



FOR SALE

SEMI-DETACHED

MLS# C14111952

274 Roxton Road, Toronto, ON M6G 3P9

Palmerston-Little Italy, Toronto · M6G 3P9

C\$ 2,499,000

4	6	1,750	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Builder's own treasure!* Step inside and the story begins* An open-concept main floor designed for gathering and entertaining* The elegant dining room features a timeless brick fireplace, thoughtfully converted from wood-burning to gas for effortless, instant warmth while preserving its original character and charm* The sun-filled living room showcases floor-to-ceiling glass overlooking the beautifully landscaped backyard* Thoughtfully reimagined with exceptional craftsmanship, this distinctive home features authentic hand-finished brickwork, a striking floating staircase, imported European accessories, and elegant Italian vanities* Refined interiors feature hardwood flooring throughout, smooth ceilings, and pot lights* Chef-inspired kitchen with custom cabinetry, countertops, and a convenient gas stove* The primary bedroom is a retreat of its own* Curl up beside your private fireplace, step onto your own balcony, unwind in the beautifully appointed ensuite, and enjoy the convenience of a thoughtfully organized closet* And just when you think you've seen it all, the third floor steals your heart!* A private loft retreat featuring a comfortable lounge, chic wet bar, spa-inspired bathroom, and oversized balcony designed purely for relaxing - it's your everyday escape! * Additional highlights include a main-floor powder room, a natural gas line in the backyard, and the rare convenience of two parking spaces* A self-contained basement apartment with a separate entrance and laundry adds flexibility and potential rental income* Multiple walkouts lead to beautifully landscaped front and backyards with perennial gardens, stamped concrete, and cobblestone paving* Premium enhancements include motorized blinds, a built-in sound system with amplifier, a 1-inch main water supply, and a 200-amp electrical panel*

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Apartment, Separate Entrance, Walk-Up, Finished
FACING	West
AREA RANGE	1500-2000 sqft
PARKING	2 spaces
ANNUAL TAX	\$9,456
POSTAL CODE	M6G 3P9
NEIGHBOURHOOD	Palmerston-Little Italy

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Hardwood Floor, Stainless Steel Appl, Custom Counter
Living Room	Main	—	W/O To Deck, Hardwood Floor, Pot Lights
Dining Room	Main	—	Brick Fireplace, Pot Lights, Picture Window
Primary Bedroom	Second	—	W/O To Balcony, Fireplace, 4 Pc Ensuite
Bedroom 2	Second	—	W/O To Balcony, Hardwood Floor, 3 Pc Ensuite
Loft	Third	—	W/O To Balcony, 3 Pc Ensuite, Wet Bar
Office	Basement	—	2 Pc Bath, Window, Laminate
Living Room	Basement	—	Open Concept, Laminate, Walk-Up
Bedroom	Basement	—	Above Grade Window, Laminate

GALLERY





HOUSESIGMA INC., Brokerage



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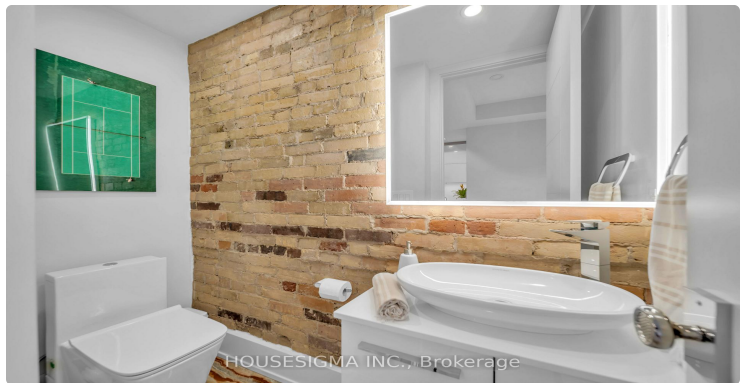
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LISTING AGENT

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