



# Move Beyond Your Expectations

45 PLEASANT BLVD, TORONTO, ON

2+1 BED 3 BATH

**Sotheby's**  
INTERNATIONAL REALTY

Canada









## MOVE BEYOND YOUR EXPECTATIONS

45 Pleasant Blvd, Toronto, Ontario

2+1 Bed 3 Bath 2 Parking 1 Locker

Welcome to this bright and beautifully appointed 2+1 bedroom, 3-bathroom townhome, located in highly sought after Summerhill. As a top-level, end-unit residence, it offers maximum privacy and exceptional natural light throughout. This home also includes two parking spaces and a locker—an outstanding bonus in this coveted neighbourhood.

The main floor features an inviting open-concept layout perfect for modern living. The sun-filled living room boasts a charming Juliet balcony, while the combined kitchen and dining area is ideal for entertaining and offers a walkout to a private balcony. A convenient powder room completes this level.

Upstairs, the serene primary retreat includes a spacious walk-in closet, a luxurious 4-piece ensuite, and its own private balcony—your own quiet escape in the city. A generous second bedroom, an additional full bathroom, and a versatile den with a skylight—perfect for a home office—provide flexible living options.

Located just steps from the subway, acclaimed restaurants, boutique shops, parks, and all the amenities Summerhill is known for, this home blends comfort, style, and unbeatable convenience.



### ADAM PARSONS

Broker

416.804.9589

adam.parsons@sothebysrealty.ca



### SIERRA PARSONS

Sales Representative

416.804.1448

sierra.parsons@sothebysrealty.ca



### BIANCA PARSONS

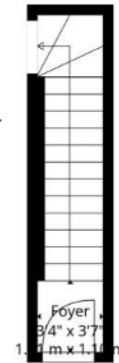
Sales Representative

647.993.2991

bianca.parsons@sothebysrealty.ca



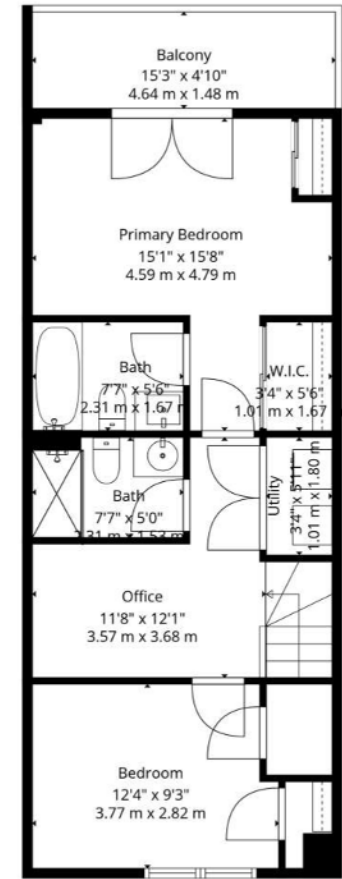
AdamParsons.ca



Basement 1



1st Floor



2nd Floor

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.