



FOR SALE

SEMI-DETACHED

MLS# C14123332

# 34 Yucatan Road, Toronto, ON M2H 2K8

Pleasant View, Toronto · M2H 2K8

C\$ 789,900

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 5        | 2         | 1,300 | 3       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Attention Renovators, Investors, and First-Time Buyers!!! Discover an incredible opportunity in the highly sought-after Pleasant View community! This spacious blank canvas offers unlimited potential to create your dream home or a lucrative income property. The main floor features 1,250 sq ft with 3 bedrooms and a versatile office, perfect for a growing family or working remotely. The large 1,080 sq ft basement includes a separate entrance, kitchen, spacious recreation room, den, and additional bedrooms-ideal for a basement suite to generate rental income or accommodate extended family. Whether you're envisioning a sizable family home, multi-generational living, or a rewarding investment, this property provides the flexibility to make your vision a reality. Conveniently located near Seneca College, public transit options including Finch Bus to Subway, Fairview Mall, and quick access to 404/401, this is an opportunity you won't want to miss! Unlock the potential today and turn this property into your future home or smart investment!

### FEATURES

- ✓ Basement
- ✓ Garage

### PROPERTY DETAILS

|                |                              |
|----------------|------------------------------|
| PROPERTY TYPE  | Semi-Detached                |
| LISTING STATUS | For Sale                     |
| STYLE          | Bungalow-Raised              |
| PROPERTY TYPE  | Semi-Detached                |
| BASEMENT       | Apartment, Separate Entrance |
| FACING         | North                        |
| AREA RANGE     | 1100-1500 sqft               |
| PARKING        | 3 spaces                     |
| ANNUAL TAX     | \$4,549                      |
| POSTAL CODE    | M2H 2K8                      |
| NEIGHBOURHOOD  | Pleasant View                |

## ROOM BREAKDOWN

| ROOM        | LEVEL | DIMENSIONS | FEATURES       |
|-------------|-------|------------|----------------|
| Living Room | Upper | —          | Hardwood Floor |
| Dining Room | Upper | —          | Hardwood Floor |
| Kitchen     | Upper | —          | Eat-in Kitchen |

| ROOM            | LEVEL | DIMENSIONS | FEATURES                              |
|-----------------|-------|------------|---------------------------------------|
| Primary Bedroom | Upper | —          | Hardwood Floor, Double Closet, Window |
| Bedroom 2       | Upper | —          | Hardwood Floor, Closet, Window        |
| Bedroom 3       | Upper | —          | Hardwood Floor, Closet, Window        |
| Den             | Upper | —          | Broadloom, Separate Room              |
| Recreation      | Lower | —          | Laminate, Window                      |
| Den             | Lower | —          | Laminate                              |
| Kitchen         | Lower | —          | Breakfast Bar                         |
| Bedroom         | Lower | —          | Laminate, Window                      |
| Bedroom         | Lower | —          | Laminate, Window                      |

GALLERY





## LISTING AGENT

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Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.