



FOR SALE

DETACHED

MLS# E14017926

# 79 Fishleigh Drive, Toronto, ON M1N 1H3

Birchcliffe-Cliffside, Toronto · M1N 1H3

C\$ 2,849,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 5        | 5         | 3,250 | 6       | 6-15      | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

# ABOUT THIS PROPERTY

Perched on the Scarborough Bluffs with sweeping lake views, this sophisticated home offers over 5,000 sq. ft. across 4 levels. A modern "cottage" in the city, ideal for empty-nesters or professionals looking for tranquility very close to the city. From multiple vantage points you are treated to lakeside vistas, most notably from the show-stopping 875 sq.ft. rooftop terrace with a full outdoor custom kitchen (B/I fridge & BBQ) and gas fireplace. Additional outdoor spaces include a main floor composite deck, a fully fenced and extensively landscaped yard and a new glass-fenced cliffside patio. Inside, a custom chef's kitchen anchors the main floor with an open living/dining area plus a family room perfectly appointed for cozy movie nights. A private office is tucked away behind the kitchen. Upstairs, the primary suite offers two ensuite bathrooms and walk-in closets. A renovated second-floor bath features a new skylight and curbless shower, while the laundry room has new cabinetry, marble counters, and Miele appliances. The lower level features extra-high ceilings, a gym, renovated bath, partial kitchen, and garage access that's ideal for a nanny/in-law suite. The 2-car garage includes new epoxy flooring, slat wall storage and fastback hanging Kayak storage. Recent upgrades extend outdoors with a sprinkler system, upgraded landscaping, built-in BBQ & fridge and a custom front door. Set within a close-knit community and near top-rated Chine Drive Public School, you'll also enjoy quick access to the Great Lakes Waterfront Trail plus hidden neighbourhood trails at the base of the Bluffs that provide direct lakeside access few know about. Birchmount Stadium, parks, and tennis courts are within walking distance, with shops and restaurants like City Cottage Market and The Birchcliff nearby. Just minutes from the Beaches but without the congestion; this is where waterfront luxury meets everyday comfort.

## FEATURES

- ✓ Basement
- ✓ Waterfront
- ✓ Garage
- ✓ Fireplace

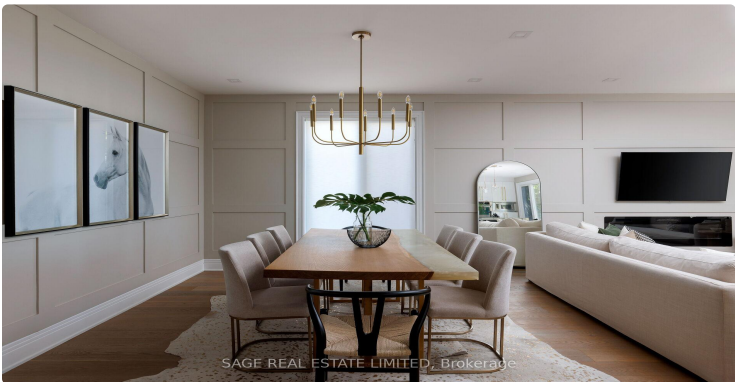
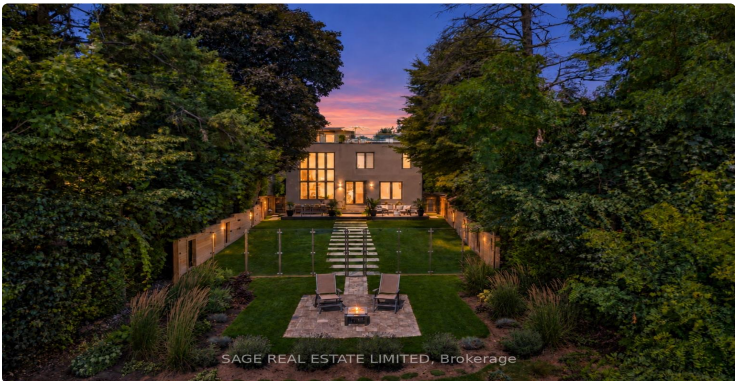
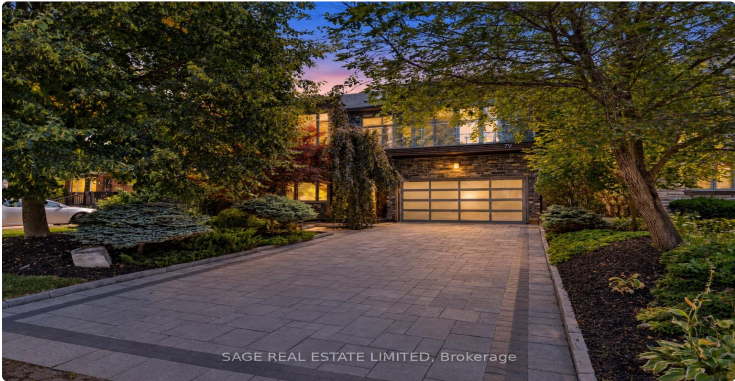
## PROPERTY DETAILS

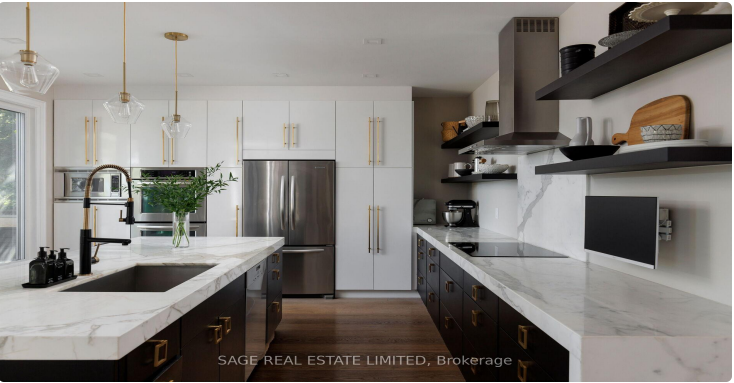
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|----------------|-----------------------|
| PROPERTY TYPE  | Detached              |
| LISTING STATUS | For Sale              |
| STYLE          | 2-Storey              |
| PROPERTY TYPE  | Detached              |
| BASEMENT       | Finished              |
| FACING         | East                  |
| AGE            | 6-15 years            |
| AREA RANGE     | 3000-3500 sqft        |
| PARKING        | 6 spaces              |
| ANNUAL TAX     | \$17,970              |
| POSTAL CODE    | M1N 1H3               |
| NEIGHBOURHOOD  | Birchcliffe-Cliffside |

# ROOM BREAKDOWN

| ROOM            | LEVEL    | DIMENSIONS | FEATURES                                          |
|-----------------|----------|------------|---------------------------------------------------|
| Living Room     | Main     | —          | Overlook Water, Hardwood Floor, Fireplace         |
| Dining Room     | Main     | —          | Hardwood Floor, Pot Lights, Formal Rm             |
| Kitchen         | Main     | —          | Overlook Water, Centre Island, Sliding Doors      |
| Family Room     | Main     | —          | Hardwood Floor, Overlooks Frontyard, B/I Shelves  |
| Office          | Main     | —          | B/I Bookcase, Hardwood Floor, Large Window        |
| Primary Bedroom | Second   | —          | Gas Fireplace, Ensuite Bath, Overlook Water       |
| Bedroom 2       | Second   | —          | Hardwood Floor, Large Closet, W/O To Deck         |
| Bedroom 3       | Second   | —          | Hardwood Floor, Large Closet, Overlooks Frontyard |
| Bedroom 4       | Second   | —          | Hardwood Floor, Closet, Window                    |
| Recreation      | Basement | —          | Hardwood Floor, Hollywood Kitchen, 3 Pc Bath      |

GALLERY





## LISTING AGENT

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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.