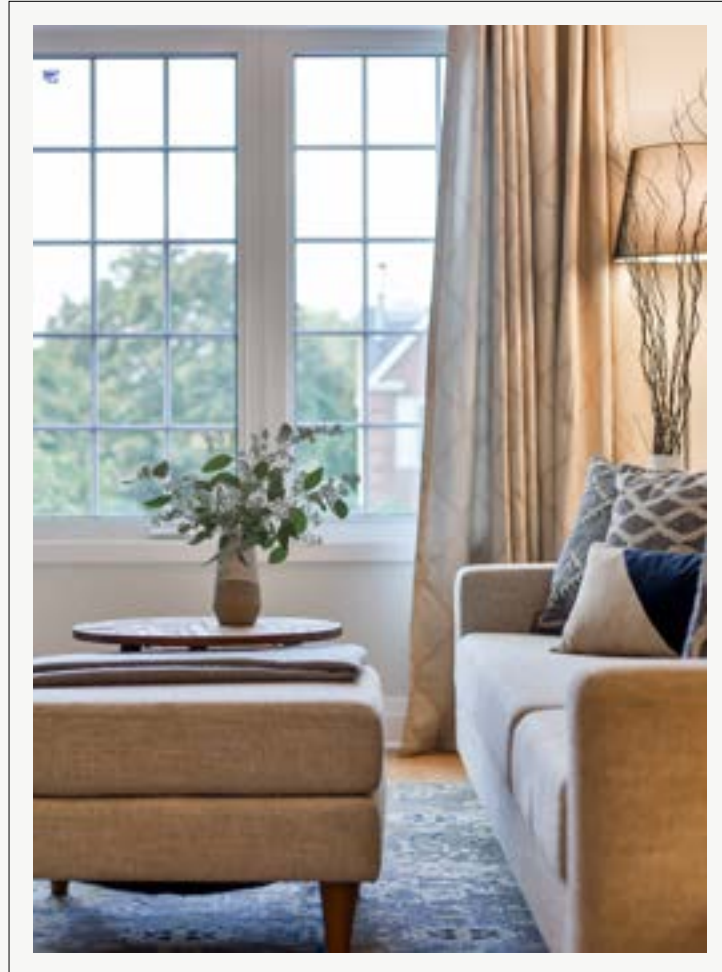


Modern, Bright & Stately

83 COALPORT DRIVE



FM



DETAILS

A Quiet Family Community Tucked Away on Toronto's East End:

The TRICK is how this unassuming, pretty, modest detached home on a quiet & demure cul-de-sac could ALSO be so large, modern, open, bright and stately, (you'll truly be surprised!) & still be a quick trip to everything the city has to offer. (But honestly-you may never want to leave.) The TREATS are plentiful: renovated, upgraded & turnkey condition translates to an effortless new return address for your 2023 holiday cards. Appreciate the new wide plank engineered oak hardwood throughout as you glide past the real wood burning fireplace on your way through the granite countered kitchen and stainless steel appliances to meet your family in the large private fenced yard for a BBQ dinner. Afterwards enjoy a movie night in the oversized finished basement before retiring to your generous primary with ensuite. Tomorrow, wave to the neighbours and feel a true sense of a quiet family community as you easily walk to the beaches, dining, coffee & shopping, great local schools and transit. We simply cannot say enough good things about this property & area-as TREATS go, it's all chocolates & not a raisin in sight. Great for the existing large family, or investing today for the one that you have planned!





ABOUT THE NEIGHBOURHOOD

Birchcliffe-Cliffside

Tucked in the Eastern parts of Toronto, the Birchcliff neighbourhood in Scarborough is an urban refuge that boasts a blend of cosmopolitan amenities, natural charm and a sense of community! From its panoramic views of Lake Ontario to its bustling streets filled with eclectic eateries and vibrant boutiques, Birchcliff is where a busy family can find solace, entertainment and commonality in equal measure.

For the culinary enthusiasts, Birchcliff serves as a gastronomic paradise. Start your morning with a steaming cup of artisan coffee from The Birchcliff or perhaps the Ethiopian blend from Addis Cafe. As the day progresses, take your pick from a plethora of restaurants that span the globe in their offerings. Dive into authentic Thai flavours at Sisaket Thai Kitchen, indulge in a gourmet experience at Lobongo Fine Dining, or go for a classic with No Bull Burgers. And for those evenings when cocktails beckon, Gabby's or The Beech Tree offers top-notch offerings & service!

Yet, for all its urban luxuries, Birchcliff is not without its green reprieve. Parks like Glen Stewart and Oakridge beckon with their sprawling greens, offering locals a verdant escape amidst the city's hustle. Whether seeking solace under a canopy of trees at Blantyre Park or craving a family day at the Scarborough Bluffs, nature is never more than a stone's throw away.

Active residents find their heart rate amidst many fitness centres catering to various regimes and intensities. Whether it's a high-intensity session at F45, a personalized regimen at Elite Culture Health and Fitness, or a more holistic approach with Mind-Set Strength & Conditioning, Birchcliff has something for every fitness enthusiast.

Of course, urban living is also about convenience - Birchcliff's treasures are just a stroll away. Groceries are a breeze with establishments like Loblaws and Danforth Market. And for those with a sweet tooth, The Daily Perk Coffee Co. or Black Dog Cafe is bound to satiate your bakery cravings. Transit in Birchcliff is seamless. With a transit score of 77, moving around is effortless - in fact, it's easier than downtown. Whether you're taking the 501 Queen rail line from Victoria Park Subway Station or hopping on the 22 Coxwell bus, connectivity is a given. And for those who prefer a personal commute, the Scarborough GO Station is a mere 10-minute drive! Who could ask for anything more?





May your walls
know joy; may
each room hold
laughter; and may
every window open
to great possibility.



The Gallery:





Please Visit:

FOXMARIN.CA





FOX MARIN

Ian Busher
BROKER

Fox Marin Associates Ltd., Brokerage
Independently Owned and Operated
489 College Street, Suite 305, Toronto, Ontario M6G 1A5

hello@foxmarin.ca
foxmarin.ca
416.322.5000