

FOR SALE | DETACHED | MLS# C14143268

84 Cottonwood Drive, Toronto, ON M3C 2B4

Banbury-Don Mills, Toronto · M3C 2B4

C$ 999,888

4	2	1,300	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Come for the charm. Stay for the possibilities. Welcome to the lovely 84 Cottonwood Drive. This inviting detached 2-storey home sits on a generous 60 x 100 ft lot on a quiet street in the highly sought-after community of Banbury-Don Mills. Proudly owned and meticulously maintained by the same family for nearly 60 years, it feels like home from the moment you walk in. Whether you're buying your first home, upsizing for your growing family, or exploring your next renovation, investment, or custom-build project, this property offers a wealth of possibilities. The main floor is bright and open, with a combined living and dining area, rich hardwood floors, and a spacious eat-in kitchen. Enjoy its welcoming character or introduce your own updates to reflect your personal style. Upstairs, three bedrooms and a 4-piece bathroom are complemented by large windows, generous closet space, with plenty of additional storage throughout the home. The partly finished basement features a separate side entrance and an additional bedroom with a 2-piece ensuite. The unfinished area offers room to create additional living space tailored to your needs. Step outside to a serene backyard which offers space for gardening, play, and entertaining, along with a large shed to keep tools and outdoor equipment neatly stored. A single-car carport and three additional driveway spaces provide plenty of parking for family and friends. Shops, restaurants, groceries, and TTC transit are all close by, with the Shops at Don Mills just steps from your front door! Excellent schools, parks and an extensive network of walking trails enrich the neighbourhood, while easy access to the DVP keeps you connected to the city. A cherished home, a quiet street, and a vibrant community provide the perfect setting for your next chapter. Don't miss out on this gem!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Partially Finished, Separate Entrance
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	4 spaces
ANNUAL TAX	$7,167
POSTAL CODE	M3C 2B4
NEIGHBOURHOOD	Banbury-Don Mills

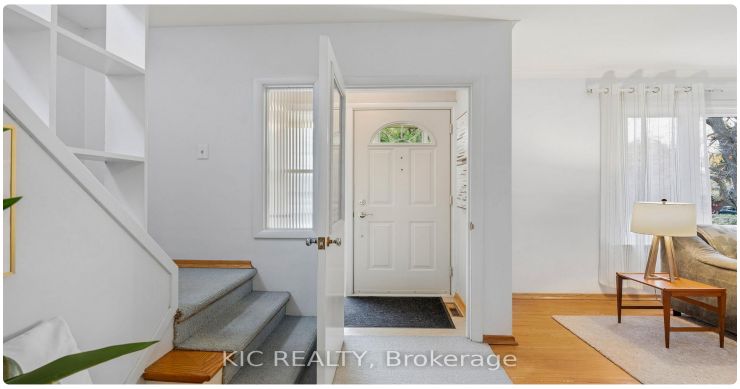
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Large Window, Combined w/Dining
Dining Room	Main	—	Hardwood Floor, Large Window, Combined w/Living
Kitchen	Main	—	Vinyl Floor, Large Window, Eat-in Kitchen
Primary Bedroom	Second	—	Broadloom, Large Window, His and Hers Closets
Bedroom 2	Second	—	Broadloom, Large Window, Double Closet
Bedroom 3	Second	—	Broadloom, Large Window, Double Closet
Bedroom	Basement	—	2 Pc Ensuite, Large Window, Closet

GALLERY


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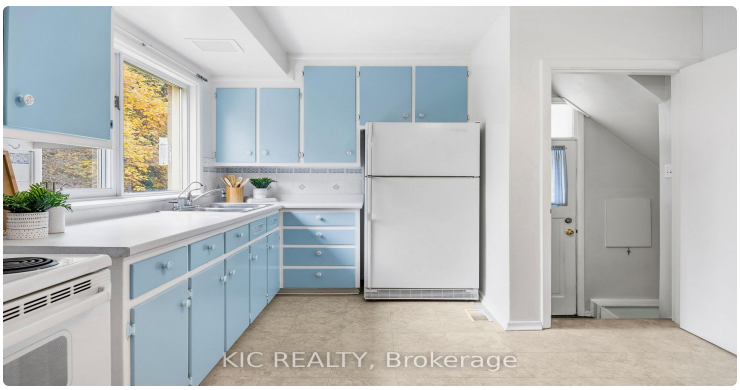

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LISTING AGENT

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Prepared for you on November 3, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.