



SOTHEBY'S INTERNATIONAL REALTY CANADA Brokerage

FOR SALE

DETACHED

MLS# W13754796

# 31 Queensborough Crescent, Toronto, ON M9R 1A1

Willowridge-Martingrove-Richview, Toronto · M9R 1A1

C\$ 1,699,900

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 5        | 3         | 1,750 | 8       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

One of a kind home on a one of a kind spectacular lot! Located in the high demand area of Richmond gardens. Come see this beautiful very rare 4 bedroom 3 baths Bungalow home, sitting on almost 1/4 acre lot. Always Feel like living at the cottage while living in the city with the views of mature trees right from your bedroom window. Approx 2674 Sq.Ft of living space, a very unique style 4 bedroom home, with Double door entrance to gleaming porcelain ceramic floors through out ground floor, large foyer, living or family room, office or 5th bedroom, laundry room, 3pc bath & large utility room with lots of storage space and walk out to garage. Walk up the stairs to the main floor and see the beautiful renovated large kitchen with caesarstone counter tops, marble tile backsplash, large breakfast bar, porcelain ceramic floors, stainless Miele b/in appliances, wolf gas stove, pot filler, 2 sinks, extra custom built cabinets, walk out to large stone patio and gorgeous private backyard. Hardwood Strip flooring in Living room and all bedrooms. Large family size Living room with gas fireplace Great curb appeal, extra long driveway with 6 car parking plus 2 car garage. Large stone patio entrance with stone steps leading to backyard. Wonderful area to raise a family, quite crescent, amazing schools, steps to Richview High school, library, silver creek park including public outdoor pool & tennis courts. Richview plaza. Close to new subway line, 427,401 and much more This property is Truly one of a kind! A Must See!

### FEATURES

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

### PROPERTY DETAILS

|                |                                  |
|----------------|----------------------------------|
| PROPERTY TYPE  | Detached                         |
| LISTING STATUS | For Sale                         |
| STYLE          | Bungalow                         |
| PROPERTY TYPE  | Detached                         |
| BASEMENT       | Finished with Walk-Out           |
| FACING         | South                            |
| AREA RANGE     | 1500-2000 sqft                   |
| PARKING        | 8 spaces                         |
| ANNUAL TAX     | \$7,315                          |
| POSTAL CODE    | M9R 1A1                          |
| NEIGHBOURHOOD  | Willowridge-Martingrove-Richview |

## ROOM BREAKDOWN

| ROOM      | LEVEL | DIMENSIONS | FEATURES               |
|-----------|-------|------------|------------------------|
| Bedroom 3 | Main  | —          | Hardwood Floor, Closet |

| ROOM            | LEVEL  | DIMENSIONS | FEATURES                                             |
|-----------------|--------|------------|------------------------------------------------------|
| Bedroom 2       | Main   | —          | Hardwood Floor, Double Closet                        |
| Kitchen         | Main   | —          | Porcelain Floor, Stainless Steel Appl, Breakfast Bar |
| Utility Room    | Ground | —          | Porcelain Floor, B/I Closet, W/O To Garage           |
| Laundry         | Ground | —          | Porcelain Floor, Laundry Sink                        |
| Foyer           | Ground | —          | Porcelain Floor, Open Concept                        |
| Breakfast       | Main   | —          | Porcelain Floor, Family Size Kitchen, W/O To Patio   |
| Living Room     | Ground | —          | Porcelain Floor, Fireplace, Window                   |
| Family Room     | Main   | —          | Hardwood Floor, Gas Fireplace, Window                |
| Bedroom 4       | Main   | —          | Hardwood Floor                                       |
| Primary Bedroom | Main   | —          | Hardwood Floor, Double Closet, 4 Pc Ensuite          |
| Bedroom         | Ground | —          | Porcelain Floor, Closet                              |

GALLERY





**Pavel Shaganenko**

SOTHEBY'S INTERNATIONAL REALTY CANADA

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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.