



FOR SALE

DETACHED

MLS# C14011710

10 Wetherfield Place, Toronto, ON M3B 2E1

Banbury-Don Mills, Toronto · M3B 2E1

C\$ 1,880,000

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

ABOUT THIS PROPERTY

Originally built in 1956 and thoughtfully expanded in the 1970s as the private residence of an architect and art enthusiast, 10 Wetherfield Place is an authentic expression of mid-century modern design. Warmth and character are felt throughout, from exposed beams and artisanal tile to a skylit kitchen and inviting family room centred around a brick fireplace, with expansive windows overlooking the pool. This distinctive backsplit lives much like a bungalow, with the living room, dining room, kitchen and family room all on one level, three bedrooms sit just a few steps up in a private wing. The walk-out lower level offers a spacious recreation room with a second fireplace and wet bar, fourth bedroom or office, and 3 piece bath - an ideal setup for guests or a private workspace. Set on an expansive 70' x 110' lot on a quiet cul-de-sac, the property features an inground pool, beautiful landscaping and an attached garage. Top-ranked Rippleton PS is a short walk away, York Mills CI, TFS, Crescent, Bayview Glen, Havergal, the Granite Club, Donalda Club and CF Shops at Don Mills are all nearby. Approximately 2,270 sq. ft. above grade plus 707 sq. ft. on the lower level, per floor plan. A rare opportunity to preserve its mid-century character, renovate to suit, or build new! Book a showing today to explore the possibilities.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Arts Centre
- ✓ Fenced Yard
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Backsplit 3
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	South
AREA RANGE	2000-2500 sqft
PARKING	4 spaces
ANNUAL TAX	\$11,930
POSTAL CODE	M3B 2E1
NEIGHBOURHOOD	Banbury-Don Mills

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Carpet Free, Large Window
Foyer	Main	—	Large Window

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ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	—
Dining Room	Main	—	Large Window, Carpet Free
Living Room	Main	—	Large Window, California Shutters
—	Main	—	Large Window
Foyer	Main	—	—
Dining Room	Main	—	Large Window, California Shutters
Foyer	Main	—	—
Living Room	Main	—	Large Window, California Shutters
Dining Room	Main	—	Large Window, California Shutters
Kitchen	Main	—	Skylight, Combined w/Family
Living Room	Main	—	Large Window, California Shutters
Family Room	Main	—	Skylight, Fireplace, W/O To Patio
Kitchen	Main	—	Skylight, Combined w/Family
Family Room	Main	—	Brick Fireplace, Combined w/Kitchen, Beamed Ceilings
Primary Bedroom	Second	—	4 Pc Ensuite, Large Closet, Overlooks Pool
Primary Bedroom	Second	—	Large Closet, 4 Pc Ensuite, Large Window
Bedroom 2	Second	—	Large Window, B/I Desk, Overlooks Pool
Bedroom 2	Second	—	Large Window, Closet, Overlooks Pool
Bedroom 3	Second	—	Large Window, Closet, Overlooks Pool
Bedroom 3	Second	—	Large Window, Closet, B/I Bookcase
Bedroom 4	Lower	—	Window, Closet
Bedroom 4	Lower	—	Closet, Window
Recreation	Lower	—	Walk-Up, Fireplace
Other	Lower	—	Bar Sink, B/I Shelves
Recreation	Lower	—	Walk-Out, Fireplace
Utility Room	Lower	—	Combined w/Laundry, Laundry Sink
Other	Lower	—	Wet Bar

ROOM	LEVEL	DIMENSIONS	FEATURES
Utility Room	Lower	—	Laundry Sink, Combined w/Laundry
—	Main	—	—
—	—	—	—

GALLERY





LISTING AGENT

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