



VALERY REAL ESTATE INC., Brokerage

FOR SALE

DETACHED

MLS# E13761804

87 Cedar Brae Boulevard SE, Toronto, ON M1J 2K5

Eglinton East, Toronto · M1J 2K5

C\$ 1,500,000

4	2	1,750	8	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

***Estate Sale *** A RARE OPPORTUNITY IN ONE OF SCARBOROUGH'S ESTABLISHED POCKETS A rare opportunity to acquire an exceptionally large residential parcel in an established Scarborough neighbourhood.Set among mature trees, established homes and nearby ravines, this nearly half-acre property offers a Muskoka-like sense of privacy and retreat within the city while remaining well connected to Toronto.The existing approximately 1,500 sq. ft. bungalow provides a starting point, but the land is the opportunity. Potential uses may include renovating the existing home, building a custom residence, creating a multigenerational home, or exploring multiplex and longer-term redevelopment opportunities, subject to zoning, approvals and the buyer's independent due diligence. CONNECTED TO THE CITY Approximately a 15-minute walk / 5-minute drive to Eglinton GO StationApproximately 1.7 km to the future McCowan Road Subway StationClose to parks, ravines, schools, shops and TTC serviceEstablished residential setting with mature streetscapes and generous properties

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

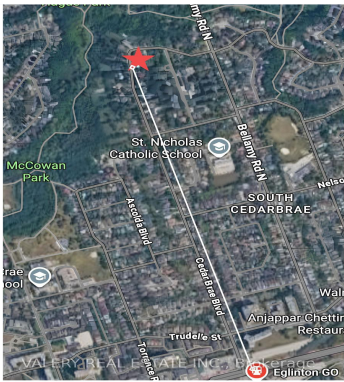
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Half, Other
FACING	South
AREA RANGE	1500-2000 sqft
PARKING	8 spaces
ANNUAL TAX	\$6,666
POSTAL CODE	M1J 2K5
NEIGHBOURHOOD	Eglinton East

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Bathroom	Main	—	2 Pc Bath
Bathroom	Main	—	4 Pc Bath
Laundry	Main	—	—

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Main	—	—
Bedroom 2	Main	—	—
Bedroom 3	Main	—	—
Bedroom 4	Main	—	—
Living Room	Main	—	—
Kitchen	Main	—	—
Dining Room	Main	—	—
—	Main	—	—

GALLERY





LISTING AGENT

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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.