



34 CORINTH GARDENS
SUNNYBROOK



WELCOME TO 34 CORINTH GARDENS

MODERN COMFORT IN A COVETED CUL-DE-SAC

Tucked into a quiet, tree-lined cul-de-sac, 34 Corinth Gardens offers a rare opportunity to experience contemporary living in one of Toronto's most established and family-friendly neighbourhoods.

Designed with over 2,400 square feet of refined interior space across four levels, this home is thoughtfully tailored for effortless living, with a layout that supports both functionality and ease.

The home is ideally situated within walking distance to top schools, lush parks, the shops of Bayview Avenue and Mount Pleasant Road, and excellent transit — all while offering rare privacy and a community-focused setting.



MAIN FLOOR EASE & ELEGANCE

The main level is open, bright, and designed for day-to-day ease. Hardwood floors run throughout, and natural light fills the principal rooms. The kitchen features granite countertops, a breakfast bar, stainless steel appliances, and ample cabinetry. It opens fluidly into the dining area, which offers walkout access to the rear garden.

The spacious and light filled front-facing living room overlooks the peaceful cul-de-sac and is ideal for both entertaining and quiet evenings. A discreet powder room completes the main floor.

PRIVATE UPPER LEVELS

The home's upper floors provide a private and flexible retreat for growing families or professionals. The second floor features two large, light-filled bedrooms, each with generous space for sleep, study, or play. A modern five-piece bathroom with double vanity serves this level, along with a convenient laundry room.

The third floor is dedicated to the primary suite — a full-floor sanctuary offering both space and serenity. A generous walk-in closet and a well-appointed six-piece ensuite provide everyday luxury, complete with a soaker tub, glass-enclosed shower, and double vanity. The sleeping quarters are expansive and thoughtfully designed with a built-in desk area, making excellent use of the room's scale and natural flow.

FLEXIBLE LOWER LEVEL

The finished lower level adds essential versatility with a walk-out recreation space with a stylish built in entertainment unit and a two-piece bath. Whether used as a media room, gym, or playroom, the area adapts with ease. Direct interior access to the integrated garage adds convenience and security, offering a rare feature for this style of home.

PRIVATE, LOW-MAINTENANCE BACKYARD

The rear garden is fully enclosed and designed for easy outdoor enjoyment. With an interlock stone patio, and artificial turf the space is ideal for al fresco dining, kids at play, or relaxed entertaining. The walk-out from the lower level enhances the indoor-outdoor connection.













KEY FEATURES

- Quiet, family-friendly cul-de-sac
- Just over 2400 square feet of finished interior space over all four levels
- Three-storey layout with natural light throughout
- Open-concept main floor with hardwood flooring
- Bright kitchen with breakfast bar and stainless steel appliances
- Walkout to fully enclosed backyard with turf and patio
- Central vacuum
- Two spacious second-floor bedrooms with ample closet space
- Shared five-piece second-floor bath with double vanity
- Dedicated laundry on second floor
- Third-floor primary suite with walk-in closet and six-piece ensuite
- Finished lower level with rec room, walk-out, and powder room
- Integrated built-in garage with direct interior access
- Private driveway with parking
- Low maintenance backyard with interlock patio and artificial turf
- Located in top-rated Northlea and Leaside High school districts
- Moments to Sherwood Park, Blythwood Ravine, Summerhill Market, and future Eglinton LRT

INCLUSIONS

- LLG Studio Smart InstaView refrigerator
- Samsung Flex Duo oven
- GE microwave
- Bosch dishwasher
- LG washer and dryer
- Ductless A/C unit in primary bedroom
- Furnace and HVAC system
- Central air conditioning
- Central vacuum and equipment
- All electrical light fixtures
- All window blinds and coverings

EXCLUSIONS

- None

RENTAL ITEMS

- Water heater \$30/Month

TAXES

- \$9,810.68 (2025)

POSSESSION

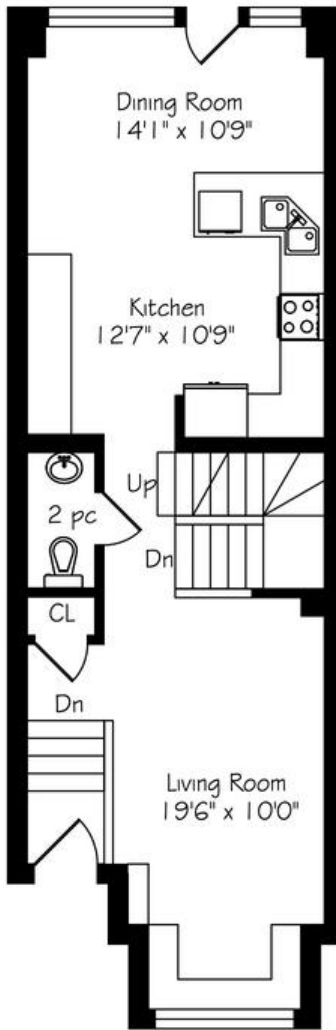
- Mid August

PARKING

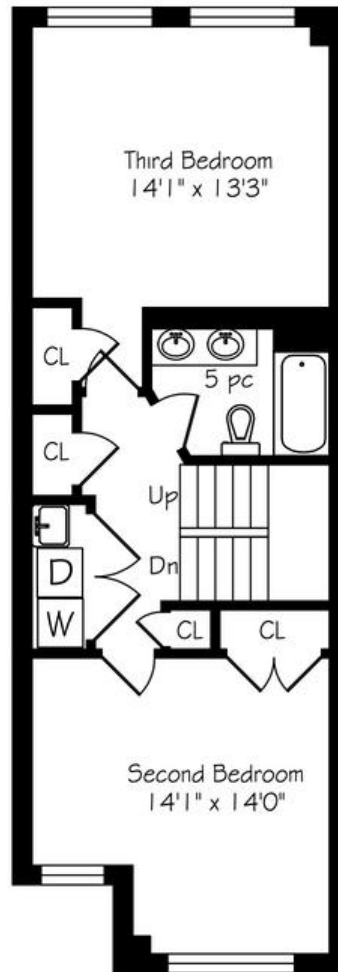
- Built-in garage (1) with interior access
- Private drive
- 2-car parking

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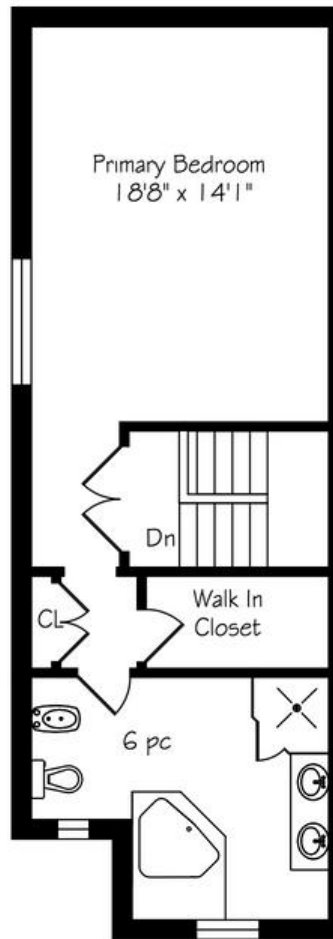
Floor Plans



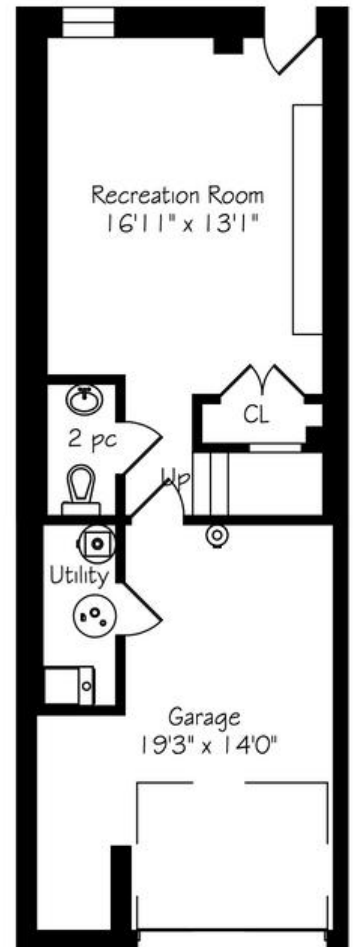
Main Floor
700 Square Feet



Second Floor
677 Square Feet



Third Floor
652 Square Feet



Lower Level
375 Square Feet
+ 308 Garage



ELEVATE YOUR EXPECTATIONS



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REAL ESTATE TEAM

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