266 Birkdale Road – Toronto, ON M1P 3S4

Highlights, Overhauls and Upgrades Worth Mentioning:

- ✔ Welcome to 266 Birkdale Road, A True Utopia Hidden in the Heart of Scarborough
- ✔ Tucked Away on One of The Most Serene and Peaceful Subdivision Lots You Will Encounter, This Property Offers a Rare Combination of City Convenience and Undisturbed Tranquility
- ✔ Backing Directly onto a Quiet School Yard with No Rear Neighbors Staring Back at You, This Tranquil Setting Makes It Easy to Forget You Are in the Center of a Bustling Metropolis
- ✔ Brand New Natural Gas Furnace Installed October 2026
- ✔ Hot Water Heater 2012 – Rental with Reliance
- ✔ 100 AMP Electrical Panel Upgraded in 2021
- ✔ Floor and Painting Completed Throughout Home Approx. 10 Years Ago
- ✔ Shingles Replaced Approximately 2016
- ✔ Air Conditioner New 2014
- ✔ The Crown Jewel Is the Incredible Sunroom Porch Overlooking the Lush Greenery of the Backyard, Providing an Idyllic, Utopic Space to Enjoy Your Morning Coffee or Unwind After a Long Day
- ✔ Beyond Its Peaceful Borders, You Are Moments Away from Everything
- ✔ Enjoy Unrivaled Urban Connectivity with Immediate Access to the TTC, Highway 401, the Upcoming Subway Extension, Top-Rated Schools, Parks, Hospitals, Local Conservation Areas, and the Vibrant Green Spaces Surrounding the Scarborough Town Centre
- ✔ Experience the Absolute Best of Both Worlds and Welcome Home to the Central Piece of Paradise Located at 266 Birkdale Road!!