174 Braymore Blvd **List: $699,900 For: Sale**
Toronto Ontario M1B 2G8
Toronto E11 Rouge E11 Toronto
SPIS: N **Taxes:** $3,627/2025 **DOM: 1**

Link
2-Storey

Front On: N
Acre:

Rms: 7 + 2
Bedrooms: 4
Washrooms: 3
1x2xMain, 1x4x2nd, 1x3xBsmt

Lot: 30 x 150 Feet **Irreg:**
Dir/Cross St: Sheppard Ave E & Meadowvale Rd
Directions: Sheppard Ave E & Idagrove Gate

MLS#: E12852262 **PIN#:** 061930003
Possession Remarks: Immediate
Legal: PLAN M1657 W PT LOT 2 66R9720 PARTS 5 & 6
Broker Open House: Saturday, March 7 2026 2:30 PM - 4:30 PM **Opn Hse Note:** Sat. & Sun. March 7th & 8th. 2:30-4:30

Kitchens: 1 + 1
Fam Rm: N
Basement: Finished / Apartment
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Year Built: 1977
Yr Built Source: MPAC
Apx Sqft: 1100-1500
Lot Size Source: MPAC
Roof: Asphalt Shingle
Foundation: Concrete
Assessment: 2025
POTL: N
POTL Mo Fee:
Elevator/Lift:
Laundry Lev: Lower
Phys Hdcap-Eqp: Y

Exterior: Alum Siding / Brick
Gar/Gar Spcs: Attached / 2
Park/Drive:
Drive: Private Double
Drive Park Spcs: 4
Tot Prk Spcs: 6
UFFI:
Pool: None
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat: Fenced Yard, Fireplace/Stove, Public Transit, School
Interior Feat: Auto Garage Door Remote, In-Law Capability

Zoning:
Cable TV:
Hydro:
Gas:
Phone:
Water: Municipal
Water Supply Type:
Sewer: Sewers
Spec Desig: Unknown
Farm/Agr:
Waterfront:
Retirement:
Accessibility Feat: Roll-In Shower,Stair Lift
HST Applicable to Sale Price: Included In
Oth Struct:
Survey Type: None

#	Room	Level	Length (ft)		Width (ft)	Description
1	Living	Main	19.75	x	18.34	
2	Dining	Main	8.56	x	7.48	
3	Kitchen	Main	9.02	x	8.3	
4	Prim Bdrm	2nd	17.52	x	10.24	
5	2nd Br	2nd	9.19	x	8.99	
6	3rd Br	2nd	13.02	x	8.99	
7	4th Br	2nd	10.4	x	8.89	
8	Rec	Bsmt	31.27	x	19.75	
9	Laundry	Bsmt	8.2	x	3.84	

Client Remks: Solid Bones. Prime Location. Real Potential. A Spacious 4-Bedroom Detached Home On A Deep Lot In An Established Scarborough Neighborhood. The Main Floor Offers A Bright Living/Dining Area With Fireplace And Walkout To The Backyard, Plus A Kitchen With The Possibility To Create An Open-Concept Entertaining Space And A 2Pc Powder Room. Upstairs Features Four Good-Sized Bedrooms Including A Large Primary Bedroom With Double Closets, Along With A Full 4Pc Bathroom. The Finished Basement Includes A Second Kitchen Setup And Additional Living Space With Excellent Potential For Multi-Generational Living. A Double Car Garage And Deep Backyard Add To The Home's Function And Value. Close To Major Routes, Schools, Parks, Shopping, And Everyday Amenities. Reimagine The Space - And Make It Your Own.
Inclusions: Appliances, Light Fixtures, Window Coverings, Stair Lift, Garage Door Opener.

Listing Contracted With: CENTURY 21 LEADING EDGE REALTY INC. **Ph:** 416-686-1500

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