



FOR SALE

DETACHED

MLS# E14031510

35 Springbank Avenue, Toronto, ON M1N 1G2

Birchcliffe-Cliffside, Toronto · M1N 1G2

C\$ 2,950,000

3	4	2,250	3	16-30	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

The Springbank Avenue enclave assures you there will be little to interfere with the enjoyment, seclusion and exclusivity this community offers to those who appreciate the serenity that lakeside living provides. And noticeably so for this home overlooks glorious Lake Ontario 365 days of the year for which there is not one day the same as the one just past. From the moment you enter the home one feels the quality workmanship of what solid oak flooring and staircases brings to the home's overall height and scale before you are drawn down the hallway for your first view of the lake. As you prepare meals, you might glimpse a fawn strolling through the property. Or as you orchestrate a dinner engage with family or friends as you work your French LaCorneu cooker, the centrepiece of this most unique kitchen custom-built with French blue panelled concealed refrigeration, built-in coffee bar, pantry, and dishwasher as they enjoy the wood burning fireplace and south views of the lake. On the second floor the primary suite devoted to half the 2nd floor feels like a premium hotel suite with a spa. A fireplace, oodles of cabinets and closet space offer a luxe retreat to read or contemplate the day after emerging from bathing in the ensuite with its heated floors. The north side bedroom is ideal for a guest or an important family member its adjacent 4- piece bath. Down the hall to the south is the family room with a towering near 14-foot ceiling with windows east and to the south offering an abundance of natural light and eye dropping views of the lake. On the next floor up...lies the third bedroom that occupies all the third level and amusingly overlooks the family room. Or...might it suit an office for an in-home based business? And there's an indispensable recreation room that utilizes the whole footprint of the lower-level making it ideal for exercise equipment, darts, snooker table or large screen TV and a very convenient 3-piece washroom and unique handy storage room.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

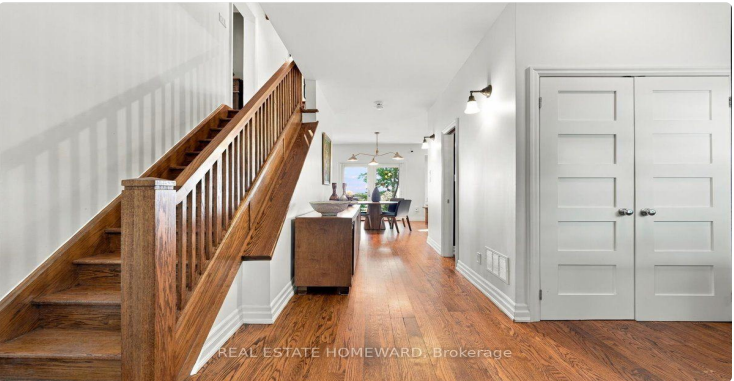
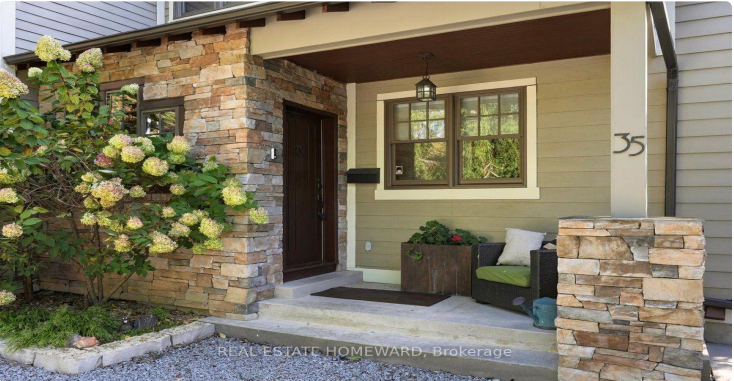
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	South
AGE	16-30 years
AREA RANGE	2000-2500 sqft
PARKING	3 spaces
ANNUAL TAX	\$13,198
POSTAL CODE	M1N 1G2
NEIGHBOURHOOD	Birchcliffe-Cliffside

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	—	Combined w/Dining, Brick Fireplace
Dining Room	Ground	—	Combined w/Living
Kitchen	Ground	—	B/I Appliances
Foyer	Ground	—	Access To Garage
Primary Bedroom	Second	—	4 Pc Ensuite, Brick Fireplace
Bedroom 2	Second	—	Closet
Family Room	Second	—	Beamed Ceilings, Overlook Water
Bedroom 3	Third	—	Beamed Ceilings, Overlooks Family
Recreation	Basement	—	3 Pc Bath
Office	Basement	—	—
Utility Room	Basement	—	—

GALLERY





LISTING AGENT

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REAL ESTATE HOMEWARD

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.