





FOR SALE | DETACHED | MLS# E14152104

30 Barbara Crescent, Toronto, ON M4C 3B2

East York, Toronto · M4C 3B2

C$ 1,599,000

4	2	1,300	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Backing onto a serene ravine with stunning views from almost every window, this rare ranch-style bungalow offers a wonderful combination of space, privacy, and natural beauty. Situated on an extraordinary 40ft x 340ft lot that widens to an incredible 160 ft at the rear, this home is set back from the street and perched amidst the treetops to create a peaceful, cottage like escape. The preserved character of the original home adds immense warmth and authenticity, highlighted by classic 8-inch baseboards, rich wood trim, solid wood doors, thoughtful crown moldings, and original hardware with vintage glass handles. Designed for seamless living and entertaining, the main floor layout places all primary living spaces along the back of the home to maximize ravine views. The light-filled main floor features 3 bedrooms with hardwood floors and closets, a wood burning fireplace, eat-in kitchen, and a sunlit Muskoka room perfect for morning coffee while surrounded by nature. The full walk-out basement boasts high ceilings and Pella sliding doors that step out to an entertainer's yard featuring flat table land that gently flows into the ravine. Complete with a garage, private multi-car driveway, and wonderful curb appeal, this magnificent property offers endless possibilities. Enjoy the charm of a country estate just steps from Taylor Creek walking and bike trails, local parks, neighborhood coffee shops, amenities, and transit, all with swift access to the DVP and downtown Toronto. A home with a story to tell, offering the charm of a country retreat without leaving the city. Offers Anytime - no offer date.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out, Full, Separate Entrance
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	4 spaces
ANNUAL TAX	$8,401
POSTAL CODE	M4C 3B2
NEIGHBOURHOOD	East York

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES

Living Room	Ground	—	Overlooks Ravine, W/O To Sunroom, Fireplace
Dining Room	Ground	—	Hardwood Floor, Overlooks Ravine
Kitchen	Ground	—	Eat-in Kitchen, Side Door, Overlooks Ravine
Sunroom	Ground	—	Tile Floor, North View, W/O To Ravine
Primary Bedroom	Ground	—	Closet, Hardwood Floor
Bedroom	Ground	—	B/I Desk, Hardwood Floor, Closet
Bedroom	Ground	—	Hardwood Floor, B/I Desk, Closet
Recreation	Basement	—	Broadloom, Walk-Out, Fireplace
Sitting	Basement	—	Combined w/Rec, Walk-Out
Office	Basement	—	3 Pc Bath, Broadloom, Walk-Out
Laundry	Basement	—	Concrete Floor, Laundry Sink
Workshop	Basement	—	Concrete Floor

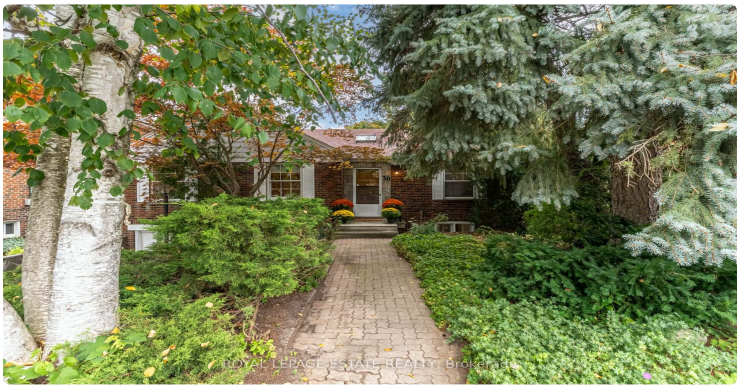
GALLERY
























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LISTING AGENT

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