

\$3,479,000 - 109 Hilton Avenue, Toronto (casa Loma)

MLS® #C12485725

\$3,479,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Casa Loma, Toronto (casa Loma), Ontario

High Design. Low Resistance. Casa Loma elegance meets next-generation engineering on one of Hilton Avenue's most coveted, tree-lined stretches. Completely rebuilt from the foundation up with a three-floor rear addition, new structural steel, sound insulation, and heated concrete floors throughout the lower level; every inch is designed to perform beautifully. A Control4 smart home system commands lighting, blinds, and sound across every level, while Marvin windows and Bauhaus quarter-sawn sapele doors pair craftsmanship with quiet luxury. The kitchen is pure sculpture: Nero Marquina marble, integrated high-end appliances, and Bocci outlets as functional art. Water quality is next-level with a Reverse Osmosis and remineralization system, ensuring not only crisp, purified drinking water but also longer life for the built-in water lines feeding the ice maker, coffee system, and appliances - the kind of detail that separates thoughtful design from the rest. The second floor is a dedicated primary suite, wrapped in calm and light. A custom walk-in/walk through closet, spa-worthy ensuite with reflective glass curtain wall, and automated blinds create a space that feels both private and indulgent. The third floor is perfectly designed for kids (or guests) with two equal-sized bedrooms - no arguments here - connected by a stylish shared bath complete with heated flooring. And then there's the unbelievable lower level: Radiant-heated floors, a guest bedroom and



full bath, an 187-bottle dual-zone wine fridge, additional fridge/freezer, and the ultimate custom home theatre that delivers cinematic sound and serious comfort.Out back, a landscaped limestone terrace with gas fireplace extends the living space from the kitchen, while a legal front pad in the front ensures effortless parking steps to your door. This is modern living without compromise - where high design, high function, and high intelligence converge.Come and get it.
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Essential Information

Listing #	C12485725
Price	\$3,479,000
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	109 Hilton Avenue
Subdivision	Casa Loma
City	Toronto (casa Loma)
Province	Ontario
Postal Code	M5R3E8

Amenities

Amenities	Park, Public Transit, Schools, Fireplace(s), Separate Heating Controls
Features	Ravine, Carpet Free, Sump Pump
Parking Spaces	1
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Central Vacuum, Water softener, Range, Water Heater - Tankless, Water purifier, Dishwasher, Dryer, Freezer, Oven, Hood Fan, Washer,
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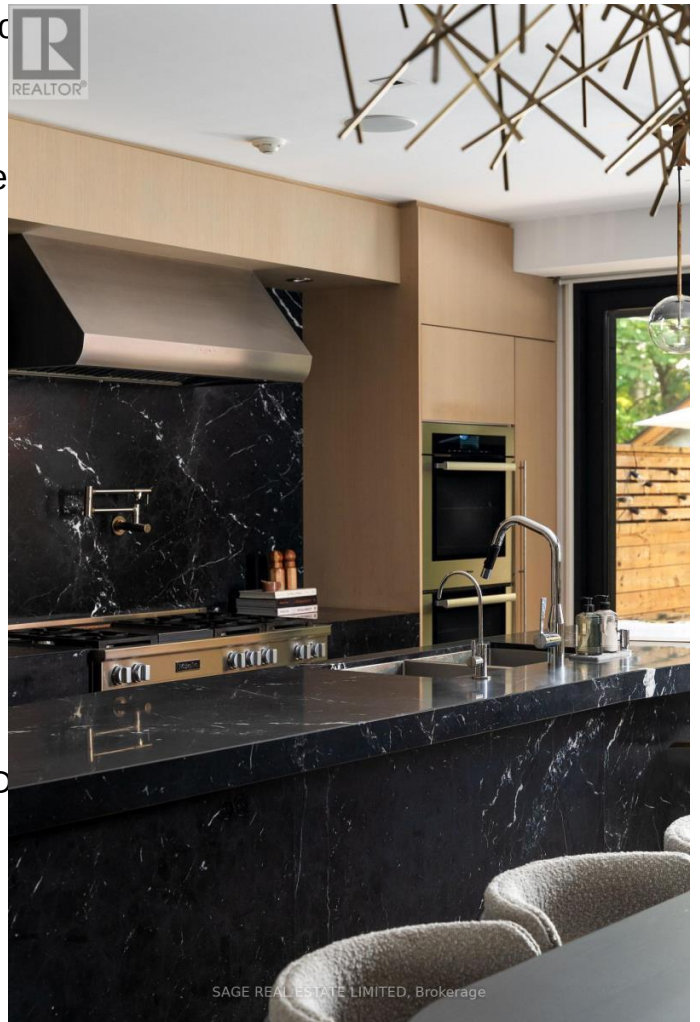
	Water Treatment, Whirlpool
	Refrigerator
Heating	Natural gas Coil Fan
Cooling	Central air conditioning, Air e
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	25 x 124 FT
Foundation	Block

Listing Details

Listing Office	SAGE REAL ESTATE LIMITED
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