



FOR SALE

DETACHED

MLS# E13839272

## 2 Richbourne Court, Toronto, ON M1T 1T6

Tam O'Shanter-Sullivan, Toronto · M1T 1T6

C\$ 1,299,900

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 5        | 2         | 1,300 | 5       | 51-99     | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Bridlewood Location! Welcome to 2 Richbourne Court, a completely remodelled solid-brick bungalow situated on a desirable corner lot in Tam O'Shanter-Sullivan. Offering 3+2 bedrooms, two kitchens and a fully finished lower level, this versatile home is ideal for large, extended or multi-generational families. The impressive 30.8-ft by 24.5-ft open-concept main living space is centred around a massive 5-ft by 8.5-ft quartz waterfall island overlooking the contemporary kitchen, living area and oversized bay window-a warm and inviting space designed to bring the family together. Interior highlights include extensive high-gloss cabinetry, high-end stainless-steel appliances, a wine cooler, built-in microwave, engineered flooring, pot lights, barn door and an oversized electric fireplace framed by acoustic feature walls. The finished lower level offers two bedrooms, a second kitchen, three-piece bathroom and spacious recreation room with a wood-burning fireplace, providing excellent in-law suite or potential accessory apartment use. A separate entrance is possible. Enjoy a private fenced yard, landscaped gardens, interlocking patio and driveway, covered carport, built-in garage and parking for five vehicles. TTC service is approximately a two- to three-minute walk away. View the 3D virtual tour and complete photo gallery before booking your private showing! A copy of the HoodQ address report is available with information about 17 nearby public schools, nine Catholic schools, 11 parks, 64 recreational facilities, neighbourhood conveniences, shopping, places of worship, major highways, transit and safety services.

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Cul de Sac/Dead End
- ✓ Fenced Yard
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School

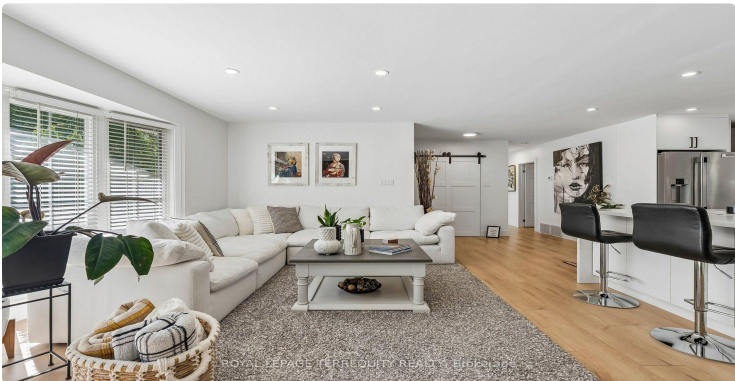
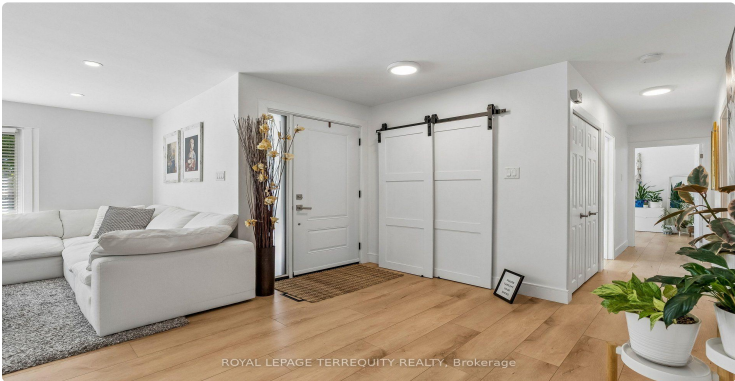
### PROPERTY DETAILS

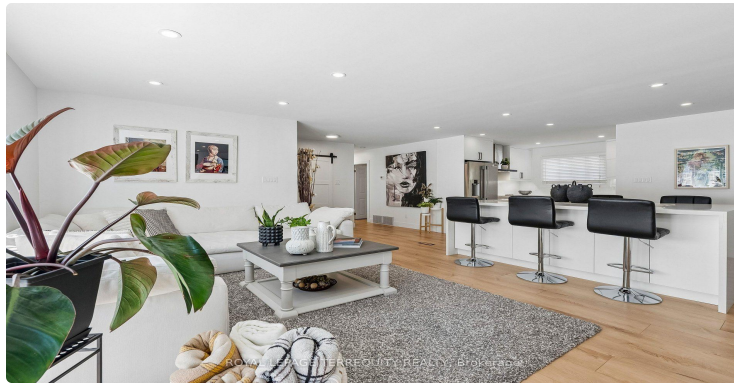
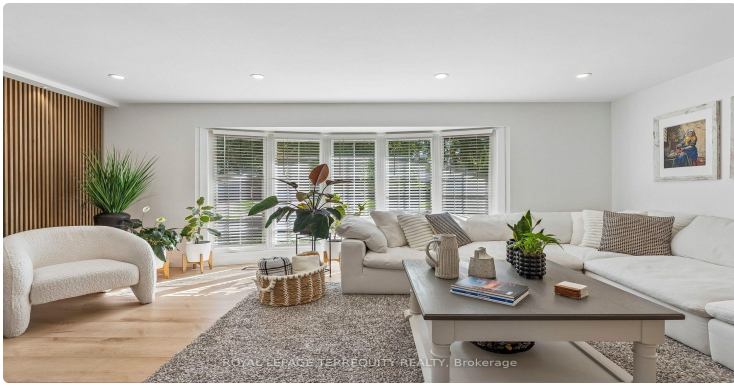
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|----------------|----------------------------------------|
| PROPERTY TYPE  | Detached                               |
| LISTING STATUS | For Sale                               |
| STYLE          | Bungalow                               |
| PROPERTY TYPE  | Detached                               |
| BASEMENT       | Finished, Separate Entrance, Apartment |
| FACING         | West                                   |
| AGE            | 51-99 years                            |
| AREA RANGE     | 1100-1500 sqft                         |
| PARKING        | 5 spaces                               |
| ANNUAL TAX     | \$5,769                                |
| POSTAL CODE    | M1T 1T6                                |
| NEIGHBOURHOOD  | Tam O'Shanter-Sullivan                 |

## ROOM BREAKDOWN

| ROOM            | LEVEL    | DIMENSIONS | FEATURES                                    |
|-----------------|----------|------------|---------------------------------------------|
| Kitchen         | Main     | —          | Open Concept, Centre Island, Pantry         |
| Living Room     | Main     | —          | Combined w/Dining, Bay Window, Fireplace    |
| Dining Room     | Main     | —          | Combined w/Living, Pot Lights, Open Concept |
| Primary Bedroom | Main     | —          | Window, Laminate, B/I Closet                |
| Bedroom 2       | Main     | —          | Window, Laminate, B/I Closet                |
| Bedroom 3       | Main     | —          | Window, Laminate, Overlooks Frontyard       |
| Kitchen         | Basement | —          | Breakfast Bar, Window, Laminate             |
| Family Room     | Basement | —          | Open Concept, Window, Laminate              |
| Bedroom 4       | Basement | —          | Window, Laminate, B/I Closet                |
| Bedroom 5       | Basement | —          | B/I Closet, Laminate                        |

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.