



TOP ASSETS REALTY INC., Brokerage

FOR LEASE

DETACHED

MLS# E13886222

# 25 Fallingbrook Drive, Toronto, ON M1N 1B3

Birchcliffe-Cliffside, Toronto · M1N 1B3

C\$ 12,000/mo

|          |           |       |         |           |           |
|----------|-----------|-------|---------|-----------|-----------|
| 4        | 4         | 4,250 | 3       | —         | For Lease |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE      |

## ABOUT THIS PROPERTY

Location!!!!Stunning 4500sqft+ executive home on prestigious Fallingbrook Drive, among the most coveted streets in the beach area and the highly sought-after Courcelette PS and Malvern CI school catchment. This 4-bed, 4-bath residence offers bright and spacious living spaces, floor to ceiling windows in the living/dining room and the primary bedroom, a chef's kitchen with high-end appliances, 3 gas fireplaces and walkouts to multiple balconies and deck. The backyard is a hidden gem with a 240' deep reverse ravine lot, a private inground pool, an outdoor bar and a charming playground offering breathtaking, panoramic views of the lake, a true 'cottage in the city' experience. Enjoy the convenience of a private driveway and attached garage, adding to the allure of this exquisite property. Close to water, TTC, a short walk to Queen St East, and just 20 minutes to downtown.

### FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Beach
- ✓ Fenced Yard
- ✓ School
- ✓ Public Transit

### PROPERTY DETAILS

|                |                        |
|----------------|------------------------|
| PROPERTY TYPE  | Detached               |
| LISTING STATUS | For Lease              |
| STYLE          | 3-Storey               |
| PROPERTY TYPE  | Detached               |
| BASEMENT       | Finished with Walk-Out |
| FACING         | East                   |
| AREA RANGE     | 3500-5000 sqft         |
| PARKING        | 3 spaces               |
| POSTAL CODE    | M1N 1B3                |
| NEIGHBOURHOOD  | Birchcliffe-Cliffside  |

## ROOM BREAKDOWN

| ROOM        | LEVEL  | DIMENSIONS | FEATURES                                |
|-------------|--------|------------|-----------------------------------------|
| Office      | Ground | —          | Fireplace, Double Closet, Ceramic Floor |
| Family Room | Second | —          | Hardwood Floor                          |
| Kitchen     | Third  | —          | Hardwood Floor                          |
| Living Room | Third  | —          | —                                       |
| Dining Room | Third  | —          | Hardwood Floor                          |
| Game Room   | Upper  | —          | —                                       |

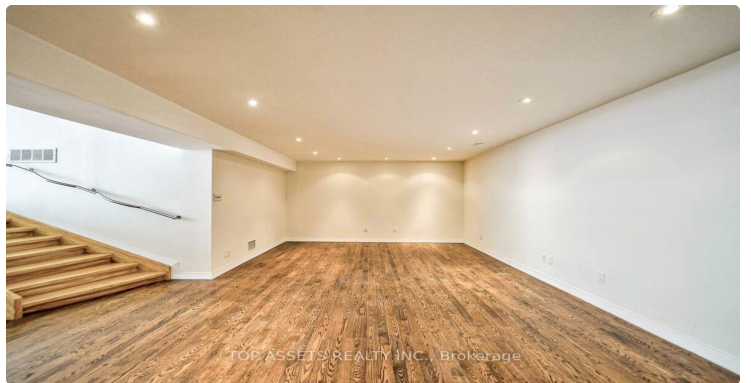
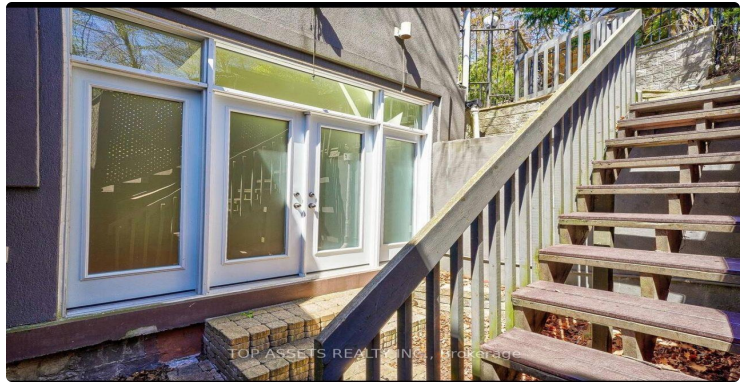
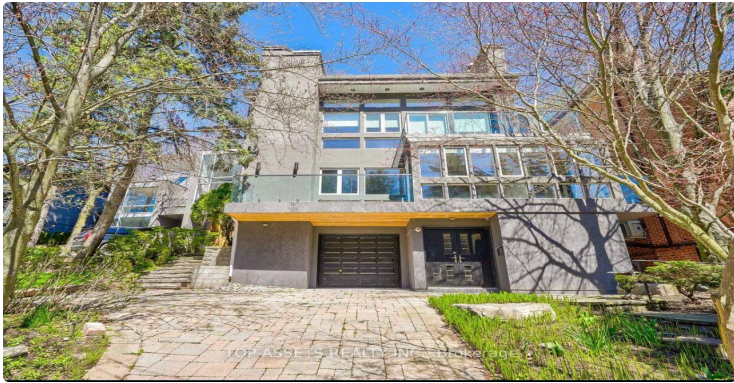
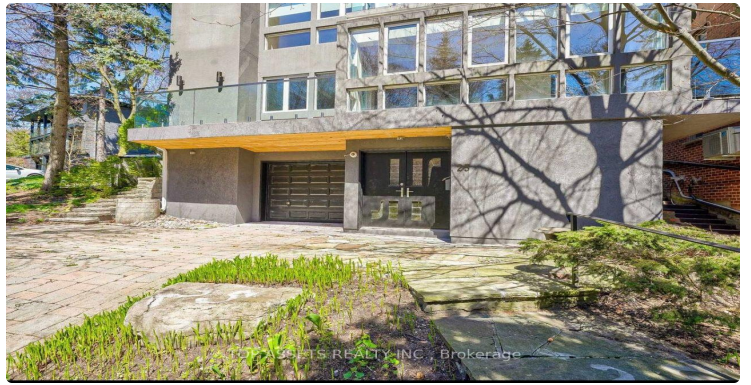
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| ROOM            | LEVEL | DIMENSIONS | FEATURES                                                 |
|-----------------|-------|------------|----------------------------------------------------------|
| Bedroom 2       | Upper | —          | Hardwood Floor, B/I Closet                               |
| Bedroom 3       | Upper | —          | Hardwood Floor, B/I Closet                               |
| Primary Bedroom | Upper | —          | Hardwood Floor                                           |
| Bedroom 4       | Upper | —          | Window Floor to Ceiling, Walk-In Closet(s), 5 Pc Ensuite |
| Other           | Upper | —          | —                                                        |
| Bedroom 4       | Upper | —          | W/O To Pool, W/O To Deck                                 |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

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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.