



FOR SALE

DETACHED

MLS# E13820476

109 Lillington Avenue, Toronto, ON M1N 3K6

Birchcliffe-Cliffside, Toronto · M1N 3K6

C\$ 1,269,900

5	5	2,250	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome To 109 Lillington Ave! An Exceptional Custom-Built Home In The Heart Of Birch Cliff. Just Over 3000Sq Ft Of Finished Living Space, This 4+1-Bedroom, 5-Bathroom Home Is Thoughtfully Designed With High Ceilings, Expansive Principal Rooms, And Impressive Attention To Detail. Three Bedrooms Feature Ensuites, While The Generous Layout Offers The Space And Flexibility To Grow With Your Family Over Time. Step Inside To Soaring 10-Foot Ceilings, Hardwood Floors And An Open-Concept Main Floor Filled With Natural Light. The Custom Kitchen Is Designed For Both Everyday Living And Entertaining, With A Large Centre Island, Granite Counters And Ample Cabinetry, Opening Seamlessly Into The Spacious Family Room. A Three-Sided Gas Fireplace Creates A Striking Focal Point, While Walk-Out Access Extends The Living Space Outdoors. Upstairs, Four Generous Bedrooms, 3 Washrooms And Convenient Second-Floor Laundry Make This Level Exceptionally Well-Planned. The Lower Level Adds To The Versatility With A Large Open Concept Floor Plan, Additional Bedroom, Bathroom And Separate Entrance. This Level Can Easily Adapt For Guests, Extended Family, A Home Office Or Additional Living Space. Outside, The Backyard Has Been Reimagined With New Landscaping And Hardscaping. Established Perennial Gardens And Mature Greenery Create A Lush, Private Setting That Feels Like A True Backyard Retreat. Meticulously Maintained And Ready To Enjoy, This Is A Home With Space, Style And Flexibility - Set In One Of Birch Cliff's Established And Desirable Neighbourhoods. Close To Parks, Top-Rated Schools, Scarborough GO, TTC, Birchmount Community Centre, The Bluffs, Beaches And Local Shops.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Hospital
- ✓ Library
- ✓ Public Transit
- ✓ Park
- ✓ Place Of Worship

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance
FACING	East
AREA RANGE	2000-2500 sqft
PARKING	3 spaces
ANNUAL TAX	\$6,898
POSTAL CODE	M1N 3K6
NEIGHBOURHOOD	Birchcliffe-Cliffside

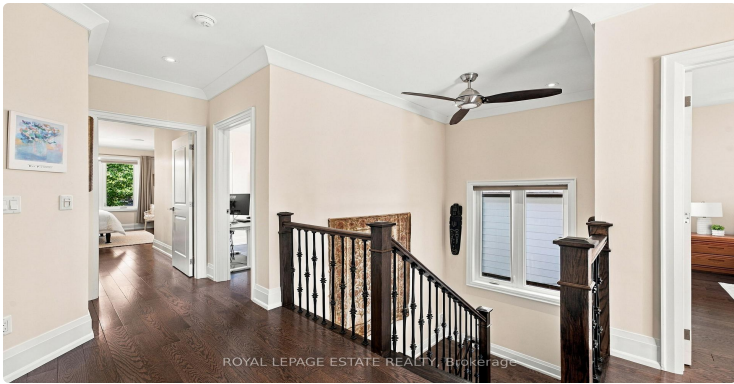
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
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Living Room	Main	—	Hardwood Floor, Combined w/Dining, Open Concept
Dining Room	Main	—	Hardwood Floor, 2 Way Fireplace, Combined w/Living
Family Room	Main	—	Open Concept, 2 Way Fireplace, Hardwood Floor
Kitchen	Main	—	Family Size Kitchen, Centre Island, Granite Counters
Breakfast	Main	—	W/O To Deck, Combined w/Kitchen, Hardwood Floor
Primary Bedroom	Second	—	Hardwood Floor, 5 Pc Ensuite, Walk-In Closet(s)
Bedroom 2	Second	—	Hardwood Floor, 4 Pc Ensuite, Large Window
Bedroom 3	Second	—	Hardwood Floor, 4 Pc Ensuite, Large Window
Bedroom 4	Second	—	Hardwood Floor, Closet, Large Window
Recreation	Lower	—	Open Concept, Window, Laminate
Bedroom 5	Lower	—	3 Pc Bath, Window, Laminate

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.