

THE MILLS TEAM

is proud to present

4 HARDING
BOULEVARD





WELCOME HOME

- Nestled in the heart of the coveted Birchcliffe - Cliffside community
- Newly-renovated, with wood flooring throughout (tiles in kitchen)
- This beauty boasts 5+1 bedrooms and 5 bathrooms
- Large bright living room with bay window, gas fireplace, pot lights, wood floors - perfect for family gatherings
- Central kitchen with Stainless Steel appliances and access to backyard deck for BBQ'ing
- Dining room that can be formal, or can be created into an extension of the kitchen
- Large family room gives additional room for watching a family movie or space for casual dining / leisure room
- Primary bedroom with walk-in closet has 2 additional closets, gorgeous ensuite with soaker tub and separate shower and large balcony with glass railings
- Fifth bedroom (on main floor) can be used as a guest bedroom, 2nd primary bedroom, large office, movie room or games room
- Over 1000 sq ft in the basement with a huge family room, spacious bedroom, additional room, bathroom with shower, and tons of storage
- An absolute showstopper backyard ideal for entertaining and family fun
- Private resort feeling featuring a stunning 40' gunite pool, built-in hot tub, serene koi pond and two cascading waterfalls
- Massive, sun drenched Cedar deck, with integrated lighting
- Covered entertaining area with skylights and outdoor stone gas fireplace
- Wonderful commissioned piece of art by Canadian artist Steven "Istvan" Toth (relief, copper and brass), mounted on cedar panels, highlights the beautiful outdoor living space above the fireplace, providing privacy and art
- Pergola covered BBQ area with gas hookup
- Large stone patio surrounding pool is a perfect place for loungers to soak up the rays
- Fully-equipped cabana includes bar area, TV hook-up, outdoor hot water shower, separate 2-piece washroom and change room
- Every inch of this beautifully landscaped and lush backyard has been thoughtfully designed for relaxation, luxury, and year-round enjoyment
- This home offers the perfect blend of tranquility and lifestyle - ideal for nature lovers, morning walkers, and anyone seeking a serene escape within the city



OVER \$500,000 SPENT ON
UPDATES & IMPROVEMENTS
BY CURRENT OWNERS:

- **Luxury Backyard Oasis (~\$350,000):**
 - o 40' Gunite inground pool
 - o Jandy pool control system (indoor panel and app-controlled)
 - o Inground hot tub off the pool
 - o Cedar cabana featuring a 2-piece washroom, outdoor shower with on demand hot water, bar with sink, bar fridge and TV mount, plus a full-size change room
 - o Over 1000 Sq. Ft. Flagstone patio
 - o Large cedar deck with covered area including a gas fireplace and surround sound
 - o Koi pond (no Koi included)
 - o Two waterfalls using natural Muskoka rocks
 - o Inground sprinkler system
 - o Landscape lighting
- **Interior Renovation (~\$175,000):**
 - o Updated kitchen with cupboards, countertops, backsplash, flooring and Stainless Steel appliances
 - o 4 renovated washrooms
 - o New luxury hardwood flooring throughout main and second floor
 - o New hardwood stairs and spindles from main to second floor
 - o Upgraded baseboard to 7" throughout
 - o New vinyl flooring installed on lower level
 - o Replaced all light fixtures
 - o Installed new furnace (2021)
 - o Installed new central air conditioner and humidifier (2023)
 - o Interior painting including doors and window trim

AREA HIGHLIGHTS:

- Steps to Scarborough Bluffs and Lake Ontario
- Walking distance to schools
- Short drive to Rosetta McClain Gardens - with fully-accessible garden park, raised planters, rose gardens and rock fountains
 - o Haven for flower connoisseurs and bird and butterfly enthusiasts
- 35 minutes to downtown Toronto



ADDITIONAL INFO

- Property Taxes:** \$8,347.74 (Annual in 2025)
- Lot Size:** 50 feet x 152 feet
- Parking:** Detached garage plus private driveway with parking for 4 cars
- Possession:** 60 Days/TBA
- Heating:** Forced air gas furnace and central air conditioning
- Utility Costs**
Electricity: Approx. \$248/month (2024-2025)
Gas: \$114/month (2024-2025)
Water: Approx. \$217/month (2024-2025)
- Inclusions:** Stainless Steel kitchen appliances - KitchenAid refrigerator/freezer, KitchenAid oven, Miele 4 burner gas cooktop, Dacor built-in microwave and panelled Miele dishwasher. Danby bar fridge in Cabana, LG front loading washer and dryer, all electric light fixtures, all window coverings, all drapery tracks and rods, all built-in and attached shelving, all parts of gas furnace and central air conditioner, humidifier, Nest doorbell camera and all related equipment, TV mount in cabana, exterior gas line hookup for BBQ, all attached speakers, art piece above outdoor fireplace, inground Gunite gas heated pool and all related equipment (Polaris vacuum cleaner, filter and heater / built 2007 by Betz Pools - maintained weekly by Betz Pools since installation), inground hot tub and all related equipment, storage shed in backyard, inground sprinkler system and all related equipment, 2 wall mounted retractable Gardena water hose units, landscape lighting, electric garage door opener and one remote and City of Toronto garbage and recycling containers
- Exclusions:** Lynx gas BBQ, all outdoor furniture, Muskoka chairs and concrete bench

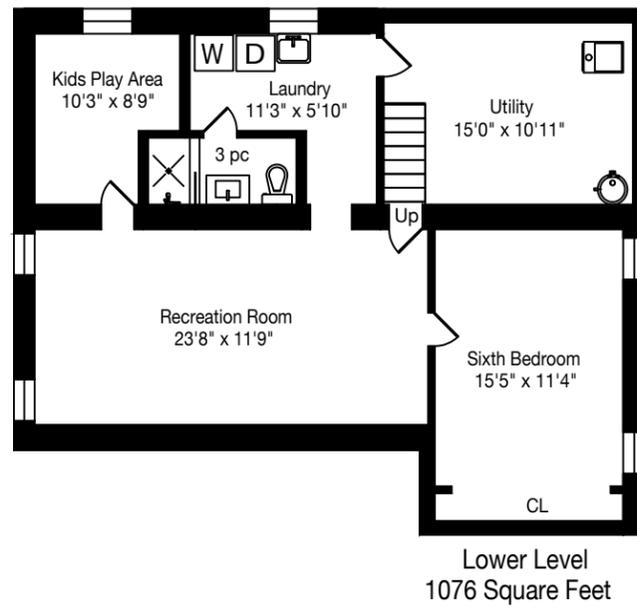
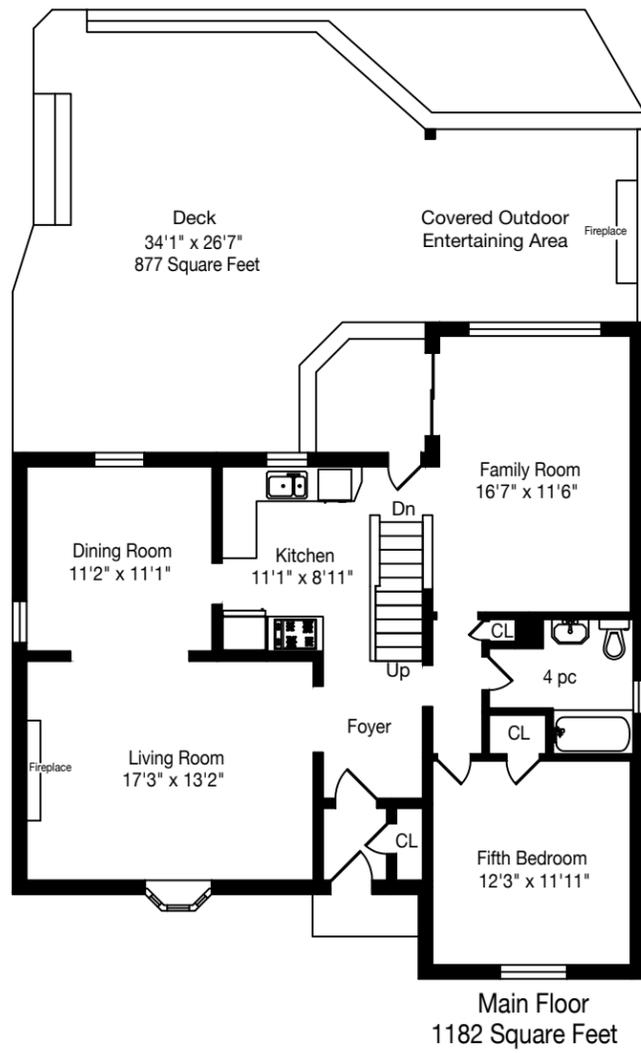
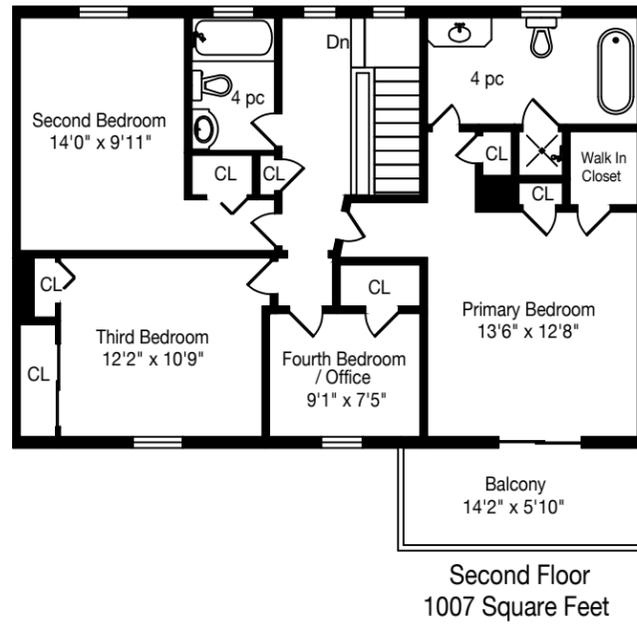
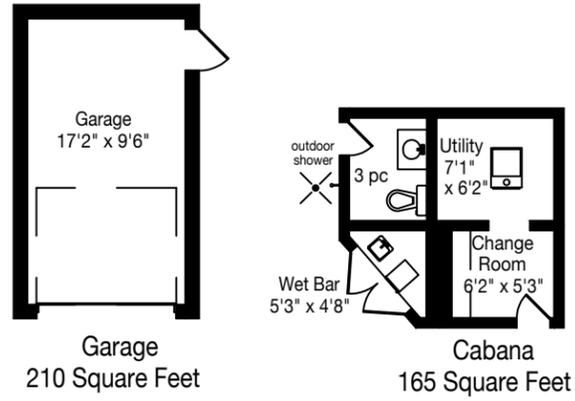
Rental Equipment: Hot water tank (approx. \$44.58/month)

A Home Inspection Report dated July 9, 2025, is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion.

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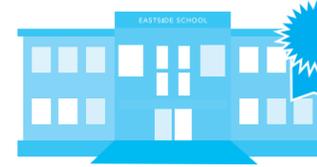






SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



Birch Cliff Public School

Designated Catchment School
Grades PK to 8
1650 Kingston Rd

Birchmount Park Collegiate Institute

Designated Catchment School
Grades 9 to 12
3663 Danforth Ave

ÉS Michelle-O'Bonsawin

Designated Catchment School
Grades 7 to 9
24 Mountjoy Ave

ÉE Jeanne-Lajoie

Designated Catchment School
Grades PK to 6
150 Carnforth Rd

Collège français secondaire

Designated Catchment School
Grades 7 to 12
100 Carlton St

Other Local Schools

Danforth Collegiate and Technical Institute

Grades 9 to 12
800 Greenwood Ave

Kapapamahchakwew - Wandering Spirit School

Grades PK to 12
16 Phin Ave

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Birchmount Park & Scarborough Gardens Arena

93 Birchmount Rd
5 mins

Harrison Properties

1845 Kingston Rd
6 mins

Crescentwood Park

35 Crescentwood Rd
6 mins

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|-----------------|--------------------|
| 1 Playground | 1 Track |
| 1 Pool | 1 Community Centre |
| 1 Arena | 2 Splash Pads |
| 1 Rink | 1 Sports Court |
| 2 Tennis Courts | 1 Stadium |
| 2 Ball Diamonds | 3 Trails |
| 1 Sports Field | |

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away and the nearest rail transit stop is a 29 minute walk away.

Nearest Rail Transit Stop
Victoria Park Station

Nearest Street Level Transit Stop
Kingston Rd At Birchcliff Ave 3 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 5.03km.

Toronto East Health Network - Michael Garron Hospital
825 Coxwell Ave

Fire Station
3600 Danforth Ave

Police Station
2222 Eglinton Ave E

HoodQ

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