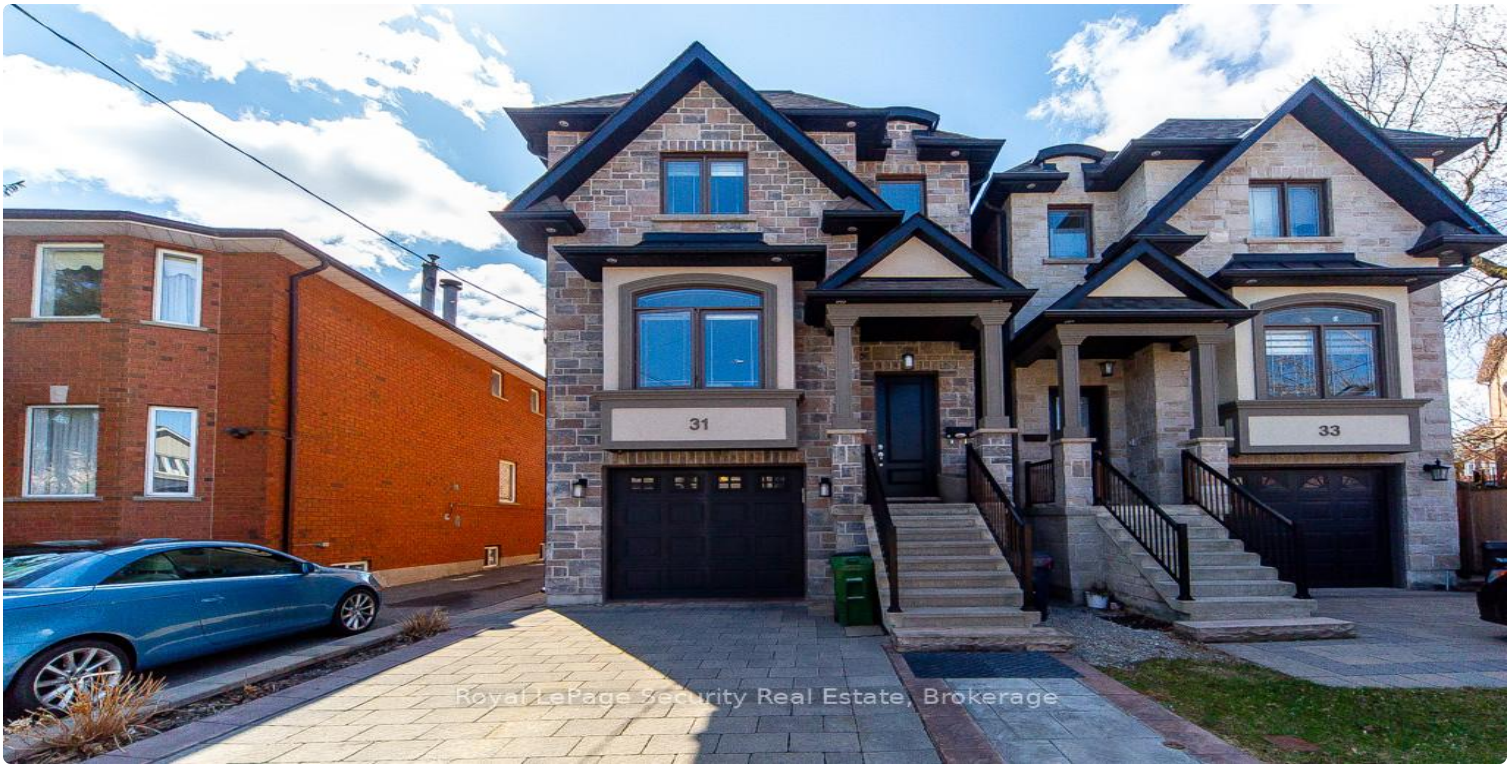




FOR SALE

DETACHED

MLS# W12995776

31 John Best Avenue, Toronto, ON M9N 1C4

Brookhaven-Amesbury, Toronto · M9N 1C4

C\$ 1,350,000

3	4	2,750	4	6-15	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

This custom home built in 2017 with stone & brick exterior is approximately 2800sqft of living space. Featuring above ground heated floor basement with 2 entrances, large rec room with laundry & bath. Main level open concept family room and dining. Kitchen with living and walk out to deck. Quartz counter tops with island, stainless steel appliances and hardwood floors throughout. Upstairs primary bedroom has large walk in closet and 5 piece ensuite. The 2 other bedrooms sharing a bathroom, lots of natural light, hardwood floors and large closets. Close to TTC, grocery stores, and HWY 400/401. A must see!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

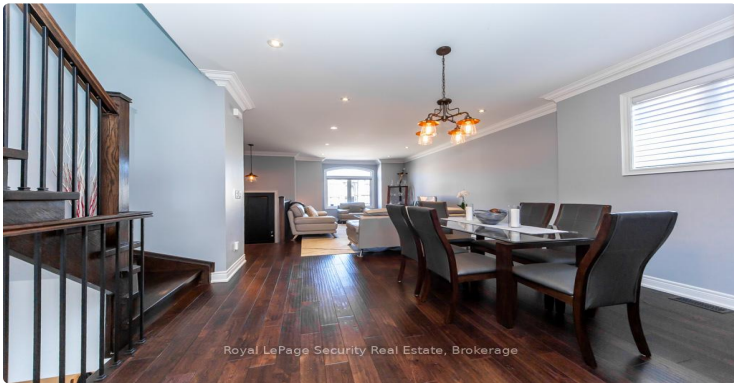
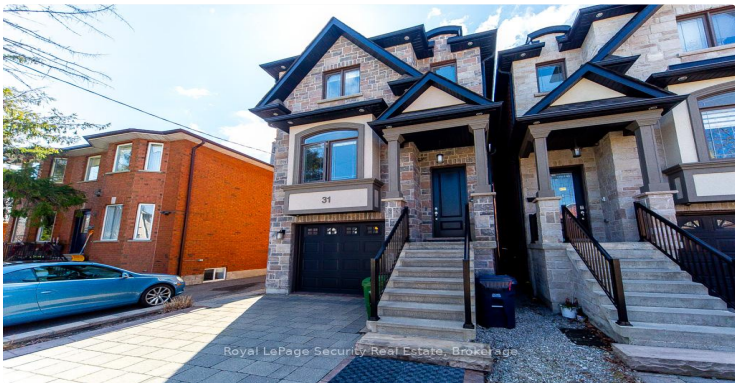
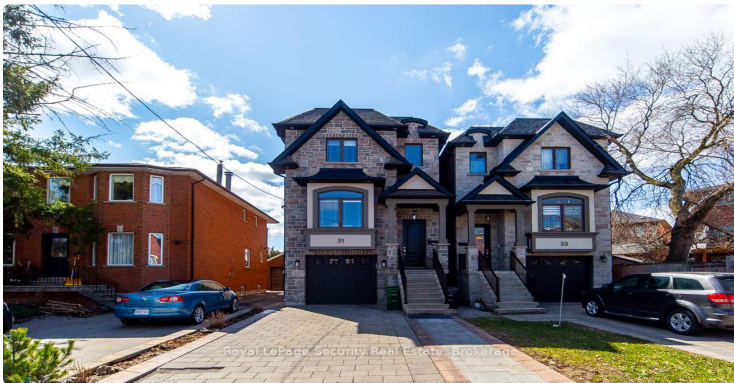
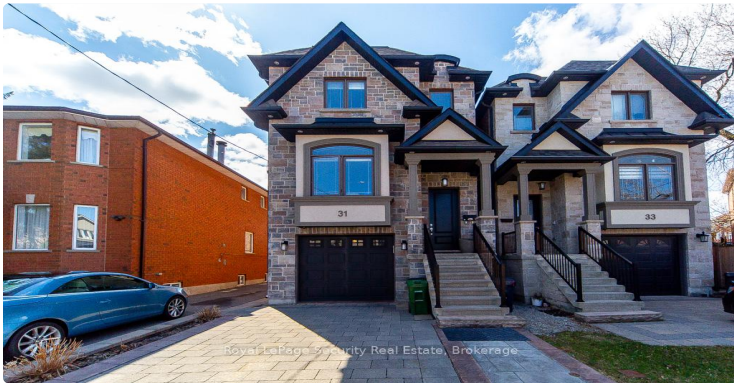
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out, Separate Entrance
FACING	South
AGE	6-15 years
AREA RANGE	2500-3000 sqft
PARKING	4 spaces
ANNUAL TAX	\$6,855
POSTAL CODE	M9N 1C4
NEIGHBOURHOOD	Brookhaven-Amesbury

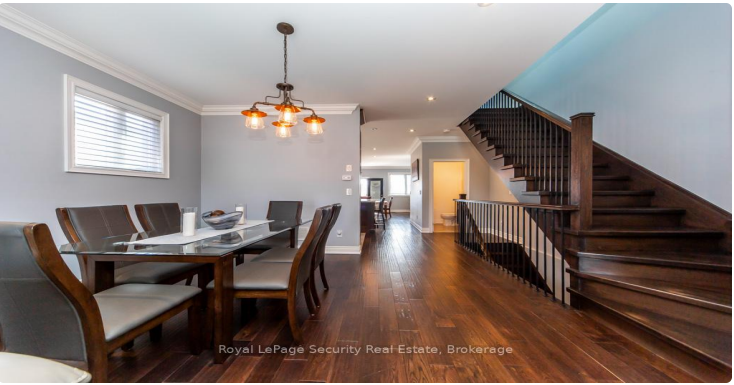
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Ceramic Floor, Closet
Living Room	Main	—	Hardwood Floor, Combined w/Dining, Crown Moulding
Dining Room	Main	—	Hardwood Floor, Combined w/Living, Crown Moulding
Kitchen	Main	—	Ceramic Floor, Centre Island, Eat-in Kitchen

ROOM	LEVEL	DIMENSIONS	FEATURES
Family Room	Main	—	Hardwood Floor, Fireplace, W/O To Deck
Primary Bedroom	Second	—	Hardwood Floor, 5 Pc Ensuite, Walk-In Closet(s)
Bedroom 2	Second	—	Hardwood Floor, Closet, Window
Bedroom 3	Second	—	Hardwood Floor, Closet, Window
Recreation	Basement	—	Laminate, Window, W/O To Yard
Laundry	Basement	—	Ceramic Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SECURITY REAL ESTATE

Email: pshaganenko@gmail.com

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.