



FOR SALE DETACHED MLS# W14111776

37 Deforest Road E, Toronto, ON M6S 1J1

High Park-Swansea, Toronto · M6S 1J1

C\$ 1,049,000

3	3	900	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Unlock Endless Potential in Premier Swansea-High Park. Located in one of Toronto's most coveted pockets, this exceptional Swansea-High Park property presents an incredible opportunity for end-users, renovators, and builders alike. Whether you envision executing a complete top-to-bottom renovation, building a brand-new custom dream home, or generating income while finalizing your architectural plans, this rare canvas offers endless possibilities. Life in Swansea means enjoying the very best of urban living wrapped in a tight-knit, family-friendly community. Just steps from your front door, you'll find top-ranked schools, lush green spaces, High Park, community tennis courts, pools, and rinks-along with the charming shops and dining of Bloor West Village and effortless TTC access. Surrounding architectural transformations reflect the area's vibrant growth and strong property values. With architectural drawings already in progress for a new build, you have the flexibility to move in, renovate, or construct from the ground up in a neighborhood you'll never want to leave. Some Pictures Are Rendering To Illustrate The Rebuild Potential Only. Don't let this rare chance pass you by!

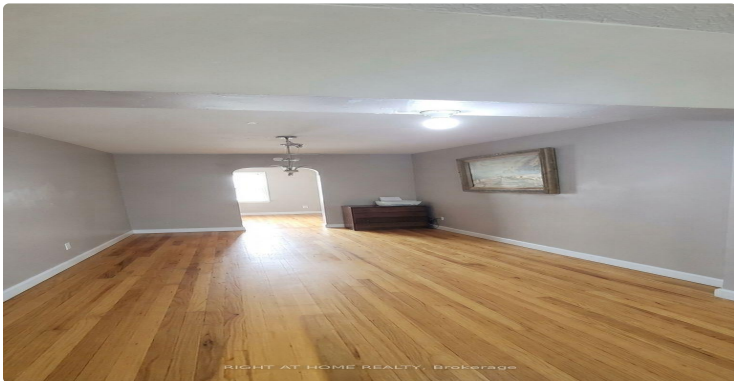
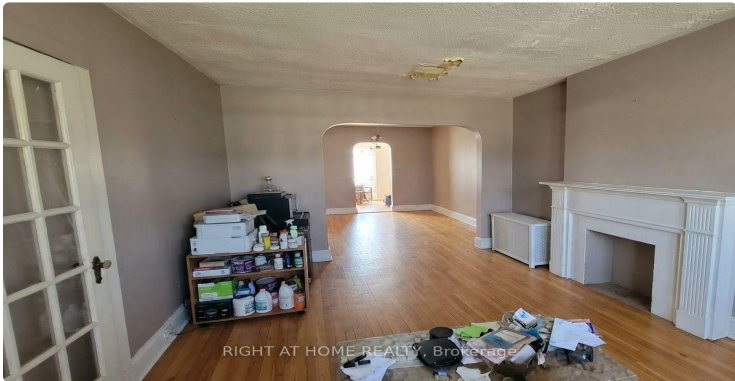
FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	1 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	South
AREA RANGE	700-1100 sqft
PARKING	2 spaces
ANNUAL TAX	\$6,749
POSTAL CODE	M6S 1J1
NEIGHBOURHOOD	High Park-Swansea

GALLERY





LISTING AGENT

Pavel Shaganenko

RIGHT AT HOME REALTY

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.