

\$3,599,999 - 203 Shaver Avenue N, Toronto (Islington-City Centre West)

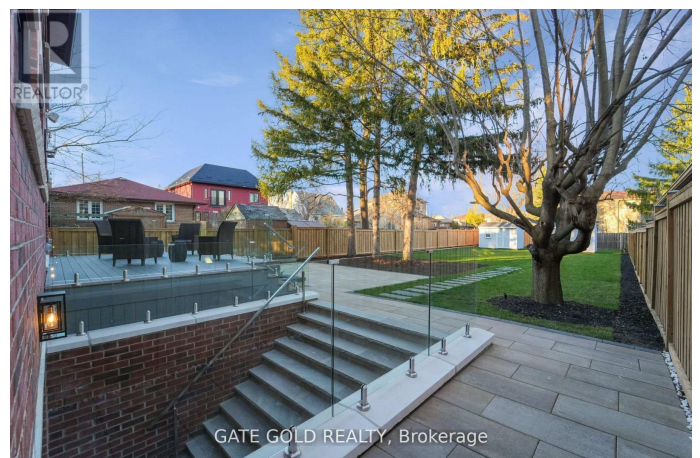
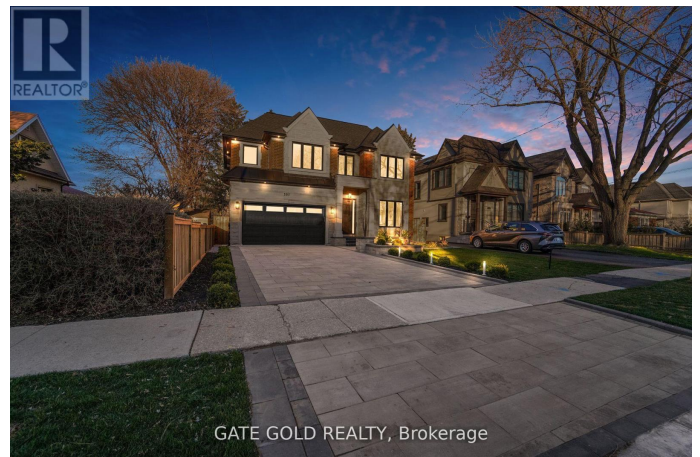
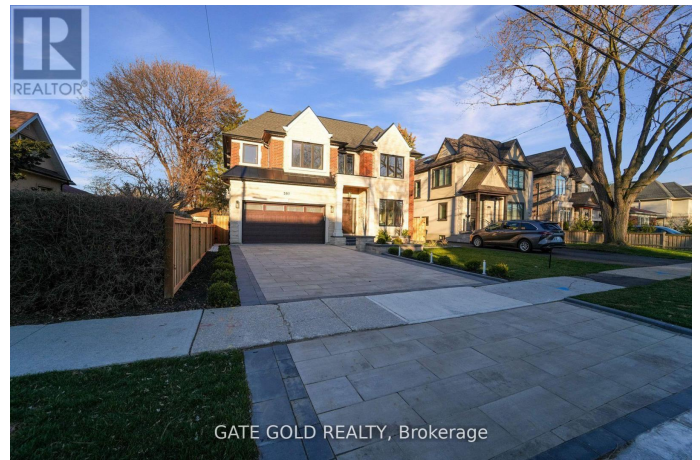
MLS® #W12424344

\$3,599,999

7 Bedroom, 6.00 Bathroom,
Single Family on 0.00 Acres

Islington-City Centre West, Toronto
(Islington-City Centre West), Ontario

****CUSTOM-BUILT LUXURY HOME ON A RARE 216-FOOT DEEP LOT IN CENTRAL ETOBICOKE**** boasting over 5,300 SQ FT OF FINISHED LIVING SPACE. Step inside to discover 10-FOOT COFFERED CEILINGS, intricate WALL PANELING, and rich CROWN MOLDING throughout the main level. The open-concept layout features a beautifully appointed CUSTOM FAMILY ROOM, a MODERN KITCHEN WITH HIGH-END BUILT-IN APPLIANCES, and an adjacent SERVERY perfect for entertaining in style. HEATED FLOORS in the KITCHEN, all main & 2nd floor WASHROOMS. Upper level offers 5 GENEROUSLY SIZED BDRMS, 3 with its own PRIVATE ENSUITE, & 2 Bdrms w/shared wshrm. 4 Bdrms include W/I CLOSETS. A WIDE HALLWAY WITH SKYLIGHT floods the space with natural light, creating an airy, bright atmosphere. Convenience is further enhanced by a sleek, IN-HOME ELEVATOR SERVICING ALL THREE FLOORS. The professionally finished basement is perfect for entertaining, featuring 2 ADDITIONAL BDRMS, FIREPLACE, ENTERTAINMENT AREA WITH MINI BAR, and SLAB TILE FLOORING. A rough-in for a POOL/HOT TUB offers future potential for a backyard retreat. Additional highlights include a HEATED DRIVEWAY AND FRONT PORCH, an EPOXY-COATED GARAGE FLOOR, an EV CHARGING PORT,



and a CENTRAL VAC SYSTEM. The home also includes 2 SEPARATE LAUNDRY ROOMS, a COMPOSITE DECK WITH GLASS RAILINGS, and a BUILT-IN SPEAKER SYSTEM INCLUDING EXTERIOR SOUND. This SMART HOME is equipped with 6 CCTV CAMERAS, SMART LIGHTING, an INTEGRATED AV SYSTEM, a SMART DOORBELL, and SOUNDPROOFING BETWEEN FLOORS. Beautiful 8-INCH OAK HARDWOOD FLOORS, FLOATING STAIRCASE WITH GLASS BANISTERS, OAK CABINETRY, and elegant VALANCE LIGHTING add to the high-end finishes.PROFESSIONALLY LANDSCAPED YARD, 2 GARDEN SHEDS, GARDEN LIGHTING, EXTERIOR POT LIGHTS, and a MULTI-ZONE SPRINKLER SYSTEM, GAS BBQ HOOKUP .Minutes to TTC, KIPLING STATION, GO STATION, MAJOR HIGHWAYS, DOWNTOWN, LAKE, PARKS, TRAILS, and more. Located within walking distance to TOP-RATED SCHOOLS, RESTAURANTS, GROCERIES, and everyday amenities. (id:6289)

Essential Information

Listing #	W12424344
Price	\$3,599,999
Bedrooms	7
Bathrooms	6.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	203 Shaver Avenue N
Subdivision	Islington-City Centre West
City	Toronto (islington-City Centre West)

Province	Ontario
Postal Code	M9B4N9

Amenities

Amenities	Park, Public Transit, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Lighting, Level, Carpet Free, Sump Pump
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Central Vacuum, Garage door opener remote(s), Oven - Built-In, Water Heater - Tankless, Water Heater, Range
Heating	Natural gas Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes
Basement	Walk-up

Exterior

Exterior	Brick, Stone
Exterior Features	Lawn sprinkler
Lot Description	47.8 x 216 FT
Foundation	Concrete

Listing Details

Listing Office	GATE GOLD REALTY
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