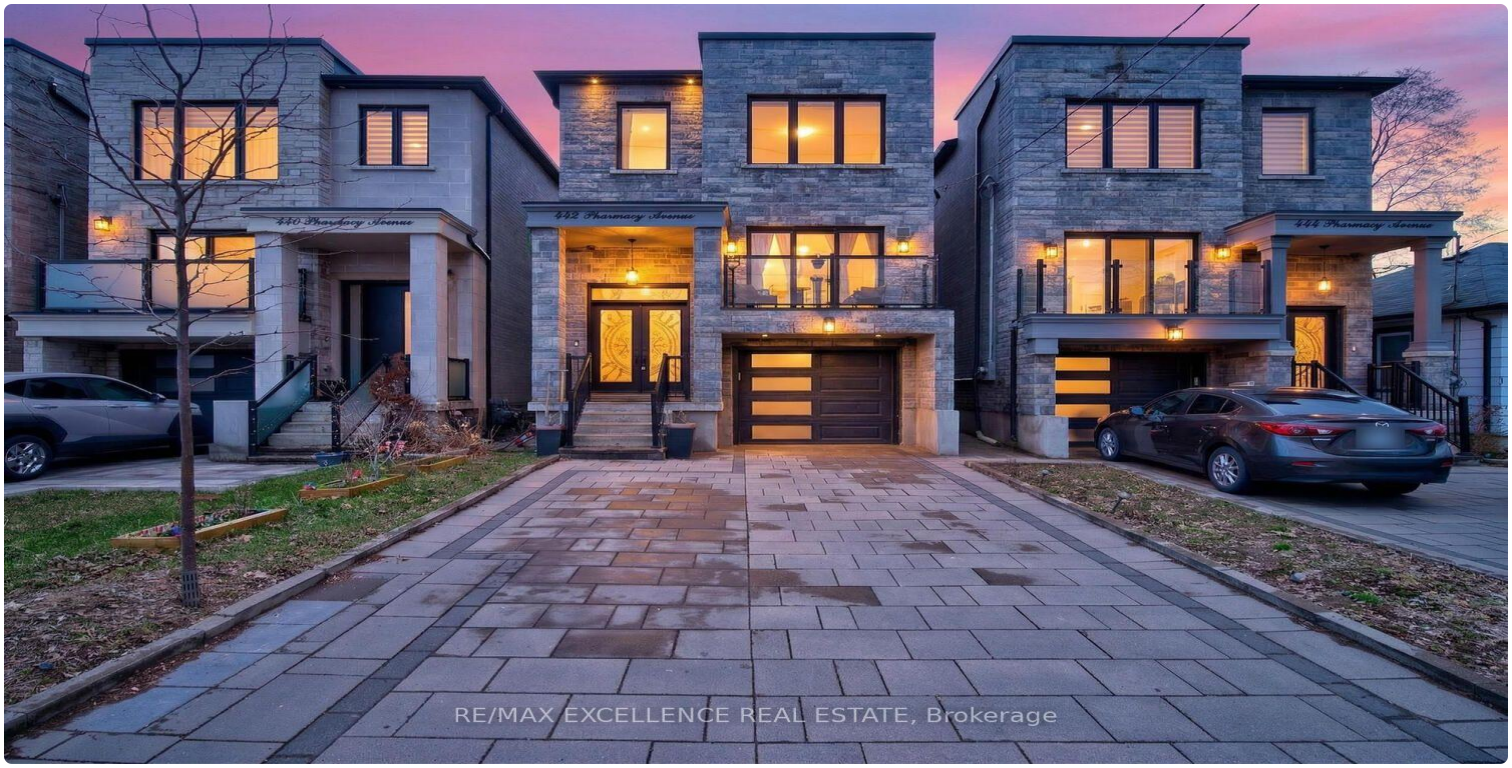


FOR SALE | DETACHED | MLS# E14160162

442 Pharmacy Avenue S, Toronto, ON M1L 3G6

Clairlea-Birchmount, Toronto · M1L 3G6

C$ 1,249,000

7	5	2,250	4	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Pride of Ownership! Welcome to 442 Pharmacy Avenue - a CUSTOM-BUILT (2021) detached duplex offering luxury, comfort and versatility. Featuring 2,959 Sqft of Living Space = 2,209 SqFt (Upper Floor) 4 bedrooms & 4 bathrooms above grade, plus 750 SqFt (Basement) 3-bedroom basement apartment with kitchen, bathroom and 2 private entrances - perfect for Rental Potential or extended family. The bright open-concept main floor offers 10.5-ft ceilings, radiant heated oversized porcelain tile floors, sensor-lit wide stair case and a chef-inspired kitchen, Gas Stove, Built-In Oven and Large quartz island / countertops & backsplash. Custom built-in bookshelf, with electric fireplace - Large Windows and Sliding Doors to the 2 Balconies Fill the main floor with natural light. Upstairs features 2 skylights, a spacious primary bedroom with private balcony and heated floors in the luxurious 4-piece ensuite. Additional highlights include *2 main-floor balconies, 1 Private Balcony from the Primary bedroom, tankless water heater, 200-amp service, central vacuum, EV-wired garage, hot & cold water in garage, BBQ gas line and parking for 4 cars. Conveniently located near TTC, DVP, shopping and Downtown Toronto. A thoughtfully designed home offering modern living with excellent flexibility and income potential - *come see it for yourself!* Buyer & Buyer's Agent to verify all Measurements, Sq Ft & Taxes, Seller & LB/LA's do not warrant status of Basement retrofit. Some photos may contain virtual staging.

FEATURES

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

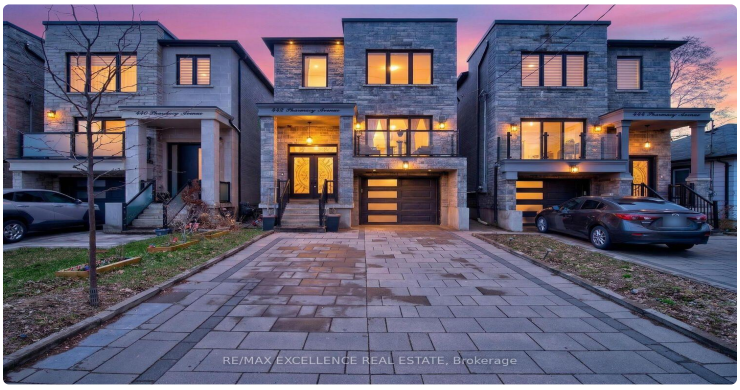
PROPERTY DETAILS

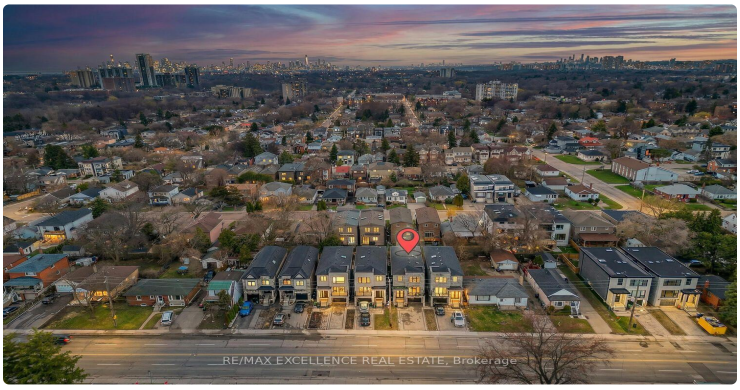
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment, Separate Entrance, Full, Walk-Up
FACING	East
AGE	0-5 years
AREA RANGE	2000-2500 sqft
PARKING	4 spaces
ANNUAL TAX	$6,944
POSTAL CODE	M1L 3G6
NEIGHBOURHOOD	Clairlea-Birchmount

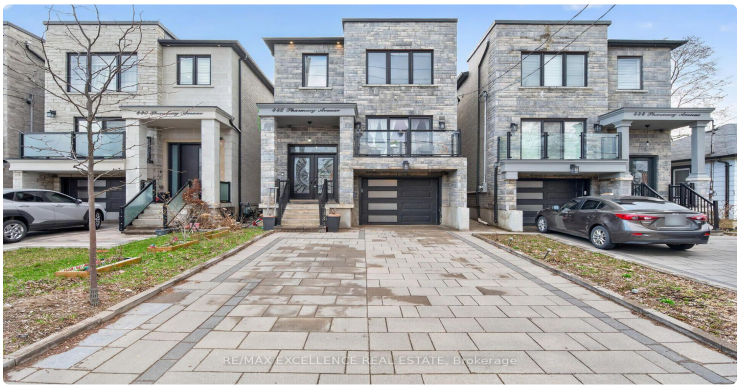
ROOM BREAKDOWN

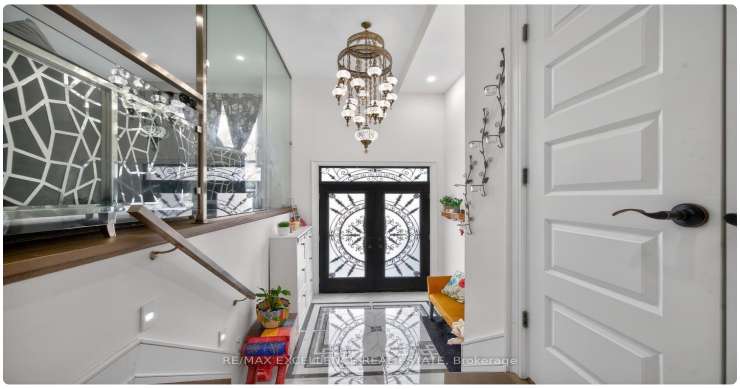
ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Quartz Counter, Heated Floor, Centre Island
Living Room	Main	—	Hardwood Floor, W/O To Balcony, Open Concept
Dining Room	Main	—	Porcelain Floor, W/O To Balcony, Open Concept
Family Room	Main	—	Heated Floor, Porcelain Floor, Electric Fireplace
Primary Bedroom	Second	—	4 Pc Ensuite, W/O To Balcony, Coffered Ceiling(s)
Bedroom 2	Second	—	Large Window, Closet, Coffered Ceiling(s)
Bedroom 3	Second	—	Large Window, Closet, Coffered Ceiling(s)
Bedroom 4	Second	—	3 Pc Ensuite, Walk-In Closet(s), Large Window
Laundry	Second	—	Tile Floor
Kitchen	Basement	—	Quartz Counter, Tile Floor, Pot Lights
Bedroom	Basement	—	Window, Tile Floor, Closet
Bedroom 2	Basement	—	Window, Tile Floor, Closet
Bedroom 3	Basement	—	Window, Tile Floor, Walk-Up

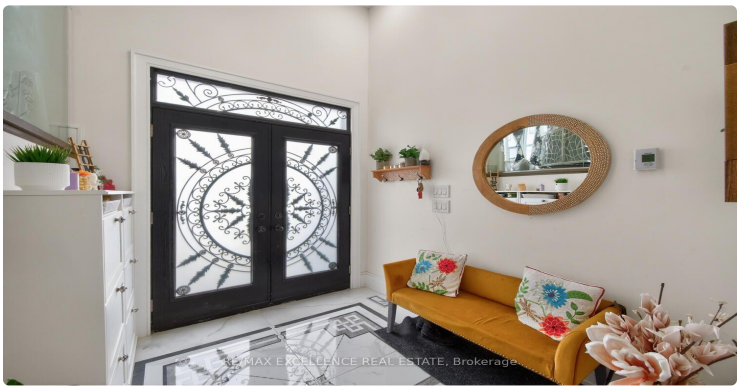
GALLERY

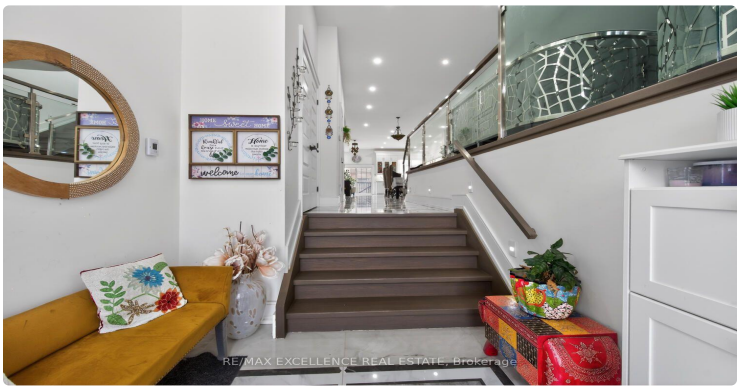

RE/MAX EXCELLENCE REAL ESTATE, Brokerage


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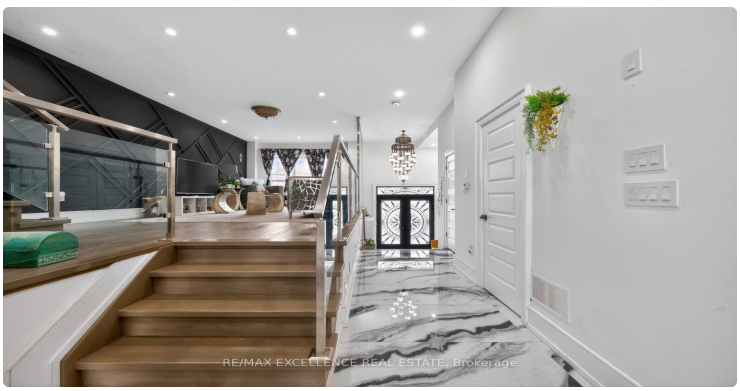

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LISTING AGENT

Pavel Shaganenko

RE/MAX EXCELLENCE REAL ESTATE

Email: pshaganenko@gmail.com

Prepared for you on November 7, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.