

FOR SALE | SEMI-DETACHED | MLS# E14154614

109A Boulton Avenue, Toronto, ON M4M 2J4

South Riverdale, Toronto · M4M 2J4

C$ 1,549,000

5	4	1,750	0	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

SOPHISTICATED. CHIC. UNCOMPROMISING. Welcome to 109A Boulton Avenue. An extraordinary custom-built residence where exceptional architecture, exquisite craftsmanship and sophisticated contemporary design come together in spectacular fashion. This is luxury urban living at its finest! Created for the discerning buyer who appreciates the finer things in life, this stunning three-storey home showcases an extraordinary level of quality, meticulous attention to detail and an unwavering commitment to excellence. No expense has been spared in creating a residence that is as beautiful as it is thoughtfully designed. From the moment you enter, prepare to be impressed! Gorgeous herringbone white oak floors, elegant white oak staircases, custom metal railings, bespoke millwork and carefully curated finishes establish an immediate sense of understated luxury. AND THEN THERE'S THE KITCHEN! A spectacular designer showpiece featuring exquisite Taj Mahal quartzite countertops and backsplash, premium Fisher & Paykel appliances, integrated refrigeration, custom cabinetry and beautiful walnut pendant lighting. Every detail has been considered. Even the powder room makes a statement, with its stunning blue marble vanity and designer fixtures.The entire third floor is devoted to a luxurious primary retreat, complete with custom millwork and a breathtaking spa-inspired ensuite wrapped in Silver Shadow marble, featuring heated floors, a heated shower floor and exquisite architectural detailing. Beyond its beauty lies exceptional construction and advanced building technology, including triple-glazed Pella windows, superior insulation, enhanced soundproofing, a premium Mitsubishi heat pump and energy-efficient, fully electric living. AND THE LOCATION! Perfectly positioned for the ultimate urban lifestyle, with an incredible collection of neighbourhood cafés, restaurants, boutiques, parks and everyday conveniences just a short stroll away.

FEATURES

- ✓ Basement
- ✓ Fenced Yard
- ✓ Park
- ✓ School
- ✓ Library
- ✓ Public Transit

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished
FACING	East
AREA RANGE	1500-2000 sqft
ANNUAL TAX	$3,265
POSTAL CODE	M4M 2J4
NEIGHBOURHOOD	South Riverdale

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES

Foyer	Main	—	Closet
Dining Room	Main	—	Hardwood Floor, Overlooks Frontyard, Window
Kitchen	Main	—	Hardwood Floor, Centre Island, Modern Kitchen
Living Room	Main	—	Hardwood Floor, W/O To Garden, Pot Lights
Bedroom 3	Second	—	Hardwood Floor, Large Window, Double Closet
Family Room	Third	—	—
Bedroom 4	Second	—	Hardwood Floor, Window, Double Closet
Primary Bedroom	Third	—	—
Laundry	Second	—	Laundry Sink
Bathroom	Third	—	—
Bathroom	Second	—	5 Pc Bath, Double Sink
Primary Bedroom	Third	—	Hardwood Floor, 4 Pc Ensuite, W/W Closet
Bedroom 2	Third	—	Hardwood Floor, Picture Window, West View
Bathroom	Third	—	Heated Floor, Separate Shower, Double Sink
Recreation	Basement	—	Broadloom, Window, Pot Lights
Bedroom	Basement	—	Broadloom, Large Closet
Bathroom	Basement	—	3 Pc Bath
—	—	—	—

GALLERY


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LISTING AGENT

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