



FOR SALE

DETACHED

MLS# E13812494

149 Maybourne Avenue, Toronto, ON M1L 2W7

Clairlea-Birchmount, Toronto · M1L 2W7

C\$ 1,679,000

4	4	2,750	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to this rarely offered, Custom Built Luxury Home! Sun-filled Over 4200 sf living space, 2872 Sf. above grade + 1387 sf basement , Open Concept layout, functional and inviting, ideal for entertaining or relaxing with loved ones. Bright and airy interiors with large picture windows and abundant natural light. over look Beautifully landscaped backyard , , Real hardwood floor Thru-Out. Solid maple cherry-finish cabinetry with granite countertops. Main Floor Laundry Room with Chute from upper floor. Spacious finished Walk-Out Basement, separate entrance, large Kitchen with big window ,perfect for growing families and rent income , Quality Materials & Professional Workmanship! New roof 2025. Private driveway with parking for up to 4 vehicles. Walk to elementary and high schools, Close to Subway Station, quick access to Downtown Toronto. this home blends urban convenience with Quiet neighborhood charm. Don't miss your chance to own this stunning home in a well-established, high-demand area! Just move in and enjoy the beautiful harvest season.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance, Finished
FACING	East
AREA RANGE	2500-3000 sqft
PARKING	4 spaces
ANNUAL TAX	\$8,348
POSTAL CODE	M1L 2W7
NEIGHBOURHOOD	Clairlea-Birchmount

ROOM BREAKDOWN

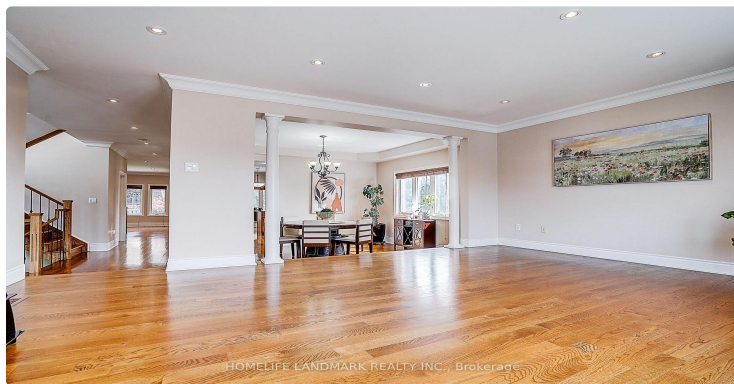
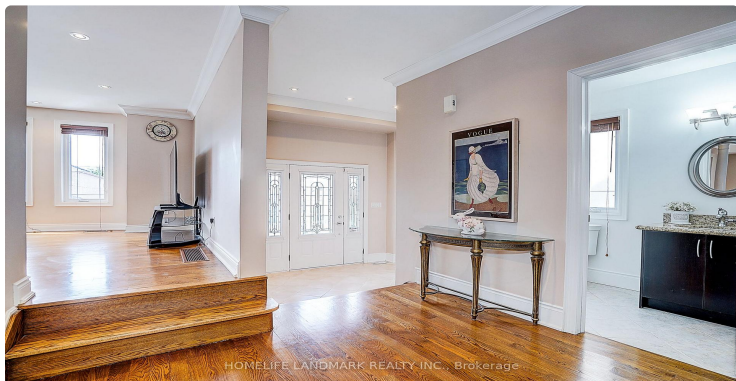
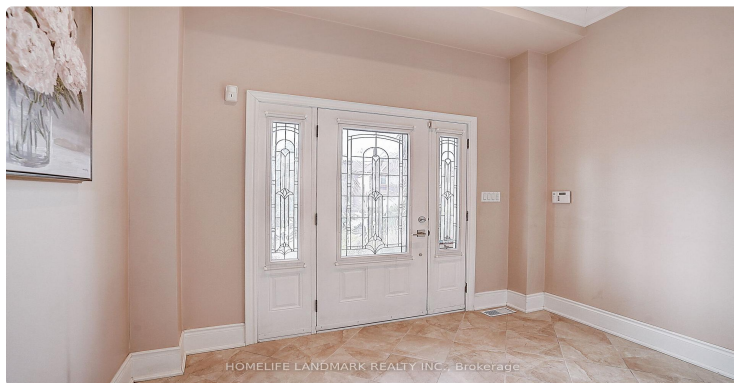
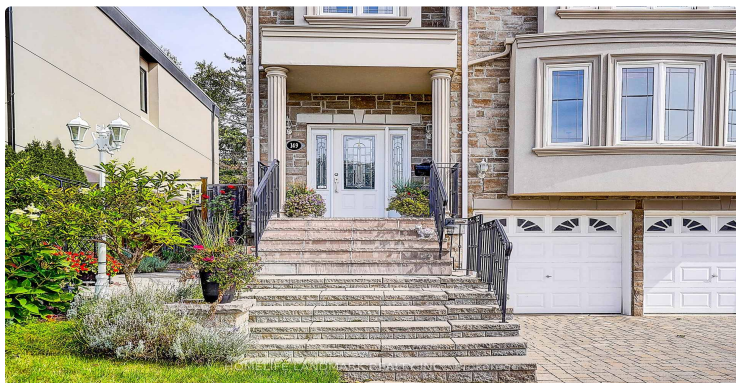
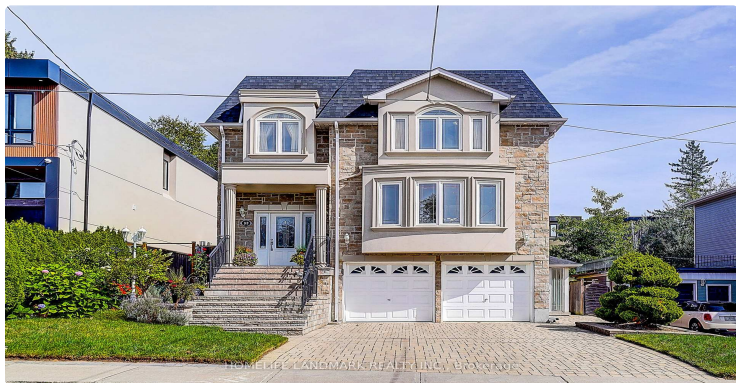
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	4.27 x 5.48	Open Concept, Overlooks Dining, Hardwood Floor
Dining Room	Main	3.66 x 4.27	Open Concept, Combined w/Living, Hardwood Floor
Kitchen	Main	3.00 x 4.27	Breakfast Bar, Overlooks Garden, Family Size Kitchen

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HOMELIFE LANDMARK REALTY INC.

ROOM	LEVEL	DIMENSIONS	FEATURES
Family Room	Main	4.27 x 5.45	W/O To Deck, Gas Fireplace, Overlooks Garden
Primary Bedroom	Second	4.27 x 5.45	5 Pc Ensuite, Walk-In Closet(s), Casement Windows
Bedroom 2	Second	4.00 x 4.15	4 Pc Bath, Hardwood Floor, Casement Windows
Bedroom 3	Second	3.35 x 4.00	Hardwood Floor, Casement Windows
Bedroom 4	Second	3.65 x 4.15	4 Pc Ensuite, Hardwood Floor, Casement Windows

GALLERY





LISTING AGENT

Pavel Shaganenko

HOMELIFE LANDMARK REALTY INC.

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.