



FOR SALE

DETACHED

MLS# C13111510

309 Hillcrest Avenue, Toronto, ON M2N 3P5

Willowdale East, Toronto · M2N 3P5

C\$ 2,388,000

6	4	2,750	8	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 309 Hillcrest Ave! A Bright and Spacious Custom-Built Residence On A Premium 50' X 130' South-Facing Lot (6,545 Sq. Ft.) Located On One of The Most Desirable Streets In the Heart Of Willowdale East. This Well-Designed Home Features Approximately 3,000 Sq. Ft. Above Grade! 4+2 Bedrooms, 4 Bathrooms, 2 Kitchens, and An Ideal Family Friendly Layout with Exceptional Renovation Or Remodelling Potential. A Rare Highlight Is The Two Separate Driveways with Access from Both Hillcrest Ave and Wilfred Ave.The Main Floor Showcases Expansive Living, Dining, And Family Rooms with A Walkout to A Private Patio and Family Sized Backyard. The Sun-Filled Kitchen Includes A Breakfast Area, While The Dramatic Central Skylight and Open-Riser Oak Staircase Bring Warmth and Natural Light Throughout The Home. Hardwood and Laminate Flooring Run Throughout Both The Main and Upper Levels.Upstairs, The Generous Primary Retreat Offers A Walk-In Closet and 4-Pc Ensuite, While The Additional Bedrooms Share A Spacious 5-Pc Bathroom.The Finished Walkout Basement Apartment Provides Excellent Flexibility and Income Potential, Complete With A Recreation Room, Great Room/Bedroom, Den, Kitchen, and 4-Pc Bath. Ideally Situated Just Minutes From Bayview & Sheppard, Bayview Village, TTC Subway, Hwy 401, Parks, Library, Community Centre, and Top-Ranked Schools Including Earl Haig Secondary School, Hollywood Public School, and Bayview Middle School. A Rare Opportunity To Renovate, Remodel Your Dream Home In One Of the Best Pockets of Willowdale East!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

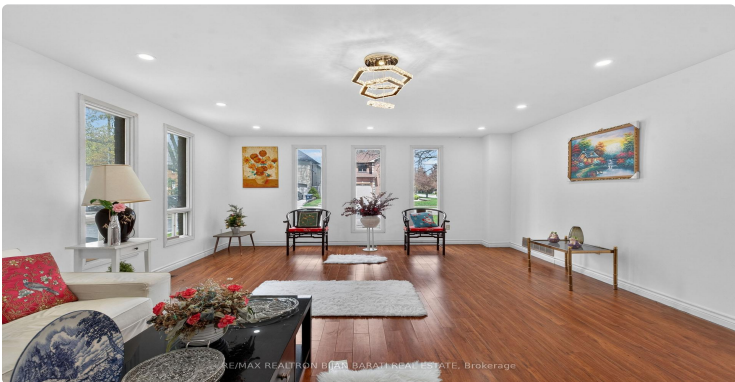
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Walk-Out
FACING	South
AREA RANGE	2500-3000 sqft
PARKING	8 spaces
ANNUAL TAX	\$12,623
POSTAL CODE	M2N 3P5
NEIGHBOURHOOD	Willowdale East

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
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Living Room	Ground	—	Laminate, LED Lighting, Open Concept
Family Room	Ground	—	Laminate, LED Lighting, W/O To Patio
Dining Room	Main	—	Hardwood Floor, LED Lighting, Open Concept
Kitchen	Main	—	Hardwood Floor, Track Lighting, Overlooks Backyard
Breakfast	Main	—	Hardwood Floor, Window, Open Concept
Primary Bedroom	Second	—	4 Pc Ensuite, Closet, Hardwood Floor
Bedroom 2	Second	—	5 Pc Bath, Overlooks Backyard, Hardwood Floor
Office	Second	—	Broadloom, Track Lighting, Window
Bedroom 3	Second	—	Hardwood Floor, Closet, Overlooks Backyard
Bedroom 4	Second	—	Hardwood Floor, Closet, Window
Recreation	Basement	—	Above Grade Window, Laminate, LED Lighting
Bedroom	Basement	—	4 Pc Bath, Fireplace, Above Grade Window
Den	Basement	—	Laminate, LED Lighting
Kitchen	Basement	—	Ceramic Floor, W/O To Yard

GALLERY





Pavel Shaganenko

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