



FOR SALE

DETACHED

MLS# E13851872

30 Barbara Crescent, Toronto, ON M4C 3B2

East York, Toronto · M4C 3B2

C\$ 1,599,000

4	2	1,300	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to your cottage in the city! Backing onto the ravine and views from almost every window, this setting and location are set to impress. Sitting on an an extraordinary 40 ft x 340 ft lot that widens toward the rear to 160 ft, this beautiful, rare, ranch-style bungalow offers a perfect combination of space, privacy and natural beauty. Set back from the street, surrounded by greenspace and perched in the tree tops, this is truly a special home that offers a peaceful retreat with room to breathe, entertain and enjoy the outdoors. The care and attention to detail of the original character adds warmth and authenticity, from the 8" baseboards, beautiful wood trim, solid wood doors, the thoughtful crown moldings, original door hardware, and glass door handles, it is all reminiscent of a time gone by. Featuring 3 bedrooms all with closets and hardwood floors, 2 bathrooms, 2 wood burning fireplaces, a full walk-out basement with high ceilings, and Pella sliding doors out to your entertainers yard with large table land that wanders off into the ravine. The garage and private drive for multiple cars and beautiful curb appeal are the bonus. What stands out on this property is that all of your living/entertaining spaces span the back of the home, complete with views of the glorious ravine setting. The cottage-inspired eat-in kitchen creates the perfect casual gathering space and the Muskoka/Sun room takes in the tranquil setting - an ideal spot for morning coffee or lazy afternoons surrounded by nature. With its expansive, widening lot and private setting, the opportunities are as impressive as the property itself. A home with a story to tell, offering the charm of a country retreat without leaving the city. Brilliant access to the DVP and everything Toronto has to offer. Surrounded by additional greenspace including a park and playground down the street, steps to Taylor Creek walking and bike trails. Coffee shops, amenities and transit all a short stroll away.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

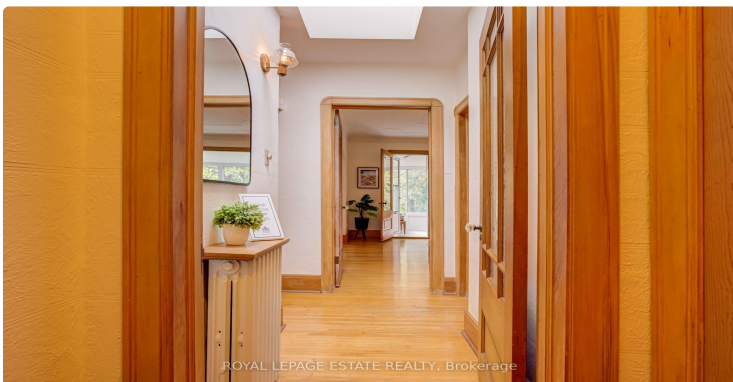
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out, Full
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	4 spaces
ANNUAL TAX	\$8,401
POSTAL CODE	M4C 3B2
NEIGHBOURHOOD	East York

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	—	Overlooks Ravine, W/O To Sunroom, Fireplace
Dining Room	Ground	—	Hardwood Floor, Overlooks Ravine
Kitchen	Ground	—	Eat-in Kitchen, Side Door, Overlooks Ravine
Sunroom	Ground	—	Tile Floor, North View
Primary Bedroom	Ground	—	Closet, Hardwood Floor
Bedroom	Ground	—	B/I Desk, Hardwood Floor, Closet
Bedroom	Ground	—	Hardwood Floor, B/I Desk, Closet
Recreation	Basement	—	Broadloom, Walk-Out, Fireplace
Sitting	Basement	—	Combined w/Rec, Walk-Out
Office	Basement	—	3 Pc Bath, Broadloom, Walk-Out
Laundry	Basement	—	Concrete Floor, Laundry Sink
Workshop	Basement	—	Concrete Floor

GALLERY





LISTING AGENT

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