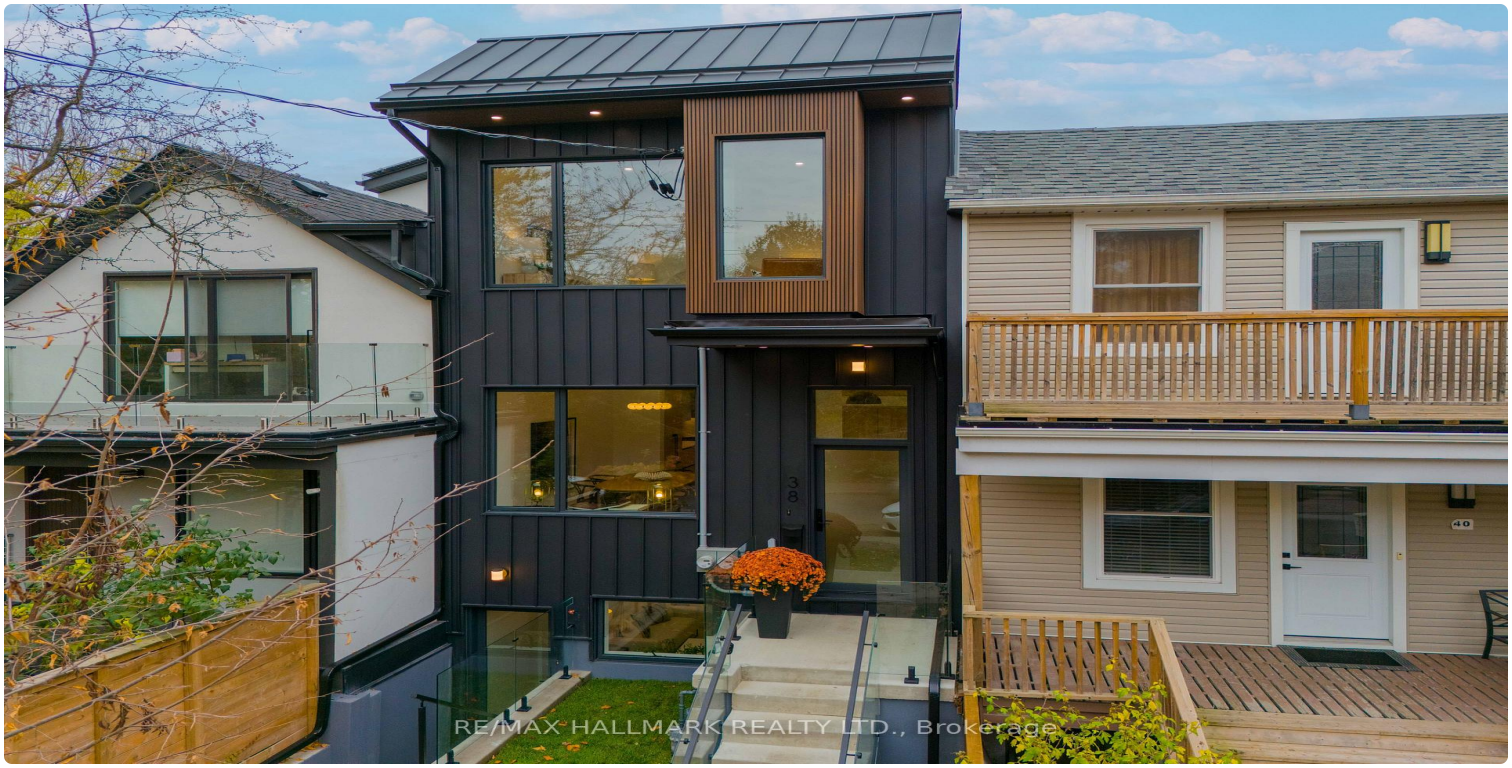


FOR SALE | SEMI-DETACHED | MLS# E14142392

38 Kippendavie Avenue, Toronto, ON M4L 3R4

The Beaches, Toronto · M4L 3R4

C$ 1,699,000

5	4	1,750	2	100+	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

IMAGINE HAVING THE BEACH, THE LAKE AND THE BOARDWALK AS YOUR BACKYARD! WOW! Welcome to 38 Kippendavie Avenue, an extraordinary offering in the heart of Prime Beach, where spectacular design, exceptional craftsmanship and an unbeatable location come together. JUST EIGHT HOUSES FROM THE WATER! Imagine morning walks along the boardwalk, breathtaking sunrises over Lake Ontario and endless summer days at the beach. This isn't just a home. It's a lifestyle! Meticulously renovated from the studs up, this stunning residence delivers the perfect balance of timeless elegance and modern sophistication. And the attention to detail is exceptional! Soaring 10-foot ceilings on both the main and second floors, beautifully proportioned principal rooms, engineered hardwood floors, custom millwork, an elegant oak staircase with glass railings and skylights that flood the home with natural light. At the heart of the home, a gorgeous chef-inspired kitchen showcases a centre island, integrated KitchenAid and Fisher & Paykel appliances, a five-burner gas stove and heated floors. Every detail has been thoughtfully considered. Upstairs, discover a spacious primary retreat complete with a beautifully appointed four-piece ensuite, along with the convenience of second-floor laundry. AND THERE'S MORE! A fully legal basement apartment with its own entrance, kitchen, laundry and independent heating and cooling offers exceptional flexibility and income potential. Add two-car laneway parking, extensive mechanical upgrades and new energy-efficient windows, and this home truly checks all the boxes! BUT THE REAL SHOWSTOPPER? THE LOCATION! Just steps from the sand, the lake and the iconic Beach boardwalk. Few homes offer the opportunity to live this close to the waterfront while enjoying the comfort and sophistication of a beautifully renovated residence. An exceptional home. An extraordinary location. A lifestyle that's hard to beat!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Lake/Pond
- ✓ Park
- ✓ Public Transit
- ✓ Waterfront
- ✓ School

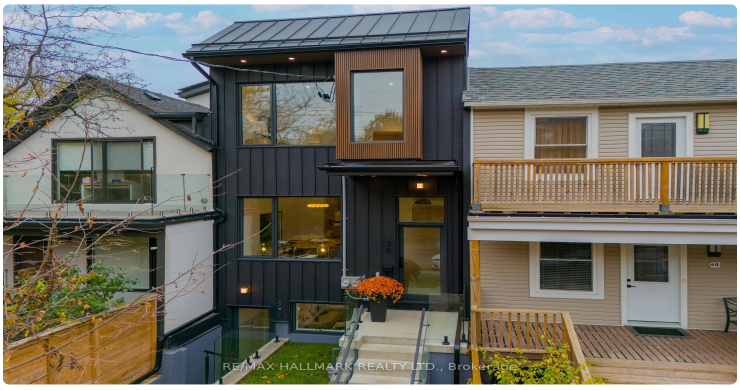
PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Apartment, Separate Entrance
FACING	West
AGE	100+ years
AREA RANGE	1500-2000 sqft
PARKING	2 spaces
ANNUAL TAX	$6,870
POSTAL CODE	M4L 3R4
NEIGHBOURHOOD	The Beaches

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Tile Floor, Large Closet
Dining Room	Main	—	Hardwood Floor, Picture Window, Open Concept
Kitchen	Main	—	Modern Kitchen, Centre Island, Eat-in Kitchen
Living Room	Main	—	Hardwood Floor, Sliding Doors, W/O To Yard
Primary Bedroom	Second	—	Hardwood Floor, 4 Pc Ensuite, W/W Closet
Bedroom 2	Second	—	Hardwood Floor, Picture Window, Double Closet
Bedroom 3	Second	—	Hardwood Floor, Window, Closet
Bedroom 3	Second	—	—
Living Room	Lower	—	Laminate, Pot Lights, Open Concept
Kitchen	Lower	—	Laminate, Breakfast Bar, Large Window
Primary Bedroom	Lower	—	Laminate, Double Closet, Above Grade Window
Bedroom	Lower	—	Laminate, Pot Lights, Large Closet

GALLERY


RE/MAX HALLMARK REALTY LTD., Brokerage


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LISTING AGENT

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Prepared for you on November 3, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.