



FOR SALE

DETACHED

MLS# E13784400

31 Wishing Well Drive, Toronto, ON M1T 1H9

Tam O'Shanter-Sullivan, Toronto · M1T 1H9

C\$ 1,127,000

4	2	900	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Meticulously Renovated 3+1 Bedroom 2-bathroom residence. Completely renovated between the fall of 2021 and 2022, virtually every detail of this home has been replaced, upgraded, or custom-built. A brand-new modern kitchen complete with premium stainless steel appliances, ceramic tile flooring, and walk-out. Two beautifully renovated, modern bathrooms featuring stylish fixtures and contemporary finishes. Layout Features 3 spacious bedrooms on the main level and an additional bedroom on the lower, level-perfect for a home office or guest room. High-End Flooring: Stunning, quality Canadian hardwood floors on the main level, complemented by durable, premium Coretec luxury vinyl flooring on the lower level. Full Mechanical Overhaul: Enjoy complete worry-free living with all-new plumbing, all-new electrical, and an owned central A/C system (installed Summer 2020). Superior Insulation & Efficiency: Outfitted with all-new windows, new window sills, and new interior/exterior doors. The attic insulation has been topped up, and the lower level is wrapped in premium, sound-dampening Rockwool insulation. The entire foundation was professionally waterproofed by Aquatec, including completely new window wells and updated weeping tiles. The exterior shines with brand-new siding, soffits, and eavestroughs. Landscaping (2023): Step outside to a freshly graded front and back lawn topped with lush new sod, a newly paved driveway, and elegant interlocking stone walkways. Fencing & Storage (2023): The property features a brand-new privacy fence, a new side entrance door, and a premium, custom-made 8x12 ft storage shed by Durashed. Move right in and enjoy a modern, worry-free lifestyle for years to come.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	South
AREA RANGE	700-1100 sqft
PARKING	3 spaces
ANNUAL TAX	\$4,727
POSTAL CODE	M1T 1H9
NEIGHBOURHOOD	Tam O'Shanter-Sullivan

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES	RE/MAX HALLMARK REALTY LTD.
31 Wishing Well Drive, Toronto, ON M1T 1H9				

Foyer	Ground	—	Tile Floor, Double Doors
Living Room	Ground	—	Hardwood Floor, Picture Window, Overlooks Frontyard
Dining Room	Ground	—	Hardwood Floor, Picture Window, Overlooks Frontyard
Kitchen	Ground	—	Modern Kitchen, Quartz Counter, Walk-Out
Primary Bedroom	Ground	—	Hardwood Floor, Closet, Overlooks Backyard
Bedroom 2	Ground	—	Hardwood Floor, Closet
Bedroom 3	Ground	—	Hardwood Floor, Closet
Recreation	Basement	—	Vinyl Floor, Finished, Above Grade Window
Bedroom 4	Basement	—	Vinyl Floor, Walk-In Closet(s), Above Grade Window
Laundry	Basement	—	Ceramic Floor, Above Grade Window

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX HALLMARK REALTY LTD.

Email: pshaganenko@gmail.com

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.