gatherings & Entertaining! The Large Eat In Kitchen Has Been Thoughtfully Opened To The Dining Room, Creating A Spacious & Inviting Setting Perfect For Both Everyday Family Dinners & Entertaining Guests! Gather Around The 2nd Fireplace In The Inviting Main-Floor Family Rm, Complete With A Walkout To The EXCEPTIONALLY PRIVATE BACKYARD. Step Outside To YOUR OWN TRANQUIL OASIS & Relax By The Shimmering Concrete Pool - Ideal For Entertaining & Creating Lasting Memories - With Family & Friends--YOUR COTTAGE Without The LONG DRIVE! There Are 3 Spacious Bedrooms On The Main Floor, Including A Generous Primary Retreat With A Stunning 3 Pc Renovated Ensuite! Renovated 4 Pc Main Bath & Convenient Main Floor Laundry Room Complete This Well Appointed Level! Enjoy Convenience Of Direct Interior Access To The Garage! The Lower Level Is An Entertainers Dream, Featuring An Oversized Recreation Area, Plenty of Room For A Children's Play Area, 4th BEDROOM For Overnight Guests, 3 Pc Bath, A Dedicated Wine Rm! With An Abundance Of Additional Space To Expand & Ample Storage, The Possibilities Are Endless! A Short Safe Walk To DENLOW P.S. Windfields MS. York Mills Cl. Minutes to The Shops At Don Mills, Banbury Community Centre, Fine Dining Options, Numerous Parks & Access To Major Routes! Don't Miss This Amazing Home & Opportunity!

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ Park
- ✓ School
- ✓ Place Of Worship
- ✓ Hospital

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Full
FACING	West
AREA RANGE	2000-2500 sqft
PARKING	4 spaces
ANNUAL TAX	\$14,260
POSTAL CODE	M3B 1N3
NEIGHBOURHOOD	Banbury-Don Mills

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Pot Lights, Large Closet, Ceramic Floor
Living Room	Main	—	Hardwood Floor, Fireplace, Crown Moulding
Dining Room	Main	—	Open Concept, Hardwood Floor, Crown Moulding
Kitchen	Main	—	Open Concept, Family Size Kitchen, Overlooks Pool
Family Room	Main	—	Hardwood Floor, Fireplace, W/O To Pool
Primary Bedroom	Main	—	Hardwood Floor, Crown Moulding, 3 Pc Ensuite
Bedroom 2	Main	—	Hardwood Floor, Double Closet, West View
Bedroom 3	Main	—	Hardwood Floor, Double Closet, West View
Bedroom 4	Lower	—	Hardwood Floor, Closet
Recreation	Lower	—	Open Concept, 3 Pc Bath, Large Closet
Other	Lower	—	—
Other	Lower	—	Laminate
Furnace Room	Lower	—	—
—	—	—	—
—	—	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE REALTY

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