



FOR SALE

DETACHED

MLS# E13828394

225 Catalina Drive, Toronto, ON M1E 1B8

Guildwood, Toronto · M1E 1B8

C\$ 1,499,900

4	4	1,750	5	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

HGTV's Top of the Block winner, recognized for its sleek modern design, thoughtful functionality, natural light and exceptional attention to detail. Fully rebuilt in 2023 by a reputable builder with premium materials sourced from around the world. Bright, open-concept living and dining with European tilt-and-turn windows and expansive lift-and-slide doors. Chef-inspired kitchen with sleek cabinetry, quartz waterfall island and top-of-the-line appliances. Private pool-size 50 x 110 ft lot with a beautifully landscaped backyard oasis. Fully finished basement featuring a spacious bedroom and stunning bathroom. A true gem in Guildwood Village, one of Toronto's hidden paradises by the lake- Minutes from beaches, waterfront trails and Rouge National Urban Park, offering an incredible combination of nature and city living.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	South
AREA RANGE	1500-2000 sqft
PARKING	5 spaces
ANNUAL TAX	\$4,530
POSTAL CODE	M1E 1B8
NEIGHBOURHOOD	Guildwood

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	8.50 x 3.05	Hardwood Floor, W/O To Deck, Picture Window
Dining Room	Main	8.50 x 3.05	Combined w/Living
Kitchen	Main	4.80 x 2.84	Modern Kitchen, W/O To Deck, B/I Appliances
Mud Room	Main	3.93 x 2.37	Hardwood Floor, B/I Closet, 2 Pc Bath

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Second	4.90 x 3.88	B/I Closet, Hardwood Floor, 5 Pc Ensuite
Bedroom 2	Second	3.91 x 3.49	B/I Closet, Hardwood Floor, Picture Window
Bedroom 3	Second	3.79 x 2.43	Double Closet, Broadloom
Nursery	Second	3.05 x 1.72	Hardwood Floor, B/I Closet, Picture Window
Recreation	Basement	5.80 x 3.20	Hardwood Floor, 3 Pc Bath, B/I Closet
Bedroom 4	Basement	4.31 x 3.14	Hardwood Floor, Window
Laundry	Basement	—	B/I Shelves, Laundry Sink, Window

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX HALLMARK REALTY LTD.

Email: pshaganenko@gmail.com

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.