FOR SALE | DETACHED | MLS# C14127394

442 Heath Street E, Toronto, ON M4G 1B5

Leaside, Toronto · M4G 1B5

C$ 9,495,000

5	5	4,250	3	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 442 Heath Street East, an architecturally distinctive contemporary residence offering more than 6,000 square feet across three levels in coveted Bennington Heights, with interiors by Ashley Botten. Set on an extraordinary lot, this sun-filled home pairs luxurious finishes, thoughtful built-ins, in-floor heating throughout and a heated driveway for year-round comfort. A sleek and stunning entryway features extensive storage and introduces the elegant living and dining room, complete with show-stopping floor-to-ceiling windows. The stunning modern kitchen features a large island and adjoining breakfast area. The expansive family room overlooks the landscaped backyard, while a main-floor office, powder room and attached garage add everyday convenience. Upstairs are four spacious bedrooms, a family library and laundry room, including a spectacular primary retreat with backyard views, a skylit walk-in closet and luxurious five-piece ensuite. The lower level offers a generous recreation room, fifth bedroom, full bathroom, fitness and Pilates studio, infrared sauna and ample storage. And then there is the backyard, which is reminiscent of the most exclusive resorts in the world. Discover a gorgeous swimming pool, expansive entertaining patio, outdoor cooking area, children's play treehouse, butterfly garden, outdoor table tennis and additional green space beyond the pool. Expansive windows bring exceptional natural light into the home and frame its lush surroundings. Enjoy proximity to Moore Park Ravine, the Beltline Trail, Evergreen Brick Works, parks and Bayview Avenue's shops, cafes and restaurants. Nearby schools include Bennington Heights Elementary, Bessborough Drive Elementary and Middle School and Leaside High School (subject to school board policies), with convenient TTC connections, access to downtown and the Don Valley Parkway. A rare blend of modern architecture, family comfort and resort-inspired outdoor living, this home is truly exceptional.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School
- ✓ New Build

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	North
AGE	0-5 years
AREA RANGE	3500-5000 sqft
PARKING	3 spaces
ANNUAL TAX	$25,037
POSTAL CODE	M4G 1B5
NEIGHBOURHOOD	Leaside

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	4.34 x 2.49	Heated Floor, B/I Closet
Living Room	Main	—	Combined w/Dining
Dining Room	Main	8.18 x 4.24	Combined w/Living
Kitchen	Main	7.56 x 7.35	Combined w/Family
Breakfast	Main	4.04 x 2.95	Fireplace, W/O To Patio
Family Room	Main	7.56 x 7.35	Fireplace, B/I Shelves, W/O To Patio
Office	Main	2.84 x 2.64	Heated Floor, Pocket Doors
Primary Bedroom	Second	6.81 x 3.99	Heated Floor, Walk-In Closet(s), 5 Pc Ensuite
Bedroom 2	Second	4.27 x 3.58	Heated Floor, Double Closet, Semi Ensuite
Bedroom 3	Second	4.24 x 3.58	Heated Floor, Double Closet, Semi Ensuite
Bedroom 4	Second	3.94 x 3.56	Heated Floor, Double Closet, Semi Ensuite
Recreation	Lower	8.81 x 6.78	Heated Floor, Built-in Speakers
Bedroom 5	Lower	—	Above Grade Window
Exercise Room	Lower	6.76 x 3.86	Built-in Speakers, Above Grade Window
Utility Room	Lower	—	—
—	—	—	—

GALLERY

ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM, Brokerage

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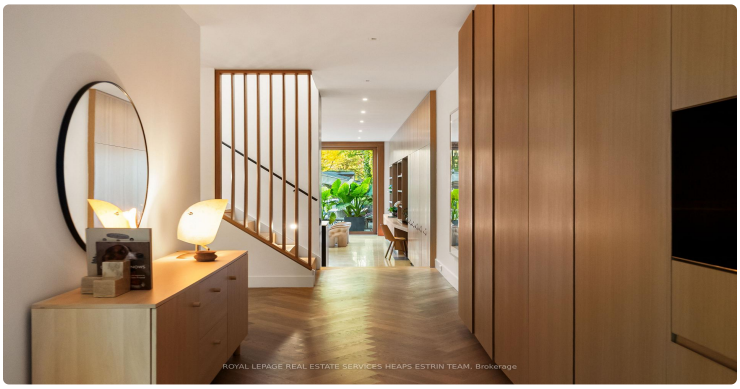
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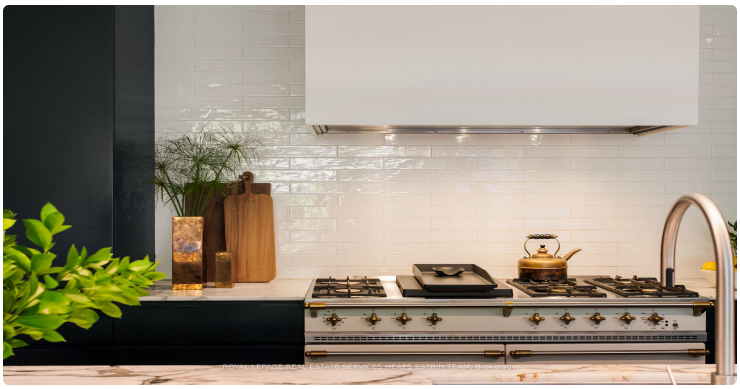
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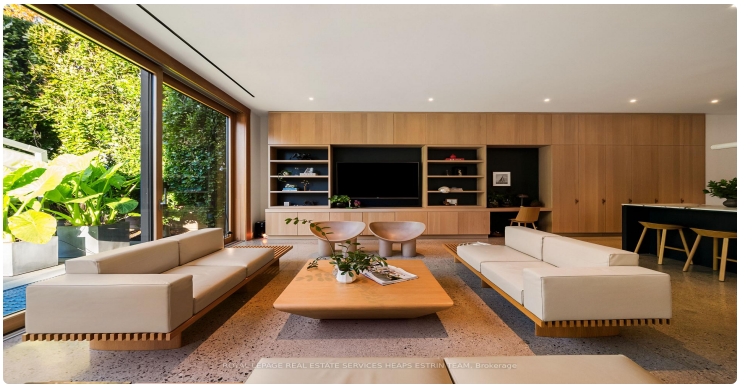
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LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 29, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.