



ROYAL HERITAGE REALTY LTD. , Brokerage

FOR SALE

DETACHED

MLS# E13813070

# 4 Brantwood Drive, Toronto, ON M1H 2G6

Woburn, Toronto · M1H 2G6

C\$ 1,120,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 6        | 5         | 2,250 | 5       | 51-99     | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Spacious 2,196 Sq Ft Family Home with Tremendous Potential & Flexible Lower Level! Welcome to a home that truly has it all! Perfectly blending warmth, massive scale, and absolute practicality, this expansive 2,196 square foot residence sits on a rare oversized lot and is ideally tailored for growing families or multi-generational living. Located just minutes from top-tier hospitals, public transit, and premium local amenities, this property delivers exceptional daily convenience alongside a highly versatile layout. The Main & Upper Living Space: Step into sun-drenched principal rooms designed for both seamless entertaining and cozy family nights. The main level boasts a bright, spacious eat-in kitchen, a formal separate dining room, and an inviting living room centered around a cozy wood-burning fireplace. A main-floor den/family room features a private door, easily transforming into a convenient main-floor bedroom if needed. Upstairs, comfort takes center stage with oversized bedrooms, including a sprawling primary retreat complete with a private ensuite bathroom. Organization is effortless thanks to abundant closet space and a highly desired upper level laundry room. Flexible Lower Level & Carport Perks: The lower level offers great potential, featuring two separate family suites accessed via a shared walk-out entrance. Ready for your personal updates and finishing touches, this space provides fantastic future flexibility for extended family or guest accommodations. Outside, the property handles peak family traffic with ease, offering parking for up to five vehicles and an enclosed carport equipped with hydro-an ideal operational space for seasonal projects, hobbyists, or protected cold-weather parking.

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

### PROPERTY DETAILS

|                |                                           |
|----------------|-------------------------------------------|
| PROPERTY TYPE  | Detached                                  |
| LISTING STATUS | For Sale                                  |
| STYLE          | 2-Storey                                  |
| PROPERTY TYPE  | Detached                                  |
| BASEMENT       | Finished with Walk-Out, Separate Entrance |
| FACING         | West                                      |
| AGE            | 51-99 years                               |
| AREA RANGE     | 2000-2500 sqft                            |
| PARKING        | 5 spaces                                  |
| ANNUAL TAX     | \$4,962                                   |
| POSTAL CODE    | M1H 2G6                                   |
| NEIGHBOURHOOD  | Woburn                                    |

## ROOM BREAKDOWN

| ROOM            | LEVEL    | DIMENSIONS | FEATURES                                          |
|-----------------|----------|------------|---------------------------------------------------|
| Living Room     | Main     | —          | Laminate, Brick Fireplace, W/O To Yard            |
| Bedroom 2       | Second   | —          | Ceiling Fan(s), Closet, W/O To Yard               |
| Bedroom 3       | Second   | —          | Ceiling Fan(s), Double Closet, W/O To Yard        |
| Kitchen         | Basement | —          | Sliding Doors, Stainless Steel Appl, W/O To Yard  |
| Kitchen         | Main     | —          | Sliding Doors, Stainless Steel Appl, W/O To Yard  |
| Bedroom 4       | Second   | —          | Ceiling Fan(s), Closet, W/O To Yard               |
| Kitchen         | Basement | —          | Sliding Doors, Stainless Steel Appl, W/O To Yard  |
| Primary Bedroom | Second   | —          | 3 Pc Ensuite, Walk-In Closet(s), Large Window     |
| Den             | Main     | —          | Sliding Doors, Stainless Steel Appl, W/O To Yard  |
| Bedroom 5       | Basement | —          | Sliding Doors, Stainless Steel Appl, W/O To Yard  |
| Laundry         | Second   | —          | W/O To Balcony, Stainless Steel Appl, W/O To Yard |
| Living Room     | Basement | —          | Sliding Doors, Stainless Steel Appl, W/O To Yard  |
| Dining Room     | Main     | —          | Laminate, Stainless Steel Appl, W/O To Yard       |
| Living Room     | Basement | —          | Sliding Doors, Stainless Steel Appl, W/O To Yard  |
| Bedroom         | Basement | —          | Sliding Doors, Stainless Steel Appl, W/O To Yard  |

## GALLERY





## LISTING AGENT

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.