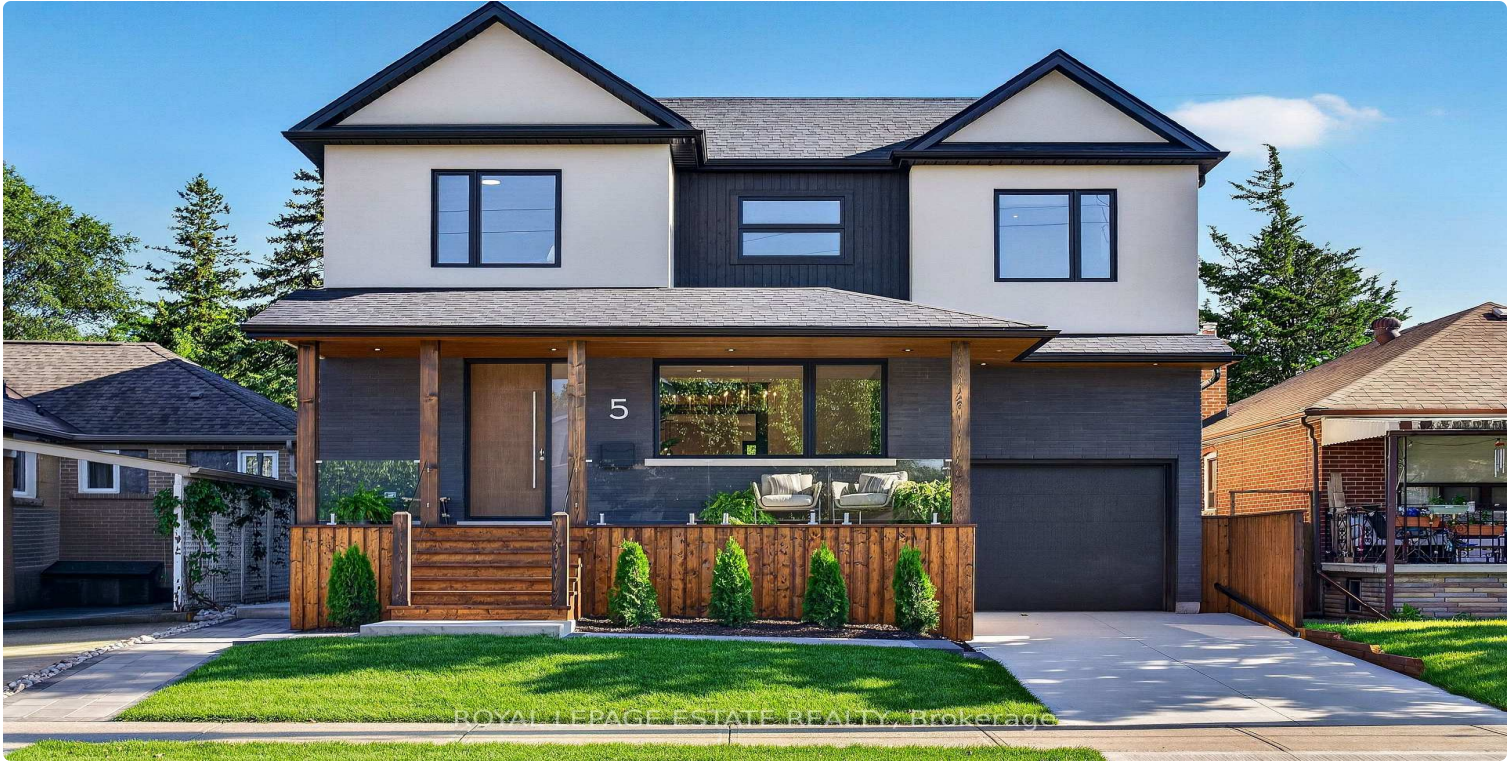




FOR SALE

DETACHED

MLS# E13782564

5 North Drive, Toronto, ON M1N 1Y9

Birchcliffe-Cliffside, Toronto · M1N 1Y9

C\$ 2,599,900

6	4	2,250	2	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

You've designed this house in your head a hundred times. Someone finally finished it for you. Rebuilt from the studs in 2026, 5 North Drive is a true studs-up renovation: new walls, wiring, plumbing, windows, and mechanicals, engineered and permitted to be lived for decades. It sits on a quiet Hunt Club street in Birchcliff, minutes from the lake. Engineered hardwood runs through the main and second floors, and Black Beauty trim carries you from the dining room to the custom Foson kitchen: dark flat-slab cabinetry, fluted glass, warm vertical grain, and warm quartz waterfaling off the peninsula, with a coffee bar, double wall oven, five-burner gas cooktop, and workstation sink. The living room gathers around a gas fireplace and floor-to-ceiling sliders opening to the deck, patio, and deep backyard. The main floor is completed with a walk-in foyer closet, separate pantry, and mudroom off the attached garage. Smart-home comforts are built in throughout, from climate control to a smart toilet in the primary ensuite. Upstairs holds four true bedrooms and two full baths, led by a primary suite with built-in closets and a five-piece ensuite: freestanding tub, separate shower, and double vanity. Second-floor laundry with quartz counters, plus a dedicated second furnace and AC so the upstairs holds its own climate. The lower level is a complete legal two-bedroom apartment with separate entrance, high ceilings, heated floors, full kitchen, and large rec room: in-law suite, nanny quarters, or rental income. The 40 x 125 foot lot invites garden suite or pool potential under current bylaws (buyer to verify). Steps away, Blantyre Park is building a brand-new park and outdoor pool. Walk to Kingston Road Village in minutes, down Fallingbrook to the water, with Queen St E and the boardwalk within reach, and the Danforth GO reaching Union in about ten minutes. Birchcliff has quietly become one of the East End's most sought-after addresses, and this is the house that shows why.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Beach
- ✓ Fenced Yard
- ✓ Library
- ✓ Rec./Commun.Centre
- ✓ Place Of Worship
- ✓ Public Transit

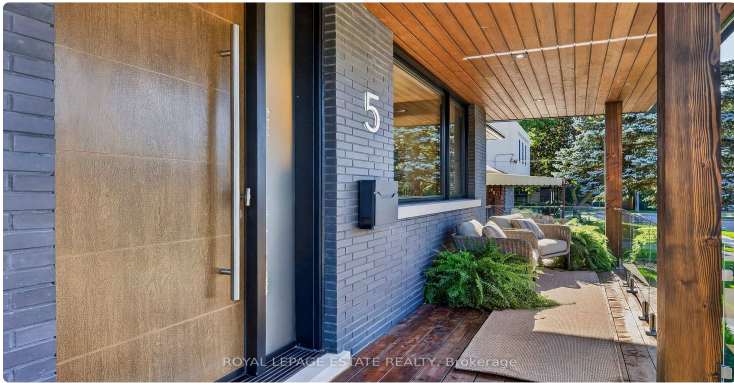
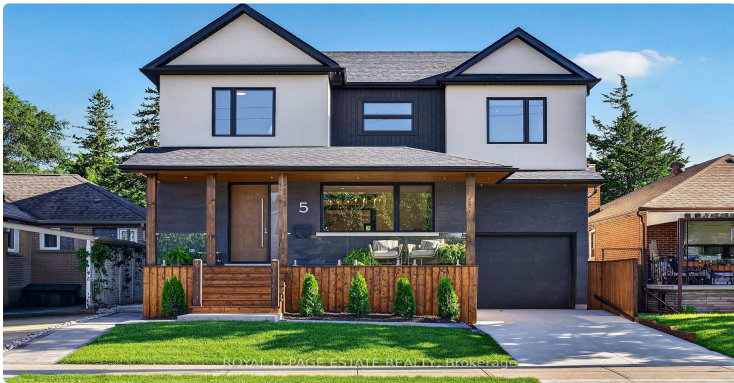
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment, Finished, Full, Separate Entrance
FACING	South
AGE	51-99 years
AREA RANGE	2000-2500 sqft
PARKING	2 spaces
ANNUAL TAX	\$5,972
POSTAL CODE	M1N 1Y9
NEIGHBOURHOOD	Birchcliffe-Cliffside

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Hardwood Floor, Walk-In Closet(s), Closet Organizers
Dining Room	Main	—	Hardwood Floor, Picture Window
Pantry	Main	—	Hardwood Floor
Kitchen	Main	—	Hardwood Floor, B/I Oven, Picture Window
Living Room	Main	—	Hardwood Floor, Sliding Doors, Gas Fireplace
Primary Bedroom	Second	—	Hardwood Floor, 5 Pc Ensuite, Closet Organizers
Bedroom 2	Second	—	Hardwood Floor, Closet, Window
Bedroom 3	Second	—	Hardwood Floor, Closet, Window
Bedroom 4	Second	—	Hardwood Floor, Closet, Window
Laundry	Second	—	Hardwood Floor, Stainless Steel Sink
Recreation	Basement	—	Vinyl Floor
Dining Room	Basement	—	Vinyl Floor, Combined w/Kitchen
Kitchen	Basement	—	Vinyl Floor, Window
Bedroom	Basement	—	Vinyl Floor, Closet, Window
Bedroom 2	Basement	—	Vinyl Floor, Closet
Utility Room	Basement	—	Tile Floor, Sump Pump

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.