

FOR SALE | DETACHED | MLS# E14150192

44 Sunnypoint Crescent, Toronto, ON M1M 1B9

Cliffcrest, Toronto · M1M 1B9

C$ 2,188,000

7	7	2,750	5	New	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to an exceptional new custom-built home in Cliffcrest, where sophisticated design, premium finishes and an outstanding setting come together beautifully. Oversized windows fill the home with natural light, highlighting 7 1/2 inch wide plank hardwood floors, custom millwork and sleek contemporary details throughout.The open-concept main floor is designed for everyday living and entertaining, with a stunning chef's kitchen featuring quartz surfaces, a large centre island and integrated Cafe, Bosch and Fisher & Paykel appliances. Modern fireplaces add warmth to the principal living spaces, while expansive windows create a bright, airy feel and beautiful views of the surrounding mature trees.Offering 5+2 bedrooms, 7 bathrooms and 2,700 sq. ft. above grade plus an additional 1,300 sq. ft. on the finished lower level, this home provides exceptional space and flexibility. The fully legal basement apartment includes a second kitchen, two bedrooms and generous additional living space - ideal for extended family or additional income.Upstairs, the primary suite is a true retreat, with calming views of Lake Ontario. Set on an impressive 60 x 110 ft. lot beside Neilson Park, this is a rare opportunity to own a brand-new, beautifully finished custom home in one of Cliffcrest's most desirable pockets.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Clear View
- ✓ Fenced Yard
- ✓ Greenbelt/Conservation
- ✓ Lake Access
- ✓ Other
- ✓ Park
- ✓ New Build

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment
FACING	North
AGE	New years
AREA RANGE	2500-3000 sqft
PARKING	5 spaces
ANNUAL TAX	$5,248
POSTAL CODE	M1M 1B9
NEIGHBOURHOOD	Cliffcrest

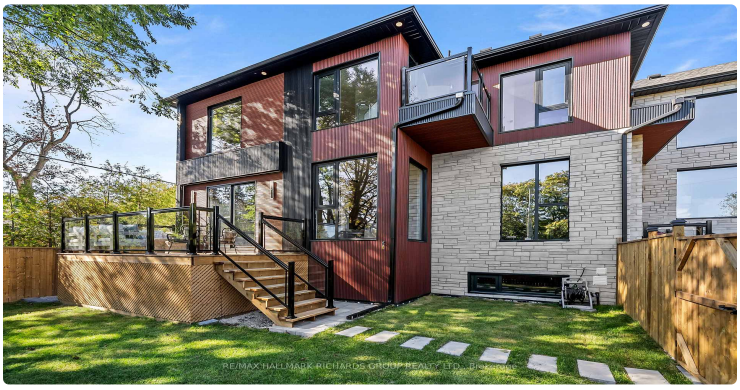
ROOM BREAKDOWN

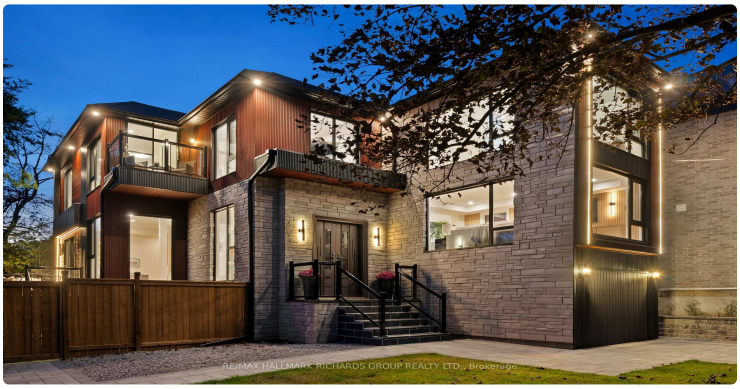
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Fireplace, B/I Shelves, Hardwood Floor

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Large Window, Hardwood Floor, Overlooks Backyard
Kitchen	Main	—	B/I Appliances, Marble Counter, Combined w/Dining
Family Room	Main	—	Electric Fireplace, Large Window, Hardwood Floor
Primary Bedroom	Second	—	5 Pc Ensuite, Closet Organizers, Walk-In Closet(s)
Bedroom 2	Second	—	4 Pc Ensuite, Closet, Closet Organizers
Bedroom 3	Second	—	3 Pc Ensuite, Closet, Closet Organizers
Bedroom 4	Second	—	3 Pc Ensuite
Kitchen	Basement	—	Modern Kitchen, B/I Appliances, Custom Counter
Bedroom	Basement	—	Closet
Bedroom 2	Basement	—	Closet
Recreation	Basement	—	Combined w/Dining, 2 Way Fireplace, Marble Floor
Bedroom	Main	—	Window, Walk-In Closet(s)

GALLERY

















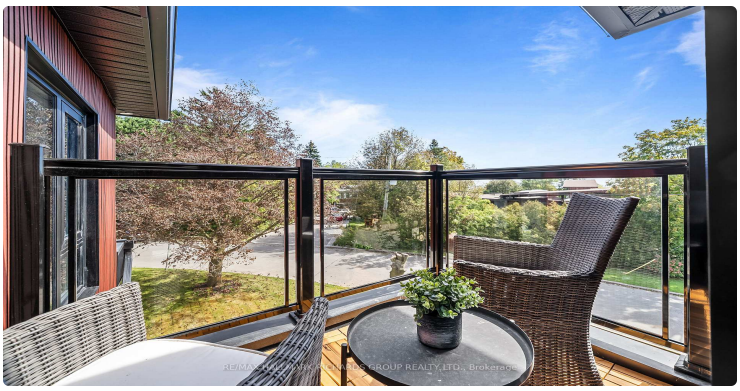
















LISTING AGENT

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