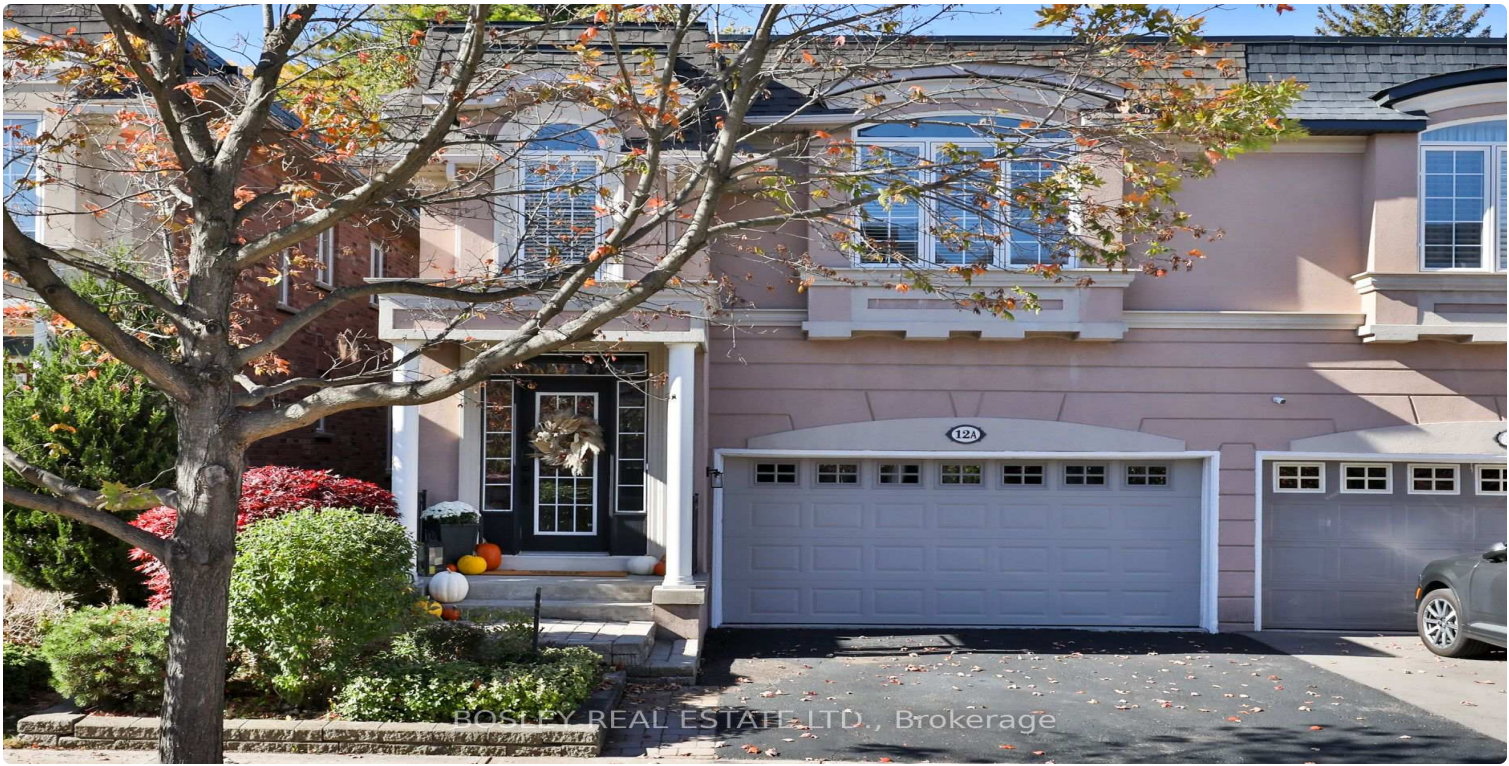




FOR SALE

SEMI-DETACHED

MLS# C14098494

12 A Preakness Drive, Toronto, ON M3B 3S1

Banbury-Don Mills, Toronto · M3B 3S1

C\$ 1,549,900

3	4	1,750	4	16-30	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to this beautifully maintained, move-in-ready semi in a sought-after family-friendly neighbourhood, featuring 3 spacious bedrooms and 3.5 bathrooms. A bright foyer featuring soaring 18-foot ceilings with plenty of natural light, while 9-foot ceilings on first floor enhance the home's open, airy feel. The open-concept main floor features generous living and dining areas, a kitchen with breakfast bar seating, & a separate eat-in area. Walk out to a three-season sunroom overlooking the private backyard, perfect for relaxing while the kids play. A newly updated powder room completes the main floor. Upstairs, three generous bedrooms offer comfortable retreats for everyone. Two bedrooms share a bright 4-piece bathroom with a skylight. The spacious 13 x 14 ft primary suite features three closets, including a walk-in, & a well-appointed 5-piece ensuite with a large soaker tub, double sinks and a separate shower. Convenient second-floor laundry makes everyday routines easier. The finished basement has valuable living space, with over 7 foot high ceilings and an impressive 21 x 13 ft great room. Perfect for family movie nights, a playroom, a teen retreat, home office, visiting guests, nanny suite-this versatile space offers endless possibilities. A full 4-piece bathroom, cold room and additional storage complete the lower level. Recent updates include fresh paint throughout, new light fixtures, new faucets & door hardware. A double-car garage and newly sealed double driveway provide parking and storage options. Enjoy the best of both worlds in this sought-after neighbourhood, where nature and convenience meet. Explore the Don Mills trails, visit Edwards Gardens or enjoy the many nearby parks. The Granite Club, Cricket Club, Donalda Club are also just a short drive away. Excellent public and private schools, shops of Don Mills, York Mills Garden Plaza-Longos, restaurants, coffee shops, transit, the DVP & 401 are all close by making this a wonderful place to call home.

FEATURES

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

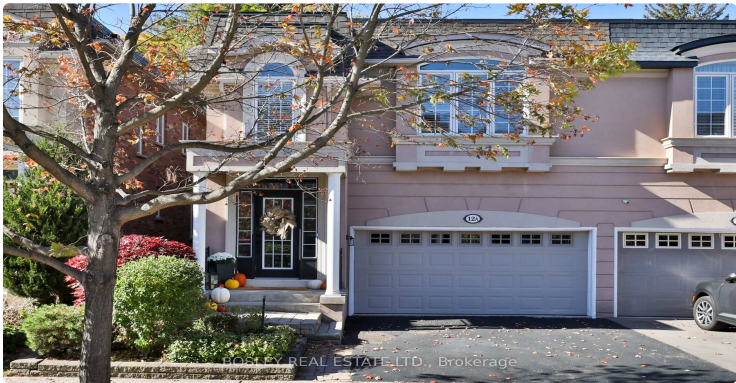
PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished
FACING	West
AGE	16-30 years
AREA RANGE	1500-2000 sqft
PARKING	4 spaces
ANNUAL TAX	\$7,504
POSTAL CODE	M3B 3S1
NEIGHBOURHOOD	Banbury-Don Mills

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	B/I Dishwasher, Breakfast Bar, Granite Counters
Breakfast	Main	—	Combined w/Kitchen, Tile Floor
Living Room	Main	—	Combined w/Dining, Hardwood Floor, Fireplace
Sunroom	Main	—	Window Floor to Ceiling, W/O To Patio
Primary Bedroom	Second	—	Closet, 5 Pc Ensuite
Bedroom 2	Second	—	Large Window, Double Closet
Bedroom 3	Second	—	Closet, Window
Den	Basement	—	Laminate, Combined w/Family
Family Room	Basement	—	Laminate, Combined w/Den

GALLERY





LISTING AGENT

Pavel Shaganenko

BOSLEY REAL ESTATE LTD.

Email: pshaganenko@gmail.com

Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.