

\$1,249,000 - 15 Scarborough Heights Boulevard, Toronto (cliffcrest)

MLS® #E12457163

\$1,249,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Cliffcrest, Toronto (cliffcrest), Ontario

Welcome to Cliffcrest a highly sought-after neighbourhood known for its family-friendly amenities, and proximity to the beach. Steps from Fairmount PS & St. Agatha's, this charming 4-bed, 2.5-bath detached home sits proudly at one of the highest points on the street, filling the interiors w/ beautiful natural light and an elevated sense of space. Originally a classic 50s bungalow, this now 1.5 storey 1,600 sq ft home was thoughtfully renovated in 2015 and balances open gathering areas with quiet nooks. The main floor welcomes you with a tiled entry, warm engineered hardwood, and an inviting layout. At the heart of the home, the kitchen shines with Caesarstone counters, a generous 4' x 7' island, and skylight, w/ nearby dining and living area --perfect for family meals, homework, & entertaining. From here, stairs lead to a flex room above the garage, perfect as the 4th bedroom, playroom, or home office. Off the kitchen, a wide 10' window/patio door combo opens to a deck (2021) overlooking a fenced yard w/ cedar raised beds and plenty of space to play or garden in privacy. On the main floor are two comfortable bedrooms and a full 4-pc bath with heated floors. Upstairs, a versatile landing creates a cozy lounge or TV area before entering the Primary Suite. This retreat features a 2-pc ensuite, W/I closet, and two powered skylights that flood the room with light. The 900 sq. ft. basement offers even



more possibilities. With a 4-pc bath already in place, its a blank slate for an income-producing suite, multi-gen living, or a spacious rec room. Roof, furnace, A/C, gas stove, tankless water system (all 2015), fridge, dishwasher, and washer/dryer (all 2023). This is a rare opportunity to own a sun-filled home on a larger Lot in one of the Bluffs most desirable pockets. With the Waterfront Trail, parks, public transit, and all the conveniences a family could want just minutes away, this property offers both lifestyle and value. Don't miss your chance!! (id:6289)

Essential Information

Listing #	E12457163
Price	\$1,249,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	15 Scarborough Heights Boulevard
Subdivision	Cliffcrest
City	Toronto (cliffcrest)
Province	Ontario
Postal Code	M1M2V3

Amenities

Amenities	Beach, Hospital
Utilities	Cable, Electricity, Sewer
Features	Flat site, Hilly
Parking Spaces	3
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater - Tankless, Water meter, Dishwasher, Dryer, Hood Fan, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Brick, Vinyl siding
Lot Description	55 x 137 FT
Foundation	Concrete

Listing Details

Listing Office Royal LePage Heartland Realty



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