

FOR SALE | DETACHED | MLS# C14158754

311 Wychwood Avenue, Toronto, ON M6C 2T6

Humewood-Cedarvale, Toronto · M6C 2T6

C$ 2,249,000

5	6	1,750	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to this exceptionally crafted, Detached 4+1 Bedroom, 6 Baths Residence offering the perfect blend of luxury and functional family living in Humewood-Cedarvale. Designed with the modern family in mind, the Bright Airy main floor boasts a spacious living and dining layout with, Large Custom Aluminum Windows (2025) flooding the home with natural light. HIGH CEILINGS: 10 feet on Main 9.5 feet on Second and 9 feet on Third and Main. Over 2600 square feet of living space with soaring 10 feet ceilings on Main, 9.5 on Second and 9 feet on third and basement adds to the grandeur of the house. The spectacular Eat-in Chef's Kitchen features luxury appliances, pantry storage, and a Large island perfect for busy mornings or casual entertaining. The open concept Family room integrates Walk out from the main floor straight into a secure, backyard-ideal for weekend BBQs and children at play. All windows in the back of the house are tinted for additional privacy. The second level hosts generously sized bedrooms with custom Built-in Closets all with Ensuites. The principal bedroom serves as a true escape, complete with a Luxurious, spa ensuite, lounging space and an outdoor deck seating. Basement is characterized with, high-ceiling, bar nook, and a versatile living space for a media room, kids' play area, and an extra bedroom for guests or a nanny. Enjoy an incredible lifestyle in one of Toronto's most tight-knit communities. Walk to Humewood Park, the Cedarvale Ravine trails, incredible Local Bakeries, and Excellent Local and Private Schools. You will not be disappointed!!!! see all the Features of t

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Arts Centre
- ✓ Fenced Yard
- ✓ Park
- ✓ School
- ✓ Library

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	East
AREA RANGE	1500-2000 sqft
PARKING	2 spaces
ANNUAL TAX	$6,215
POSTAL CODE	M6C 2T6
NEIGHBOURHOOD	Humewood-Cedarvale

ROOM BREAKDOWN

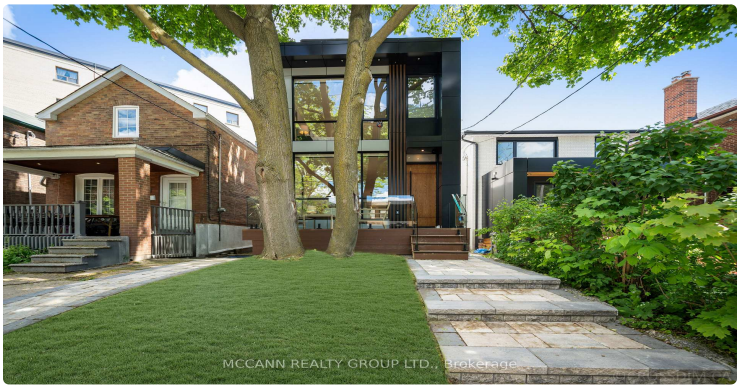
ROOM	LEVEL	DIMENSIONS	FEATURES

Living Room	Main	—	Hardwood Floor, Picture Window, Open Concept
Dining Room	Main	—	Hardwood Floor, Open Concept, Picture Window
Kitchen	Main	—	Stainless Steel Appl, Hardwood Floor, Breakfast Bar
Family Room	Main	—	W/O To Yard, Hardwood Floor, Electric Fireplace
Primary Bedroom	Third	—	Walk-Out, Hardwood Floor, Walk-In Closet(s)
Primary Bedroom	Second	—	4 Pc Ensuite, Walk-In Closet(s), Picture Window
Bedroom 3	Second	—	3 Pc Ensuite, Picture Window, B/I Closet
Bedroom 4	Second	—	3 Pc Ensuite, Walk-In Closet(s), B/I Closet
Bedroom	Lower	—	Pot Lights, B/I Shelves, Above Grade Window
Recreation	Lower	—	3 Pc Bath, B/I Bar, Walk-Out

GALLERY


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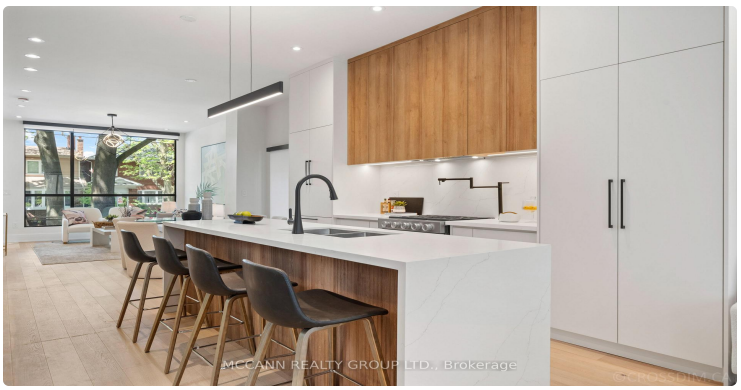

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LISTING AGENT

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