FOR SALE | DETACHED | MLS# E14127386

# 164 Brookside Drive, Toronto, ON M4E 2M4

East End-Danforth, Toronto · M4E 2M4

## C$ 1,420,000

| 4 | 2 | 1,750 | 4 | — | For Sale |
|---|---|---|---|---|---|
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE |

## ABOUT THIS PROPERTY

A Rare Opportunity in Toronto's Coveted Upper Beaches! Situated on a beautiful, tree-lined street in the highly sought-after Upper Beaches, this spacious 2 storey home has been lovingly owned by the same owner since 1964 and exceptionally well maintained throughout the years. Offering a wonderful blend of space, character, and endless potential, this is an opportunity not to be missed! Freshly painted throughout, this carpet free home has new luxury vinyl flooring on main/upper levels offering low-maintenance surface that is durable, easy-care and ideal for everyday living. Enjoy the bright sunroom off the living area providing the perfect setting for a home office, reading nook, or peaceful retreat. A versatile main-floor den offers the added flexibility of a potential bedroom, ideal for guests or multi-generational living. Upstairs, (2) generously sized bedrooms feature large walk-in closets, providing ample space and storage for the entire family or a fantastic primary ensuite conversion! Step outside to a private, pool size backyard with outdoor gazebo, perennial gardens and loads of outdoor space for entertaining. Whether you choose to move in and enjoy, renovate to suit your personal vision, or explore the possibility of building your dream home, the options are endless. Surrounded by impressive multi-million-dollar homes in an established and desirable neighbourhood, this property offers tremendous potential in a location that speaks for itself. Last but not least...adding to it's exceptional appeal is parking for up to (4) vehicles - an incredibly rare find in the city! A spacious home, a sought-after neighbourhood, and a wealth of possibilities. Discover the potential and make this Upper Beaches gem your own!

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Library
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School

### PROPERTY DETAILS

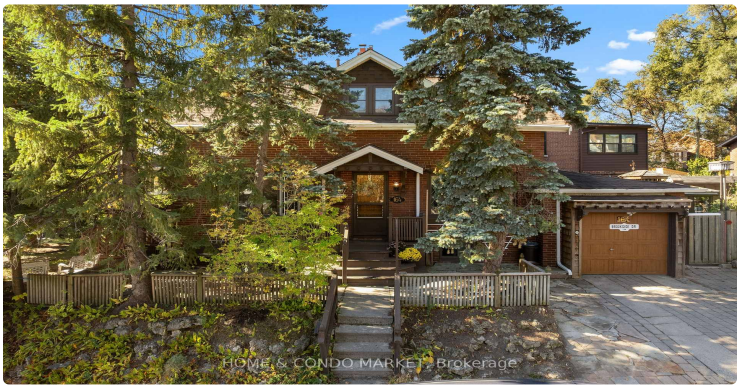
| | |
|---|---|
| PROPERTY TYPE | Detached |
| LISTING STATUS | For Sale |
| STYLE | 2-Storey |
| PROPERTY TYPE | Detached |
| BASEMENT | Finished, Separate Entrance |
| FACING | West |
| AREA RANGE | 1500-2000 sqft |
| PARKING | 4 spaces |
| ANNUAL TAX | $7,075 |
| POSTAL CODE | M4E 2M4 |
| NEIGHBOURHOOD | East End-Danforth |

## ROOM BREAKDOWN

| ROOM | LEVEL | DIMENSIONS | FEATURES |
|---|---|---|---|

| | | | |
|---|---|---|---|
| Living Room | Main | — | Vinyl Floor, Fireplace, Large Window |
| Dining Room | Main | — | Vinyl Floor, Overlooks Frontyard |
| Sunroom | Main | — | Vinyl Floor, Large Window |
| Den | Main | — | Vinyl Floor, Window |
| Kitchen | Main | — | Hardwood Floor, Stainless Steel Appl |
| Primary Bedroom | Second | — | Vinyl Floor, Window, Walk-In Closet(s) |
| Bedroom 2 | Second | — | Vinyl Floor, Walk-In Closet(s), Window |
| Recreation | Lower | — | Laminate, 2 Pc Bath |
| Bedroom 4 | Lower | — | Laminate, Window |

# GALLERY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# LISTING AGENT


## Pavel Shaganenko

HOME & CONDO MARKET

**Email:** pshaganenko@gmail.com



Prepared for you on October 29, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.