

# \$1,750,000 - 257 Patricia Avenue, Toronto (newtonbrook West)

MLS® #C9511492

**\$1,750,000**

4 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Newtonbrook West, Toronto (newtonbrook West), Ontario

Presenting an exceptional opportunity to own a one-of-a-kind, energy-efficient home. This off-grid property boasts a substantial 30kW battery storage system and 6,000W of solar power, all situated on a picturesque 50' x 132' fully fenced, private lot with a secure gated entrance. The bright 3+1 bedroom bungalow includes a separate entrance to a lower level apartment featuring a chefs kitchen, complete with a premium 48" KitchenAid gas range and hood. Additional highlights include a spacious tandem garage with ample storage and a large outdoor storage shed. Ideally located within steps of the Yonge/Finch subway, parks, schools, shopping, and the upcoming Steeles subway extension, this property combines sustainable living with urban convenience.

**\*\*EXTRAS\*\*** 30KW Battery Backup Solar System with 18K inverter controller with 6,000 Watts of Solar, Rinnai ComTankless Hot Water System, Electronic Gate, High Security System, 3M Water Softener, 200 AMP, 300 sq. ft Green House, Hot Tub, 3 Entrances (id:6289)

## Essential Information

|           |             |
|-----------|-------------|
| Listing # | C9511492    |
| Price     | \$1,750,000 |
| Bedrooms  | 4           |



|           |               |
|-----------|---------------|
| Bathrooms | 2.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |
| Style     | Bungalow      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 257 Patricia Avenue        |
| Subdivision | Newtonbrook West           |
| City        | Toronto (newtonbrook West) |
| Province    | Ontario                    |
| Postal Code | M2M1J7                     |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Park, Public Transit, Schools, Separate Electricity Meters |
| Utilities      | Cable, Electricity, Sewer                                  |
| Features       | In-Law Suite                                               |
| Parking Spaces | 4                                                          |
| Parking        | Attached Garage                                            |
| # of Garages   | 1                                                          |

### Interior

|              |                                                                                                           |
|--------------|-----------------------------------------------------------------------------------------------------------|
| Appliances   | Water meter, Water softener, Garage door opener remote(s), Dishwasher, Dryer, Stove, Washer, Refrigerator |
| Heating      | Natural gas Forced air                                                                                    |
| Cooling      | Central air conditioning                                                                                  |
| Fireplace    | Yes                                                                                                       |
| # of Stories | 1                                                                                                         |
| Basement     | Apartment in basement, Separate entrance                                                                  |

### Exterior

|                 |                  |
|-----------------|------------------|
| Exterior        | Stucco           |
| Lot Description | 50.03 x 132.1 FT |
| Foundation      | Block            |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX ULTIMATE REALTY INC. |
|----------------|-----------------------------|



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