

FOR SALE | DETACHED | MLS# C14142632

17 Malabar Place, Toronto, ON M3B 1A4

Banbury-Don Mills, Toronto · M3B 1A4

C$ 2,795,000

4	4	1,750	6	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A Rare Estate Lot At The End Of A Quiet Cul-De-Sac In The Coveted Denlow Neighbourhood, Celebrated For Its Mature Trees And Top-Rated Schools. Set On An Impressive 0.419-Acre Pie-Shaped Lot Backing Directly Onto Mike Bela Park With No Neighbours Behind, Offering Unmatched Privacy And Endless Potential. A Truly Unique Opportunity With Three Paths Forward: Move In And Enjoy; Renovate & Reimagine To Suit Your Lifestyle; Or Start Fresh And Build A Custom Two-Storey Residence With An As Of Right Total Floor Area Of Approximately 8000 Sq ft, As Per Site Assessment Plan (Report Attached). The Current 4-Bedroom, 4-Bathroom Bungalow Offers An Exceptional Layout, Tons of Natural Light And A Sprawling Lower Level With Generous Ceiling Height. Attached 2-Car Garage. The Expansive Rear Yard Opens Onto Lush Parkland For A Private Retreat In The Heart Of The City. Steps To Edwards Gardens, Parks And Trails, Minutes To The Shops At Don Mills, Top Private Schools, Granite Club, TTC, And Quick Access To The DVP And 401.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Cul de Sac/Dead End
- ✓ Library
- ✓ Park
- ✓ Public Transit

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Full
FACING	South
AGE	51-99 years
AREA RANGE	1500-2000 sqft
PARKING	6 spaces
ANNUAL TAX	$11,794
POSTAL CODE	M3B 1A4
NEIGHBOURHOOD	Banbury-Don Mills

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
—	Main	—	Tile Floor, 2 Pc Bath
Living Room	Main	—	Fireplace, Bay Window, Combined w/Dining
Dining Room	Main	—	Combined w/Living, Window, Wood

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Bay Window, W/O To Deck, Breakfast Area
Breakfast	Main	—	W/O To Deck, Combined w/Kitchen, Wood
Primary Bedroom	Main	—	Ensuite Bath, Walk-In Closet(s), Window
Bedroom 2	Main	—	Bay Window
Bedroom 3	Main	—	Closet, Window
Bedroom 4	Main	—	Closet, Window
Sitting	Main	—	3 Pc Ensuite

GALLERY


ROYAL LEPAGE SIGNATURE REALTY, Brokerage


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153.69ft
173.18ft
145.00ft
163.90ft
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17
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LISTING AGENT

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ROYAL LEPAGE SIGNATURE REALTY

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