



RE/MAX REALTRON BARRY COHEN HOMES INC. Brokerage

FOR SALE

DETACHED

MLS# C13814606

18 Brian Cliff Drive, Toronto, ON M3B 2G2

Banbury-Don Mills, Toronto · M3B 2G2

C\$ 3,500,000

4	3	2,750	8	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Sprawling Ranch Bungalow Residence On Ravine-Like Lot In Prestigious Edwards Gardens Area. Move In, Update Or Build Your Dream Home Up To 5,300sft As Of Right Of Luxurious Living Space As Per Makow Architect Or Apply To C.O.A For More. Perfect Lot For Serene Living, Renovation Or Build New. Main Floor Features Sun-Filled Gourmet Kitchen And Breakfast Area With Skylights And Side Entrance, Generously-Sized Principle Rooms With Fireplace And Picture Windows Overlooking The Rear Garden, Library Overlooking Front Garden, Tranquil Primary Retreat With 7-Piece Ensuite, 2nd Bedroom, And Stunning Sunroom Overlooking Rear Garden Oasis Of Majestic Lawns And Mature Trees. Lower Level Features Two Additional Bedrooms, Sprawling Rec Room With Lounge And Wet Bar, And Two Ground-Level Walkouts To The Rear Garden And Its Ravine Setting. Minutes From Edward Gardens, Renowned Public And Private Schools, Top-Rated Golf Courses, Shops And Eateries.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Golf
- ✓ Park
- ✓ Part Cleared
- ✓ School
- ✓ Library

PROPERTY DETAILS

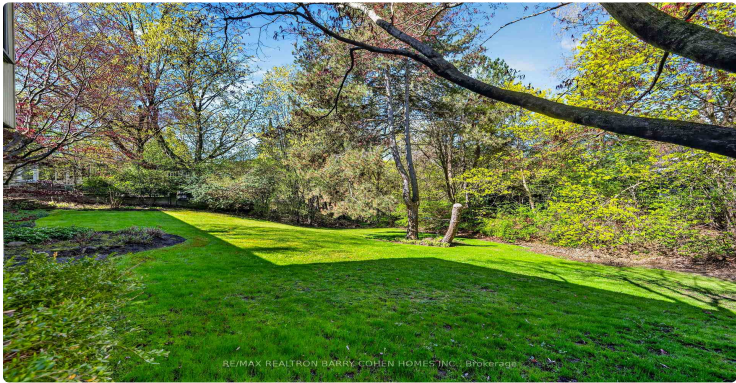
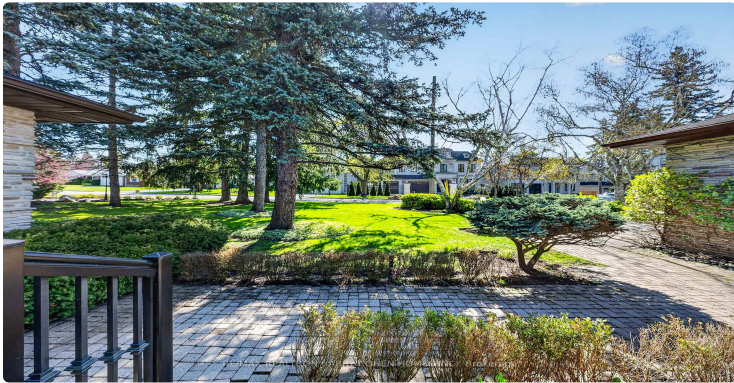
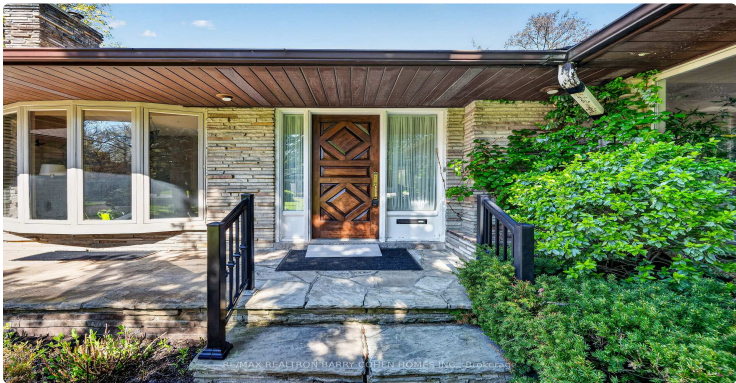
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out, Other
FACING	West
AREA RANGE	2500-3000 sqft
PARKING	8 spaces
ANNUAL TAX	\$16,409
POSTAL CODE	M3B 2G2
NEIGHBOURHOOD	Banbury-Don Mills

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Breakfast	Main	—	Overlooks Frontyard, Skylight, Hardwood Floor
Kitchen	Main	—	Hardwood Floor, Skylight, B/I Desk
Library	Main	—	Fireplace, Panelled, Bay Window

ROOM	LEVEL	DIMENSIONS	FEATURES
Family Room	Main	—	Vaulted Ceiling(s), Hardwood Floor, Overlooks Backyard
Bedroom 2	Main	—	Overlooks Backyard, B/I Closet, Picture Window
Recreation	Lower	—	Fireplace, Wet Bar, Walk-Out
Primary Bedroom	Main	—	4 Pc Ensuite, Walk-In Closet(s), Skylight
Bedroom 3	Lower	—	B/I Bookcase, Closet, Window
Dining Room	Main	—	French Doors, Crown Moulding, Overlooks Living
Living Room	Main	—	Crown Moulding, Fireplace, B/I Shelves
Bedroom 4	Lower	—	Broadloom, Window, Closet

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.