



ROYAL LEPAGE SIGNATURE SUSAN GUCCI REALTY, Brokerage

FOR SALE

DETACHED

MLS# E13797152

16 Squires Avenue, Toronto, ON M4B 2R3

O'Connor-Parkview, Toronto · M4B 2R3

C\$ 1,849,000

5	3	1,750	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A Rare Offering! Quality Italian-Built, Custom Home on One of the Longest Lots in the Neighbourhood! Custom built by the original owners with the quality and craftsmanship that still shines through today, 16 Squires Ave is a truly rare opportunity. This fully detached, all-brick home is deceptively large inside-what appears from the street to be a bungalow is actually a thoughtfully designed backsplit offering an impressive 5 bedrooms, oversized family room and a completely separate bachelor/in-law suite with its own private side entrance. Flexible living for every generation. The self-contained lower-level space is ideal for an in-law suite, nanny, adult child, rental income or multigenerational living, giving your family the flexibility to adapt as life changes. And despite the home's generous size, there are not a lot of stairs, making the layout remarkably easy to manage for all generations with bathrooms on almost every level. The main level offers a renovated living room, dining room and spacious eat-in kitchen. A few steps down lead to 2 bedrooms, an oversized family room with walkout to the backyard and a 3-piece bath. A few steps up from the main level are 3 additional generous bedrooms and a beautifully renovated bathroom with double sinks, glass shower and soaker tub. Outside, discover what may be one of the longest and most desirable lots in the neighbourhood-over 200 feet deep! A private, pool-sized backyard offers exceptional privacy and endless possibilities. Enjoy dining under the stars on the expansive patio or retreat beneath the stunning mature evergreen.A long private driveway accommodates many cars. Set on a charming, tree-lined street where neighbours stay for generations, this is the kind of community that feels like home the moment you arrive.Quality. Space. Privacy. Flexibility. A truly rare gem that is increasingly difficult to find. ****OPEN HOUSE WED OCT 7, 11AM-2PM****

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage

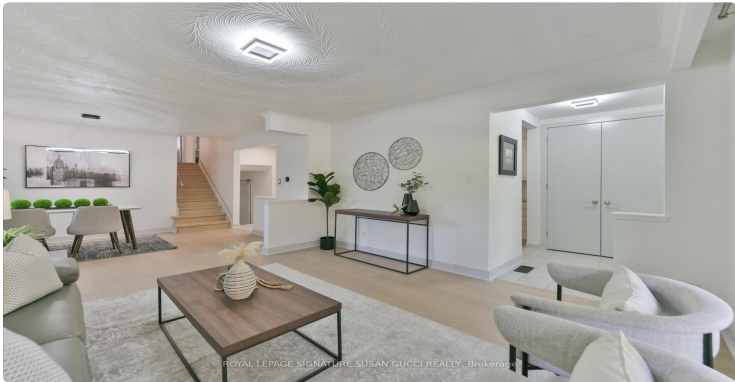
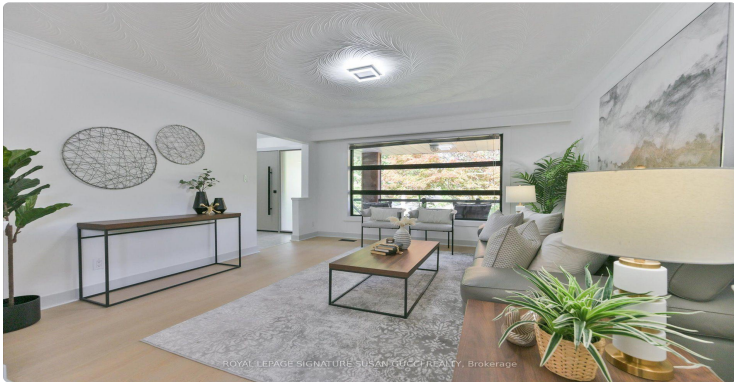
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment, Full, Separate Entrance
FACING	West
AREA RANGE	1500-2000 sqft
PARKING	3 spaces
ANNUAL TAX	\$6,008
POSTAL CODE	M4B 2R3
NEIGHBOURHOOD	O'Connor-Parkview

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Family Room	Main	—	—
Bedroom	Main	—	—
Office	Main	—	—
Living Room	Second	—	—
Dining Room	Second	—	—
Kitchen	Second	—	—
Breakfast	Second	—	—
Primary Bedroom	Third	—	—
Bedroom	Third	—	—
Bedroom	Third	—	—
Recreation	Basement	—	—
Kitchen	Basement	—	Wet Bar
Utility Room	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE SUSAN GUCCI REALTY

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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.