



FOR SALE

DETACHED

MLS# E14033036

45 Birchmount Road 6, Toronto, ON M1N 3J5

Birchcliffe-Cliffside, Toronto · M1N 3J5

C\$ 999,888

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

ABOUT THIS PROPERTY

****RARE Detached Home w/ a Garage & Driveway on a Quiet Cul-De-Sac in Desirable Birch Cliff!**** Spacious 4-Bed, 3-Bath Home Tucked Away Just South of Kingston Road. Bright Main Floor With Hardwood Floors, Spacious Living Room & Tasteful Dining Area Featuring French Doors, Bay Window and Custom European Fabric Shades. Modern Eat-In Kitchen With Ample Cabinetry, S/S Appliances, Stone Countertops, & Large Windows Bringing in Tons of Natural Light. Third-Floor Primary Retreat Features Skylights, Custom His & Hers Walk-In Closets & Private 4-Pc Ensuite. Three Generous Bedrooms on the Second Floor & a 4-Pc Bath With Heated Floors. The Lower Level Features a Separate Entrance/Walkout Offering Excellent Flexibility for Potential Rental Income, a Home Office, Recreation Space or Future In-Law Suite. Lower Level Additionally Boasts Hardwood Floors, a Bathroom, Ample Storage & Direct Access to the Backyard & Garage. Numerous Updates Include Triple-Pane Windows, Trims & Patio Door (2023), S/S Washer & Dryer (2023), S/S Dishwasher (2023), Furnace & A/C (2019), Custom Closet Cabinetry, Recent Fresh Interior Paint. Private Backyard With Dining Area Perfect for a Morning Coffee. Enjoy the Best of Urban Convenience and Natural Beauty, With the Waterfront Trail Just Down the Street and Picturesque Rosetta McClain Gardens a Short Stroll Away. Birchmount Community Centre Is Nearby. Conveniently Close to Birchcliff PS and Birchmount HS. Transit Is Mere Steps Away at the Top of the Street, With Local Shops, Restaurants and Everyday Amenities Along Kingston Road Just Minutes Away. A Wonderful Family-Friendly Community With Greenspace, Recreation, Transit and the Lake All Within Easy Reach! Maintenance Fee \$220 Incl: Snow Removal for the Cul-De-Sac, Wrought Iron Fence Maintenance, and Property & Structural Insurance Through the Condo (Contents, Betterment & Liability Insurance Resident's Responsibility) *Photographed when Property Previously Staged*

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Cul de Sac/Dead End
- ✓ Beach
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School

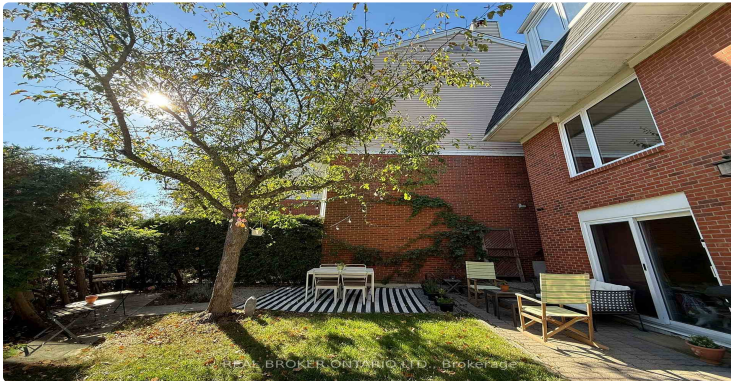
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out, Separate Entrance
FACING	North
AREA RANGE	2000-2500 sqft
PARKING	2 spaces
ANNUAL TAX	\$4,668
POSTAL CODE	M1N 3J5
NEIGHBOURHOOD	Birchcliffe-Cliffside

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Fireplace, Large Window
Dining Room	Main	—	Hardwood Floor, French Doors, Bay Window
Kitchen	Main	—	Hardwood Floor, Large Window, Stainless Steel Appl
Bedroom 2	Second	—	Large Window, Large Closet, Overlooks Backyard
Bedroom 3	Second	—	Large Window, Large Closet, Overlooks Backyard
Bedroom 4	Second	—	Large Window, Large Closet
Bathroom	Second	—	Porcelain Floor, Heated Floor, 4 Pc Bath
Primary Bedroom	Third	—	4 Pc Ensuite, His and Hers Closets, Large Window
Bathroom	Third	—	4 Pc Bath, Porcelain Floor, Window
Great Room	Basement	—	Walk-Out, Laminate, 2 Pc Bath
Bathroom	Basement	—	2 Pc Bath, Porcelain Floor
Utility Room	Basement	—	Combined w/Laundry, Laundry Sink
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GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.