



FOR SALE

SEMI-DETACHED

MLS# E13707038

# 116 Lee Avenue, Toronto, ON M4E 2P3

The Beaches, Toronto · M4E 2P3

C\$ 2,499,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 5        | 4         | 2,250 | 2       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Welcome to 116 Lee Avenue, an extraordinary custom 25ft wide residence in the heart of The Beaches, ideally located just steps to Queen Street & waterfront, completely redesigned & rebuilt by Denali Design Build. This exceptional 4+1 bedroom, 4 bathroom home offers approx 3,220 sqft. of total finished living space across three beautifully redesigned levels, showcasing exceptional craftsmanship, and premium finishes throughout. \*\* PARTY WALL SEVERED ON MAIN AND UPPER LEVEL (making it feel more like a detached home) finished independent of adjoining property. The open concept featuring a custom DJL Kitchens chef's kitchen with Taj Mahal Brazilian Quartzite countertops and backsplash, premium Thermador Professional appliances, an oversized waterfall island, and a custom butler's pantry w/ wet bar and bev fridge. Living features a custom entertainment wall and an impressive 8' x 8' trifold glass wall with Phantom screen, opening seamlessly to the covered rear deck and landscaped backyard. The second level offers four spacious bedrooms, including a luxurious primary retreat with a custom walk-in closet and spa-inspired 5-piece ensuite with heated floors, freestanding soaker tub, double vanity, and oversized glass rain shower. Professionally underpinned with nearly 8.5-foot ceilings, the finished lower level offers exceptional flexibility with a large recreation room, custom built-ins, wet bar, fifth bedroom, full bathroom, separate laundry room, and direct garage access-ideal for an in-law or nanny suite. No expense was spared, with extensive upgrades including European White Oak engineered hardwood flooring, custom millwork, floor to ceiling solid-core doors, designer lighting and fixtures, new electrical, plumbing, HVAC, Spray foam insulation, windows, roof, & waterproofing, 5 min to Boardwalk, parks, top-rated schools, cafes, restaurants, and transit, this is a rare opportunity to own a truly turnkey luxury home in one of Toronto's most sought-after neighbourhoods.

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Beach
- ✓ Fenced Yard
- ✓ Hospital
- ✓ Library
- ✓ Park
- ✓ Place Of Worship

### PROPERTY DETAILS

|                |                             |
|----------------|-----------------------------|
| PROPERTY TYPE  | Semi-Detached               |
| LISTING STATUS | For Sale                    |
| STYLE          | 2-Storey                    |
| PROPERTY TYPE  | Semi-Detached               |
| BASEMENT       | Finished, Separate Entrance |
| FACING         | West                        |
| AREA RANGE     | 2000-2500 sqft              |
| PARKING        | 2 spaces                    |
| ANNUAL TAX     | \$7,631                     |
| POSTAL CODE    | M4E 2P3                     |
| NEIGHBOURHOOD  | The Beaches                 |

## ROOM BREAKDOWN

| ROOM            | LEVEL  | DIMENSIONS | FEATURES                                          |
|-----------------|--------|------------|---------------------------------------------------|
| Dining Room     | Main   | —          | Pantry, Wall Sconce Lighting, Wet Bar             |
| Living Room     | Main   | —          | Open Concept, Pot Lights, W/O To Yard             |
| Kitchen         | Main   | —          | Stainless Steel Appl, Breakfast Bar, Open Concept |
| Primary Bedroom | Second | —          | 5 Pc Ensuite, Sliding Doors, Heated Floor         |
| Bedroom 2       | Second | —          | Window, Double Closet, Pot Lights                 |
| Bedroom 3       | Second | —          | Large Window, Double Closet, Pot Lights           |
| Bedroom 4       | Second | —          | Double Closet, Pot Lights, Hardwood Floor         |
| Bedroom 5       | Lower  | —          | Window, Closet, Pot Lights                        |
| Recreation      | Lower  | —          | Wet Bar, Pot Lights, Electric Fireplace           |

GALLERY





## LISTING AGENT

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