FOR LEASE | DETACHED | MLS# C14118822

215 Ava Road, Toronto, ON M6C 1W9

Humewood-Cedarvale, Toronto · M6C 1W9

C$ 18,000/mo

9	7	4,250	2	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rarely do you find a new build in Cedarvale as extraordinary as this one-a residence where architectural integrity meets modern luxury. This home is the epitome of sophistication, with impeccable finishes & thoughtful craftsmanship across 5,429 sf & four finished levels. Step inside to find a beautifully curated interior, from the heated stone-tiled entry to the open-concept living & dining space, awash in oak hardwood & custom built-ins. The chef's kitchen is a culinary showpiece, adorned with dramatic Taj Mahal quartzite countertops, a matching full-height backsplash, an oversized island, & an enclosed walk-in pantry. The adjoining breakfast area, with its built-in banquette, flows seamlessly into a sophisticated family room with exposed beams, custom built-in shelving & seating, & floor-to-ceiling sliding glass doors. Step out to a deck & yard with a hot tub & direct access to Cedarvale Park.Ascend to the second floor, where the primary suite redefines luxury. This serene retreat features two walk-in closets & a hotel-inspired five-piece ensuite with heated floors, a soaker tub, & a glass rain shower. A second bedroom enjoys its own ensuite, while two additional bedrooms are appointed with custom built-in storage. An elegant five-piece main bath completes the level.A further ascent leads to a versatile third floor, with a skylit landing, a sun-drenched office, a bedroom with a custom Murphy bed, & a private gym/flex space with wall-to-wall mirrors & a balcony over the treetops.The lower level continues the elevated design with garage access, from the heated front driveway, into a designer mudroom, heated floors throughout, a recreation & play area plumbed for a second kitchen, with a separate walkout entrance . Completing this level is another bedroom/den & bathroom, plus a private nanny or in-law suite with its own ensuite. A home that transcends expectations, an inspired blend of bespoke design & luxurious livability, nestled in the heart of Cedarvale.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Lease
STYLE	3-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	South
AREA RANGE	3500-5000 sqft
PARKING	2 spaces
POSTAL CODE	M6C 1W9
NEIGHBOURHOOD	Humewood-Cedarvale

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES

Living Room	Main	—	Combined w/Dining, Window, Hardwood Floor
Dining Room	Main	—	B/I Bar, Pot Lights, Hardwood Floor
Kitchen	Main	—	Eat-in Kitchen, Stainless Steel Appl, Centre Island
Breakfast	Main	—	Combined w/Kitchen, W/O To Yard, Hardwood Floor
Family Room	Main	—	W/O To Yard, Built-in Speakers, B/I Shelves
Primary Bedroom	Second	—	5 Pc Ensuite, Walk-In Closet(s), Hardwood Floor
Bedroom 2	Second	—	3 Pc Ensuite, B/I Closet, Hardwood Floor
Bedroom 3	Second	—	Double Closet, Pot Lights, Hardwood Floor
Bedroom 4	Second	—	B/I Closet, Pot Lights, Hardwood Floor
Laundry	Second	—	Laundry Sink, B/I Shelves, Tile Floor
Exercise Room	Third	—	Mirrored Walls, Balcony, Hardwood Floor
Office	Third	—	Large Closet, Skylight, Hardwood Floor
Bedroom	Third	—	Window, Murphy Bed, Hardwood Floor
Recreation	Lower	—	Combined w/Sitting, Heated Floor, Pot Lights
Game Room	Lower	—	W/O To Yard, Heated Floor, Window
Bedroom	Lower	—	4 Pc Ensuite, Heated Floor, Window
Bedroom	Lower	—	Heated Floor, Window, Double Closet
Mud Room	Lower	—	W/O To Garage, Heated Floor, B/I Shelves

GALLERY

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LISTING AGENT

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.