



FOR SALE

DETACHED

MLS# E13821716

10 Catalina Drive, Toronto, ON M1M 1K6

Scarborough Village, Toronto · M1M 1K6

C\$ 1,399,000

4	3	1,300	8	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 10 Catalina Drive, an exceptional home on a premium 60 x 130 reverse ravine lot in sought after Guildwood Village. Surrounded by mature trees and peaceful natural surroundings, this beautifully renovated smart home offers privacy, comfort, and modern living. The bright open concept main level features spacious principal rooms ideal for family living and entertaining. The renovated kitchen showcases custom cabinetry, a sleep cooktop with exhaust fan, refrigerator, generous workspace, and a large centre island overlooking the main living areas. The elegant living room features a gas fireplace with a stunning Italian marble surround. The upper level offers three bedrooms and two renovated bathrooms. The primary bedroom is a private retreat with a 3 piece ensuite featuring heated floors and sliding doors leading to a lovely deck. Conveniently located laundry with stackable washer and dryer adds everyday convenience. The professionally finished lower level with separate apartment offers exceptional flexibility with a fourth bedroom/recreation, theatre room, full kitchen with 3 full appliances, and a 3 piece bathroom. Additional laundry hookups provide additional convenience for extended family, guests, for flexible living arrangements. Enjoy the outdoors with mature landscaping, elegant stonework, a large deck for relaxing or entertaining, and a built- in basketball court. Direct backyard access from the attached garage adds convenience. A rare offering for automotive enthusiasts, the oversized garage accommodates up to four vehicles, with parking for four additional vehicles on the private driveway. Located within the Elizabeth Simcoe Junior Public School district and close to Guild Park, Scarborough Bluffs, waterfront trails, Go Transit, shopping, and major hwys, this is a rare opportunity to enjoy Guildwood Village living.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Golf
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School
- ✓ School Bus Route

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Sidesplit
PROPERTY TYPE	Detached
BASEMENT	Apartment, Separate Entrance, Finished
FACING	North
AGE	51-99 years
AREA RANGE	1100-1500 sqft
PARKING	8 spaces
ANNUAL TAX	\$5,417
POSTAL CODE	M1M 1K6
NEIGHBOURHOOD	Scarborough Village

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 3	Upper	—	Hardwood Floor, Closet, Window
Living Room	Lower	—	Laminate, Open Concept, Pot Lights
Primary Bedroom	Upper	—	Hardwood Floor, 4 Pc Ensuite, Sliding Doors
Bedroom 2	Upper	—	Hardwood Floor, Closet, Window
Kitchen	Main	—	Hardwood Floor, Open Concept, Modern Kitchen
Kitchen	Lower	—	Laminate, Stainless Steel Appl, Overlooks Living
Living Room	Main	—	Hardwood Floor, Open Concept, Large Window
Dining Room	Main	—	Hardwood Floor, Combined w/Living, Overlooks Backyard
Bedroom	Lower	—	Laminate, Window, Pot Lights

GALLERY





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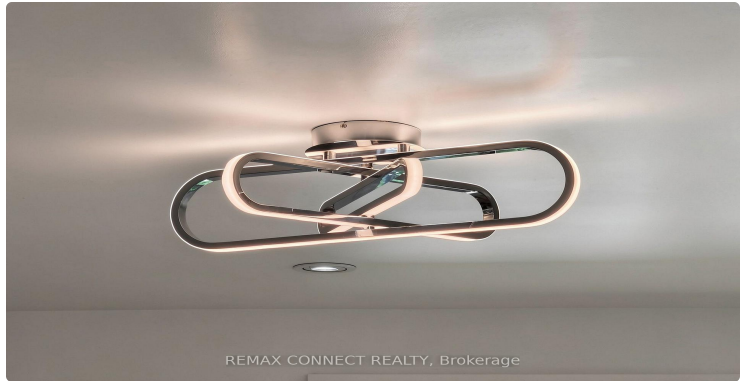
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LISTING AGENT

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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.