

FOR SALE | DETACHED | MLS# C14140282

194 Sheldrake Boulevard, Toronto, ON M4P 2B5

Mount Pleasant East, Toronto · M4P 2B5

C$ 2,985,000

5	5	2,250	3	New	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome To This Newly Built Custom Home In Coveted Sherwood Park, Set On An Incredible 150-Ft-Deep Open Lot Ready For Your Imagination! Offering High Ceilings, Large Open Spaces And Exceptional Natural Light, This Home Delivers The Perfect Combination Of Modern Luxury, Function And Space. The Main Floor Boasts A Beautiful Open-Concept Layout Highlighted By Elegant Coffered Ceilings, Spacious Living And Dining Areas And A Sleek Eat-In Kitchen Featuring Custom Cabinetry, Quartz Countertops And Matching Backsplash. The Family Room Features Custom Built-Ins, An Electric Fireplace And Walkout To The Balcony And Landscaped Yard. Upstairs, The Stunning Primary Retreat Offers A Spa-Inspired Ensuite With Heated Floors And Wall-To-Wall Custom Built-In Cabinetry. Three Additional Bedrooms Provide Generous Space And Comfort. Two Convenient Laundry Areas-One Upstairs And One In The Basement-Offer Added Flexibility And Everyday Convenience. The Lower Level Is Equally Impressive With Soaring Ceilings, A Large Recreation Room With Walk-Up To The Yard, Private Nanny Suite And Plenty Of Storage. Additional Features Include A Solid Stone And Brick Exterior, High-Efficiency Mechanicals, In-Ground Irrigation, Landscape Lighting, Extensive Custom Millwork And A Garage With Epoxy Flooring. Perfectly Situated Just Steps From Sherwood Park And Summerhill Market With Quick Access To The Restaurants, Shops, Entertainment And Transit Of Yonge And Eglinton. Walking Distance To Top-Rated Schools, Zoned For Blythwood And North Toronto And Close To Some Of Toronto's Leading Private Schools. A Rare Opportunity To Own A Beautifully Finished Custom Home On An Exceptional Lot In One Of Toronto's Most Sought-After Neighbourhoods!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ Library
- ✓ New Build

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	South
AGE	New years
AREA RANGE	2000-2500 sqft
PARKING	3 spaces
ANNUAL TAX	$13,762
POSTAL CODE	M4P 2B5
NEIGHBOURHOOD	Mount Pleasant East

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Picture Window, Coffered Ceiling(s)
Dining Room	Main	—	Combined w/Living, Picture Window, Pot Lights
Kitchen	Main	—	Centre Island, Open Concept, Quartz Counter
Family Room	Main	—	Electric Fireplace, W/O To Balcony, B/I Bookcase
Primary Bedroom	Second	—	Ensuite Bath, His and Hers Closets, Bay Window
Bedroom 2	Second	—	Double Closet, Hardwood Floor, Picture Window
Bedroom 3	Second	—	Double Closet, Picture Window, Hardwood Floor
Bedroom 4	Second	—	Ensuite Bath, Double Closet, Hardwood Floor
Recreation	Lower	—	Walk-Up, Electric Fireplace, Vinyl Floor
Bedroom	Lower	—	Vinyl Floor, Above Grade Window
Laundry	Lower	—	Laundry Sink, Porcelain Floor

GALLERY


HARVEY KALLES REAL ESTATE LTD., Brokerage




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LISTING AGENT

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