



FOR SALE

DETACHED

MLS# E14102476

# 71 Highhill Drive, Toronto, ON M1T 1N8

Tam O'Shanter-Sullivan, Toronto · M1T 1N8

C\$ 999,900

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 6        | 5         | 1,750 | 4       | 16-30     | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Absolutely "stunning" house. Over 2,600 sq ft of living space with many recent upgrades, updates and improvements. Like a "Model home" in a high-demand neighbourhood. You won't be disappointed. Family room can be 4th bedroom. Basement has potential to rent with access from the garage and can generate income. Main floor has plumbing and electric connection for laundry in the kitchen (sealed for now). Great single family or perfect for large family with in-law suite. New appliances, freshly painted. New hardwood flooring in living, dining, bedrooms, and family room. New tiles in the foyer, hallway, kitchen and new backsplash in the kitchen. Brand new full washroom on the second floor with standing shower. Basement has a large rec room, two bedrooms, two washrooms ++. New sliding glass door with walk out to the deck and fenced yard. Not to be missed. Roof, furnace, AC newer. Huge front porch can be enclosed into a nice solarium and has epoxy flooring. Direct entrance from garage to the house. Super great location, minutes to bus stop, 401, 404, golf course, Fairview Mall, Agincourt GO Stn, parks and all schools (elementary, middle, high school: Vradenburg Jr, Tyrrell Sr (Gifted and Extended French), and Sir John A Macdonald CI). Corner house with no house directly behind and open on three sides for lots of light and privacy. See Virtual Tour \*\*

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ Park
- ✓ School
- ✓ Greenbelt/Conservation

### PROPERTY DETAILS

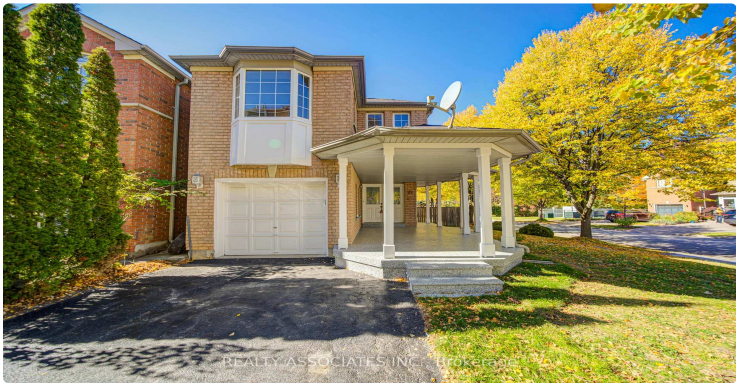
|                |                        |
|----------------|------------------------|
| PROPERTY TYPE  | Detached               |
| LISTING STATUS | For Sale               |
| STYLE          | 2-Storey               |
| PROPERTY TYPE  | Detached               |
| BASEMENT       | Apartment, Finished    |
| FACING         | South                  |
| AGE            | 16-30 years            |
| AREA RANGE     | 1500-2000 sqft         |
| PARKING        | 4 spaces               |
| ANNUAL TAX     | \$5,678                |
| POSTAL CODE    | M1T 1N8                |
| NEIGHBOURHOOD  | Tam O'Shanter-Sullivan |

## ROOM BREAKDOWN

| ROOM        | LEVEL  | DIMENSIONS | FEATURES                                   |
|-------------|--------|------------|--------------------------------------------|
| Living Room | Ground | —          | Pot Lights, Hardwood Floor, Picture Window |

| ROOM            | LEVEL    | DIMENSIONS | FEATURES                                           |
|-----------------|----------|------------|----------------------------------------------------|
| Dining Room     | Ground   | —          | Combined w/Living, Hardwood Floor, Open Concept    |
| Kitchen         | Ground   | —          | Ceramic Backsplash, Breakfast Area, Modern Kitchen |
| Breakfast       | Ground   | —          | Porcelain Floor, Combined w/Kitchen, Walk-Out      |
| Foyer           | Ground   | —          | Porcelain Floor, Open Concept, Double Doors        |
| Family Room     | Second   | —          | Hardwood Floor, Gas Fireplace, Large Window        |
| Primary Bedroom | Second   | —          | Walk-In Closet(s), 5 Pc Ensuite, Hardwood Floor    |
| Bedroom 2       | Second   | —          | Large Closet, Hardwood Floor, Window               |
| Bedroom 3       | Second   | —          | Hardwood Floor, Double Closet                      |
| Bedroom 5       | Basement | —          | Window, Laminate                                   |
| Recreation      | Basement | —          | Window, Laminate                                   |
| Bedroom         | Basement | —          | Laminate, Window                                   |
| Kitchen         | Basement | —          | Laminate, Window, Combined w/Sitting               |
| Laundry         | Basement | —          | —                                                  |
| Living Room     | Basement | —          | Combined w/Dining, Combined w/Kitchen              |
| Dining Room     | Basement | —          | Combined w/Living, Combined w/Kitchen              |
| Kitchen         | Basement | —          | Combined w/Dining, Combined w/Living               |
| Bedroom         | Basement | —          | —                                                  |
| Bedroom 2       | Basement | —          | —                                                  |
| Bedroom 3       | Basement | —          | —                                                  |

GALLERY





## LISTING AGENT

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**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.