



FOR SALE

DETACHED

MLS# C14029936

48 Sharron Drive, Toronto, ON M4G 2A6

Leaside, Toronto · M4G 2A6

C\$ 3,449,000

5	4	2,250	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Stunning Custom-Built Residence In The Highly Sought-After Bessborough School District! Steps To The Vibrant Shops, Restaurants And Cafés Along Bayview Avenue, With Convenient Access To Public Transit And Major Highways. Offering Approximately 3,400 Sq. Ft. Of Beautifully Designed Living Space, Including A Lower-Level Nanny Suite With A Separate Entrance, Full Kitchen And Spacious Recreation Room. Thoughtfully Designed Open-Concept Main Floor With Soaring 10-Ft Ceilings, Perfect For Everyday Living And Entertaining. Gourmet Kitchen Featuring An Impressive 11-Ft Island. Expansive Floor-To-Ceiling Windows Flood The Home With Natural Light. Generously Sized Bedrooms With Custom Closet Organizers, Including A Luxurious Primary Retreat With A Spa-Inspired Ensuite Featuring An Oversized Shower With Massage Jets. Fourth Bedroom Features Custom Office Built-Ins, Ideal For Working From Home. Abundant Storage Throughout, Including A Spacious Mudroom And Large Garage Storage Loft. Built-In Garage Plus A Private Driveway Accommodating Up To Three Additional Vehicles. Smart Home Features, Two Full Kitchens And Two Laundry Rooms Offer Exceptional Convenience And Flexibility. A Rare Opportunity To Enjoy Modern Comfort, Thoughtful Design And Exceptional Functionality In The Heart Of Leaside!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Hospital
- ✓ Park
- ✓ Public Transit
- ✓ School
- ✓ Library

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out, Separate Entrance
FACING	North
AREA RANGE	2000-2500 sqft
PARKING	3 spaces
ANNUAL TAX	\$12,691
POSTAL CODE	M4G 2A6
NEIGHBOURHOOD	Leaside

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	4.57 x 4.19	Gas Fireplace, Overlooks Frontyard, B/I Bookcase

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	5.08 x 3.86	Centre Island, Quartz Counter, B/I Appliances
Family Room	Main	5.18 x 4.04	W/O To Deck, B/I Bookcase, Large Window
Primary Bedroom	Second	5.89 x 3.53	6 Pc Ensuite, Walk-In Closet(s), Window Floor to Ceiling
Bedroom 2	Second	4.29 x 4.50	Picture Window, Crown Moulding, Closet Organizers
Bedroom 3	Second	4.19 x 4.14	5 Pc Ensuite, Closet Organizers, Crown Moulding
Bedroom 4	Second	3.28 x 1.98	B/I Desk, Sliding Doors, Overlooks Backyard
Bedroom 5	Lower	5.23 x 3.40	Window, Vinyl Floor, Closet
Kitchen	Lower	3.43 x 1.68	B/I Appliances, Modern Kitchen, Vinyl Floor
Recreation	Lower	2.87 x 6.58	W/O To Yard, Combined w/Kitchen, L-Shaped Room

GALLERY





LISTING AGENT

Pavel Shaganenko

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