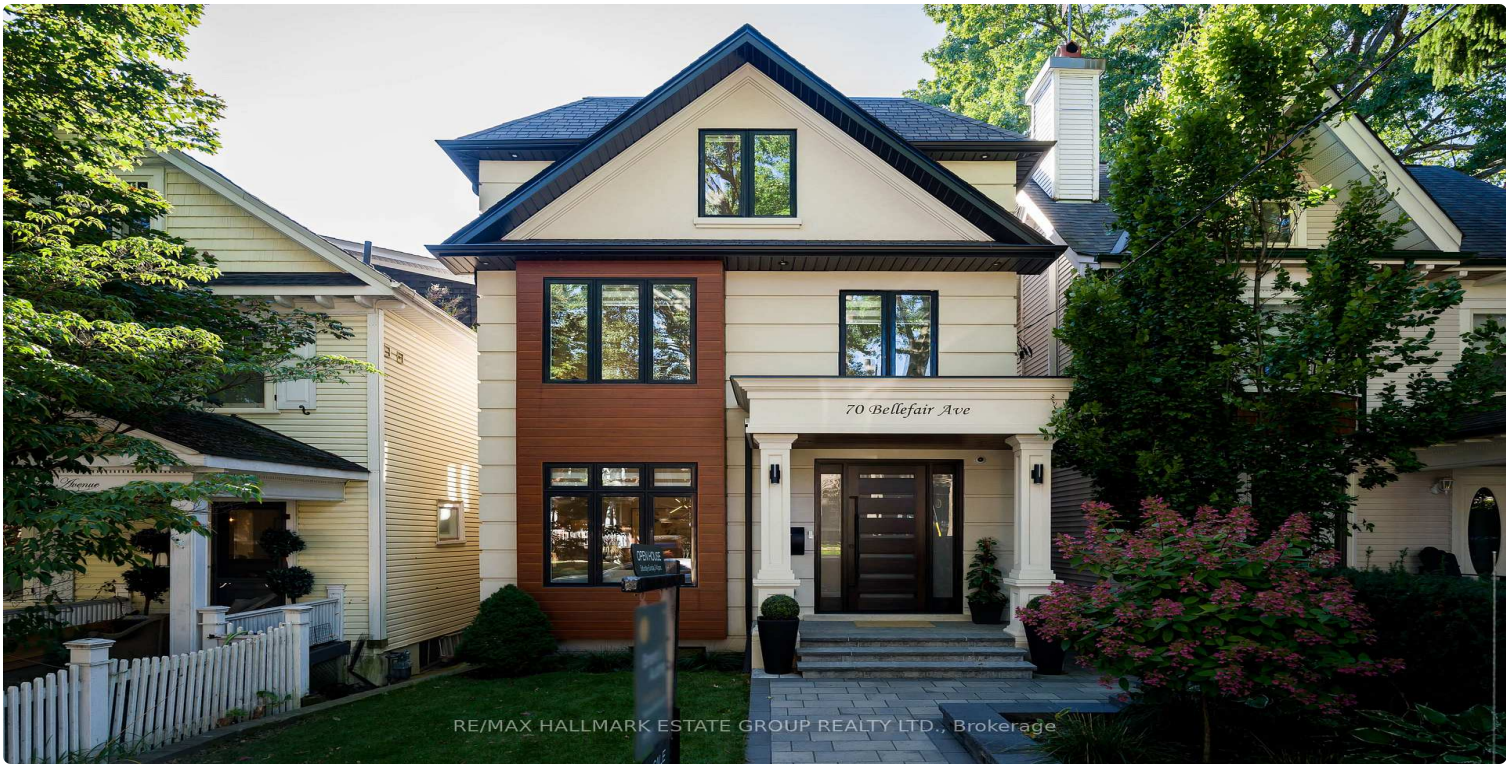




FOR SALE

DETACHED

MLS# E13827702

70 Bellefair Avenue, Toronto, ON M4L 3T8

The Beaches, Toronto · M4L 3T8

C\$ 2,449,900

7	6	2,750	0	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A stunning, custom-built 5+2 bedroom, 6-bath home with approx. 2,600 sq. ft. of fabulous above-grade living, this design-forward Beach beauty delivers functional, light-filled living with an exceptional layout & luxurious finishes throughout. Wide-plank white oak floors, high ceilings, and sun decks on every level create an effortless modern lifestyle, while outstanding curb appeal - anchored by a solid wood front door - blends the home seamlessly into the neighbourhood. The main floor features an elegant open-concept living and dining space with a discreet powder room, leading to a sleek chef's kitchen with flat-front cabinetry, an 8-ft centre island, and a top-tier Wolf/Sub-Zero appliance package. The adjoining family room is anchored by a dramatic stone-slab gas fireplace & floor-to-ceiling west-facing sliding doors that flood the space with golden light. 2 built-in Bluetooth speaker systems enhance both the main floor and lower level, while a glass-railed staircase & skylight above add architectural polish. The second floor offers 3 generous bedrooms, each with its own ensuite, plus a bright laundry room with sink, and an optional primary suite for those who prefer their main bedroom closer to the family bedrooms. The 3rd floor retreat is pure luxury: a private primary suite with two walk-in closets and a spectacular 5-piece ensuite featuring a smart toilet, digital-display faucets, freestanding tub, and Italian shower fixtures. 2 additional large bedrooms with walk-ins complete this level. The lower level is a sun-filled in-law suite or fantastic family basement with blonde luxury vinyl floors, huge above-grade windows, walkout, full kitchen, 2 bedrooms, bathroom, and laundry. Solid wood interior doors & high-quality hardware run throughout. Bonus: front yard meets dimensional requirements to apply for a front-yard parking pad. A rare, light-filled custom home delivering modern luxury, thoughtful design, and exceptional flexibility in the heart of the Beach.

FEATURES

- ✓ Basement
- ✓ Fireplace
- ✓ Beach
- ✓ Public Transit

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Walk-Up
FACING	West
AREA RANGE	2500-3000 sqft
ANNUAL TAX	\$13,198
POSTAL CODE	M4L 3T8
NEIGHBOURHOOD	The Beaches

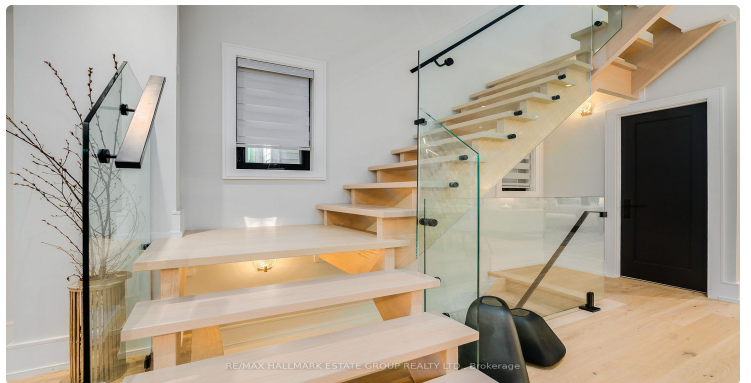
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
70 Bellefair Avenue, Toronto, ON M4L 3T8			
RE/MAX HALLMARK ESTATE GROUP REALTY LTD.			

Living Room	Main	—	Hardwood Floor, Built-in Speakers, Pot Lights
Dining Room	Main	—	Hardwood Floor, Built-in Speakers, Pot Lights
Kitchen	Main	—	Centre Island, B/I Appliances, Built-in Speakers
Family Room	Main	—	W/O To Deck, Gas Fireplace, Built-in Speakers
Primary Bedroom	Second	—	4 Pc Ensuite, Walk-In Closet(s), Balcony
Bedroom 2	Second	—	3 Pc Ensuite, Walk-In Closet(s), Pot Lights
Bedroom 3	Second	—	3 Pc Ensuite, Hardwood Floor, B/I Closet
Bedroom 4	Third	—	Walk-In Closet(s), B/I Shelves, Hardwood Floor
Bedroom 5	Third	—	Balcony, Walk-In Closet(s), B/I Shelves
Recreation	Basement	—	Walk-Up, Built-in Speakers, Fireplace
Kitchen	Basement	—	Built-in Speakers, Custom Counter, Vinyl Floor
Bedroom	Basement	—	Above Grade Window, Vinyl Floor, Pot Lights
Bedroom	Basement	—	Above Grade Window, Pot Lights, Vinyl Floor
—	—	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX HALLMARK ESTATE GROUP REALTY LTD.

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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.