



FOR SALE

DETACHED

MLS# E13839222

10 Scarboro Avenue, Toronto, ON M1C 3Z4

Highland Creek, Toronto · M1C 3Z4

C\$ 1,249,900

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

ABOUT THIS PROPERTY

Elevated corner lot, built in 1985 by Presidential Homes as "The Park 9" model. Tastefully remodelled offers 2229SF (2279SF according to pre-listing floor plans - Attached) above grade. Offers 4 bedrooms, 3 bathrooms and an attached 2-car garage with direct basement entry. Tall, manicured privacy trees line east side of property. Grand foyer features walnut staircase with brushed nickel spindles. Formal living/ dining spaces sit to the left. Open-concept family room, kitchen and breakfast area sit to the right. Crown moulding and rich hardwood flooring (installed over a new subfloor in 2014) throughout. Two walkouts open to a private, fully fenced, hedge-lined backyard with a patio awning. Wood-burning fireplace present in the family room. Remodelled Muti Kitchens galley kitchen (2014) features extensive custom cabinetry, premium quartz counters, a stylish tile backsplash, and a breakfast-bar island with 3-sided seating and an integrated power outlet. Stainless steel appliances include built-in oven. Premium Blum pull-outs, soft-close hardware and a deep pantry offer exceptional everyday storage. The primary suite offers an Ikea PAX walk-in closet and a spa-like ensuite with a freestanding soaker tub, frameless glass shower, floating double vanity and heated floors. Upgraded Riobel/Rubinet solid brass fixtures are featured throughout. Versatile 4th bedroom currently an open-concept office, can easily be enclosed with a partition wall. Key updates: furnace (2009); roof, central A/C and washer/dryer (2011); attic insulation (2015); windows (2024); smoke/CO detectors (2026). The full 1062SF unfinished basement is prepped with insulation, vapour barrier, wiring, central vac and kitchen/bath rough-ins, plus a separate side entrance and internal stairwell - ideal for a future suite, gym or rec room. See MLS links for floor plans, video tour, 3D virtual tour, HoodQ School Rating Report, and additional photographs.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Library
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School
- ✓ School Bus Route

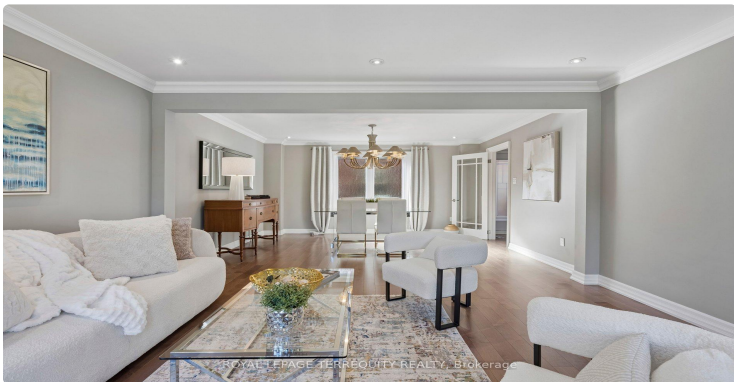
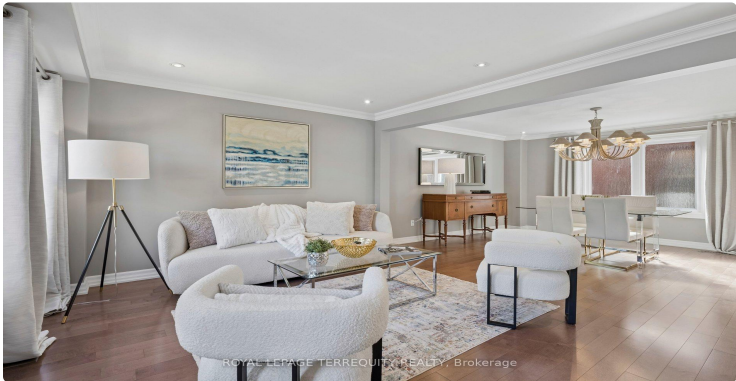
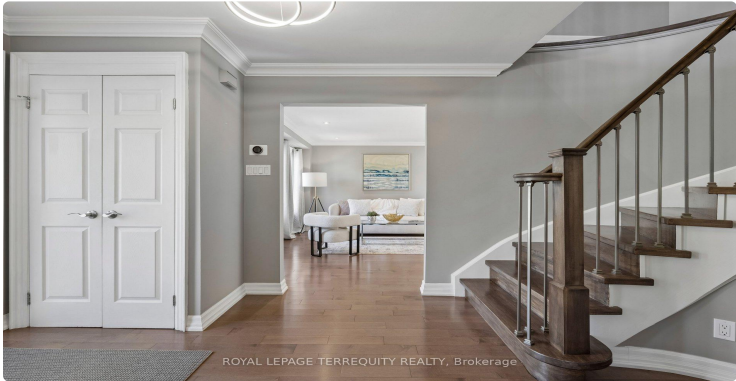
PROPERTY DETAILS

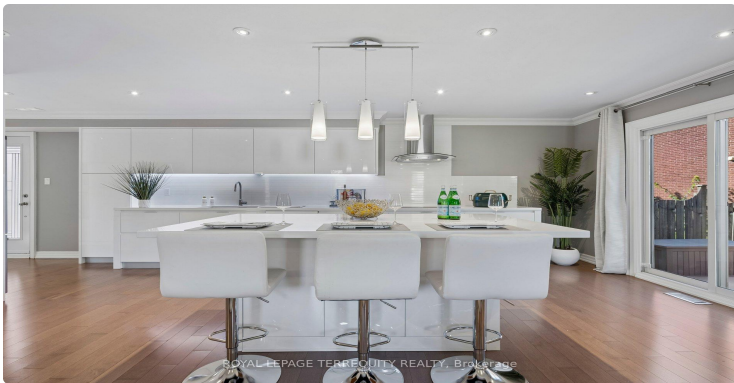
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance, Full, Walk-Up
FACING	South
AREA RANGE	2000-2500 sqft
PARKING	4 spaces
ANNUAL TAX	\$5,348
POSTAL CODE	M1C 3Z4
NEIGHBOURHOOD	Highland Creek

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	4.30 x 3.55	Combined w/Dining, Hardwood Floor, Pot Lights
Dining Room	Main	4.30 x 3.55	Combined w/Living, Hardwood Floor, Pot Lights
Kitchen	Main	5.00 x 3.55	Open Concept, Hardwood Floor, Modern Kitchen
Breakfast	Main	3.55 x 2.50	Combined w/Kitchen, Hardwood Floor, Pot Lights
Family Room	Main	4.85 x 3.50	W/O To Yard, Hardwood Floor, Pot Lights
Primary Bedroom	Second	5.70 x 4.35	Walk-In Closet(s), Hardwood Floor, 5 Pc Ensuite
Bedroom 2	Second	4.00 x 3.35	Pot Lights, Hardwood Floor, Window
Bedroom 3	Second	4.30 x 3.55	Pot Lights, Hardwood Floor, Window
Bedroom 4	Second	3.60 x 3.55	Open Concept, Hardwood Floor, Window
Bathroom	Second	—	Soaking Tub, Ceramic Floor, 5 Pc Bath
Recreation	Basement	—	Unfinished

GALLERY





LISTING AGENT

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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.