



FOR SALE

DETACHED

MLS# E13874776

281 Warden Avenue, Toronto, ON M1N 2Z9

Birchcliffe-Cliffside, Toronto · M1N 2Z9

C\$ 1,699,000

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

ABOUT THIS PROPERTY

Incredible opportunity to own a sophisticated custom-built home in highly sought after Birch Cliff neighbourhood. Five bedrooms, five bathrooms, and five car parking makes this a rare gem in the city. This home boasts a spacious and carefully thought out floor plan. The main floor is open and perfect for entertaining. Front entryway is tiled with a large double closet for coats and shoes. Home opens to inviting and sophisticated living and dining room. Gourmet eat-in kitchen with high end stainless steel appliances. Unwind in the cozy family room with gorgeous built in media centre and storage. Overlooks backyard with walk out to sundeck. This home boasts both a main floor office and powder room. Breathtaking glass staircase anchors the entire home with a modern, architectural style. The second level has four generously sized bedrooms. Primary suite with spa-like bathroom featuring ensuite bath, double vanity, standalone tub, glass enclosed shower, and walk-in closet makes it feel like a private sanctuary. Three additional bedrooms and two full baths make this home perfect for a large family. The basement offers space for kids to play, entertainment area, and potential for in-law suite or basement apartment. Enjoy the fenced-in backyard with mature trees for shade and room for play, BBQs and family time. Truly a must-see home with no detail overlooked and high end finishes throughout. Desirable neighbourhood in Birch Cliff Public School catchment, close to TTC, shops, grocery stores, and Scarborough Bluffs. Live the Birch Cliff lifestyle close to local gems like Bodega, Pizzeria Rustico, and Buster's.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

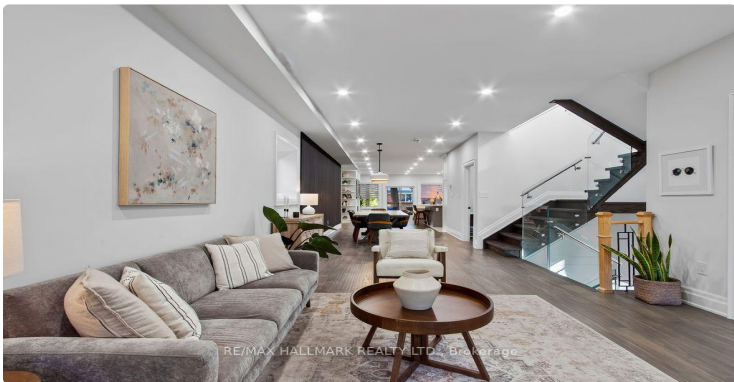
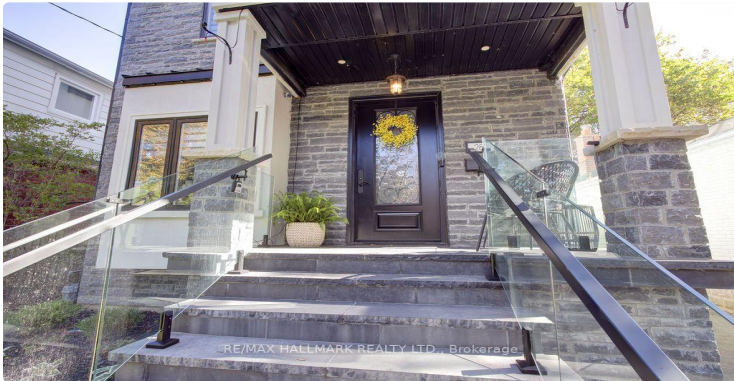
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	East
AREA RANGE	2000-2500 sqft
PARKING	5 spaces
ANNUAL TAX	\$8,928
POSTAL CODE	M1N 2Z9
NEIGHBOURHOOD	Birchcliffe-Cliffside

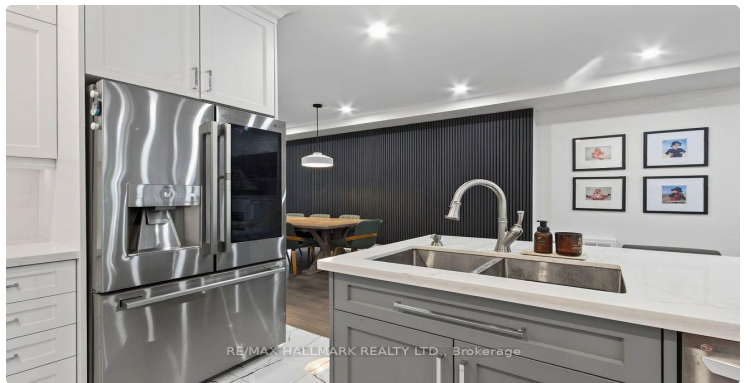
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
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Living Room	Main	—	Hardwood Floor, Pot Lights
Dining Room	Main	—	Hardwood Floor, Pot Lights, Panelled
Kitchen	Main	—	Centre Island, Combined w/Family, Stainless Steel Appl
Family Room	Main	—	Overlooks Backyard, Fireplace, B/I Shelves
Primary Bedroom	Second	—	4 Pc Ensuite, Walk-In Closet(s)
Bedroom 2	Second	—	Closet
Bedroom 3	Second	—	Closet
Bedroom 4	Second	—	Closet
Recreation	Basement	—	—
Bedroom 5	Basement	—	—

GALLERY





LISTING AGENT

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.