

\$949,900 - 220 Catalina Drive, Toronto (guildwood)

MLS® #E12448355

\$949,900

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Guildwood, Toronto (guildwood), Ontario

Welcome to coveted Guildwood Village! This move-in-ready, lovingly cared for, sun soaked south-facing home is prepped and waiting for it's next happy family. Step into an open and inviting space where the main floor showcases rich hardwood flooring, a cozy gas fireplace, and large windows that brighten every corner. The open concept kitchen is a true highlight complete with a striking marble island and counter tops, additional side entry from the driveway for easy pick ups and drop offs, two storage pantry's, and an adjoining family room that leads straight out to your private backyard escape. Make the most of whats left of the season in your personal outdoor retreat featuring a spacious 16' x 32' heated pool, relaxing gazebo lounge area, low-maintenance interlock and side yard, two storage sheds, and lush perennial garden. Downstairs the finished basement offers a roomy rec space with above grade windows, a second gas fireplace, a well equipped utility room with stainless steel front-load washer and dryer, handy sink, and extensive storage in the over sized crawlspace. Enjoy unbeatable walkability, you're just 10 minutes from 24-hour TTC, parks, splash pad, tennis courts and a neighborhood plaza with groceries, dining, and everyday essentials. In just 20 minutes or less, you'll reach the GO station, the scenic Guild Inn & Gardens, Lake Ontario, beach, parks and beautiful trails. Bonus: this home sits within the sought-after Elizabeth Simcoe Jr. Public School catchment (currently



JK-Grade 6, expanding to Grade 8) and Sir Wilfrid Laurier Collegiate, offering the respected International Baccalaureate (IB) program. Home inspection available. We're open to offers - don't miss your chance at this perfect family home! (id:6289)

Essential Information

Listing #	E12448355
Price	\$949,900
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	220 Catalina Drive
Subdivision	Guildwood
City	Toronto (guildwood)
Province	Ontario
Postal Code	M1E1B7

Amenities

Utilities	Cable, Electricity, Sewer
Parking Spaces	3
Parking	No Garage
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Central Vacuum, Blinds, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
Has Basement	Yes

Exterior

Exterior	Aluminum siding, Brick
Lot Description	54.2 x 130.6 FT
Foundation	Block

Listing Details

Listing Office RE/MAX ALL-STARS REALTY INC.



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Listing information last updated on October 26th, 2025 at 3:16pm PDT