

FOR SALE | DETACHED | MLS# E14145180

68B Bexhill Avenue, Toronto, ON M1L 3B8

Clairlea-Birchmount, Toronto · M1L 3B8

C$ 1,588,800

4	5	2,250	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 68B Bexhill Ave, an exceptional custom-built residence in sought-after Clairlea. Step inside to a grand entrance with soaring 12-ft ceilings, porcelain flooring and a welcoming sense of space. Hardwood floors and pot lights carry throughout, leading to an impressive open-concept main floor designed for effortless living and entertaining. The inviting living room features oversized windows, built-in speakers and accent lighting, while the spectacular custom kitchen takes centre stage with quartz countertops, an impressive 13-ft waterfall island and premium stainless steel appliances, including a 36" gas range, two full-size refrigerators and a separate freezer. The dining and family rooms flow seamlessly together, anchored by a stunning gas fireplace feature wall and opening onto an expansive composite deck overlooking a private, maintenance-free backyard with gazebo. The perfect setting for family gatherings and summer evenings. Upstairs, an elegant open staircase with glass railings leads to a breathtaking 52 sq. ft. skylight. The primary suite is a true retreat, complete with his-and-hers closets and a spa-inspired 10-piece ensuite featuring a freestanding tub, double vanity and glass shower with dual showerheads and body sprays. Three additional bedrooms, a 6-piece shared ensuite, a separate 4-piece bathroom and a spacious balcony complete this level.The finished walk-out basement extends the possibilities with a generous recreation space, modern feature wall, wine rack, additional kitchen, 4-piece bathroom and second laundry room. Ideal for extended family or entertaining, with potential for an in-law suite. Complete with an interlocked driveway, central vacuum, Nest doorbell, outdoor camera and wireless alarm. Enjoy the best of Clairlea living, surrounded by parks, trails, schools and recreation, with shopping, restaurants, TTC and major commuter routes all conveniently close by.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Golf
- ✓ Library
- ✓ Ravine
- ✓ Public Transit
- ✓ Place Of Worship
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	West
AREA RANGE	2000-2500 sqft
PARKING	3 spaces
ANNUAL TAX	$6,319
POSTAL CODE	M1L 3B8
NEIGHBOURHOOD	Clairlea-Birchmount

ROOM BREAKDOWN

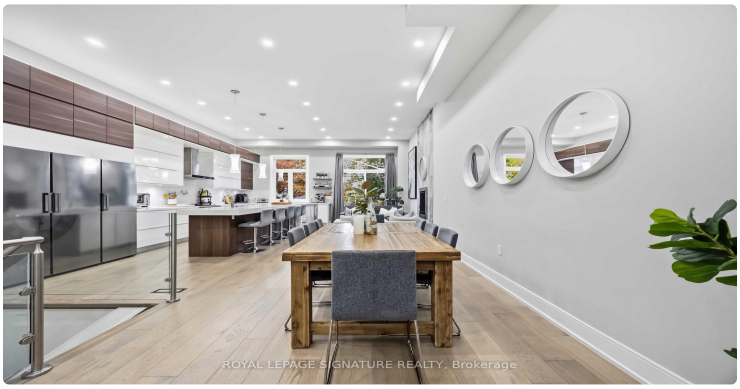
ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Porcelain Floor, Double Closet, 2 Pc Bath
Living Room	Main	—	Illuminated Ceiling, Built-in Speakers, Hardwood Floor
Kitchen	Main	—	Centre Island, Stainless Steel Appl, Quartz Counter
Dining Room	Main	—	Open Concept, Hardwood Floor, Pot Lights
Family Room	Main	—	W/O To Deck, Gas Fireplace, Open Concept
Primary Bedroom	Second	—	His and Hers Closets, Ensuite Bath, Large Window
Bedroom 2	Second	—	Semi Ensuite, Pot Lights, Double Closet
Bedroom 3	Second	—	Semi Ensuite, W/O To Balcony, Double Closet
Bedroom 4	Second	—	Pot Lights, W/O To Balcony, Closet
Laundry	Second	—	—
Recreation	Basement	—	Hardwood Floor, Walk-Up, Combined w/Kitchen
Laundry	Basement	—	—
—	—	—	—

GALLERY


ROYAL LEPAGE SIGNATURE REALTY, Brokerage


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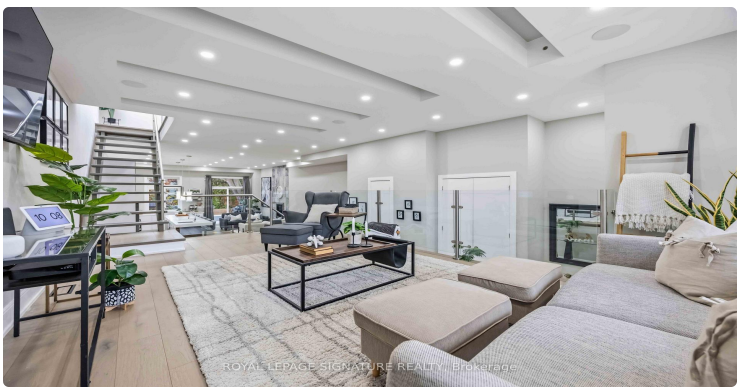

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LISTING AGENT

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