



FOR SALE

DETACHED

MLS# C14100544

43 Kathrose Drive, Toronto, ON M2J 3P4

Pleasant View, Toronto · M2J 3P4

C\$ 1,099,000

4	3	1,300	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to this spacious brick bungalow, ideally situated on a desirable corner lot in the sought-after Pleasant View neighbourhood! Enjoy a unique setting with no immediate neighbours on either side, backing directly onto Clydesdale Park and the Pleasant View Tennis Courts. Offering an attached double-car garage, 3 generously sized bedrooms and 2.5 bathrooms above grade, this home combines comfort, space and exceptional versatility. The bright and inviting main floor features a functional L-shaped living and dining room, hardwood flooring, fresh paint and the convenience of carpet-free living throughout. The expansive lower level, complete with a separate entrance, offers endless possibilities! It features a large open-concept recreation room with a built-in bar, a separate games room, and a versatile den or bonus room with a cozy fireplace. There's plenty of space for entertaining, relaxing, or creating an in-law suite for extended family. A convenient 3-piece bathroom, a separate laundry room with a traditional concrete sink and a dedicated utility room complete this impressive lower level. Location, privacy and convenience! Enjoy the park right in your backyard, just a 5-minute drive to Highways 401 and 404 and Fairview Mall, with schools, shopping, restaurants, transit and everyday amenities nearby. Brian Public School (with French Immersion) is less than a 5-minute walk away. A rare opportunity to own a spacious bungalow in an established North York neighbourhood, offering a unique park-side setting, generous living space, a separate basement entrance and an attached double-car garage. Don't miss this fantastic opportunity!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

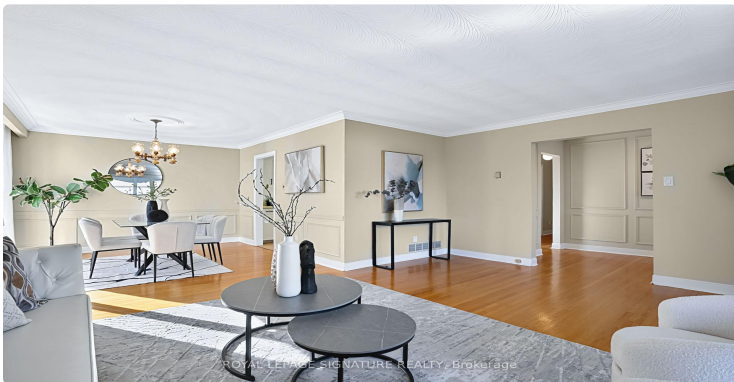
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	4 spaces
ANNUAL TAX	\$6,867
POSTAL CODE	M2J 3P4
NEIGHBOURHOOD	Pleasant View

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
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Kitchen	Ground	—	Eat-in Kitchen
Living Room	Ground	—	Large Window, L-Shaped Room, Hardwood Floor
Dining Room	Ground	—	Combined w/Living, Walk-Out, Hardwood Floor
Primary Bedroom	Ground	—	Semi Ensuite, 2 Pc Ensuite, Walk-In Closet(s)
Bedroom 2	Ground	—	Large Window, Closet
Bedroom 3	Ground	—	Large Window, Closet
Family Room	Basement	—	Double Closet, Combined w/Great Rm
Great Room	Basement	—	B/I Bar, Combined w/Family
Family Room	Basement	—	Stone Fireplace
Laundry	Basement	—	Concrete Sink
Utility Room	Basement	—	—
Cold Room/Cantina	Basement	—	—
—	—	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.