



FOR SALE

DETACHED

MLS# C13769296

83 Hillmount Avenue, Toronto, ON M6B 1X5

Englemount-Lawrence, Toronto · M6B 1X5

C\$ 3,495,000

5	5	4,250	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

An Impressive Custom-Built Residence Offering Exceptional Scale, Sophistication, And Craftsmanship In A Highly Desirable Setting. Designed And Constructed As The Builder's Personal Home, This Property Reflects A Level Of Care And Quality Rarely Found In A Spec-Built Residence. Approximately 4,700 Sq. Ft. Of Above-Grade Living Space Is Complemented By Almost 1,700 Sq. Ft. Of Additional Ground-Level Space, Creating An Expansive And Highly Versatile Home. The Grand Two-Storey Entrance Sets An Elegant Tone, With Soaring Ceilings And A Distinctive Circular Mosaic Inlay Providing A Striking First Impression. Generously Proportioned Principal Rooms Provide An Ideal Setting For Both Entertaining And Family Life. The Main Floor Includes A Sophisticated, Elegantly Panelled Office, An Oversized Kitchen With A Sun-Filled Breakfast Area, And Ample Space For Gatherings Of Any Size. Upstairs, The Primary Bedroom Offers A Private Sanctuary, Complete With A Beautifully Renovated, Spa-Like Ensuite. The Lower Level Is Equally Impressive, With Nearly 1,700 Sq. Ft. Of Ground-Level Space, Abundant Natural Light, And A Walkout To The Rear Grounds. Its Flexible Layout Presents Endless Possibilities For Recreation, Guests, A Home Gym, Or Additional Family Living. A Rare Opportunity To Acquire A Substantial Custom Residence Where Architectural Detail, Superior Construction, And Generous Proportions Have Been Thoughtfully Combined.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Public Transit
- ✓ Place Of Worship
- ✓ Park
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	South
AREA RANGE	3500-5000 sqft
PARKING	6 spaces
ANNUAL TAX	\$19,500
POSTAL CODE	M6B 1X5
NEIGHBOURHOOD	Englemount-Lawrence

ROOM BREAKDOWN

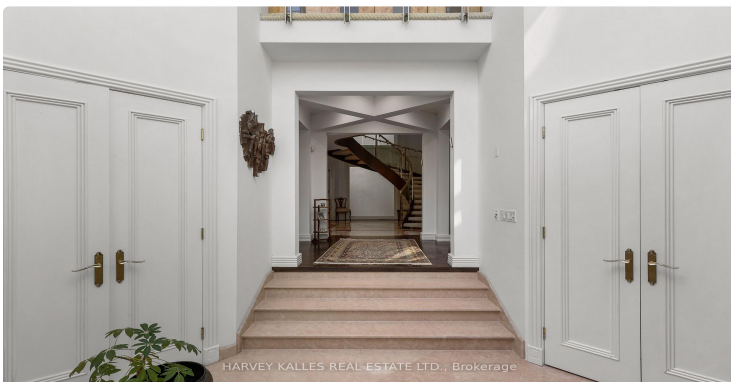
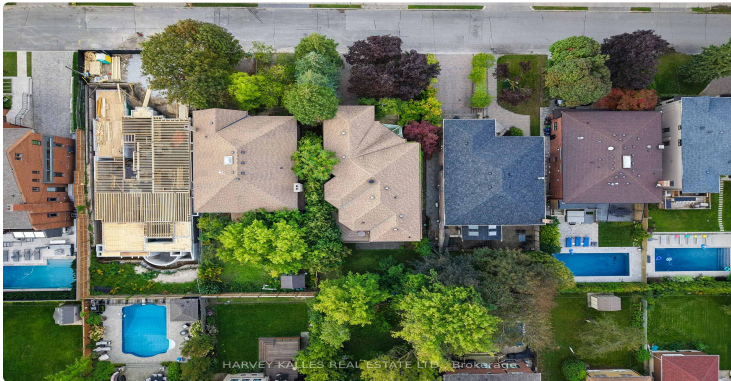
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Sunken Room, Large Window, Built-in Speakers
Dining Room	Main	—	Hardwood Floor, Walk-Out, Built-in Speakers

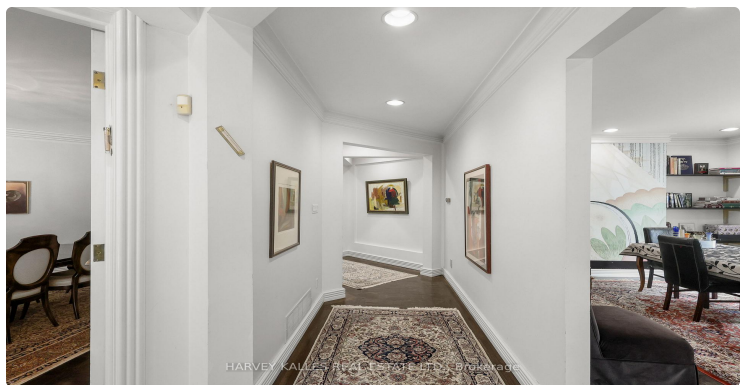
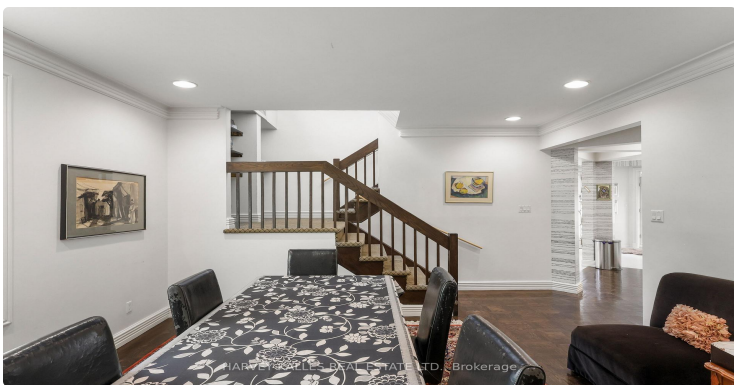
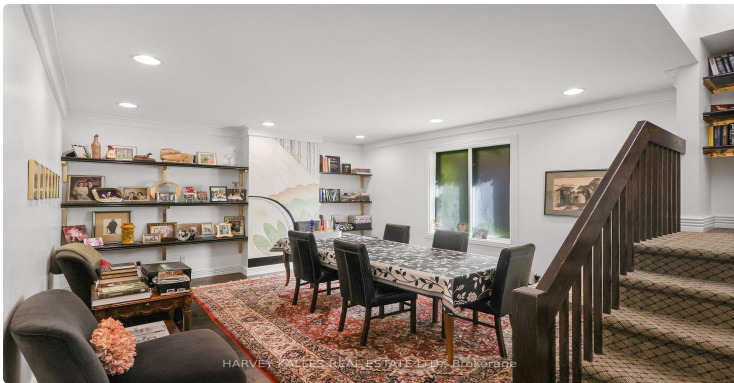
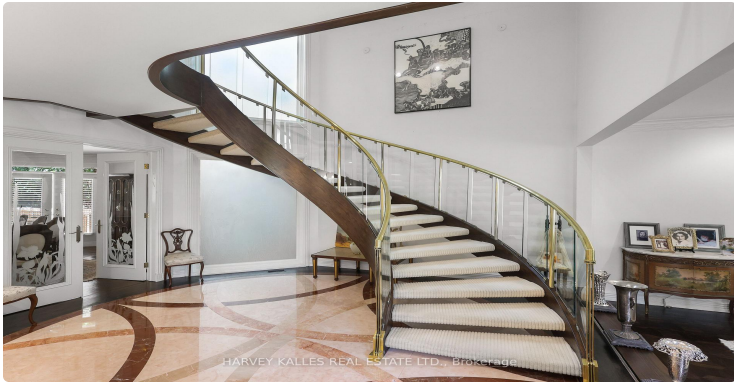
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ROOM	LEVEL	DIMENSIONS	FEATURES
Game Room	Main	—	Hardwood Floor, Picture Window, Pot Lights
Library	Main	—	B/I Bookcase, Pot Lights, Picture Window
Kitchen	Main	—	Centre Island, Tile Floor, Walk-Out
Breakfast	Main	—	—
Primary Bedroom	Second	—	Ensuite Bath, Walk-In Closet(s), Hardwood Floor
Bedroom 2	Second	—	Picture Window, His and Hers Closets, Hardwood Floor
Bedroom 3	Second	—	Double Closet, Ensuite Bath, Picture Window
Bedroom 4	Second	—	Picture Window, Double Closet, Hardwood Floor
Recreation	Lower	—	Broadloom, Pot Lights, Walk-Out
Exercise Room	Lower	—	Combined w/Rec, Pot Lights, Built-in Speakers
Office	Lower	—	Parquet, Pot Lights, Above Grade Window
Bedroom	Lower	—	Above Grade Window, Broadloom, Double Closet
Laundry	Lower	—	Above Grade Window, Tile Floor, Laundry Sink
Kitchen	Lower	—	Tile Floor, Stainless Steel Sink, Galley Kitchen
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GALLERY





LISTING AGENT

Pavel Shaganenko

HARVEY KALLES REAL ESTATE LTD.

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.