



FOR SALE

DETACHED

MLS# E13876384

44 Sunnypoint Crescent, Toronto, ON M1M 1B9

Cliffcrest, Toronto · M1M 1B9

C\$ 2,299,000

7	7	2,750	5	New	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to an exceptional new custom-built home in Cliffcrest, where sophisticated design, premium finishes and an outstanding setting come together beautifully. Oversized windows fill the home with natural light, highlighting 7 1/2 inch wide plank hardwood floors, custom millwork and sleek contemporary details throughout. The open-concept main floor is designed for everyday living and entertaining, with a stunning chef's kitchen featuring quartz surfaces, a large centre island and integrated Cafe, Bosch and Fisher & Paykel appliances. Modern fireplaces add warmth to the principal living spaces, while expansive windows create a bright, airy feel and beautiful views of the surrounding mature trees. Offering 5+2 bedrooms, 7 bathrooms and 2,700 sq. ft. above grade plus an additional 1,300 sq. ft. on the finished lower level, this home provides exceptional space and flexibility. The lower level includes a second kitchen, two bedrooms and generous additional living space - ideal for extended family or additional income. Upstairs, the primary suite is a true retreat, with calming views of Lake Ontario. Set on an impressive 60 x 110 ft. lot beside Neilson Park, this is a rare opportunity to own a brand-new, beautifully finished custom home in one of Cliffcrest's most desirable pockets.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Clear View
- ✓ Fenced Yard
- ✓ Greenbelt/Conservation
- ✓ Lake Access
- ✓ Other
- ✓ Park
- ✓ New Build

PROPERTY DETAILS

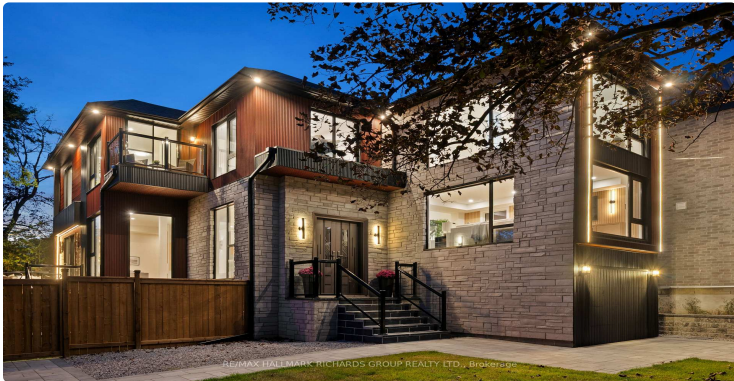
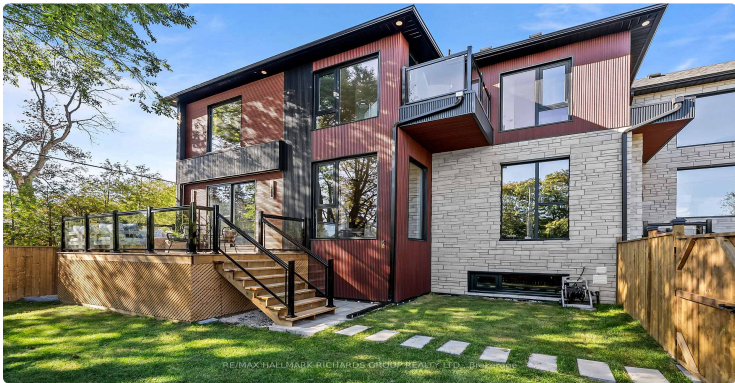
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment
FACING	North
AGE	New years
AREA RANGE	2500-3000 sqft
PARKING	5 spaces
ANNUAL TAX	\$5,248
POSTAL CODE	M1M 1B9
NEIGHBOURHOOD	Cliffcrest

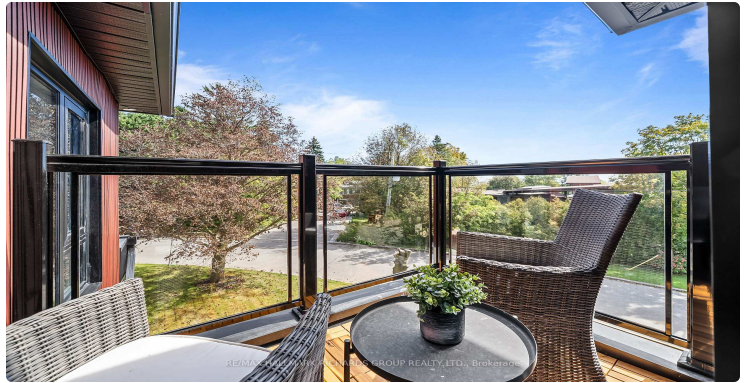
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Fireplace, B/I Shelves, Hardwood Floor

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Large Window, Hardwood Floor, Overlooks Backyard
Kitchen	Main	—	B/I Appliances, Marble Counter, Combined w/Dining
Family Room	Main	—	Electric Fireplace, Large Window, Hardwood Floor
Primary Bedroom	Second	—	5 Pc Ensuite, Closet Organizers, Walk-In Closet(s)
Bedroom 2	Second	—	4 Pc Ensuite, Closet, Closet Organizers
Bedroom 3	Second	—	3 Pc Ensuite, Closet, Closet Organizers
Bedroom 4	Second	—	3 Pc Ensuite
Kitchen	Basement	—	Modern Kitchen, B/I Appliances, Custom Counter
Bedroom	Basement	—	Closet
Bedroom 2	Basement	—	Closet
Recreation	Basement	—	Combined w/Dining, 2 Way Fireplace, Marble Floor
Bedroom	Main	—	Window, Walk-In Closet(s)

GALLERY





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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.