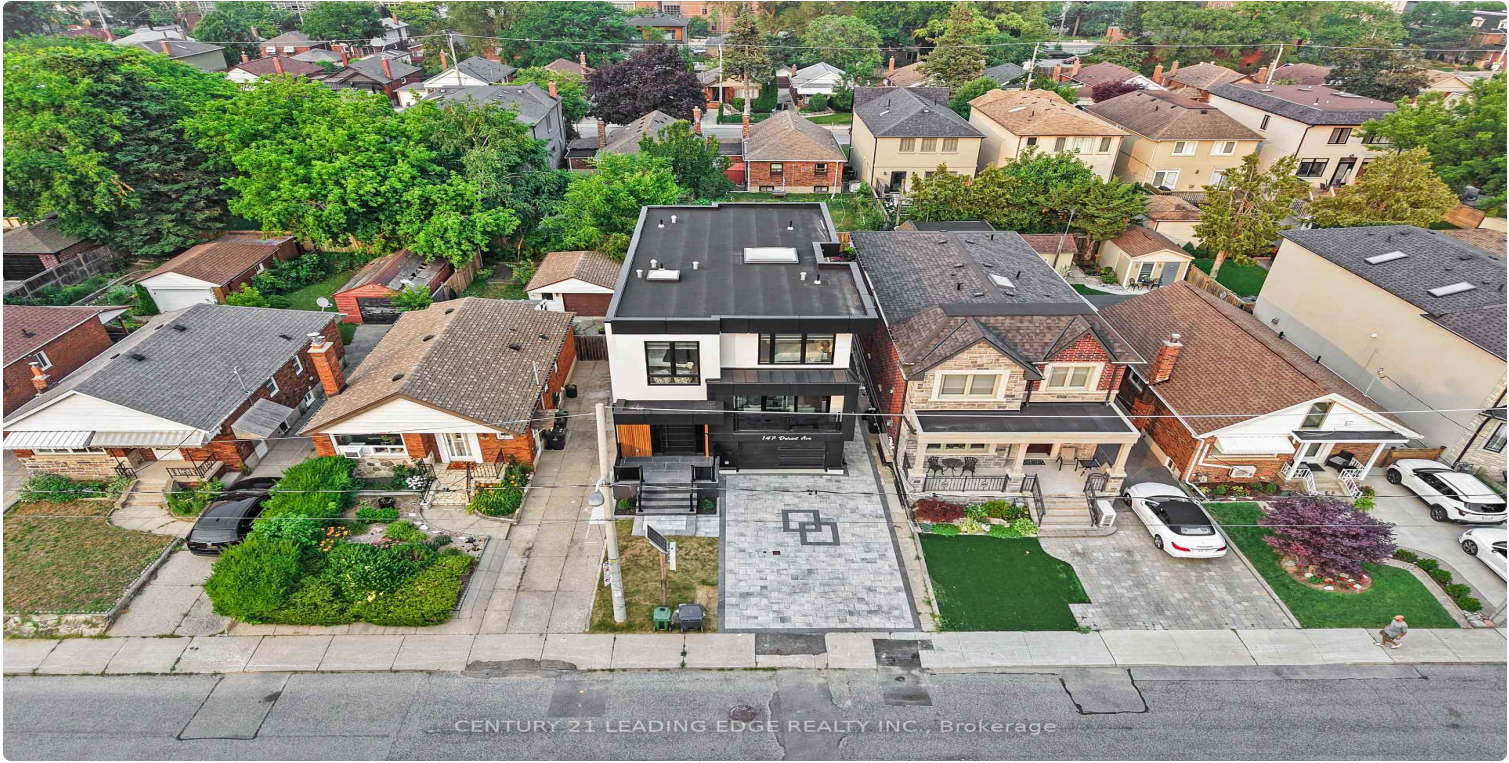




FOR SALE

DETACHED

MLS# E13818186

# 147 Durant Avenue, Toronto, ON M4J 4W4

East York, Toronto · M4J 4W4

C\$ 2,449,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 5        | 6         | 2,250 | 3       | New       | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

# ABOUT THIS PROPERTY

Exceptional custom-built luxury residence offering 4+1 bedrooms and 6 beautifully appointed bathrooms on a quiet street in the prestigious East York neighbourhood. Designed with uncompromising quality and timeless elegance, this stunning home features 11-ft ceilings on the main floor and 9-ft ceilings on the second and lower levels, creating an impressive sense of space and light. A spectacular big glass windows overlooks the private backyard and is complemented by automated window shades, seamlessly blending indoor and outdoor living. Flooded with natural light, the home showcases oversized energy-efficient windows and a dramatic skylight that cascades sunlight through the grand open-to-above design, enhancing the warmth and sophistication of every level. At the heart of the home is a designer chef's kitchen featuring custom cabinetry, an oversized granite waterfall island, and premium appliances, an exceptional space for everyday living and effortless entertaining. Every detail has been thoughtfully curated, including built-in speakers throughout the home and custom window coverings. Two laundry rooms one on the upper level and another in the lower level, provide outstanding convenience for modern family living. Each of the four spacious bedrooms features its own private ensuite bathroom, offering comfort and privacy for every family member. The luxurious primary ensuite includes heated floors, while all six bathrooms are finished with designer fixtures, premium materials, and timeless craftsmanship. Ideally located just steps from a highly regarded school and only minutes to Highway 404, this remarkable home offers the perfect balance of luxury, convenience, and everyday functionality. More than just a residence, it is a showcase of exceptional craftsmanship, refined design, and enduring quality. Security Cameras with Alarm settings.

## FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ New Build

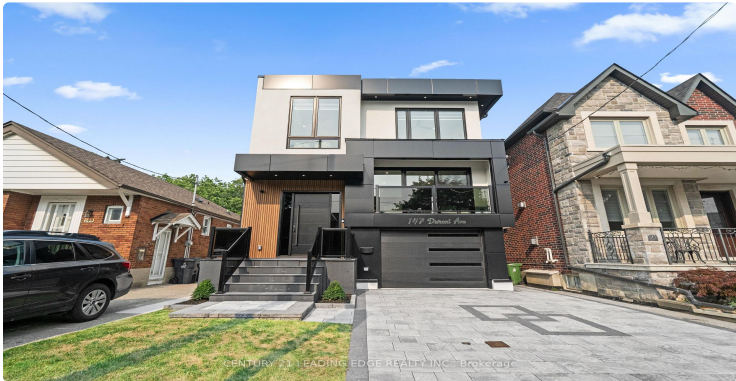
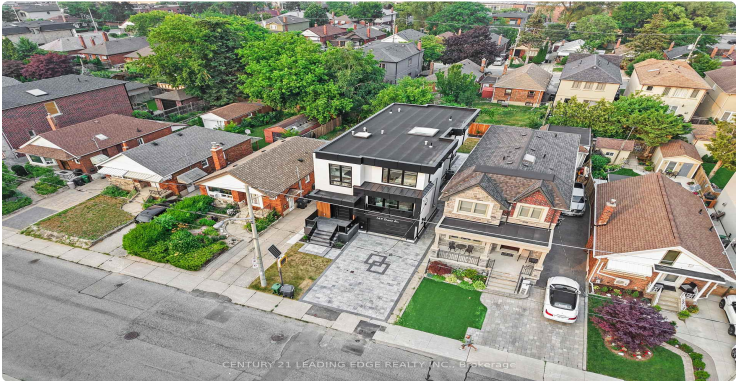
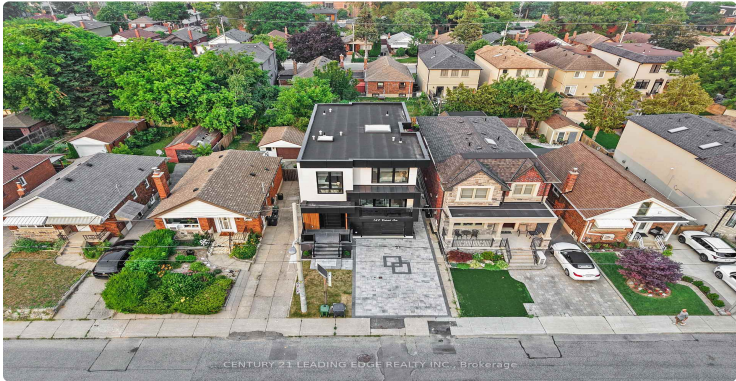
## PROPERTY DETAILS

|                |                             |
|----------------|-----------------------------|
| PROPERTY TYPE  | Detached                    |
| LISTING STATUS | For Sale                    |
| STYLE          | 2-Storey                    |
| PROPERTY TYPE  | Detached                    |
| BASEMENT       | Walk-Out, Separate Entrance |
| FACING         | East                        |
| AGE            | New years                   |
| AREA RANGE     | 2000-2500 sqft              |
| PARKING        | 3 spaces                    |
| ANNUAL TAX     | \$4,849                     |
| POSTAL CODE    | M4J 4W4                     |
| NEIGHBOURHOOD  | East York                   |

# ROOM BREAKDOWN

| ROOM            | LEVEL    | DIMENSIONS | FEATURES                                        |
|-----------------|----------|------------|-------------------------------------------------|
| Kitchen         | Main     | —          | Quartz Counter, Centre Island, Open Concept     |
| Dining Room     | Main     | —          | Combined w/Living, Walk-Out, Hardwood Floor     |
| Living Room     | Main     | —          | Hardwood Floor, Open Concept, Walk-Out          |
| Family Room     | Main     | —          | W/O To Balcony, Hardwood Floor, Open Concept    |
| Foyer           | Main     | —          | 2 Pc Bath, Closet Organizers, Tile Floor        |
| Primary Bedroom | Second   | —          | Hardwood Floor, Heated Floor, 5 Pc Ensuite      |
| Bedroom 2       | Second   | —          | Hardwood Floor, 3 Pc Ensuite, Closet Organizers |
| Bedroom 3       | Second   | —          | 3 Pc Ensuite, Hardwood Floor, Large Window      |
| Bedroom 4       | Second   | —          | Closet Organizers, 3 Pc Ensuite, Hardwood Floor |
| Laundry         | Second   | —          | Laundry Sink, Tile Floor                        |
| Kitchen         | Basement | —          | Hardwood Floor, Open Concept, Walk-Out          |
| Bedroom         | Basement | —          | Hardwood Floor, Walk-In Closet(s), Window       |
| Family Room     | Basement | —          | Walk-Out, Open Concept, Hardwood Floor          |
| Laundry         | Basement | —          | Tile Floor, Closet Organizers                   |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

CENTURY 21 LEADING EDGE 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.