



FOR SALE

DETACHED

MLS# W13626812

# 48 Clair Road, Toronto, ON M3N 1A6

Glenfield-Jane Heights, Toronto · M3N 1A6

C\$ 1,299,999

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 3        | 4         | 2,250 | 4       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

First Time Offered on the Market! This custom built spacious 5-level detached sidesplit is situated on a premium 68.25 x 108.25 ft. lot backing directly onto an elementary school. Ideal for growing families, multi-generational living, or savvy investors, this well-maintained home offers exceptional space, flexibility, and endless possibilities. Featuring 3+1 bedrooms, 4 bathrooms, 2 kitchens, an attached 2-car garage, a separate side entrance, and a walk-up from the lower level to the backyard, this unique layout is designed for comfortable family living. The bright main level showcases modern hardwood flooring in the living and dining rooms, while four finished levels provide generous living and entertaining space throughout. The versatile lower levels include a spacious family room, den, recreation room with fireplace, second kitchen, wet bar, and a 3-piece bathroom, making it ideal for extended family, guests, or additional living space. The home has been well maintained over the years with numerous improvements completed throughout its ownership. Located in a highly sought-after family neighbourhood, this exceptional home is within walking distance to schools, parks, transit, shopping, and everyday amenities, with convenient access to major highways. A rare opportunity to own a meticulously maintained home on one of the area's finest premium lots.

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

### PROPERTY DETAILS

|                |                        |
|----------------|------------------------|
| PROPERTY TYPE  | Detached               |
| LISTING STATUS | For Sale               |
| STYLE          | Sidesplit 5            |
| PROPERTY TYPE  | Detached               |
| BASEMENT       | Walk-Up                |
| FACING         | North                  |
| AREA RANGE     | 2000-2500 sqft         |
| PARKING        | 4 spaces               |
| ANNUAL TAX     | \$5,445                |
| POSTAL CODE    | M3N 1A6                |
| NEIGHBOURHOOD  | Glenfield-Jane Heights |

## ROOM BREAKDOWN

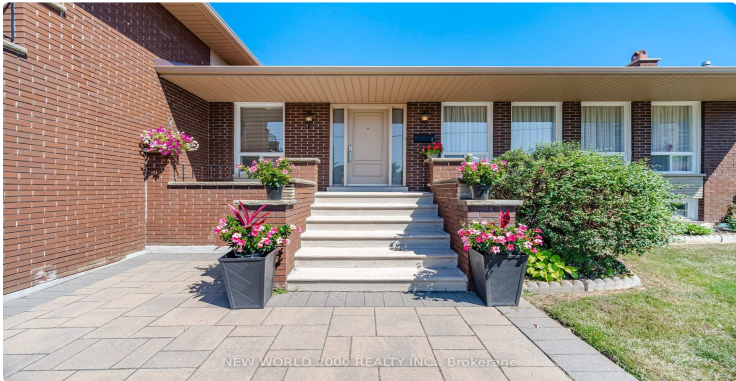
| ROOM        | LEVEL | DIMENSIONS | FEATURES                                        |
|-------------|-------|------------|-------------------------------------------------|
| Living Room | Main  | —          | Hardwood Floor, Combined w/Dining, Large Window |
| Dining Room | Main  | —          | Hardwood Floor, Combined w/Living               |

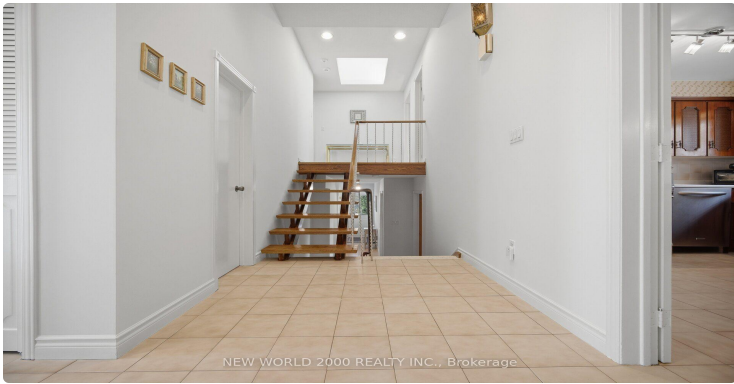
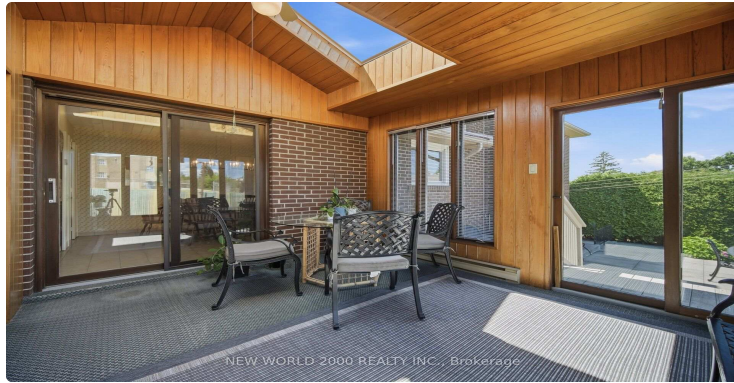
46 Clair Road, Toronto, ON M3N 1A6

NEW WORLD 2000 REALTY INC.

| ROOM            | LEVEL  | DIMENSIONS | FEATURES                                        |
|-----------------|--------|------------|-------------------------------------------------|
| Kitchen         | Main   | —          | Family Size Kitchen, Tile Floor, W/O To Sunroom |
| Sunroom         | Main   | —          | Broadloom, W/O To Patio, Closet                 |
| Primary Bedroom | Second | —          | Hardwood Floor, W/O To Balcony, 2 Pc Ensuite    |
| Bedroom 2       | Second | —          | Hardwood Floor, Closet                          |
| Bedroom 3       | Second | —          | Hardwood Floor, Closet                          |
| Family Room     | Lower  | —          | Hardwood Floor, Large Window                    |
| Den             | Lower  | —          | Laminate                                        |
| Recreation      | Lower  | —          | Parquet, Wood Stove, Wet Bar                    |
| Kitchen         | Lower  | —          | —                                               |
| Laundry         | Lower  | —          | Walk-Up                                         |
| Breakfast       | Main   | —          | Tile Floor, W/O To Sunroom                      |

GALLERY





## LISTING AGENT

---

**Pavel Shaganenko**

NEW WORLD 2000 REALTY INC.

**Email:** pshaganenko@gmail.com

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.