



FOR SALE

DETACHED

MLS# C14111832

119 Patricia Avenue, Toronto, ON M2M 1J3

Newtonbrook West, Toronto · M2M 1J3

C\$ 2,880,000

6	6	4,250	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

More Space. A Lot More to Love. Just Steps From Yonge Street, This Custom-Built Residence Has a Presence That's Hard to Miss, Yet It's the Way the Home Lives That Makes It Special. Behind Its Classic Stone Facade, Soaring Ceilings, Oversized Windows, and Beautifully Proportioned Rooms Give the Interiors a Wonderful Sense of Space and Light. The Kitchen Is Made for More Than Cooking, With Premium Appliances, A Generous Centre Island, and a Butler's Pantry That Keeps Everything Running Smoothly. Flowing Effortlessly Into the Family Room With Views of the Lush, Landscaped Backyard, Making Everyday Living and Entertaining Feel Equally Natural. Upstairs, Generous Bedrooms and Bathrooms With Heated Floors Offer Room to Unwind. And Then There's the Location: Morning Coffee, Dinner Plans, Parks, Schools, Shopping, and Transit Are All Within Walking Distance. The Best Part? You Get the Space and Character of A C/B Home Without Giving Up Urban Convenience. ****A Rare Opportunity To Own A Solid Luxury Home in a Prime Location. *A MUST SEE ***

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out, Finished
FACING	South
AREA RANGE	3500-5000 sqft
PARKING	6 spaces
ANNUAL TAX	\$17,909
POSTAL CODE	M2M 1J3
NEIGHBOURHOOD	Newtonbrook West

ROOM BREAKDOWN

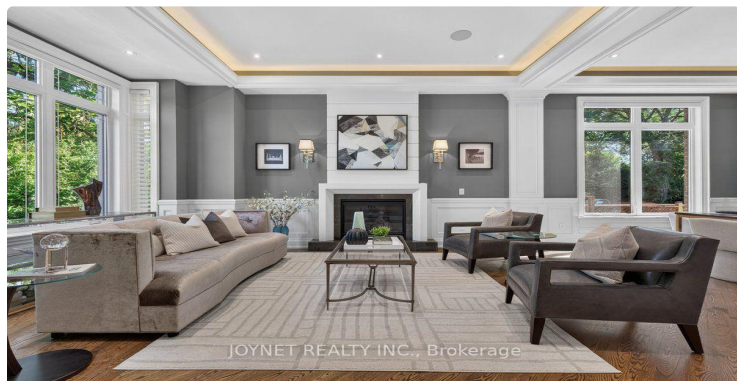
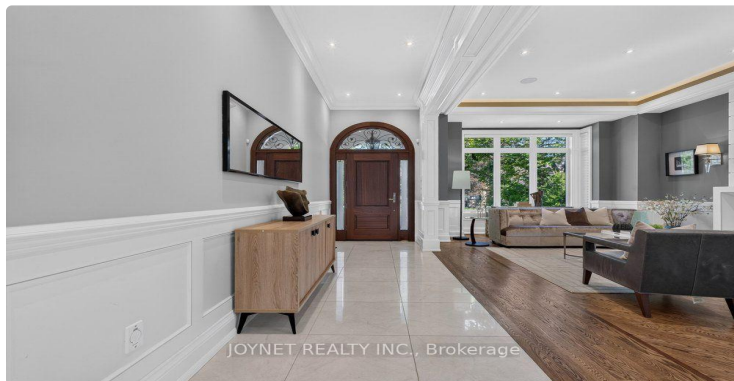
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	9.17 x 4.29	Hardwood Floor, LED Lighting, Gas Fireplace
Dining Room	Main	9.17 x 4.29	Built-in Speakers, LED Lighting, Open Concept
Library	Main	3.04 x 3.04	Window, B/I Bookcase, Panelled

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JOYNET REALTY INC.

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	4.00 x 5.30	Hardwood Floor, Granite Counters, Centre Island
Breakfast	Main	3.50 x 3.05	Hardwood Floor, Overlook Patio, Combined w/Kitchen
Family Room	Main	5.18 x 4.88	Hardwood Floor, B/I Shelves, Fireplace Insert
Primary Bedroom	Second	6.49 x 5.18	5 Pc Ensuite, Built-in Speakers, Walk-In Closet(s)
Bedroom 2	Second	4.30 x 3.87	4 Pc Ensuite, Hardwood Floor, Closet
Bedroom 3	Second	4.45 x 4.60	3 Pc Ensuite, Walk-In Closet(s), Coffered Ceiling(s)
Bedroom 4	Second	5.09 x 4.38	3 Pc Ensuite, Walk-In Closet(s), Coffered Ceiling(s)
Recreation	Lower	10.50 x 5.12	Gas Fireplace, Heated Floor, W/O To Yard
Bedroom	Lower	4.20 x 4.63	Closet, Tile Floor, Heated Floor

GALLERY





LISTING AGENT

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JOYNET REALTY INC.

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.