



FOR SALE

DETACHED

MLS# E13700540

# 365 Bellamy Road N, Toronto, ON M1H 1G1

Woburn, Toronto · M1H 1G1

C\$ 1,199,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 5        | 3         | 900   | 3       | 51-99     | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Welcome to this spacious and versatile detached home in the heart of Woburn, Toronto, offering excellent income potential and flexible living arrangements. A separate side entrance leads to a fully finished basement featuring two self-contained units, each complete with its own kitchen and full bathroom-ideal for extended family living, rental income, or a combination of both. The main level features a welcoming enclosed front porch, providing additional living space that can be used as a bright sunroom, reading area, or informal sitting room. Outside, enjoy a beautifully landscaped private garden with a generous deck, perfect for relaxing or entertaining. The location offers outstanding everyday convenience, with TTC routes, parks, shopping, schools, and local amenities all close by. St. Richard Catholic School, Cedarbrook Public School, and Tredway Woodsworth Public School are within easy walking distance or a short bus ride. Nature and recreation are also nearby, including Bellamy Ravine Creek Park and Thomson Memorial Park, while Scarborough Town Centre provides convenient access to shopping, restaurants, entertainment, and more. Highlights: Detached home in desirable Woburn, Separate side entrance to finished basement, Two self-contained basement units. Each basement unit includes a kitchen and full bathroom. Enclosed front porch / sunroom. Private landscaped garden. Spacious deck for outdoor entertaining. Close to TTC, schools, parks, shopping and amenities near Scarborough Town Centre.

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

### PROPERTY DETAILS

|                |                   |
|----------------|-------------------|
| PROPERTY TYPE  | Detached          |
| LISTING STATUS | For Sale          |
| STYLE          | Bungalow          |
| PROPERTY TYPE  | Detached          |
| BASEMENT       | Separate Entrance |
| FACING         | North             |
| AGE            | 51-99 years       |
| AREA RANGE     | 700-1100 sqft     |
| PARKING        | 3 spaces          |
| ANNUAL TAX     | \$4,178           |
| POSTAL CODE    | M1H 1G1           |
| NEIGHBOURHOOD  | Woburn            |

## ROOM BREAKDOWN

| ROOM                                    | LEVEL | DIMENSIONS | FEATURES |
|-----------------------------------------|-------|------------|----------|
| 365 Bellamy Road N, Toronto, ON M1H 1G1 |       |            |          |
| HOMELIFE/CHAMPIONS REALTY INC.          |       |            |          |

|                 |          |   |   |
|-----------------|----------|---|---|
| Living Room     | Main     | — | — |
| Kitchen         | Main     | — | — |
| Primary Bedroom | Main     | — | — |
| Bedroom 2       | Main     | — | — |
| Bedroom 3       | Main     | — | — |
| Bedroom 4       | Basement | — | — |
| Bedroom 5       | Basement | — | — |
| Kitchen         | Basement | — | — |
| Kitchen         | Basement | — | — |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.