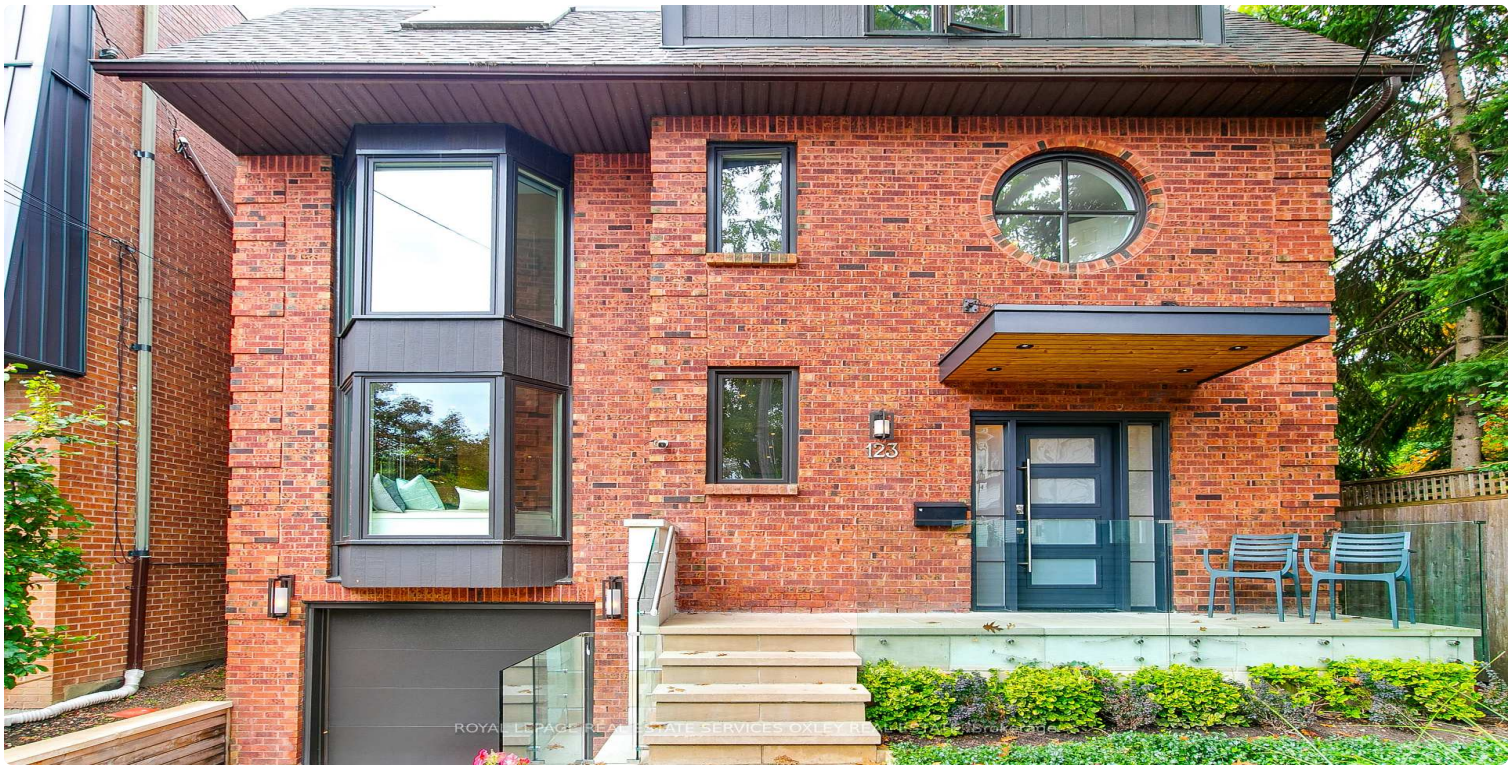


FOR SALE | DETACHED | MLS# C14121648

123 Birch Avenue, Toronto, ON M4V 1E3

Annex, Toronto · M4V 1E3

C$ 2,995,000

4	4	2,250	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Centre Ice at Yonge & Summerhill! Welcome to 123 Birch Ave, an exceptional detached home in one of Toronto's most coveted family neighbourhoods, in the highly sought-after Cottingham Jr. PS district - ranked the #1 elementary school in Ontario. Beautifully renovated & featured in House & Home magazine, this is that rare Summerhill combination: a sophisticated, move-in-ready family home with a private drive & integrated garage, just steps to everything along Yonge. Offering approx. 2,644 sq ft of total living space, 4 bedrooms & beautifully considered interiors. Soaring 9'4" ceilings on the main floor, w/ hardwood floors & custom detailing set the tone. The fabulous kitchen features a Wolf 6-burner range, Caesarstone counters, marble backsplash, breakfast bar & incredible storage, opening to a generous dining area & expansive living room with custom built-ins. Sliding doors lead to a private deck & enclosed city garden - an incredible extension of the living space for summer dinners & entertaining. Upstairs, the oversized primary retreat overlooks the garden with custom closets & a spa-like ensuite with heated stone floors, soaker tub & glass shower. A fabulous 2nd bedrm/office with cathedral ceiling, skylight, bay window, built-in desk & Murphy bed offers wonderful flexibility, while 2 additional bedrooms & a skylit bath complete the 3rd floor. The finished lower level offers a cozy rec rm w/gas fireplace, custom built-ins, powder rm, laundry & direct access to the garage. New roof 2026; Lennox furnace & A/C 2025.And the location simply doesn't get better! Walk out your door to Summerhill's shops, cafes & restaurants, TTC, parks & Cottingham Jr PS. A beautifully renovated detached home, private drive, integrated garage & one of the very best school districts in Ontario - right in the heart of Summerhill.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

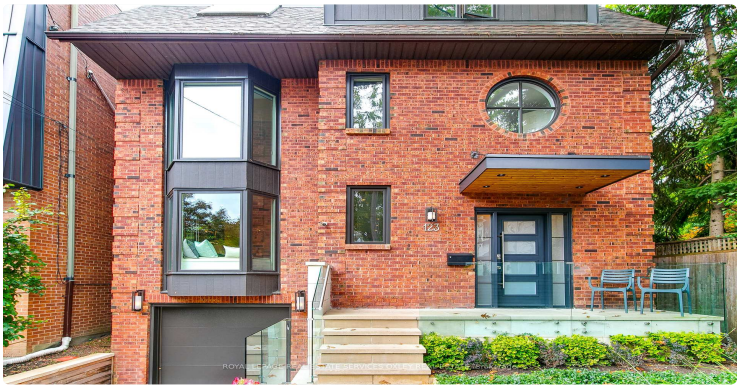
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	West
AREA RANGE	2000-2500 sqft
PARKING	2 spaces
ANNUAL TAX	$15,039
POSTAL CODE	M4V 1E3
NEIGHBOURHOOD	Annex

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES

Living Room	Main	—	Hardwood Floor, B/I Shelves, W/O To Deck
Dining Room	Main	—	Hardwood Floor, Overlooks Living, Bay Window
Kitchen	Main	—	Stainless Steel Appl, Stone Counters, Breakfast Bar
Primary Bedroom	Second	—	Hardwood Floor, B/I Closet, 4 Pc Ensuite
Bedroom 2	Second	—	Murphy Bed, Cathedral Ceiling(s), Bay Window
Bedroom 3	Third	—	Hardwood Floor, Double Closet, Overlooks Backyard
Bedroom 4	Third	—	Hardwood Floor, Double Closet, Overlooks Backyard
Recreation	Lower	—	Hardwood Floor, Gas Fireplace, B/I Shelves
Laundry	Lower	—	Stainless Steel Sink

GALLERY



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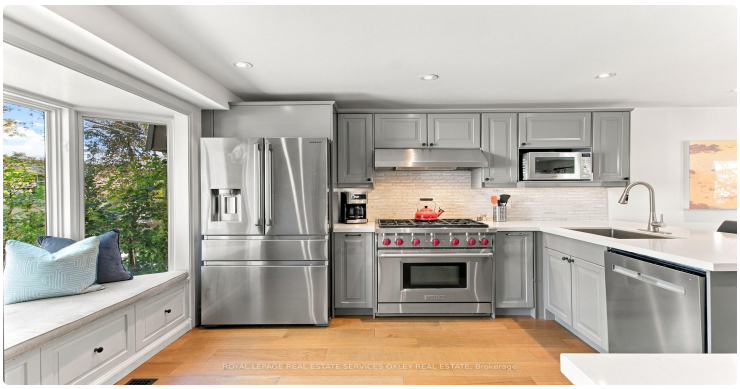
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LISTING AGENT

Pavel Shaganenko

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Email: pshaganenko@gmail.com

Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.