

\$3,950,000 - 498 Roxton Road, Toronto **(palmerston-Little Italy)**

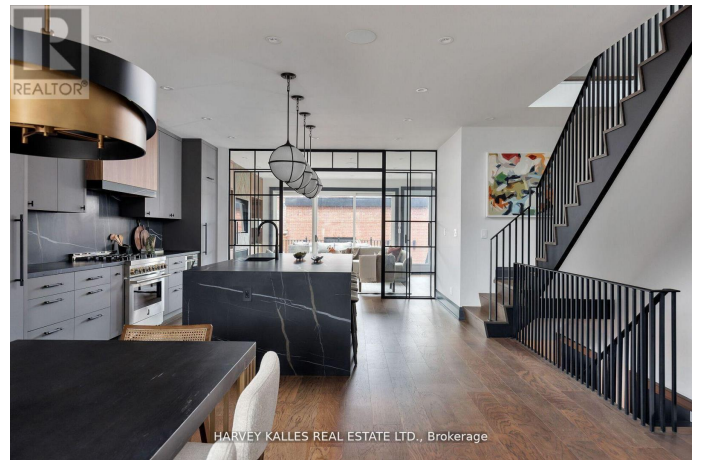
MLS® #C12368184

\$3,950,000

5 Bedroom, 5.00 Bathroom,
Single Family on 0.00 Acres

Palmerston-Little Italy, Toronto
(palmerston-Little Italy), Ontario

A Toronto version of a New York Industrial soft loft. A family home w/nearly 4500 sq. ft. of living space on 4 levels. Nearly 3100 above grade. Neighbourhood transforming interior design by Glen Peloso. Detached, bright, wide interior home sits on a 27.98 foot wide lot w/wide open Dining facing East, bathed in daylight from every side extends to a massive custom kitchen w/ oversized kitchen island, separate large b/i Refrigerator and separate Freezer, and bespoke lighting, and plenty of storage. A factory inspired glass wall and double doors separate main area from an opulent family room adorned with a fireplace, built-in shelving, & a wall of glass leading to a massive outdoor deck, a second rear mud room with shelving & seating. The powder room is clad w/custom printed New York streetscape wallpaper. Primary bedroom is perched above all - on the third floor ...and after seeing hundreds of third floor primarie throughout the city, your agent, you and your friends won't forget this one. The 3rd floor landing is a shocker! With East-facing sunroom wrapped in floor to ceiling windows. A coffee station, and wet bar. A chill area that leads to a City Scape East-facing observation deck w/ stunning views in all directions. You may never want to leave this level which continues into your massive Primary through privacy doors. With windows, natural light and



views all around, you will love the finishes, built-ins, & fire place. Your sprawling primary bath - a modern and elegant extension of your retreat. Massive walk-in closet anchored by a centre island with a skylight, shelving for all dressing needs and even some room for Him. Second floor houses a large 2nd bedrm., with own 4 pc ensuite. 2 more large bedrooms w/access to balcony & a full laundry and utility room. Another 4 piece bath. Your lower is around to 1200 sq. ft. massive rec room, a glassed-in wine cellar, large nanny suite and 4 pc bath + cantina. Huge garage for 2.5 cars accessed via laneway. HVACx2 (id:6289)

Essential Information

Listing #	C12368184
Price	\$3,950,000
Bedrooms	5
Bathrooms	5.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	498 Roxton Road
Subdivision	Palmerston-Little Italy
City	Toronto (palmerston-Little Italy)
Province	Ontario
Postal Code	M6G3R4

Amenities

Amenities	Fireplace(s), Separate Heating Controls
Features	Lane, Lighting, Carpet Free, Sump Pump, In-Law Suite
Parking Spaces	2
Parking	Detached Garage, Garage
# of Garages	2
View	City view

Interior

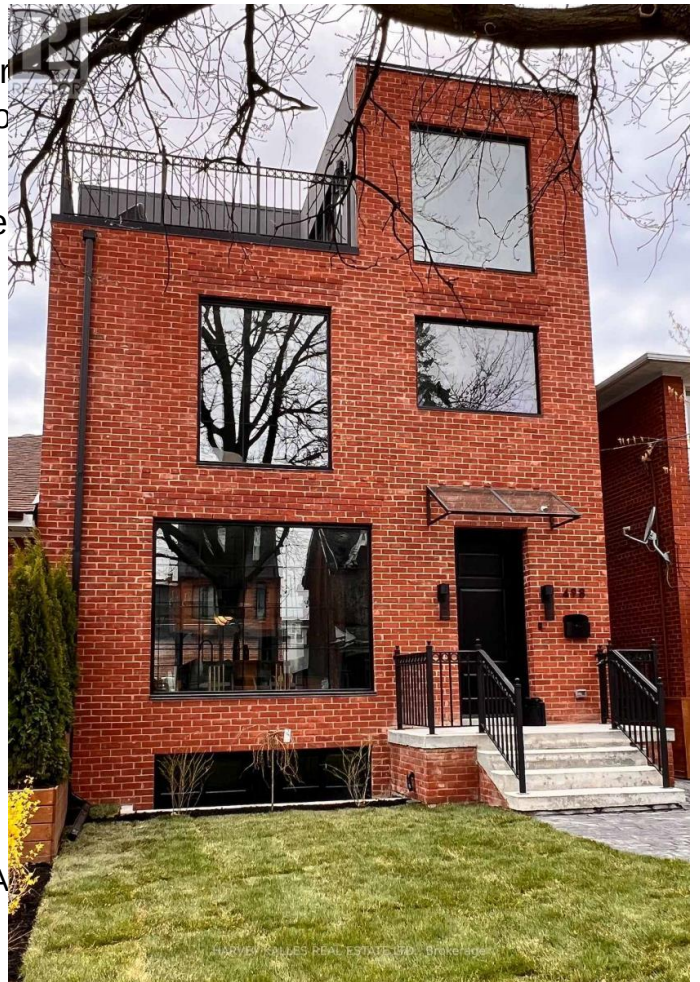
Appliances	Oven - Built-In, Water Heater Water Heater, Freezer, Micro
Heating	Natural gas Forced air
Cooling	Central air conditioning, Air e
Fireplace	Yes
# of Fireplaces	2
# of Stories	3
Has Basement	Yes

Exterior

Exterior	Brick, Stucco
Exterior Features	Landscaped
Lot Description	28 x 125 FT
Foundation	Unknown

Listing Details

Listing Office	HARVEY KALLES REAL ESTATE
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