



FOR SALE

DETACHED

MLS# C13797632

# 21 Yorkview Drive, Toronto, ON M2N 2R9

Willowdale West, Toronto · M2N 2R9

C\$ 3,080,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 5        | 7         | 4,250 | 6       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

An impressive custom-built residence in the heart of Willowdale West, set on a generous 50X150ft lot. Offering approximately 3,897 sq. ft. above grade, this beautifully appointed home combines timeless architecture, generous proportions and sophisticated finishes for exceptional family living. An elegant limestone exterior introduces a thoughtfully designed 4+1 bedroom, 7-bathroom residence, with every bedroom featuring its own private ensuite. The interiors are distinguished by impressive 10-ft ceilings on the main level and 9-ft ceilings on the second floor, rich hardwood flooring, detailed coffered ceilings, custom millwork, and an abundance of natural light enhanced by a skylight. The gourmet kitchen features premium appliances, extensive cabinetry, an oversized centre island and generous preparation space, while the breakfast area offers a walkout to a spacious rear deck overlooking the backyard. A private main-floor office provides an ideal space for working from home. Luxurious primary retreat with sitting area, electric fireplace, 2 walk-in closets, 7-pc ensuite with separate vanities & walkout to a private balcony-an inviting space to relax and enjoy the fresh air. Second-floor laundry provides added everyday convenience. The finished walk-up lower level extends the living space with heated flooring, an additional bedroom featuring its own private ensuite bathroom, a gym or secondary office, spacious recreation area and wet bar, with direct access to the backyard-ideal for guests, extended family and entertaining. A rough-in for a second laundry area on the lower level adds further flexibility and convenience. Ideally situated in a sought-after Willowdale West neighbourhood, close to parks, Edithvale Community Centre, schools, shopping, restaurants and transit, with convenient access to Yonge Street. A wonderful opportunity to own a substantial custom home on a deep 50 X150ft lot in one of North York's most established and desirable residential communities.

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

### PROPERTY DETAILS

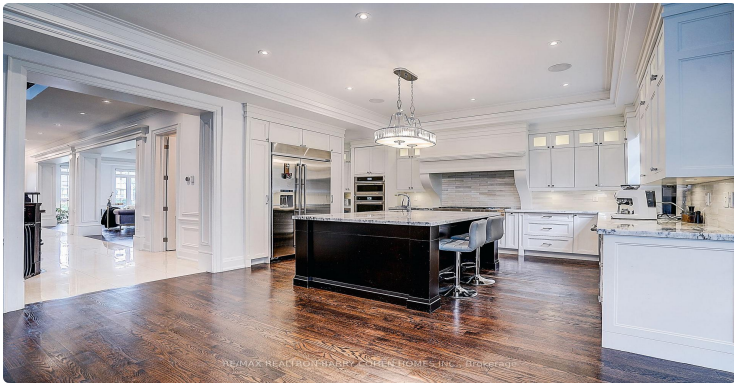
|                |                        |
|----------------|------------------------|
| PROPERTY TYPE  | Detached               |
| LISTING STATUS | For Sale               |
| STYLE          | 2-Storey               |
| PROPERTY TYPE  | Detached               |
| BASEMENT       | Finished with Walk-Out |
| FACING         | West                   |
| AREA RANGE     | 3500-5000 sqft         |
| PARKING        | 6 spaces               |
| ANNUAL TAX     | \$18,128               |
| POSTAL CODE    | M2N 2R9                |
| NEIGHBOURHOOD  | Willowdale West        |

## ROOM BREAKDOWN

| ROOM            | LEVEL    | DIMENSIONS  | FEATURES                                        |
|-----------------|----------|-------------|-------------------------------------------------|
| Living Room     | Main     | 5.36 x 3.86 | Closet, Fireplace, Large Window                 |
| Dining Room     | Main     | 3.87 x 3.86 | Hardwood Floor, Open Concept, Pot Lights        |
| Kitchen         | Main     | 3.86 x 4.47 | Centre Island, Granite Counters, B/I Appliances |
| Breakfast       | Main     | 3.65 x 1.98 | W/O To Deck, Pot Lights, Open Concept           |
| Family Room     | Main     | 7.21 x 4.47 | Hardwood Floor, Fireplace, B/I Shelves          |
| Office          | Main     | —           | B/I Bookcase, Hardwood Floor, Window            |
| Primary Bedroom | Second   | —           | W/O To Balcony, Walk-In Closet(s), 7 Pc Ensuite |
| Bedroom 2       | Second   | 5.80 x 3.86 | Hardwood Floor, 4 Pc Ensuite, Walk-In Closet(s) |
| Bedroom 3       | Second   | 4.17 x 3.71 | Hardwood Floor, 4 Pc Ensuite, Walk-In Closet(s) |
| Bedroom 4       | Second   | 4.43 x 4.01 | Hardwood Floor, 4 Pc Ensuite, Walk-In Closet(s) |
| Bathroom        | Basement | —           | Window, 4 Pc Ensuite, Closet                    |
| Recreation      | Basement | —           | Walk-Up, Wet Bar, Open Concept                  |

GALLERY





## LISTING AGENT

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