



FOR SALE

DETACHED

MLS# C14092382

301 Keewatin Avenue, Toronto, ON M4P 2A4

Mount Pleasant East, Toronto · M4P 2A4

C\$ 2,249,000

6	5	3,250	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A truly distinctive home where architectural design meets the warmth and functionality of everyday living. Completely reimagined in 2000 by its architect-owner, this remarkable 3-storey residence offers 4,151 SF of living space, including 3,020 SF above grade and 1,131 SF in the lower level. With 5 bedrooms and 5 bathrooms, there is room for a growing family, work-from-home needs and multi-generational living. At the heart of the home, a dramatic central atrium draws natural light through all three levels, creating a beautiful sense of openness and connection. White oak floors imported from Poland, custom curved wood staircases and cable railings add warmth and architectural character. Generously proportioned principal rooms are designed for family life and entertaining, with 9-ft ceilings on the main floor, 8-ft ceilings on the second and an impressive 11-ft ceiling on the third. The third floor offers wonderful flexibility, with a bedroom that could easily become a family room, teen retreat or play space, complete with a cathedral ceiling, expansive windows and Juliet balcony overlooking the pool-sized landscaped garden. The bright lower level features 8.5-ft ceilings and a walk-out, offering excellent potential for a nanny or in-law suite, with the kitchen already roughed-in. One of the home's most enchanting features is a European church clerestory stained-glass window tucked into a third-floor alcove. As sunlight filters through its coloured glass, it travels down the atrium and into the kitchen, bringing a little magic to everyday life. Let's not forget the very deep beautifully landscaped pool-size backyard! This home was beautifully conceived and wonderfully adaptable, a home where children can grow, families can gather and everyone can find their own space. Located in the coveted John Fisher Junior Public School district. Refer to the attached Property Features document for the many additional details that make this exceptional home so special.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Greenbelt/Conservation
- ✓ Park
- ✓ Public Transit
- ✓ Cul de Sac/Dead End
- ✓ Fenced Yard
- ✓ School

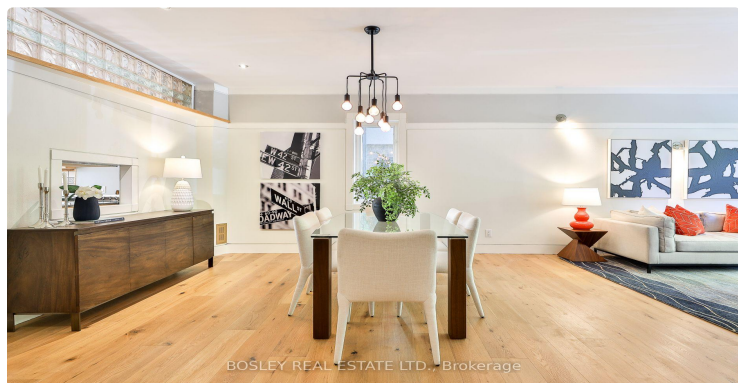
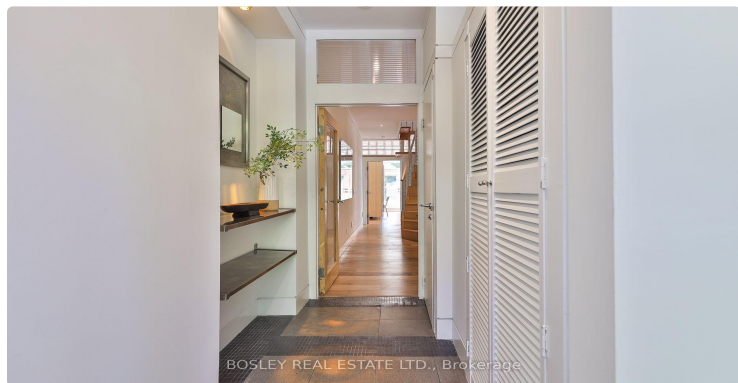
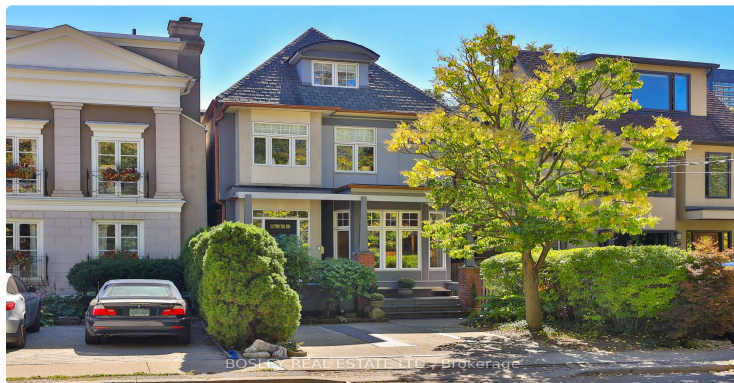
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	South
AREA RANGE	3000-3500 sqft
PARKING	2 spaces
ANNUAL TAX	\$11,203
POSTAL CODE	M4P 2A4
NEIGHBOURHOOD	Mount Pleasant East

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Ground	—	Tile Floor, Closet, 2 Pc Bath
Living Room	Ground	—	Hardwood Floor, Bay Window, Gas Fireplace
Dining Room	Ground	—	Hardwood Floor, Window, Open Concept
Kitchen	Ground	—	Hardwood Floor, Centre Island, Eat-in Kitchen
Family Room	Ground	—	Hardwood Floor, Picture Window, W/O To Garden
Primary Bedroom	Second	—	Hardwood Floor, Walk-In Closet(s), 5 Pc Ensuite
Bedroom 2	Second	—	Hardwood Floor, Closet, 5 Pc Ensuite
Bedroom 3	Second	—	Hardwood Floor, Large Closet, Window
Bedroom 4	Third	—	Hardwood Floor, Walk-In Closet(s), 3 Pc Ensuite
Bedroom 5	Third	—	Hardwood Floor, Cathedral Ceiling(s), Juliette Balcony
Office	Third	—	Hardwood Floor, Open Concept, Vaulted Ceiling(s)
Bedroom	Basement	—	Tile Floor, Closet, 3 Pc Bath
Recreation	Basement	—	Tile Floor, Pot Lights, W/O To Garden
Office	Basement	—	Tile Floor, Above Grade Window, Closet
Laundry	Basement	—	Tile Floor, Open Concept, Laundry Sink

GALLERY





LISTING AGENT

Pavel Shaganenko

BOSLEY REAL ESTATE LTD.

Email: pshaganenko@gmail.com

Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.