

THE MILLS TEAM

is proud to present

39 BRENTCLIFFE
ROAD



39Brentcliffe.com



NORTH LEASIDE, DONE RIGHT

Looking for your way into North Leaside? Here it is. A meticulously maintained, beautifully renovated three-bedroom semi with the space and updates you want, in one of Toronto's most sought-after family neighbourhoods.

Thoughtfully planned with long-term family living in mind, every update was considered for quality, longevity and everyday ease. The result is a home that feels fresh, solid and wonderfully cared for.

The main floor is open, bright and easy to live in, with living, dining and kitchen spaces flowing together beautifully. The kitchen was completely renovated with loads of storage and everything in its place. Canadian oak hardwood floors, new doors, trim and windows bring a fresh, cohesive feel throughout.

Upstairs, three comfortable bedrooms and a beautifully renovated bathroom make for an easy family setup. Downstairs, there's a great bonus of usable space for a rec room, home office, playroom or whatever comes next, plus another full washroom and clever storage nooks tucked throughout. The laundry area is practical and tidy, and the smart-home touches make everyday life that much easier.

Outside, the private backyard is wonderfully usable, with a very large deck made for summer dinners, morning coffee and kids at play. A detached garage provides parking for one, with room for a second car in front.

And then there's the neighbourhood. North Leaside is the kind of community people settle into and stay in, with great schools, friendly neighbours and an enviable list of everyday conveniences. Walk to Northlea Elementary and Leaside High School, Sunnybrook Park, grocery stores, parks and trails, with Sunnybrook Hospital nearby and the Eglinton LRT making getting around the city easy.

A three-bedroom North Leaside home, thoughtfully done, exceptionally well cared for and ready for whatever comes next.

UPDATES AND IMPROVEMENTS:

Thoughtfully renovated between 2017-2020 with many low-toxicity and quality Canadian-made materials:

- Full kitchen renovation (2018)
- Second-floor bathroom renovation (2018)
- New basement laminate flooring installed (2018)
- New roof shingles and upgraded attic insulation (2017)
- Replacement of all above-grade windows (2017-2018)
- Professional interior painting with zero VOC paint
- Installation of Canadian oak solid hardwood flooring
- Installation of new exterior and interior doors
- Replacement of crown moulding and baseboards
- Replacement of all appliances
- Smart/app-controlled light switch and dimmers, Nest-home smoke detectors, Video doorbell
- Routine eavestrough cleaning (ongoing)

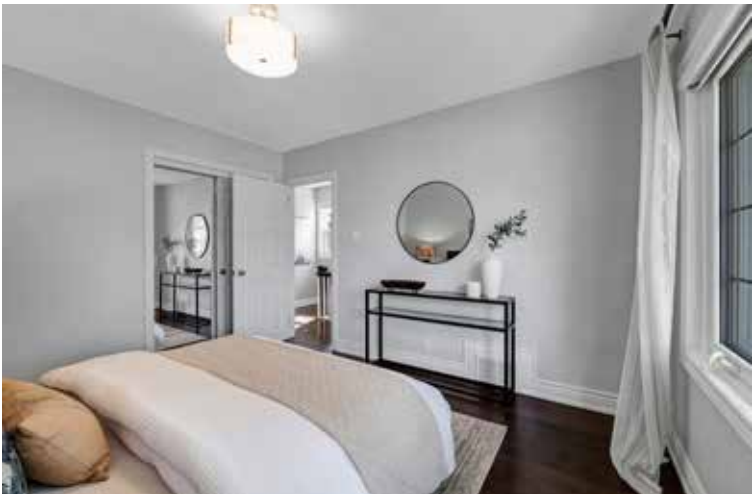


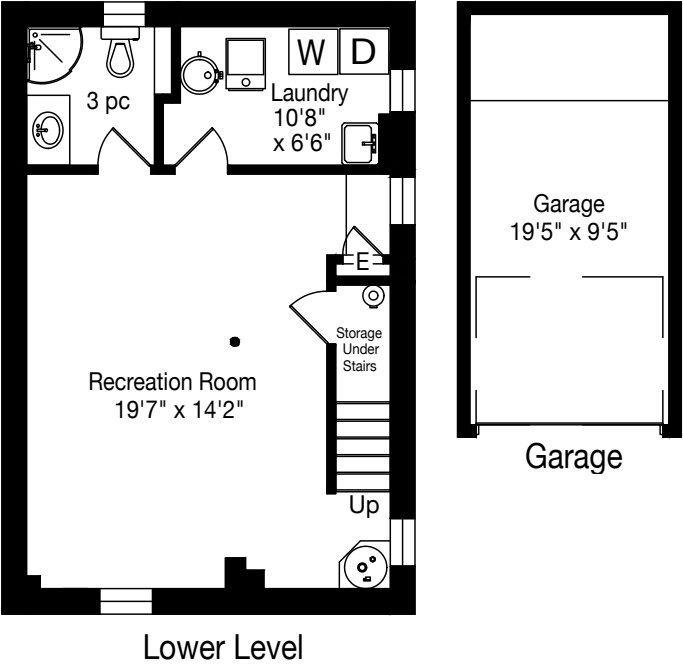
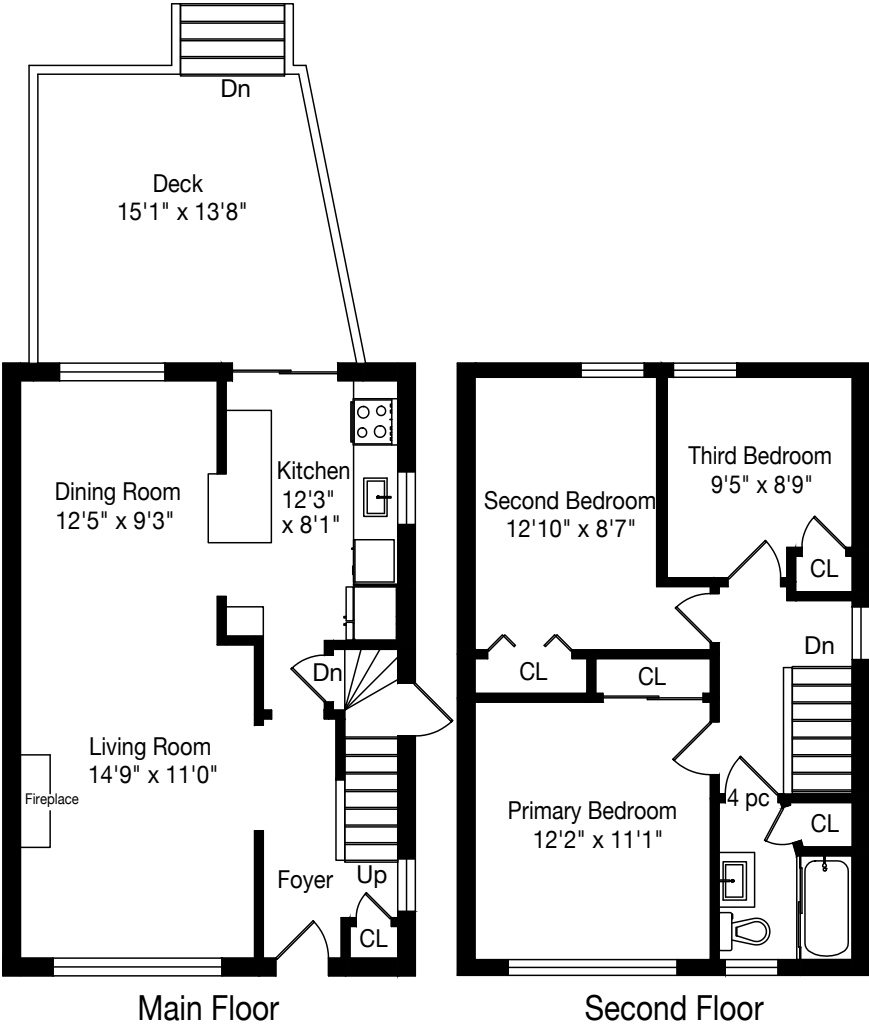


ADDITIONAL INFO

- Property Taxes:** \$7,696.13 (Annual in 2026)
- Lot Size:** 25 feet frontage and 125 feet depth (per plan of survey)
- Square Footage:** 1,118 sq ft per MPAC
- Possession:** 60 Days/TBD
- Parking:** Two-car parking inside and outside detached garage accessed through mutual driveway
- Utility Costs:** *Electricity:* Approx. \$92/month (2025-2026)
Gas: Approx. \$65/month (2025-2026)
Water/Waste: Approx. \$71/month (2025-2026)
- Heating:** Forced air gas furnace with central air conditioning
- Inclusions:** Stove (Samsung), Refrigerator (LG), Hood Exhaust (Ancona), Built-In Microwave, Stainless Steel Dishwasher, Washer (Samsung), Dryer (Samsung), All Parts of Furnace and Central Air Conditioner, All Built-in and Attached Shelving, Built-in Speakers (basement), All Window Blinds, and All Electrical Light Fixtures, One Queen bed, One Double bed and Mattresses on the Second Floor, City of Toronto Garbage and Recycling Containers
- Exclusions:** Stager's curtains
- Rental Equipment:** Hot Water Tank (Approx. \$38.01/month)

A Home Inspection Report dated September 9th 2026 is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion.







SCHOOLS

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



Nearby Schools

Northlea Elementary and Middle School

Designated Catchment School
Grades PK to 8
305 Rumsey Rd

Leaside High School

Designated Catchment School
Grades 9 to 12
200 Hanna Rd

ÉE Jeanne-Lajoie

Designated Catchment School
Grades PK to 6
150 Carnforth Rd

ÉS Étienne-Brûlé

Designated Catchment School
Grades 7 to 12
300 Banbury Rd

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

Rosedale Heights School of the Arts

Grades 9 to 12
711 Bloor St E

PARKS & REC

This home is located in park heaven, with 3 parks and 23 recreation facilities within a 20 minute walk from this address.



 **Serena Gundy Park**
134 Rykert Cres



4 mins

 **Leonard Linton Park**
135 Vanderhoof Ave
 


6 mins

 **Sunnybrook Park**
1132 Leslie
   


5 mins

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|---------------------|-----------------------|
| 1 Dog Park | 1 Skateboard Park |
| 2 Basketball Courts | 1 Equestrian Facility |
| 12 Sports Fields | 5 Trails |

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only a 6 minute walk away, and the nearest street transit stop is a 1 minute walk away.

 **Nearest Rail Transit Stop**
Laird Station


6 mins

 **Nearest Street Level Transit Stop**
Eglinton Ave East At Brentcliffe Rd West Side


1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 3km.

 **Sunnybrook Health Sciences Centre - Bayview Campus**
2075 Bayview Ave

 **Fire Station**
231 Mcrae Dr

 **Police Station**
75 Eglinton Ave W

HoodQ

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