



CHESTNUT PARK REAL ESTATE LIMITED, Brokerage

FOR SALE

DETACHED

MLS# E14106488

111 Dixon Avenue, Toronto, ON M4L 1N8

The Beaches, Toronto · M4L 1N8

C\$ 2,399,000

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

ABOUT THIS PROPERTY

There's a reason people fall in love with The Beaches, and a reason they rarely leave. At 111 Dixon Avenue, it's easy to see why. Beautifully renovated, full of warmth and finished with an incredible eye for detail, this is a home that feels right from the moment you walk through the door. Nearly 3,000 sq. ft. of finished living space across three storeys gives everyone room to live comfortably. Five bedrooms, five bathrooms and a rare detached double-car garage are just the beginning. The main floor strikes a beautiful balance between sophistication and comfort. Coffered ceilings, custom millwork, hardwood floors and a fireplace bring character to the space, while the kitchen is something special. Wolf appliances, gorgeous cabinetry and a nine-foot island make it a natural gathering place, whether it's a busy weekday morning or a house full of friends on a Saturday night. Upstairs, four bedrooms include a lovely primary suite with its own balcony, window seat and ensuite. A second bedroom has its own ensuite too, a detail families will appreciate. And then there's the lower level. Forget everything you expect from a basement. The ceiling height is remarkable, giving this beautifully finished space the proportions and comfort of another living floor. Think movie nights, kids taking over their own play space, or somewhere to escape with a good book. A fifth bedroom and three-piece bathroom make it equally practical for overnight guests or extended family. Outside, the landscaped backyard is ready to be enjoyed, with a stone patio, cedar deck, hot tub and outdoor kitchenette complete with a Big Green Egg. The detached double-car garage is another welcome bonus. Just a short walk to Kew Beach Junior Public School, with the lake, parks and Queen Street's shops and restaurants close by. It's beautifully finished, incredibly comfortable and has room for real family life. Come see how it feels.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Beach
- ✓ Fenced Yard
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

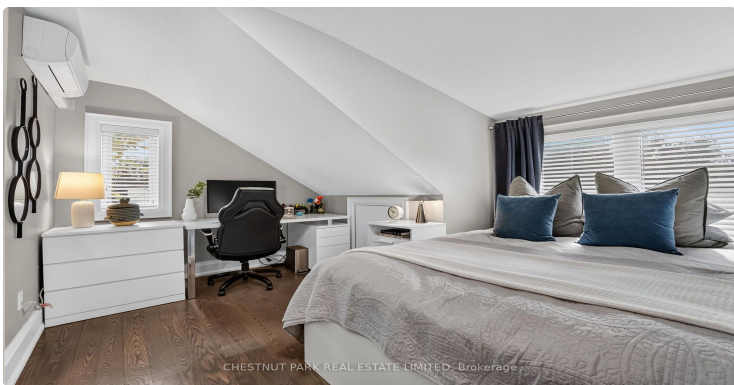
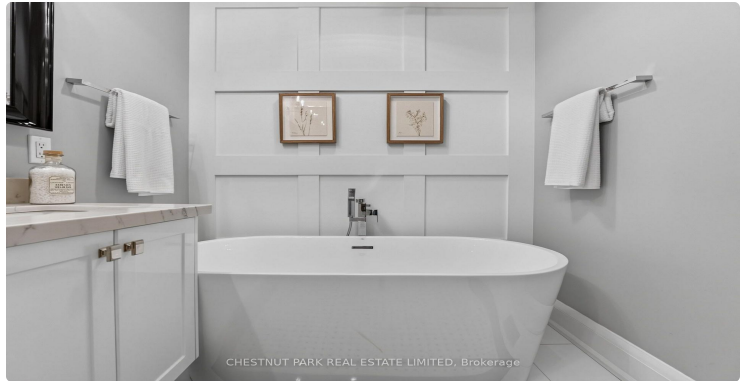
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance, Finished
FACING	South
AREA RANGE	2000-2500 sqft
PARKING	2 spaces
ANNUAL TAX	\$8,486
POSTAL CODE	M4L 1N8
NEIGHBOURHOOD	The Beaches

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Coffered Ceiling(s), Fireplace, 2 Pc Bath
Kitchen	Main	—	Family Size Kitchen, Centre Island, Stainless Steel Appl
Dining Room	Main	—	Hardwood Floor, Open Concept, Casement Windows
Primary Bedroom	Second	—	5 Pc Ensuite, Walk-In Closet(s), W/O To Balcony
Bedroom 2	Second	—	3 Pc Ensuite, Hardwood Floor, Closet
Bedroom 3	Third	—	Semi Ensuite, Casement Windows, Hardwood Floor
Bedroom 4	Third	—	Semi Ensuite, 3 Pc Bath, Hardwood Floor
Recreation	Basement	—	Open Concept, 3 Pc Bath, Above Grade Window
Bedroom	Basement	—	Closet, Laminate, Above Grade Window
Utility Room	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

CHESTNUT PARK REAL ESTATE LIMITED

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.