



FOR SALE

DETACHED

MLS# E13823542

30 Birchmount Road, Toronto, ON M1N 3J4

Birchcliffe-Cliffside, Toronto · M1N 3J4

C\$ 1,998,800

4	3	2,250	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Discover the space. Embrace the lifestyle. Make 30 Birchmount your home. Nestled in a quiet, sought-after pocket south of Kingston Road, this inviting home blends timeless charm, generous living spaces and exceptional versatility. Surrounded by mature gardens, tree-lined streets and well-appointed homes, it offers an outstanding lifestyle for growing families. Enjoy a 10-minute stroll through Harrison Properties Park along the Waterfront Trail to the breathtaking Rosetta McClain Gardens overlooking Lake Ontario. Shops, restaurants, public elementary and secondary schools and a community centre are just a 5-minute walk away. Welcoming curb appeal and a charming front porch introduce a thoughtfully designed interior featuring 4 bedrooms, 3 bathrooms, a spacious family room, open-concept living and dining areas, and a large eat-in kitchen. A fully finished basement adds valuable living space, while three gas fireplaces create warmth and ambiance throughout. A second-floor deck, accessed from two bedrooms, offers a private outdoor retreat, while the top-floor attic with vaulted ceilings provides flexible space for a home office, playroom, creative studio, additional bedroom or storage. ****A MUST-SEE FEATURE: APPROX. 201 SQ. FT. DETACHED GARDEN SUITE!**** Complete with a gas fireplace, ceiling fans and skylights. This remarkable four-season retreat is currently enjoyed as a private garden lounge. Envision a home office, yoga sanctuary, artist's studio or workshop. The lush, private backyard and flagstone entertaining area is the perfect setting for summer evenings, relaxed weekends and memorable gatherings with family and friends. An attached garage and private two-car driveway add everyday convenience. 30 Birchmount Road offers something increasingly rare in Toronto: a welcoming family home with room to grow, spaces to retreat and create, and a wonderful connection to nature and community.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Park

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Full, Finished
FACING	West
AREA RANGE	2000-2500 sqft
PARKING	3 spaces
ANNUAL TAX	\$5,463
POSTAL CODE	M1N 3J4
NEIGHBOURHOOD	Birchcliffe-Cliffside

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Utility Room	Basement	—	—
Family Room	Main	—	Hardwood Floor, Open Concept
Bedroom 4	Second	—	Hardwood Floor, W/O To Balcony, Closet
Living Room	Main	—	Gas Fireplace, Open Concept, Hardwood Floor
Primary Bedroom	Second	—	W/O To Deck, 3 Pc Ensuite, His and Hers Closets
Laundry	Basement	—	—
Bathroom	Main	—	4 Pc Bath, Separate Shower
Foyer	Main	—	Tile Floor
Bathroom	Second	—	3 Pc Ensuite
Other	Ground	—	Gas Fireplace, Ceiling Fan(s), Skylight
Recreation	Third	—	Vaulted Ceiling(s), Hardwood Floor
Bedroom 2	Second	—	Hardwood Floor, Overlooks Backyard, Double Closet
Bathroom	Second	—	3 Pc Bath
Dining Room	Main	—	Hardwood Floor, Open Concept
Kitchen	Main	—	Open Concept, Eat-in Kitchen, Breakfast Bar
Bedroom 3	Second	—	Hardwood Floor, Overlooks Backyard, Double Closet
Recreation	Basement	—	Gas Fireplace, Above Grade Window, Laminate

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.