



FOR LEASE

DETACHED

MLS# E13797134

18 Larwood Boulevard, Toronto, ON M1M 2M5

Cliffcrest, Toronto · M1M 2M5

C\$ 3,200/mo

3	2	1,750	2	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to **18 Larwood Blvd**, nestled on one of the most coveted streets in the prestigious **Scarborough Bluffs/Cliffcrest** community. This beautifully updated home offers a rare combination of modern comfort, privacy, and natural surroundings. The main floor features a convenient powder room, space-saving pocket doors, and a bright **modern open-concept kitchen** filled with natural light-perfect for everyday living and entertaining. Set on an exceptional **50 x 287 ft ravine lot**, the property offers a peaceful and private backdrop with ever-changing seasonal views, from lush summer greenery to vibrant fall colours and serene winter landscapes. The **flat, fully private backyard** provides an ideal space for children, pets, outdoor gatherings, and relaxation. Enjoy a quiet, family-friendly neighbourhood surrounded by mature trees, trails, and a welcoming community atmosphere. Just minutes to **Bluffer's Park**, **Bluffer's Park Marina**, and **Scarborough Bluffs Beach**, with convenient access to **Scarborough GO Station** for an easy downtown commute. Families will appreciate proximity to **Chine Drive Public School**, **R.H. King Academy**, and **St. Agatha French Immersion**, while **Birch Cliff Village** offers nearby shops, restaurants, and everyday amenities. A truly rare ravine property offering **privacy, lifestyle, outdoor space, and an exceptional location**-all in one remarkable home.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Beach
- ✓ Lake/Pond
- ✓ Marina
- ✓ Park
- ✓ Ravine
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Lease
STYLE	Backsplit 4
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance, Finished
FACING	West
AREA RANGE	1500-2000 sqft
PARKING	2 spaces
POSTAL CODE	M1M 2M5
NEIGHBOURHOOD	Cliffcrest

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Combined w/Dining, Picture Window
Dining Room	Main	—	Hardwood Floor, Combined w/Living, Pot Lights
Foyer	Main	—	—
18 Larwood Boulevard, Toronto, ON M1M 2M5			CENTURY 21 INNOVATIVE REALTY INC.

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Tile Floor, Eat-in Kitchen
Breakfast	Main	—	Tile Floor, Breakfast Area, Window
Powder Room	Main	—	Porcelain Floor
Primary Bedroom	Second	—	Hardwood Floor, Bay Window, Pot Lights
Bedroom 2	Second	—	Hardwood Floor, Closet
Bedroom 4	Second	—	Hardwood Floor, Closet
Bedroom 3	Second	—	Hardwood Floor, Closet
Recreation	Basement	—	Broadloom, Pot Lights
Laundry	Second	—	—
Office	Basement	—	Broadloom, Pot Lights
—	—	—	—

GALLERY





LISTING AGENT

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CENTURY 21 INNOVATIVE REALTY INC.

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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.