


FOR SALE | DETACHED | MLS# C14156934

# 131 Burbank Drive, Toronto, ON M2K 1N6

Bayview Village, Toronto · M2K 1N6

## C$ 2,200,000

| 5 | 3 | 2,250 | 8 | — | For Sale |
|---|---|---|---|---|---|
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE |

## ABOUT THIS PROPERTY

Welcome To This Stunning Bungalow Situated On A Spectacular 70 X 205 Ft Ravine Lot! Surrounded By Nature & Offering Exceptional Privacy, This Beautiful Home Features A Full Walk-Out Basement And Combines The Convenience Of City Living With The Peaceful Feel Of A Country Retreat. Move In & Enjoy As-Is, Renovate To Your Taste, Or Take Advantage Of The Incredible Lot To Build Your Dream Custom Home With Plenty Of Space For An Indoor Or Outdoor Pool. A Rare Opportunity Offering Beautiful Ravine Views, An Exceptional Lot & Tremendous Future Development Potential!

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

### PROPERTY DETAILS

| | |
|---|---|
| PROPERTY TYPE | Detached |
| LISTING STATUS | For Sale |
| STYLE | Bungalow |
| PROPERTY TYPE | Detached |
| BASEMENT | Finished, Finished with Walk-Out, Walk-Out |
| FACING | East |
| AREA RANGE | 2000-2500 sqft |
| PARKING | 8 spaces |
| ANNUAL TAX | $17,210 |
| POSTAL CODE | M2K 1N6 |
| NEIGHBOURHOOD | Bayview Village |

## ROOM BREAKDOWN

| ROOM | LEVEL | DIMENSIONS | FEATURES |
|---|---|---|---|
| Living Room | Main | 4.65 x 6.66 | Marble Fireplace, Picture Window, Hardwood Floor |
| Dining Room | Main | 3.07 x 3.48 | Picture Window, Hardwood Floor, Overlooks Ravine |
| Kitchen | Main | 3.29 x 6.16 | Modern Kitchen, Eat-in Kitchen, W/O To Deck |
| Family Room | Main | 4.90 x 4.29 | Gas Fireplace, Open Concept, Overlooks Ravine |
| Primary Bedroom | Main | 5.04 x 4.05 | 4 Pc Ensuite, Picture Window, Walk-In Closet(s) |

| ROOM | LEVEL | DIMENSIONS | FEATURES |
|---|---|---|---|
| Bedroom 2 | Main | 3.62 x 3.44 | Double Closet |
| Bedroom 3 | Main | 3.50 x 2.88 | Hardwood Floor |
| Recreation | Lower | 4.51 x 7.97 | Stone Fireplace, Wet Bar, Overlooks Ravine |
| Bedroom 4 | Lower | 4.92 x 4.00 | Double Closet, Overlooks Backyard |
| Bedroom 5 | Lower | 4.51 x 3.78 | Double Closet |

# GALLERY


RE/MAX EXCEL REALTY LTD., Brokerage


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## LISTING AGENT


### Pavel Shaganenko

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