



FOR SALE

DETACHED

MLS# E13881598

34 Northview Avenue, Toronto, ON M1N 1W1

Birchcliffe-Cliffside, Toronto · M1N 1W1

C\$ 1,999,000

4	5	2,250	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Prepare to be captivated!! Step into this extraordinary architectural custom home, complete with a legal basement suite, where natural light, premium materials, smart technology, privacy, and functionality come together by design. Uncompromising luxury come together to create a home unlike any other. This contemporary residence spans approximately 2,900 sq. ft. of finished living space on a deep 25 x 125 ft lot. Inside, oversized aluminum windows and four skylights fill every level with natural light, framed by high-end finishes throughout. The kitchen anchors the home - a true chef's space with a striking open-to-above layout, custom cabinetry, rich Italian countertops, and a fully integrated Dacor appliance suite featuring a 42" built-in refrigerator and 36" gas cooktop, ideal for both daily life and entertaining. The open-concept dining area is finished with custom cabinetry and a wine cabinet, connected by a three-way fireplace to the stunning family room, where massive aluminum sliding doors bring the outdoors in. Smart-home technology runs throughout, with integrated security, smart lighting controls, and a whole-home sound system for effortless modern living. Upstairs, three generous bedrooms each offer a private ensuite. The primary suite is a true retreat, featuring a large walk-in closet, a private balcony, and a spa-like ensuite with heated floors. Adding exceptional flexibility is a legal one bedroom basement suite of approximately 700 sq. ft., finished with quality materials - perfect for extended family, guests, or rental income. Outside, the professionally landscaped front yard features automatic irrigation and smart lighting, while a fully fenced backyard with a spacious deck and mature gardens creates a private urban oasis. Nestled in a family-friendly pocket close to top-rated schools including Blantyre Public School and Malvern Collegiate Institute, with the beach, three parks, and ten recreational facilities all within a 20-minute walk.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Beach
- ✓ Park
- ✓ Rec./Commun.Centre
- ✓ Public Transit
- ✓ School
- ✓ Fenced Yard

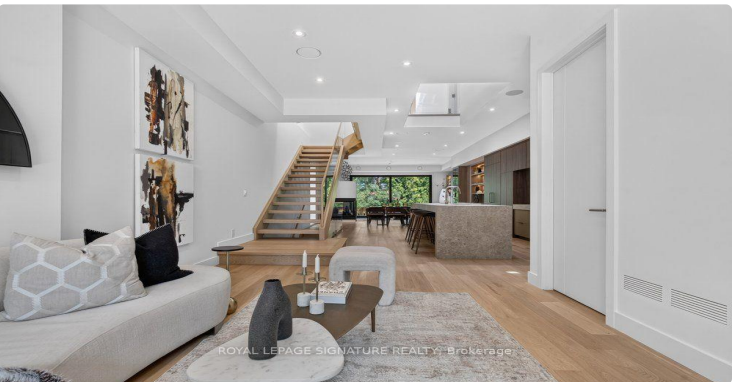
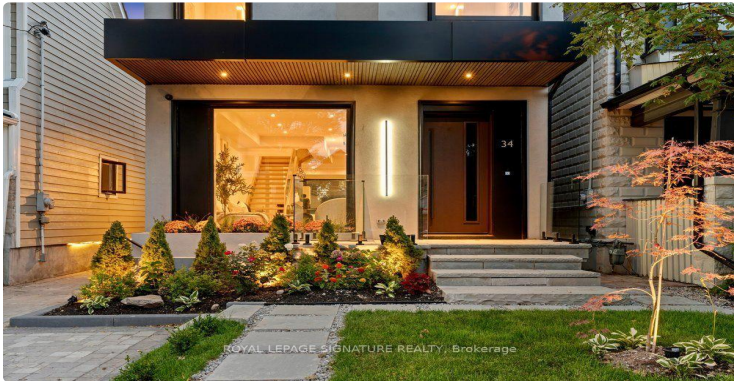
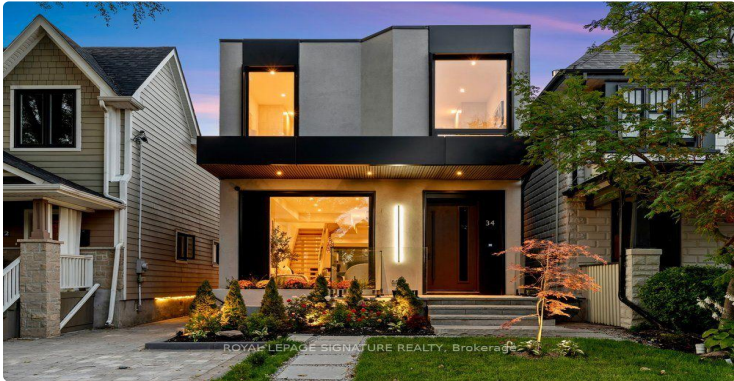
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment, Separate Entrance, Finished with Walk-Out, Finished
FACING	East
AREA RANGE	2000-2500 sqft
PARKING	1 spaces
ANNUAL TAX	\$5,241
POSTAL CODE	M1N 1W1
NEIGHBOURHOOD	Birchcliffe-Cliffside

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Porcelain Floor, B/I Closet, Pot Lights
Living Room	Main	—	Hardwood Floor, Window Floor to Ceiling, Pot Lights
Dining Room	Main	—	Hardwood Floor, Open Concept, 2 Way Fireplace
Kitchen	Main	—	Skylight, B/I Appliances, Centre Island
Family Room	Main	—	B/I Shelves, Built-in Speakers, W/O To Deck
Primary Bedroom	Second	—	7 Pc Ensuite, Walk-In Closet(s), W/O To Balcony
Bedroom 2	Second	—	B/I Closet, Large Window, 4 Pc Ensuite
Bedroom 3	Second	—	B/I Closet, Large Window, 5 Pc Ensuite
Laundry	Second	—	Porcelain Floor, Laundry Sink, Stainless Steel Appl
Recreation	Basement	—	Open Concept, Above Grade Window, Pot Lights
Kitchen	Basement	—	Open Concept, Stainless Steel Appl, Combined w/Dining
Dining Room	Basement	—	Open Concept, Pot Lights, Combined w/Kitchen
Bedroom	Basement	—	Large Closet, Above Grade Window, Pot Lights
Laundry	Basement	—	Stainless Steel Appl

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.