



FOR SALE

ATT/ROW/TOWNHOUSE

MLS# C14094926

# 32 Evergreen Gardens, Toronto, ON M4G 1C5

Leaside, Toronto · M4G 1C5

C\$ 2,798,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 4        | 4         | 3,250 | 2       | New       | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

NEW PRICE! Exceptional value in exclusive Bennington Heights. Part of an intimate luxury collection of just five bespoke residences, Three are sold, only two remain. Modern luxury meets architectural elegance in this multi-level home featuring ~4,000 sq. ft. of finished living space (3,000 sq. ft. above grade), a rare 20-ft interior width, and a private elevator accessing all 5 levels.Highlights include a Miele /Wolf chef's kitchen with marble counters, soaring main-floor ceilings, custom white oak finishes, linear fireplace, spa baths, and a finished basement with radiant heated floors. Enjoy multi-functional living with a ground-floor guest/office suite, 2-car parking (built-in garage), and an 800 sq. ft. south-facing rooftop terrace with a built-in pergola. Complete with full Tarion warranty and prime access to Bayview amenities, Beltline trails, and downtown transit routes. Open House Saturday October 24th 2 to 4 PM

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Park
- ✓ Public Transit
- ✓ New Build

### PROPERTY DETAILS

|                |                   |
|----------------|-------------------|
| PROPERTY TYPE  | Att/Row/Townhouse |
| LISTING STATUS | For Sale          |
| STYLE          | 3-Storey          |
| PROPERTY TYPE  | Att/Row/Townhouse |
| BASEMENT       | Finished          |
| FACING         | North             |
| AGE            | New years         |
| AREA RANGE     | 3000-3500 sqft    |
| PARKING        | 2 spaces          |
| POSTAL CODE    | M4G 1C5           |
| NEIGHBOURHOOD  | Leaside           |

## ROOM BREAKDOWN

| ROOM        | LEVEL  | DIMENSIONS | FEATURES                                         |
|-------------|--------|------------|--------------------------------------------------|
| Foyer       | Ground | —          | B/I Closet, Access To Garage, Hardwood Floor     |
| Recreation  | Ground | —          | Window Floor to Ceiling, W/O To Patio, 3 Pc Bath |
| Living Room | Main   | —          | Gas Fireplace, Hardwood Floor                    |
| Dining Room | Main   | —          | Combined w/Living, Hardwood Floor                |

| ROOM            | LEVEL  | DIMENSIONS | FEATURES                                               |
|-----------------|--------|------------|--------------------------------------------------------|
| Kitchen         | Main   | —          | Centre Island, Breakfast Area, W/O To Balcony          |
| Sitting         | Main   | —          | 2 Pc Bath                                              |
| Primary Bedroom | Second | —          | 5 Pc Ensuite, Walk-In Closet(s), W/O To Balcony        |
| Laundry         | Second | —          | Heated Floor                                           |
| Bedroom         | Second | —          | Double Closet, Window Floor to Ceiling, Hardwood Floor |
| Bedroom         | Second | —          | Window Floor to Ceiling, Hardwood Floor                |
| Exercise Room   | Lower  | —          | Heated Floor                                           |
| Recreation      | Lower  | —          | Heated Floor                                           |
| Other           | Upper  | —          | W/O To Terrace                                         |
| —               | —      | —          | —                                                      |

GALLERY





## LISTING AGENT

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