



FOR SALE

DETACHED

MLS# E14108866

# 42 Berkham Road, Toronto, ON M1H 2T4

Woburn, Toronto · M1H 2T4

C\$ 999,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 5        | 2         | 1,300 | 4       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Welcome to this rare find 3 bedroom bungalow with a beautiful Solarium attached and double car garage. The eat-in Kitchen offers comfortable spot for family meals or a morning coffee. Italian owned, pride of ownership, ideal 2 family home. Finished lower level with 2 rooms, Kitchen, 5 piece bath, Laundry, a recreation/familyroom with fireplace and lots of storage area. The impressive solarium provides a natural spot for summer dinners and winter snowfall watching. The property features a large covered front porch, and an attached double garage with tons of cabinet space and parking. The exterior includes a backyard with 2 sheds and a large interlocking stone patio, ideal for outdoor entertainment. Accessibility features include entrance and bath grab bars for easy holding. Located near the Scarborough Town Centre, Hwy401, University of Toronto, Centennial College, Community center, transit and all amenities.

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Hospital
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School

### PROPERTY DETAILS

|                |                             |
|----------------|-----------------------------|
| PROPERTY TYPE  | Detached                    |
| LISTING STATUS | For Sale                    |
| STYLE          | Bungalow                    |
| PROPERTY TYPE  | Detached                    |
| BASEMENT       | Separate Entrance, Finished |
| FACING         | East                        |
| AREA RANGE     | 1100-1500 sqft              |
| PARKING        | 4 spaces                    |
| ANNUAL TAX     | \$4,645                     |
| POSTAL CODE    | M1H 2T4                     |
| NEIGHBOURHOOD  | Woburn                      |

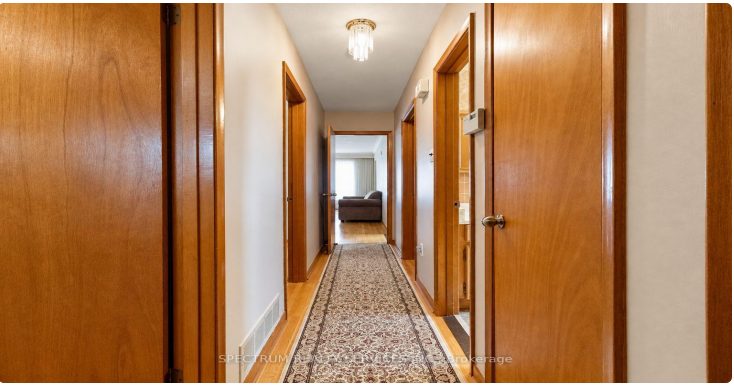
## ROOM BREAKDOWN

| ROOM            | LEVEL | DIMENSIONS | FEATURES                                        |
|-----------------|-------|------------|-------------------------------------------------|
| Living Room     | Main  | —          | Hardwood Floor, Combined w/Dining, Large Window |
| Dining Room     | Main  | —          | Hardwood Floor, Combined w/Living, Window       |
| Kitchen         | Main  | —          | Ceramic Floor, Eat-in Kitchen, Backsplash       |
| Primary Bedroom | Main  | —          | Hardwood Floor, Window, Mirrored Closet         |

| ROOM        | LEVEL    | DIMENSIONS | FEATURES                                |
|-------------|----------|------------|-----------------------------------------|
| Bedroom 2   | Main     | —          | Hardwood Floor, Window, Closet          |
| Bedroom 3   | Main     | —          | Hardwood Floor, Window, Closet          |
| Solarium    | Main     | —          | Large Window, Ceiling Fan(s), Fireplace |
| Family Room | Basement | —          | Fireplace, Window                       |
| Kitchen     | Basement | —          | Ceramic Floor, Backsplash               |
| Bedroom 4   | Basement | —          | Window, Closet                          |
| Bedroom 5   | Basement | —          | Window, Closet                          |

GALLERY





## LISTING AGENT

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.