



FOR SALE

DETACHED

MLS# E13689274

# 350 Lee Avenue, Toronto, ON M4E 2P8

The Beaches, Toronto · M4E 2P8

C\$ 1,899,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 3        | 4         | 1,750 | 1       | 0-5       | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Welcome to 350 Lee Avenue, the first of three uniquely crafted detached homes with built-in garages for sale in this exclusive hidden development. Nestled on a beautifully treed lot in Toronto's highly sought-after Beaches neighbourhood, these exceptional homes combine privacy, luxury, and urban convenience with parking. Each residence offers 3 spacious bedrooms, 3 ensuite bathrooms, 1 powder room and a private driveway and oversized garage for easy parking. These homes with their private road give you a rare sense of seclusion while remaining close to everything this vibrant community has to offer. The heated driveway is equipped with a snow-melt system for effortless winter maintenance. Residents will enjoy proximity to top-rated schools, excellent daycare options, charming cafés, parks, transit, the YMCA, Woodbine Beach, the boardwalk, and local beach clubs. Sophisticated open-concept living spaces are enhanced by premium European finishes throughout. Highlights include floor to ceiling windows and doors, custom cabinetry, wide-plank European white oak flooring, designer tile, upscale bath fixtures, and thoughtfully curated details that elevate everyday living. Designed for modern family living, the home features high-end appliances, including a Fisher & Paykel stove and refrigerator, a Bosch dishwasher, Samsung washer & dryer, 200-amp electrical service, an energy-efficient heat pump, home air exchanger system and an electric water heater (owned). Additional features include a spacious basement with abundant storage and extra-large garage. Experience the unique lifestyle that makes the Beaches so beloved-where a welcoming community, relaxed pace, and the waterfront are always close to home. Beautiful extended views overlooking the landscape with the lake shimmering in the distance.

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Beach
- ✓ Hospital
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ School
- ✓ New Build

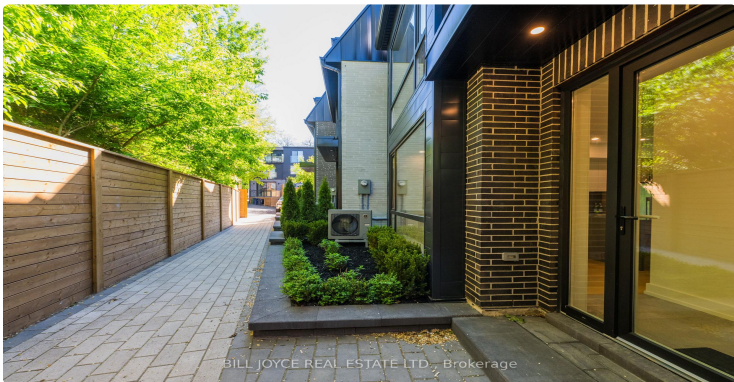
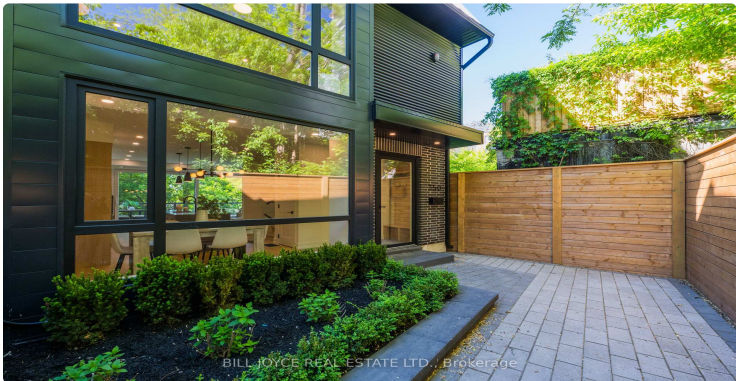
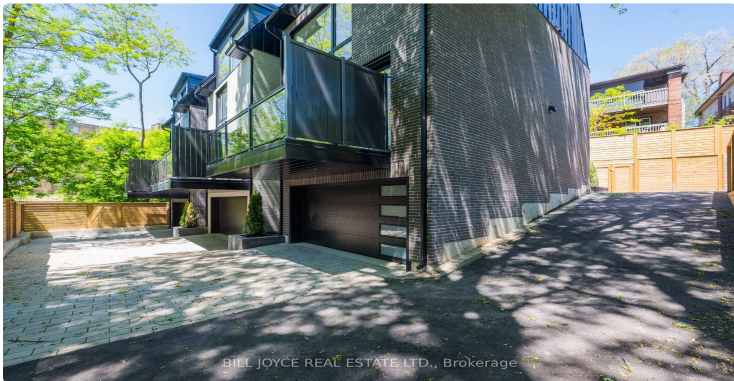
### PROPERTY DETAILS

|                |                |
|----------------|----------------|
| PROPERTY TYPE  | Detached       |
| LISTING STATUS | For Sale       |
| STYLE          | 3-Storey       |
| PROPERTY TYPE  | Detached       |
| BASEMENT       | Finished       |
| FACING         | West           |
| AGE            | 0-5 years      |
| AREA RANGE     | 1500-2000 sqft |
| PARKING        | 1 spaces       |
| ANNUAL TAX     | \$99           |
| POSTAL CODE    | M4E 2P8        |
| NEIGHBOURHOOD  | The Beaches    |

## ROOM BREAKDOWN

| ROOM            | LEVEL  | DIMENSIONS | FEATURES                                                |
|-----------------|--------|------------|---------------------------------------------------------|
| Dining Room     | Ground | —          | Combined w/Kitchen, Hardwood Floor, Overlooks Frontyard |
| Kitchen         | Ground | —          | B/I Oven, Breakfast Bar, Overlooks Living               |
| Living Room     | Ground | —          | Electric Fireplace, Hardwood Floor, W/O To Sundeck      |
| Powder Room     | Ground | —          | 2 Pc Bath, Porcelain Floor                              |
| Bedroom         | Second | —          | W/W Closet, Hardwood Floor, Overlooks Garden            |
| Bathroom        | Second | —          | 3 Pc Ensuite, Porcelain Floor, Separate Shower          |
| Bedroom 2       | Second | —          | Window Floor to Ceiling, Hardwood Floor, W/W Closet     |
| Bathroom        | Second | —          | 3 Pc Ensuite, Porcelain Floor, Separate Shower          |
| Laundry         | Second | —          | Porcelain Floor                                         |
| Primary Bedroom | Third  | —          | Hardwood Floor, Overlook Water, Window Floor to Ceiling |
| Other           | Third  | —          | Large Closet, Hardwood Floor                            |
| Bathroom        | Third  | —          | 5 Pc Ensuite, Double Sink, Separate Shower              |

GALLERY





## LISTING AGENT

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.