



FOR LEASE

DETACHED

MLS# E14095116

39 Boulderbrook (Primary Rm) Drive, Toronto, ON M1X 2C2

Rouge E11, Toronto · M1X 2C2

C\$ 1,500/mo

4	5	3,250	5	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Net Lease/Primary Room With (Existing Bed/Furnished), 1 Spot Parking On Drive Way. Share (kitchen & Laundry Room). Sun filled/Clean, Well Maintained. Hardwood Floor Throughout & Pot Lights, 9 Ft Ceiling On Main Floor, Skylight Over The Oak Staircase. Close To Public School, Shopping Plaza, Public Transit, Park & Golf Couse. (Att-2nd Prim Bdrm 10.50 Ft x 12.01 Ft, W/4pc Bath - Lease \$1,100 P/Month Include Existing Bed/Furnished).

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Lease
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	South
AREA RANGE	3000-3500 sqft
PARKING	5 spaces
POSTAL CODE	M1X 2C2
NEIGHBOURHOOD	Rouge E11

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Large Window, Crown Moulding
Library	Main	—	Hardwood Floor, Window, French Doors
Dining Room	Main	—	Hardwood Floor, Window, Crown Moulding
Family Room	Main	—	Hardwood Floor, Gas Fireplace, Overlooks Ravine
Kitchen	Main	—	Tile Floor, Backsplash, Centre Island
Breakfast	Main	—	Tile Floor, Open Concept, Circular Oak Stairs
Primary Bedroom	Second	—	Hardwood Floor, 5 Pc Bath, Overlooks Ravine
Bedroom 2	Second	—	Hardwood Floor, 4 Pc Bath, Closet

Underbrook (Primary Rm) Drive, Toronto, ON M1X 2C2

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ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 3	Second	—	Hardwood Floor, 4 Pc Ensuite, Overlooks Ravine
Bedroom 4	Second	—	Hardwood Floor, 4 Pc Ensuite, Window
Sitting	Second	—	Hardwood Floor, W/O To Balcony, Window
Media Room	Basement	—	Hardwood Floor, Open Concept, 3 Pc Bath
Great Room	Basement	—	Hardwood Floor, Open Concept, Wet Bar

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.