



FOR SALE

DETACHED

MLS# E14122478

4 Birchlawn Avenue, Toronto, ON M1N 1H9

Birchcliffe-Cliffside, Toronto · M1N 1H9

C\$ 2,769,000

6	6	4,250	4	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Custom-built contemporary home in Birchcliffe-Cliffside, close to Lake Ontario and the Scarborough Bluffs. Offering approximately 4,800 sq. ft. of living space, including about 3,660 sq. ft. above grade and an additional 1061 sq. ft. in the finished walk-out basement, this bright and thoughtfully laid-out home features 4 bedrooms, 5 bathrooms and parking for 6 vehicles. High-end finishes, skylights and balconies off the rooms add to its appeal. The main floor features hardwood flooring, high ceilings, pot lights and large windows. The chef-inspired kitchen offers a generous centre island, built-in appliances, a Wolf gas range, quartz counters with matching backsplash and two sinks. The adjoining living room features a custom built-in wall unit with fireplace and a walkout to the spacious backyard. A glass-railing staircase leads to the upper level, where hardwood flooring and custom closets continue throughout. The primary suite includes a custom walk-in closet and a 5-piece ensuite with a soaker tub, double sinks and glass shower. The finished walk-out basement offers two bedrooms and a 3-piece bathroom. Conveniently located near Kingston Road shops and restaurants, with lakefront parks nearby.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ New Build

PROPERTY DETAILS

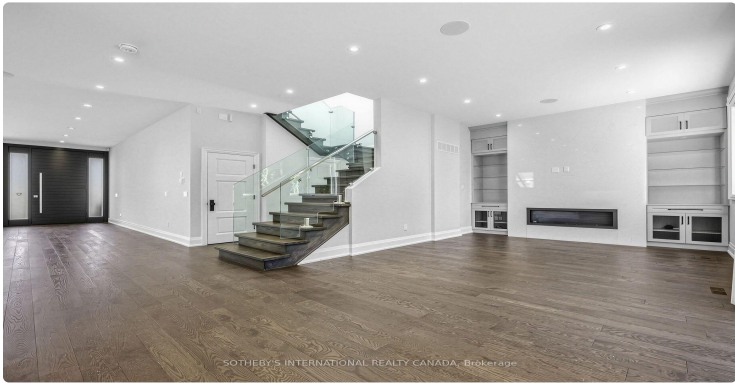
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	West
AGE	0-5 years
AREA RANGE	3500-5000 sqft
PARKING	4 spaces
ANNUAL TAX	\$9,705
POSTAL CODE	M1N 1H9
NEIGHBOURHOOD	Birchcliffe-Cliffside

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Pot Lights, Open Concept

ROOM	LEVEL	DIMENSIONS	FEATURES
—	Main	—	Hardwood Floor, Pot Lights, Window
Kitchen	Main	—	Hardwood Floor, Quartz Counter, Stainless Steel Appl
Breakfast	Main	—	Hardwood Floor, Pot Lights, Open Concept
Family Room	Main	—	Hardwood Floor, W/O To Patio, Gas Fireplace
Primary Bedroom	Second	—	W/O To Balcony, 5 Pc Ensuite, Walk-In Closet(s)
Bedroom 2	Second	—	Hardwood Floor, 4 Pc Ensuite, W/O To Terrace
Bedroom 3	Second	—	Hardwood Floor, 4 Pc Ensuite, Walk-In Closet(s)
Bedroom 4	Second	—	Hardwood Floor, 4 Pc Ensuite, Double Closet
Living Room	Basement	—	Laminate, Pot Lights, Walk-Out
Kitchen	Basement	—	Laminate, Pot Lights, Wet Bar
Bedroom	Basement	—	Laminate, 3 Pc Ensuite, Double Closet
Bedroom	Basement	—	Laminate, Closet

GALLERY





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SOTHEBY'S INTERNATIONAL REALTY CANADA

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.