



REMAX YOUR COMMUNITY REALTY, Brokerage

FOR SALE

DETACHED

MLS# E13866696

263 Linsmore Crescent, Toronto, ON M4J 4L6

Danforth Village-East York, Toronto · M4J 4L6

C\$ 2,299,000

5	5	2,250	2	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A Standout Residence In One Of East York's Most Prestigious Neighbourhoods, This Stunning 2-Storey Detached Home Offers Over 2,600 Sq. Ft. Of Beautifully Finished Living Space With 4+1 Bedrooms, 5 Bathrooms And A Thoughtfully Designed Layout For Modern Family Living. Finished Top To Bottom With Exceptional Attention To Detail, The Home Showcases Herringbone Hardwood Floors, Elegant Wall Panelling, Integrated Ceiling Speakers And A Built-In Bar Display. At The Heart Of The Home Is A Brand-New Chef-Inspired Kitchen Featuring Bosch Appliances, A Striking Porcelain Island, Matching Porcelain Countertops And Backsplash, And Premium Finishes Throughout. The Family Room Makes An Equally Impressive Statement With A Sleek Fireplace Set Against A Full Porcelain Feature Wall, Custom Wood Panelling And Built-In Speakers. High Ceilings Enhance The Bright Main Level, While Upstairs A Large Skylight Fills The Hallway With Natural Light. Four spacious Bedrooms Include Two With Private Ensuites, Plus An Additional 3-Piece Bath. The Primary Retreat Features Three Built-In Closets, A Luxurious 5-Piece Ensuite, Integrated Sound System And Sliding Doors To A Private Balcony Overlooking The Backyard. The Lower Level Offers Exceptional Versatility With High Ceilings, Direct Garage Access, An Additional Bedroom, 3-Piece Bath, Combined Kitchen/Living Area, Laundry And A Walkout To The Backyard. Outside, Enjoy A Professionally Landscaped, Fully Fenced Yard With A Large Deck And Glass Railing, Interlock Patio, Garden Shed, BBQ Gas Hookup And Irrigation System. Set On A Premium 25 X 138 Ft. Lot With A Built-In Garage, This Turnkey Home Is Minutes From Top-Ranked Schools, Parks, Shopping, Transit And Everyday Conveniences. A Rare Opportunity To Own A Home That Delivers Style, Space And Exceptional Value In One Of East York's Most Desirable Communities.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Library
- ✓ School
- ✓ New Build

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out, Separate Entrance, Finished
FACING	East
AGE	0-5 years
AREA RANGE	2000-2500 sqft
PARKING	2 spaces
ANNUAL TAX	\$9,773
POSTAL CODE	M4J 4L6
NEIGHBOURHOOD	Danforth Village-East York

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	B/I Closet, Wood Trim, Hardwood Floor
Living Room	Main	—	Hardwood Floor, Built-in Speakers, Combined w/Dining
Dining Room	Main	—	Pot Lights, Built-in Speakers, B/I Bar
Kitchen	Main	—	Centre Island, Stainless Steel Appl, Modern Kitchen
Family Room	Main	—	Fireplace, Sliding Doors, W/O To Deck
Primary Bedroom	Second	—	5 Pc Ensuite, Built-in Speakers, Balcony
Bedroom 2	Second	—	3 Pc Ensuite, Large Closet, Hardwood Floor
Bedroom 3	Second	—	Large Closet, Hardwood Floor, Large Window
Bedroom 4	Second	—	Pot Lights, Hardwood Floor, Closet
Living Room	Basement	—	Combined w/Kitchen, W/O To Yard, 3 Pc Bath
Bedroom 5	Basement	—	Pot Lights, Combined w/Laundry, Double Closet
Cold Room/Cantina	Basement	—	—
Utility Room	Basement	—	—

GALLERY





LISTING AGENT

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REMAX YOUR COMMUNITY REALTY

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