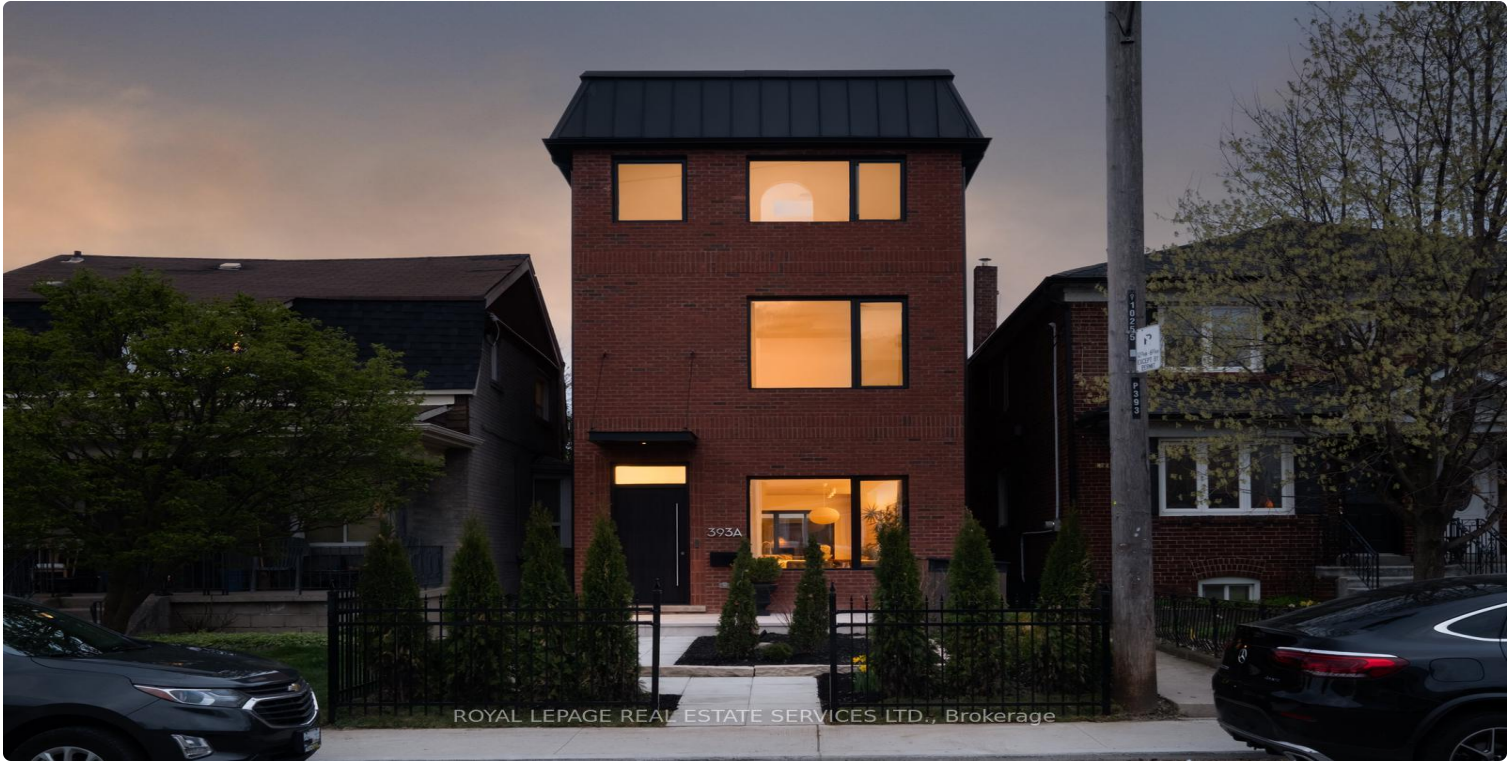




FOR SALE

DETACHED

MLS# C13765424

393A Arlington Avenue, Toronto, ON M6C 3A1

Humewood-Cedarvale, Toronto · M6C 3A1

C\$ 2,999,000

5	5	2,750	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Very few homes can truly live up to the words design and luxury. This is one them. Custom built in 2024. 4+1 bedrooms. Over 3900 sf of quality construction and material using natural stone, wood, glass, steel, brick, concrete. Enter through the travertine floor foyer to a living room centered on an antique marble fireplace as you experience the soft glow from the architectural cove lighting throughout the open plan main floor. Your eyes will catch the honed calcutta monet marble kitchen. Custom millwork and integrated Thermador fridge with Miele appliances.The Primary bedroom floor is a world unto yourself. A generous sized bedroom leads through to an arched pocket door to a custom millwork walk-through closet with a skylight and custom mirror. This lead to the marble enclosed ensuite bathroom with large format heated tile and freestanding bathtub that words are hard to encapsulate. Steam shower with flush ceiling mounted rainhead. Graf shower controls. Another private sitting room beyond with a coffee bar and beautiful sunsets. The wellness extends to the lower level of the house with radiant heated concrete floors and a four person cedar sauna overlooking the excersize area. This leads to the recreation room with wet bar currently used as listening room but can be converted to a nanny suite. Three well appointed bedrooms on the second floor. 2nd bedroom with custom closets and a hotel inspired ensuite. 3rd bedroom with custom closet and desk. 4th bedroom with a closet. Built in speakers throughout the house. Cat6 wire internet outlets in bedrooms, Camera system, keypad entry, automatic front door, two car garage, backyard deck with gas hook up. Perennial low maintenance garden front yard landscaping. Located steps to Cedarvale park, Phil White Arena, Hunter Coffee, top rated schools including Leo Baeck.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Park
- ✓ Public Transit
- ✓ Ravine
- ✓ School

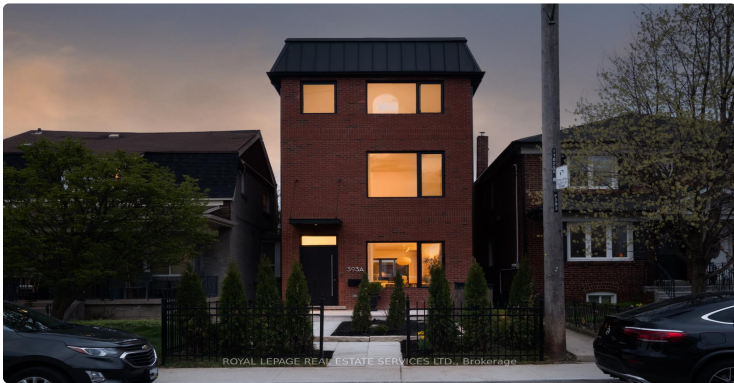
PROPERTY DETAILS

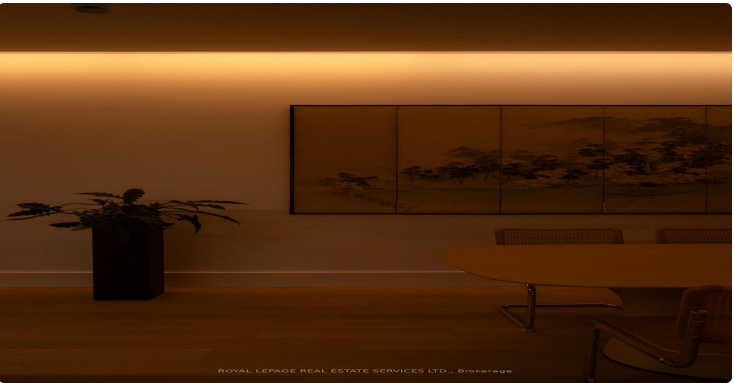
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out, Full, Walk-Out, Finished
FACING	East
AREA RANGE	2500-3000 sqft
PARKING	2 spaces
ANNUAL TAX	\$11,010
POSTAL CODE	M6C 3A1
NEIGHBOURHOOD	Humewood-Cedarvale

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Closet
Living Room	Main	—	Marble Fireplace
Dining Room	Main	—	—
Kitchen	Main	—	Marble Counter
Bedroom 2	Second	—	B/I Desk, B/I Closet
Bedroom 3	Second	—	—
Bedroom 4	Second	—	3 Pc Ensuite
—	Second	—	—
Primary Bedroom	Third	—	W/O To Terrace
Other	Third	—	B/I Closet
—	Third	—	Corian Counter
Sitting	Third	—	—
Exercise Room	Basement	—	—
Other	Basement	—	Sauna
—	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

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Email: pshaganenko@gmail.com

Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.