

FOR SALE | DETACHED | MLS# C14147496

7 Lumley Avenue, Toronto, ON M4G 2X3

Leaside, Toronto · M4G 2X3

C$ 6,595,000

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

ABOUT THIS PROPERTY

A stunning, brand new modern home in Bennington Heights, thoughtfully designed with a focus on light, proportion, and practical family living. Set on an impressive 59 ft frontage with a rare circular drive, this home offers a commanding presence from the street. Clean lines and a neutral palette with gorgeous white oak herringbone floors define the aesthetic. This well-executed home offers over 6,200 sq ft of finished living space with impressive design details throughout. A dramatic 21-ft skylit entry introduces the home, anchored by a sculptural open riser staircase. The main floor offers 11 ft ceilings with defined principal rooms through a connected, open flow. Expansive rear windows bring in natural light and create a seamless connection to the backyard. The kitchen is beautifully appointed, centred on a large marble island with integrated appliances and refined finishes, opening to bright breakfast area and pool-sized garden. The adjoining family room features a wood-burning fireplace and oversized windows, creating a warm and comfortable gathering space. Private main floor office and well-designed mudroom with custom cabinetry and side entry add everyday practicality. Street-facing windows are smart windows with automated privacy shading. Upstairs, an open gallery overlooks the level below. All four bedrooms include walk-in closets and private ensuites. The primary suite is set apart with treetop views, a private balcony, a walk-in dressing room, and a spa-inspired ensuite with freestanding tub, glass shower, and dual vanities. A second floor laundry room adds convenience. Lower level offers a walk-up with a separate entrance to a self-contained in-law/nanny suite, along with a large recreation area, home gym, sauna, and glass-enclosed wine room, along with a second laundry room. This is a wonderful and rare opportunity to own a thoughtfully designed home that delivers on scale, quality, and long-term livability.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Park
- ✓ Public Transit
- ✓ Ravine
- ✓ School
- ✓ Place Of Worship
- ✓ Rec./Commun.Centre

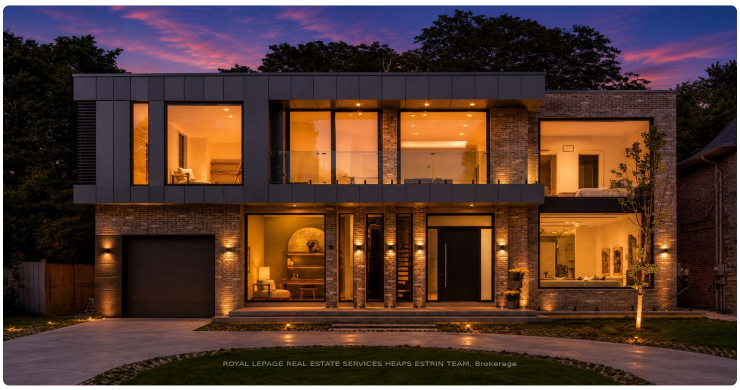
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Walk-Up
FACING	East
AREA RANGE	3500-5000 sqft
PARKING	5 spaces
ANNUAL TAX	$12,791
POSTAL CODE	M4G 2X3
NEIGHBOURHOOD	Leaside

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Gas Fireplace, Window Floor to Ceiling
Dining Room	Main	—	Hardwood Floor, Open Concept, Recessed Lighting
Kitchen	Main	—	Hardwood Floor, Centre Island, Walk-Out
Family Room	Main	—	Hardwood Floor, Fireplace, Large Window
Mud Room	Main	—	Hardwood Floor, B/I Shelves, Side Door
Primary Bedroom	Second	—	W/O To Balcony, 5 Pc Ensuite, Walk-In Closet(s)
Bedroom 2	Second	—	Hardwood Floor, 4 Pc Ensuite, Walk-In Closet(s)
Bedroom 3	Second	—	Hardwood Floor, 4 Pc Ensuite, Walk-In Closet(s)
Bedroom 4	Second	—	Hardwood Floor, 4 Pc Ensuite, Balcony
Laundry	Second	—	Tile Floor, Stainless Steel Sink, B/I Shelves
Recreation	Lower	—	Heated Floor, Large Window, Pot Lights
Bedroom 5	Lower	—	Wet Bar, 4 Pc Ensuite, Walk-Up
Exercise Room	Lower	—	Heated Floor, Mirrored Walls, Pot Lights
Cold Room/Cantina	Lower	—	Glass Doors, Pot Lights
Office	Main	—	Hardwood Floor, 2 Pc Bath, Window Floor to Ceiling

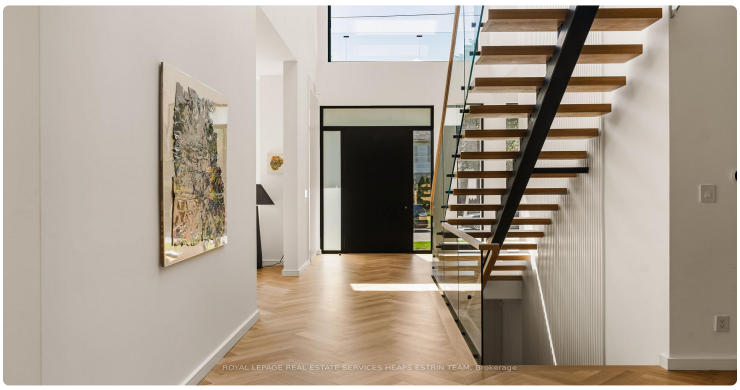
GALLERY



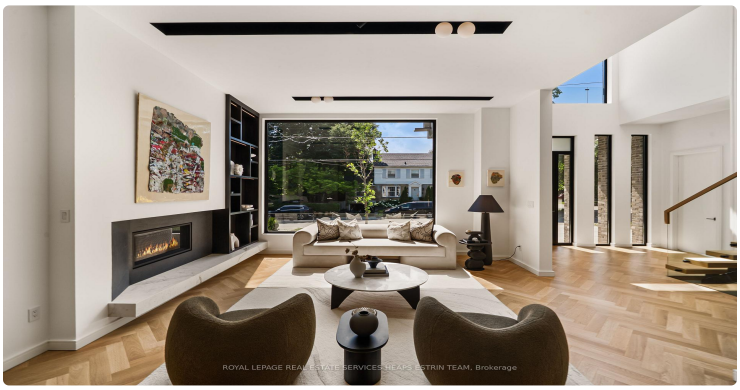












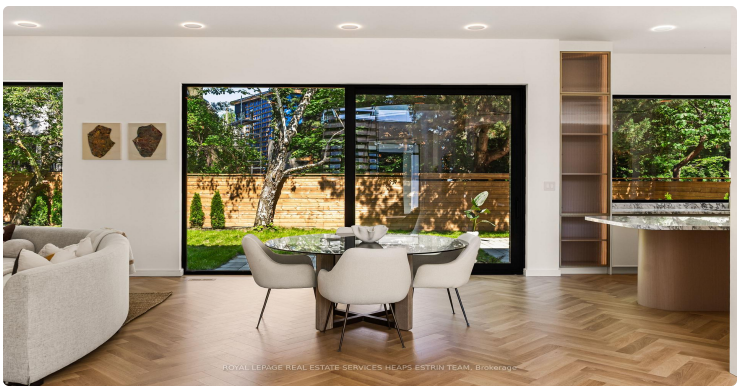




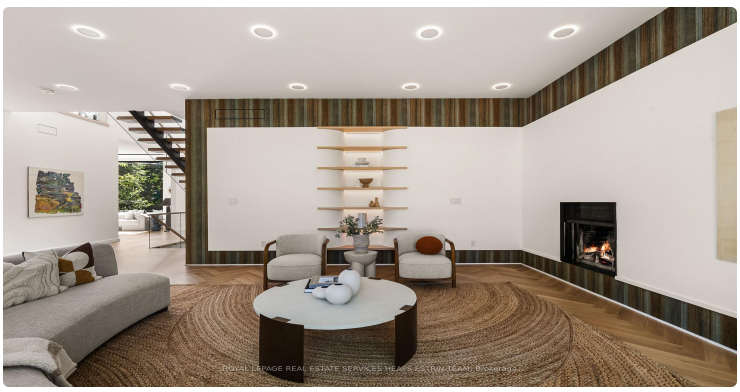














LISTING AGENT

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