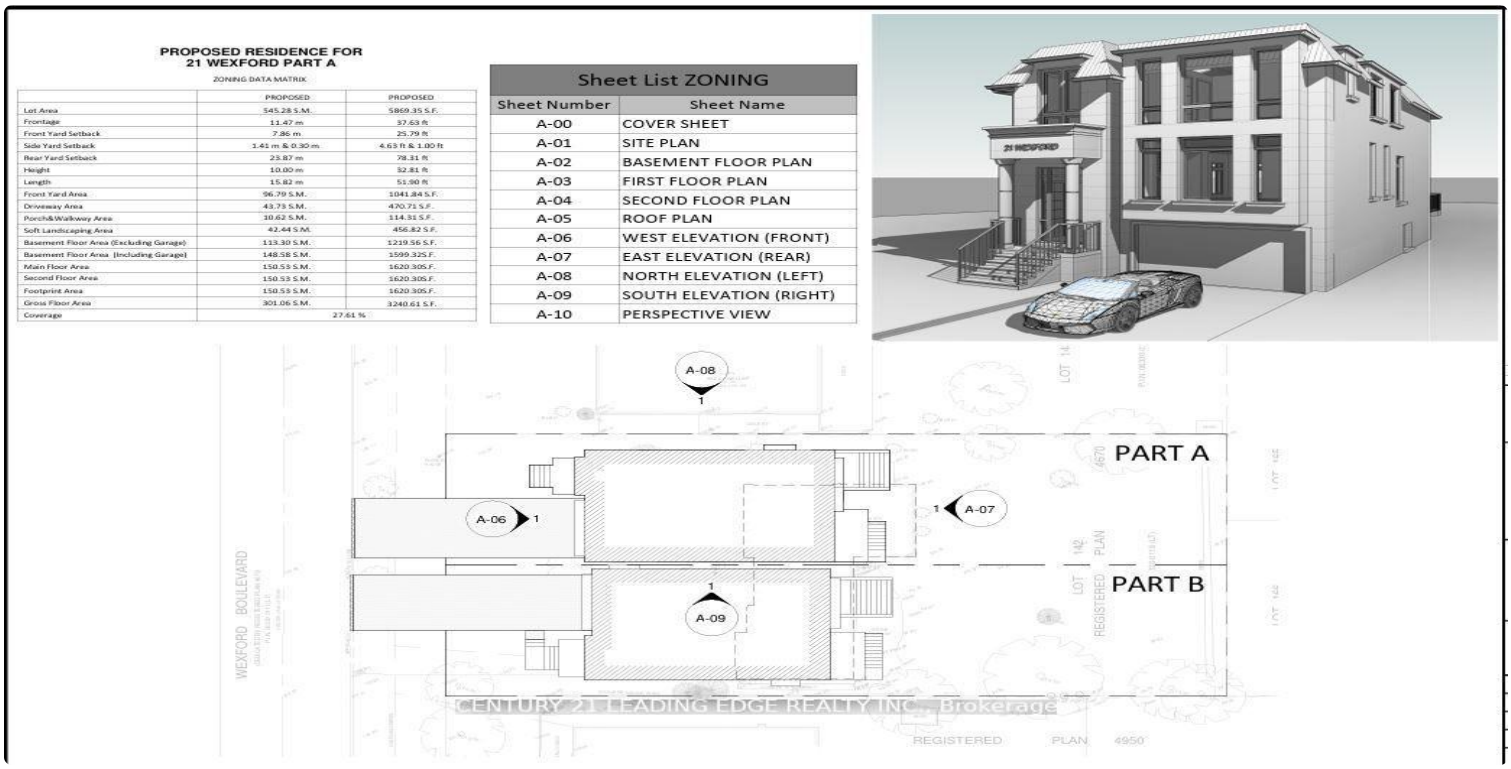


FOR SALE | DETACHED | MLS# E13593044

21 Wexford Boulevard B, Toronto, ON M1R 1K9

Wexford-Maryvale, Toronto · M1R 1K9

C$ 899,000

4	2	1,300	5	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Experience 1 & half 3 bedroom house located in the heart of Wexford. Located at the end cul de-sac. New approved permit ready modern home designed for 3,240 Sq Ft + Basement floor area 1,219 Sq ft gross floor area. Functional layout 10'8' high spacious family and kitchen open concept design, Private office, Dining and living room combined with coffered ceiling. Second level has spacious Primary bedroom with primary bathroom, walk in closet. 2nd bedroom with double closet with Jack and Jill bathroom with 3rd bedroom and double closet. 4th bedroom with ensuite bathroom, double closet. Second level with separate HVAC system and Laundry. Basement design boasts a high ceiling, a Nanny suite with a 3p bathroom, Rec room combined with wet bar, Separate furnace and laundry room. Surrounded by wooded trees, greenery of Wexford Park and Ashtonbee Park,this home offers a retreat while remaining within the city. The thoughtfully designed layout features a well-proportioned floor plan, centered on the lot to maximize both front and backyard space. A long private 6 cars driveway leads to an attached single car garage, providing ample parking. Inside, discover elegant details including two fireplaces, a separate dining room, an inviting living area, multiple walkouts,and above-grade windows that flood the space with natural light. Located in a well-maintained neighborhood where pride of ownership shines through, this home presents a rare opportunity to create your dream residence whether by adding a garden suite, reimagining the existing structure, or simply enjoying the peacefulness. Short walk to Public trans, Schools and shopping. Short drive to the D.V.P. and HWY 401.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Cul de Sac/Dead End
- ✓ Greenbelt/Conservation
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

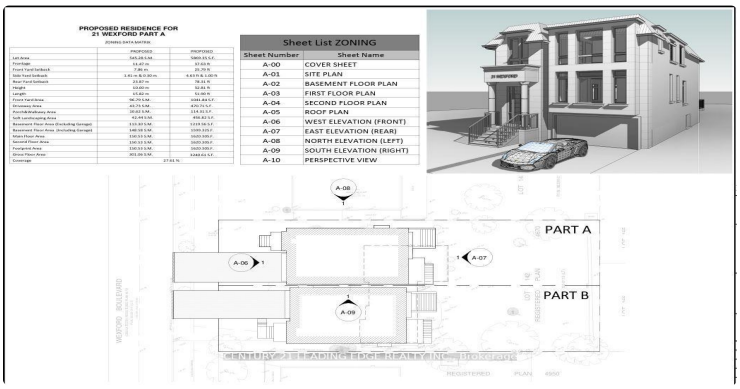
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	1 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Partial Basement
FACING	East
AREA RANGE	1100-1500 sqft
PARKING	5 spaces
ANNUAL TAX	$4,300
POSTAL CODE	M1R 1K9
NEIGHBOURHOOD	Wexford-Maryvale

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES

Foyer	Main	—	Ceramic Floor, Crown Moulding
Great Room	Main	—	Fireplace, Hardwood Floor, Crown Moulding
Dining Room	Main	—	Hardwood Floor, Crown Moulding
Kitchen	Main	—	Ceramic Floor, W/O To Yard, B/I Appliances
Primary Bedroom	Main	—	6 Pc Ensuite, Hardwood Floor, Walk-In Closet(s)
Bedroom 2	Second	—	Closet, Large Window, Hardwood Floor
Bedroom 3	Second	—	Closet, Large Window, Broadloom
Bathroom	Second	—	2 Pc Bath, Ceramic Floor
Recreation	Basement	—	Fireplace, Above Grade Window

GALLERY



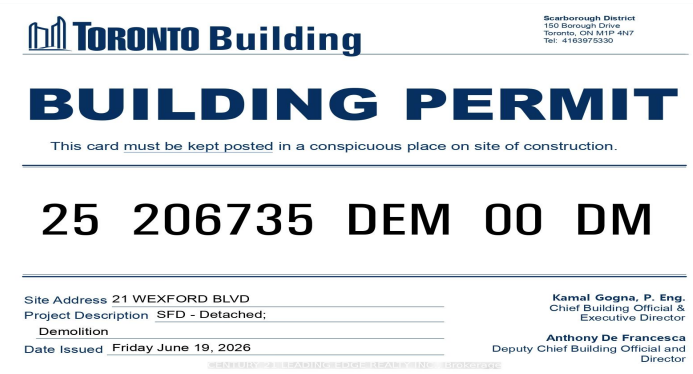
PROPOSED RESIDENCE FOR
21 WEXFORD PART A

ZONING DATA MATRIX

	PROPOSED	PROPOSED
Lot Area	545.08 S.M.	5869.05 S.F.
Frontage	14.47 m	47.50 ft
Front Yard Setback	7.62 m	25.00 ft
Side Yard Setback	1.81 m & 0.60 m	5.93 ft & 1.96 ft
Rear Yard Setback	23.87 m	78.31 ft
Height	10.00 m	32.81 ft
Length	15.82 m	51.90 ft
Front Yard Area	96.29 S.M.	1035.88 S.F.
Driveway Area	46.75 S.M.	503.15 S.F.
Front Landscaping Area	49.54 S.M.	533.13 S.F.
Rear Yard Area	312.48 S.M.	3362.62 S.F.
Basement Floor Area (Including Garage)	110.87 S.M.	1193.16 S.F.
Basement Floor Area (Including Garage)	148.59 S.M.	1599.10 S.F.
Main Floor Area	150.53 S.M.	1620.335 S.F.
Second Floor Area	150.53 S.M.	1620.335 S.F.
Footprint Area	150.53 S.M.	1620.335 S.F.
Drive Floor Area	302.06 S.M.	3248.61 S.F.
Coverage	27.64 %	

Sheet List ZONING

Sheet Number	Sheet Name
A-00	COVER SHEET
A-01	SITE PLAN
A-02	BASEMENT FLOOR PLAN
A-03	FIRST FLOOR PLAN
A-04	SECOND FLOOR PLAN
A-05	ROOF PLAN
A-06	WEST ELEVATION (FRONT)
A-07	EAST ELEVATION (REAR)
A-08	NORTH ELEVATION (LEFT)
A-09	SOUTH ELEVATION (RIGHT)
A-10	PERSPECTIVE VIEW



TORONTO Building

Scarborough District
150 Borough Drive
Toronto, ON M1P 4N7
Tel: 4163975330

BUILDING PERMIT

This card must be kept posted in a conspicuous place on site of construction.

25 206735 DEM 00 DM

Site Address 21 WEXFORD BLVD
Project Description SFD - Detached; Demolition
Date Issued Friday June 19, 2026

Kamal Gogna, P. Eng.
Chief Building Official & Executive Director

Anthony De Francesca
Deputy Chief Building Official and Director

CENTURY 21 LEADING EDGE REALTY INC., Brokerage

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CENTURY 21 LEADING EDGE REALTY INC., Brokerage

LISTING AGENT

Pavel Shaganenko

CENTURY 21 LEADING EDGE REALTY INC.

Email: pshaganenko@gmail.com

Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.