



FOR SALE

DETACHED

MLS# W13841342

254 John Street, Toronto, ON M9N 1K2

Weston, Toronto · M9N 1K2

C\$ 1,349,000

4	4	1,750	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

"Honey start the car" with this turn-key newer custom built [2009] luxury home! In a mature & historic community, surrounded by greenspace, and strong small-town community feel, awaits this Perfectly sized, 3+1 bedroom, 4 bathroom home, on a pool sized lot [150 ft. deep], with private drive, garage and parking for 6 cars. What stunning features will you appreciate the most? The 9 foot ceilings on both levels, with huge windows [2025] & California Shutters. The massive, south facing living room. The super-sized, kitchen & dining area, with looong counterspace & customized cabinets, any professional chef would feel home at. That all 3 bedrooms have a walk-in closet. Primary bedroom with ensuite bath. The main floor 2 piece bathroom. Three access points, with side door to the basement, with 2nd kitchen, 4 piece bathroom and Rec Room is a perfect bachelor suite. Is it the transom windows on front and back doors that accentuate the height and augment the light that comes in. The walk-out from the kitchen to back porch, and pool-sized yard. The beautiful finishes like the carbonized bamboo flooring, pot lights, the substantial trim & crown molding, picket railings, and red oak staircase that just locks it in all together. THEN there is what you can't see like the extra crushed stone under the basement floor, waterproofed with weepers both inside & outside, with New Sump Pump & back flow valve. The 3/4" water line, or that every water fixture has its own water line so the pressure never changes. 200 AMP service. Reshingled Roof 2026 [with warranty]. Five wired security cameras, plus door camera, plus more. Toronto Life Ranked Weston Village #1 in their Where to Buy Next Guide [2025]. With TWO train options [walking distance] straight to downtown or Pearson Airport in 20 mins, or 5 mins to the Eglinton LRT, Very active community groups and excellent connectivity with the 401/400 - 3 mins by car. FANTASTIC HOME INSPECTION REPORT AVAILABLE

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Hospital
- ✓ Park
- ✓ Public Transit
- ✓ School
- ✓ River/Stream

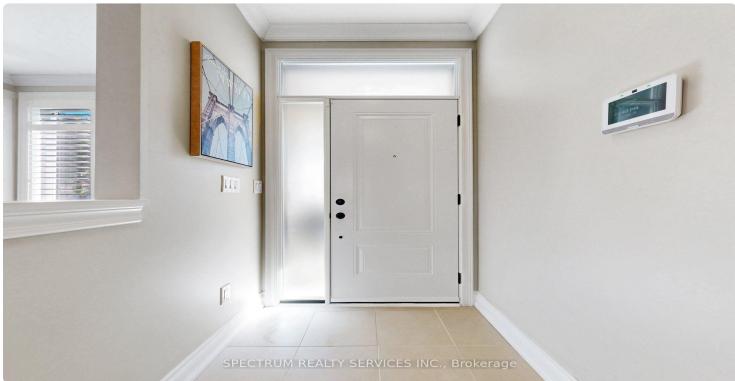
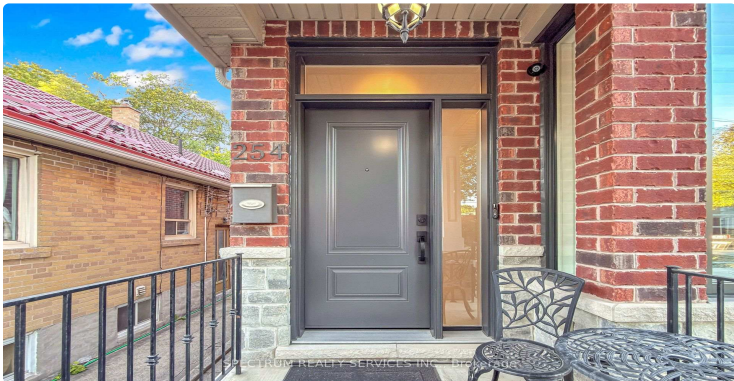
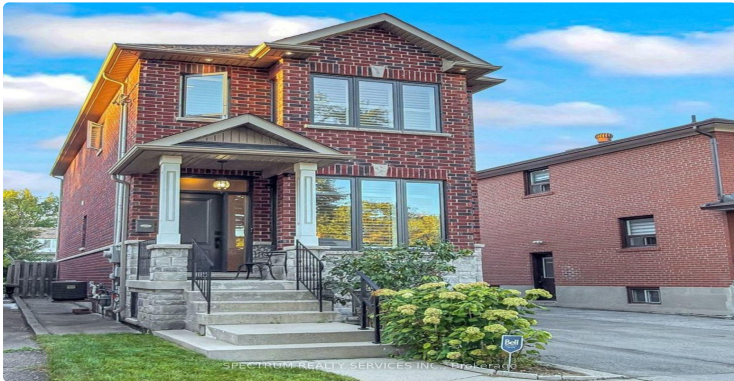
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Full, Separate Entrance, Apartment
FACING	North
AREA RANGE	1500-2000 sqft
PARKING	6 spaces
ANNUAL TAX	\$5,793
POSTAL CODE	M9N 1K2
NEIGHBOURHOOD	Weston

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Bay Window, California Shutters, Hardwood Floor
Foyer	Main	—	Combined w/Living, Tile Floor, Double Closet
Dining Room	Main	—	California Shutters, Bamboo, Combined w/Kitchen
Kitchen	Main	—	W/O To Deck, Granite Counters, Overlooks Backyard
Primary Bedroom	Second	—	3 Pc Ensuite, Walk-In Closet(s), Bay Window
Bedroom 2	Second	—	Walk-In Closet(s), Coffered Ceiling(s), California Shutters
Bedroom 3	Second	—	Walk-In Closet(s), Coffered Ceiling(s), California Shutters
Recreation	Basement	—	Above Grade Window, Combined w/Kitchen, 4 Pc Bath
Kitchen	Basement	—	Irregular Room, Combined w/Rec, Stainless Steel Appl
Bedroom 4	Basement	—	Large Window, Laminate
Laundry	Basement	—	Double Sink, Large Window
Cold Room/Cantina	Basement	—	Sump Pump
Bathroom	Ground	—	2 Pc Bath, Porcelain Floor, California Shutters
Bathroom	Second	—	4 Pc Bath, Soaking Tub, California Shutters
Bathroom	Second	—	3 Pc Ensuite, Glass Doors, California Shutters
Bathroom	Basement	—	4 Pc Bath, Tile Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

SPECTRUM REALTY SERVICES INC.

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.