



ROYAL LEPAGE SIGNATURE REALTY Brokerage

FOR SALE

DETACHED

MLS# C14107226

5 Patrick Boulevard, Toronto, ON M2J 3K7

Pleasant View, Toronto · M2J 3K7

C\$ 1,399,000

6	4	2,750	5	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Outstanding Value In Prime Pleasant View Large Executive Family Size Home, 4+2 Bedrooms With 3 1/2 Bathrooms, Thousands Spent On Upgrades Including New Kitchen, Appliances, Hardwood Flooring, Pot Lights & More! Bright & Spacious With Tons Of Natural Light, Fantastic Flow, Bonus Extra Office On Second Floor, Large Finished Basement, 2 Fireplaces, Main Floor Family Room. Steps To Parks, Schools, Subway & Shopping. Fairview Mall, DVP/401 Such A Convenient Location. An Oversized Home Perfect For Entertaining & Plenty Of Space For Extended Family Members. Freshly Painted & Ready To Move In!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Public Transit
- ✓ School
- ✓ Park

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	South
AREA RANGE	2500-3000 sqft
PARKING	5 spaces
ANNUAL TAX	\$7,903
POSTAL CODE	M2J 3K7
NEIGHBOURHOOD	Pleasant View

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Bay Window
Foyer	Main	—	—
Dining Room	Main	—	Hardwood Floor, Window
Kitchen	Main	—	Breakfast Area, Stainless Steel Appl, W/O To Yard
Breakfast	Main	—	—
Family Room	Main	—	Hardwood Floor, Fireplace, W/O To Yard

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ROYAL LEPAGE SIGNATURE REALTY

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Second	—	6 Pc Ensuite, Hardwood Floor, Walk-In Closet(s)
Bedroom 2	Second	—	Hardwood Floor, Double Closet, Window
Bedroom 3	Second	—	Hardwood Floor, Double Closet, Window
Bedroom 4	Second	—	Hardwood Floor, Double Closet, Window
Office	Second	—	Hardwood Floor, Closet, Window
Recreation	Basement	—	Laminate, Closet, Double Doors
Bedroom	Basement	—	Laminate, Fireplace, Closet
Bedroom	Basement	—	Laminate, Closet
Utility Room	Basement	—	Combined w/Laundry, Laundry Sink
—	—	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.