

\$3,299,997 - 217 Pearson Avenue, Toronto (high Park-Swansea)

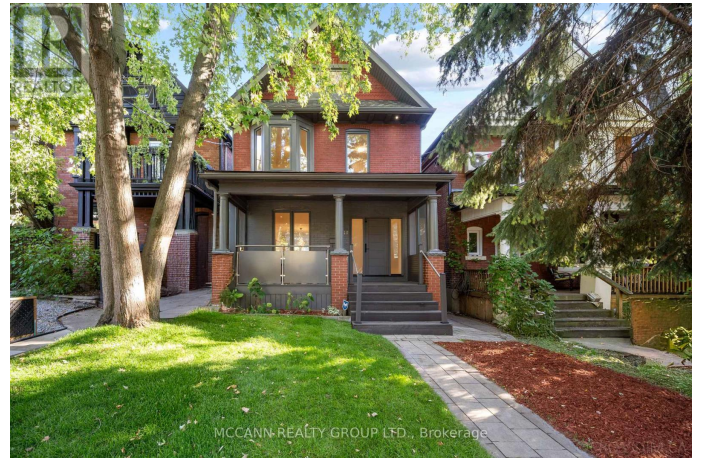
MLS® #W12478645

\$3,299,997

7 Bedroom, 7.00 Bathroom,
Single Family on 0.00 Acres

High Park-Swansea, Toronto (high Park-Swansea), Ontario

Welcome to this fully reimagined Edwardian residence, taken back to the studs and rebuilt with Timeless Charm and Modern Sophistication. Perfectly situated on one of the most coveted streets in Roncesvalles-High Park, this home is steps to Roncesvalles Village, St. Joseph's Hospital, and the Lakefront, offering the best of connected urban living. A charming front porch opens to a sunlit foyer leading to a generous open-concept Living, Dining, and Chef's kitchen with SMART appliances, Gas Cooktop, and Oversized Peninsula -ideal for entertaining. Family room walks out to a stunning backyard with a covered Pergola flowing into additional entertaining outdoor space. Main Floor office or potential Mudroom with a main floor powder room, custom coat closet completes the functionality of this Main floor. The Second floor Primary Suite impresses with a spa-inspired five piece ensuite, Custom walk-in closet and a feature Fireplace wall. Two Additional bedrooms one with ensuite and a laundry room with custom shelving creates perfect relaxing space for family. The third Level adds two additional sizable bedrooms, with a shared bath, and a walkout Sun deck with Lake views. The Lower level with a private entry offers a multitude of Options. Currently set up as a four-bedroom, two-bath layout, additional laundry and appliances brings in



sizable rental income, also used alternately as an office and kids playroom. Eventually you could take down the dry wall to convert into additional family space. Updated mechanicals with a new Roof (with Ten year Warranty), spray foam Insulation, Electrical, plumbing, Two Furnaces, Rear extension, Home automation wiring. Additional Laneway garage Access qualifies for further potential housing to be built for appr 1600 sq ft of further Living space. Seamlessly blending timeless character with modern comfort, this home provides abundant living space, sophistication, and flexibility for todays lifestyle. (id:6289)

Essential Information

Listing #	W12478645
Price	\$3,299,997
Bedrooms	7
Bathrooms	7.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	217 Pearson Avenue
Subdivision	High Park-Swansea
City	Toronto (high Park-Swansea)
Province	Ontario
Postal Code	M6R1G6

Amenities

Amenities	Hospital, Public Transit, Park
Utilities	Cable, Electricity, Sewer
Features	Lane, Gazebo
Parking Spaces	3
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Oven - Built-In, Range, Water Heater - Tankless, Cooktop, Dishwasher, Dryer, Microwave, Oven, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	3
Basement	Apartment in basement, Separate entrance

Exterior

Exterior	Brick
Lot Description	25 x 120.6 FT
Foundation	Unknown

Listing Details

Listing Office MCCANN REALTY GROUP LTD.



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