



FOR SALE

DETACHED

MLS# E13045702

39 SE Boulderbrook Drive, Toronto, ON M1X 2C2

Rouge E11, Toronto · M1X 2C2

C\$ 1,690,000

4	5	3,250	5	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Beautifully Well Maintained Clean & Sun Filled Detached Home. Approx. 3,350 Sqf + 1,100 Sqft Finished Basement W/Wet Bar & Entertainment Space. Backyard Is Perfectly Situated On A Tranquil Ravine Lot W/Unobstructed View, Extensive Landscaping and Custom Deck. Crown Molding Throughout & Pot Lights, Hardwood Floor On Main & 2nd Flr. 9 Ft Ceiling On Main Flr W/Office Room (Can Be Use As 5th Bedroom). Skylight Over The Oak Staircase. All Bedroom Are Generously Size, Prim Bdr W/5pc Bathroom. Furnace And Central Air Conditioner Updated In 2023 & Roof Replaced In 2021. Close To Public School, Shopping Plaza, Public Transit, Park & Golf Couse, Hwy 401 & 407.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

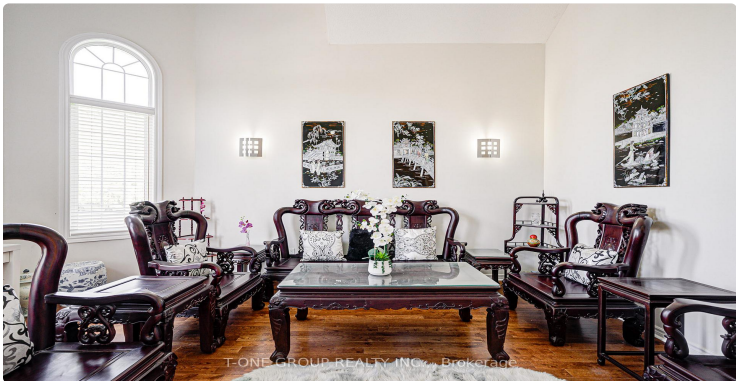
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	South
AREA RANGE	3000-3500 sqft
PARKING	5 spaces
ANNUAL TAX	\$7,187
POSTAL CODE	M1X 2C2
NEIGHBOURHOOD	Rouge E11

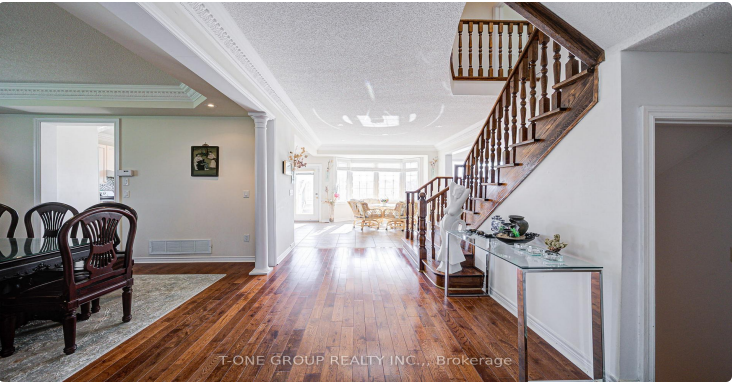
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Large Window, Crown Moulding
Library	Main	—	Hardwood Floor, Window, French Doors
Dining Room	Main	—	Hardwood Floor, Window, Crown Moulding
Family Room	Main	—	Hardwood Floor, Gas Fireplace, Overlooks Ravine
Kitchen	Main	—	Tile Floor, Backsplash, Centre island

ROOM	LEVEL	DIMENSIONS	FEATURES
Breakfast	Main	—	Tile Floor, Open Concept, Circular Oak Stairs
Primary Bedroom	Second	—	Hardwood Floor, 5 Pc Bath, Overlooks Ravine
Bedroom 2	Second	—	Hardwood Floor, 4 Pc Bath, Closet
Bedroom 3	Second	—	Hardwood Floor, 4 Pc Ensuite, Overlooks Ravine
Bedroom 4	Second	—	Hardwood Floor, 4 Pc Ensuite, Window
Sitting	Second	—	Hardwood Floor, W/O To Balcony, Window
Great Room	Ground	—	Hardwood Floor, Open Concept, Wet Bar
Media Room	Basement	—	Hardwood Floor, Open Concept, 3 Pc Bath

GALLERY





LISTING AGENT

Pavel Shaganenko

T-ONE GROUP REALTY INC.,

Email: pshaganenko@gmail.com

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.