

WELCOME TO
42 KAMLOOPS DRIVE
Pleasant View

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Imagine coming home to this beautiful family home in one of North York's most desirable neighbourhoods. Thoughtfully designed for everyday living, the interior offers inviting living and dining spaces, an eat-in kitchen with granite countertops and stainless steel appliances, and a spacious primary retreat with a cozy fireplace and sitting area, while two additional bedrooms provide plenty of room for a growing family. A partially finished basement adds flexibility with a generous workshop and laundry area.

Step outside and discover true paradise in the city—a private, fully landscaped backyard oasis with mature trees and outstanding lush gardens. The covered patio, complete with skylights, lighting, ceiling fan and built-in speakers, creates the perfect setting for relaxing or entertaining.

Lovingly updated over the years with modern mechanicals, replacement windows, and quality exterior improvements, this home offers comfort and peace of mind.

Located just minutes from top-rated schools, parks, places of worship, Pleasantview Community Centre with pool and arena, the library, Fairview Mall, shopping, dining, and public transit (Fairview subway), with quick access to the Don Valley Parkway and Highways 404 & 401.

This exceptional home offers the perfect blend of comfort, thoughtful updates, beautiful outdoor living, and an unbeatable location. Don't miss the opportunity to make it your own!



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Live in Highly Sought-After Pleasant View Neighbourhood

Foyer & Hallway

- Enclosed porch area
- Front and rear steel entry doors
- Decorative stained glass sidelights
- Stained glass window in upper stairway
- Laminate flooring
- Double closet
- Powder room with textured privacy window
- Walk-out to backyard patio

Living & Dining

- Open design
- Broadloom
- Picture window overlooking front garden with electric blind
- Crown moulding
- Separate dining area with pendant lighting

Eat-in Kitchen

- Stainless steel fridge & gas stove, rangehood and built-in dishwasher
- Laminate flooring
- Granite countertops
- Ample cupboards
- Spacious eat-in area
- Large garden window

Bedrooms & Bath

- Hardwood floors throughout bedrooms
- Primary bedroom features a murphy bed, double closet with sliding mirrored doors, sitting area and wood fireplace with floor-to-ceiling brick surround
- 2nd Bedroom with bedside wall lights, louvered window shutters and closet built-in organizers
- 3rd Bedroom with broadloom (hardwood underneath, closet and louvered window shutters
- 3 Piece bath offers tiled flooring, Corian countertop, built-in mirrored vanity cabinets, sliding glass door walk-in shower with pull-out showerhead and soap niches

Partially Finished Basement

- Workshop with workbench, built-in desk and shelving
- Cantina with wine rack and custom ornate iron doors
- Laundry with tiled flooring and double sink

Exterior

- 2 Car garage with door to backyard patio
- Private driveway for 2 cars
- Covered interlock patio with 3 skylights, hydro, lighting, ceiling fan and built-in speakers
- Fully fenced private yard with mature landscaping and outstanding front and rear gardens



Possession: 60-90 Days/TBA | Taxes: \$5,854.58 (2026)
Lot Size: 54.05'x117.22' (Irregular)

Updates & Inclusions: Replacement windows (completed at various times), electrical panel, irrigation system, furnace, AC, eavestroughs, fascia, soffits, and leaf guards, new front glass enclosure (2025), living room window (2025), kitchen window (2026), stainless steel fridge & gas stove, built-in dishwasher, washer, dryer, all existing electric light fixtures and window coverings/shutters, living room electric blind, central vacuum, water barrel, garage door opener & remote, BBQ and patio furniture, chairlift can stay or be removed. Exclude: Hanging stained glass in 2 bathrooms.