



HOMELIFE LANDMARK REALTY INC., Brokerage

FOR SALE

DETACHED

MLS# C13704666

30 Paperbirch Drive, Toronto, ON M3C 2E7

Banbury-Don Mills, Toronto · M3C 2E7

C\$ 1,650,000

5	3	900	5	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 30 Paperbirch Drive, a tastefully updated solid brick bungalow in one of Toronto's most sought-after neighbourhoods, just steps from the Shops at Don Mills, parks, TTC, and the scenic Don Mills Trail. Inside, a bright open-concept living and dining area with updated hardwood flooring (2023) flows into a stylish galley kitchen with stone countertops, sleek tile backsplash, stainless steel appliances, and ample cabinetry. The primary bedroom is a private retreat with a new 3-piece ensuite (2023), complemented by two additional bedrooms and a full bath. With two full kitchens, two laundry areas, and a separate side entrance to the finished basement, the home is ideal for multi-generational living or generating rental income, supported by an upgraded 200 AMP panel. Outside, a large west-facing backyard and spacious deck provide plenty of room for outdoor entertaining, play, or gardening. Ideally located close to the Toronto Botanical Gardens and the Wilket Creek Trail-which winds through Sunnybrook Park and connects to the city's expansive ravine system-this property also offers the potential for a second-floor addition or a custom new build, making it a rare find in a vibrant, connected community. *Some images have been virtually staged to help illustrate the potential use and layout of the space. No modifications have been made to the structure or layout.*

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Library
- ✓ Park
- ✓ Place Of Worship
- ✓ Rec./Commun.Centre
- ✓ School
- ✓ Public Transit

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	West
AREA RANGE	700-1100 sqft
PARKING	5 spaces
ANNUAL TAX	\$6,757
POSTAL CODE	M3C 2E7
NEIGHBOURHOOD	Banbury-Don Mills

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	3.46 x 4.93	Hardwood Floor, Pot Lights, Large Window
Dining Room	Main	2.12 x 2.96	Hardwood Floor, Overlooks Backyard, Combined w/Living

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ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	3.61 x 2.40	Tile Floor, Stainless Steel Appl, Window
Primary Bedroom	Main	3.01 x 4.02	Hardwood Floor, 3 Pc Ensuite, Closet
Bedroom 2	Main	3.65 x 2.71	Hardwood Floor, Closet, Window
Bedroom 3	Main	2.58 x 2.69	Hardwood Floor, Closet, Overlooks Backyard
Recreation	Basement	2.43 x 4.40	Tile Ceiling, Pot Lights, Above Grade Window
Bedroom	Basement	3.06 x 5.12	Laminate, Pot Lights, Closet
Bedroom	Basement	2.62 x 3.67	Laminate, Closet, Above Grade Window
Kitchen	Basement	—	Tile Floor, Pot Lights, Combined w/Laundry

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.