



RE/MAX REALTRON BIJAN BARATI REAL ESTATE Brokerage

FOR SALE

DETACHED

MLS# C13788386

# 111 Kingsdale Avenue, Toronto, ON M2N 3W5

Willowdale East, Toronto · M2N 3W5

## C\$ 2,988,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 5        | 5         | 2,250 | 6       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

# ABOUT THIS PROPERTY

Welcome to 111 Kingsdale Ave Where A Modern/Contemporary Architectural Interior Design Meets Superb Craftsmanship with Elegant Finishes On A Sunny Southern Lot in the Most Convenient Block of Coveted Kingsdale Ave, Just Steps Away From Yonge Street, Best Schools (Earl Haig S.S & McKeeP.S), North York Centre, Mitchell Field Community Centre with All Indoor & Outdoor Facilities, and All Other Amenities!!! This Beauty Shows Much Bigger Than the Real Size Based on Functional & Magical Layout, Maximum Possible Lot Coverage, and Open Concept Perfect MeticulousDesign. It Features: Classic Facade with Limestone and Pre-Cast, Solid Brick in Sides & Back! Large Size Windows Providing Ample Natural Light! Hardwood / Porcelain Flooring and Led Potlights Thru-Out Main & 2nd Floor! Moulded Ceiling! Designer Accent on Some Walls and Wall Units! Walnut See-Through Decorative Partition On the Foyer! High-End Millwork! Remarkable Designed Washrooms! Soaring Ceiling Height ((1st & 2nd Floor: 10'(W/Coffered), Basement: 11')). Chef Inspired Kitchen with Quality Rich Modern Cabinets, State-Of-The-Art Appliances and Large Island with Breakfast Bar! Large Exciting Family Rm with a Beautiful Wall Unit and Gas Fireplace, W/O To Large Deck! Combined Living/Dining Room with A Gas Fireplace, and A Wine/Drink Display Centre! Fantastic Open Rising Main Staircase with Night Lights, Tempered Glass Railing andPanelled Wall and 2 Skylights Above! Master Bedroom Includes 6-Pc Spa-Like Heated Floor Ensuite & Boudoir Walk-In Closet with Skylight Above!! Convenient Laundry in 2nd Flr. Another 3 Bedrooms with 2 Full Ensuite! Finished Heated Floor Basement Includes a Recreation RoomWith A Wall Unit & Electric Fireplace, a Wet Bar with S/S Wine Cooler, S/S Sink, Nanny Rm, 4-PC Bath, and 2nd Laundry! Long InterlockedDriveway with No Sidewalk in Front!!

## FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Park
- ✓ Public Transit
- ✓ School Bus Route
- ✓ 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     | 2000-2500 sqft         |
| PARKING        | 5.5 spaces             |
| ANNUAL TAX     | \$13,905               |
| POSTAL CODE    | M2N 3W5                |
| NEIGHBOURHOOD  | Willowdale East        |

# ROOM BREAKDOWN

| ROOM            | LEVEL    | DIMENSIONS | FEATURES                                            |
|-----------------|----------|------------|-----------------------------------------------------|
| Living Room     | Main     | —          | Hardwood Floor, LED Lighting, Open Concept          |
| Living Room     | Main     | —          | Combined w/Dining, Gas Fireplace, Built-in Speakers |
| Dining Room     | Main     | —          | Hardwood Floor, Gas Fireplace, Built-in Speakers    |
| Dining Room     | Main     | —          | Combined w/Living, Hardwood Floor, Open Concept     |
| Family Room     | Main     | —          | Hardwood Floor, Gas Fireplace, W/O To Deck          |
| Family Room     | Main     | —          | Hardwood Floor, Gas Fireplace, W/O To Deck          |
| Bedroom 2       | Second   | —          | 3 Pc Ensuite, Walk-In Closet(s), Hardwood Floor     |
| Kitchen         | Main     | —          | Centre Island, Breakfast Bar, Built-in Speakers     |
| Foyer           | Main     | —          | Porcelain Floor, Panelled, Closet                   |
| Kitchen         | Main     | —          | Centre Island, Breakfast Bar, Built-in Speakers     |
| —               | Main     | —          | Porcelain Floor, Panelled, Closet                   |
| Primary Bedroom | Second   | —          | 7 Pc Ensuite, Walk-In Closet(s), Built-in Speakers  |
| Primary Bedroom | Second   | —          | 7 Pc Ensuite, Walk-In Closet(s), Built-in Speakers  |
| Bedroom 3       | Second   | —          | 4 Pc Ensuite, Closet, Hardwood Floor                |
| Bedroom 2       | Second   | —          | 3 Pc Ensuite, Walk-In Closet(s), Hardwood Floor     |
| Bedroom 4       | Second   | —          | LED Lighting, Closet Organizers, Hardwood Floor     |
| Bedroom 3       | Second   | —          | 4 Pc Ensuite, Closet, Hardwood Floor                |
| Bedroom 5       | Basement | —          | 3 Pc Bath, Above Grade Window, Hardwood Floor       |
| Bedroom 4       | Second   | —          | LED Lighting, Closet Organizers, Hardwood Floor     |
| Recreation      | Basement | —          | Heated Floor, W/O To Yard, Wet Bar                  |
| Recreation      | Basement | —          | Heated Floor, W/O To Yard, Wet Bar                  |
| Bedroom 5       | Basement | —          | 3 Pc Bath, Above Grade Window, Hardwood Floor       |
| —               | —        | —          | —                                                   |
| Recreation      | Basement | —          | Heated Floor, 2 Way Fireplace, W/O To Yard          |
| —               | Basement | —          | Porcelain Floor, Stainless Steel Sink, LED Lighting |

GALLERY





## Pavel Shaganenko

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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.