



FOR SALE

DETACHED

MLS# W13843924

# 57 Burnhamthorpe Park Boulevard, Toronto, ON M9A 1H8

Islington-City Centre West, Toronto · M9A 1H8

C\$ 3,989,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 5        | 5         | 2,750 | 6       | 0-5       | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

# ABOUT THIS PROPERTY

Nestled on a gorgeous, quiet cul-de-sac in one of Islington Village's most coveted settings, this exceptional custom-built residence overlooks the greens of Islington Golf Club and the picturesque Mimico Creek ravine. Meticulously built with an exceptional attention to detail, the home seamlessly blends sophisticated design, thoughtful technology, and everyday functionality across 4+1 bedrooms and 5 bathrooms. The main level features a beautifully designed kitchen with custom cabinetry, integrated appliances, Wolf gas range, a generous quartz island, and wine fridge. The adjoining living spaces are bright and inviting, with a gas fireplace, extensive pot lighting, remote-operated blinds, and smart home technology throughout. The luxurious primary retreat features its own fireplace, generous walk-in closet, and spa-inspired ensuite with heated floors and a Bain Ultra therapeutic tub. Convenient second-floor laundry adds to the thoughtful design. The finished lower level provides exceptional flexibility with a private nanny/in-law suite featuring its own walkout, kitchen, bathroom, laundry, heated floors, and spacious living area - ideal for extended family, guests, or additional living space. Thoughtfully designed for comfort and convenience, the home features premium Bryant heating and cooling systems, a tankless water heater, retractable central vacuum, built-in safe, and extensive insulation and waterproofing. The attached garage offers heated floors and built-in storage lofts. Outside, professionally designed landscaping creates a private and inviting setting, with an interlock driveway, landscape lighting, irrigation, composite deck, and outdoor gas fire pit - perfect for quiet evenings or entertaining. Despite its peaceful, almost out-of-the-city feel, the location is incredibly convenient, just a 15-minute walk to Islington Subway Station and close to schools, shopping, major highway routes, Toronto Pearson Airport, and everyday amenities. A rare opportunity.

## FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Cul de Sac/Dead End
- ✓ Fenced Yard
- ✓ Golf
- ✓ Public Transit
- ✓ Ravine
- ✓ New Build

## PROPERTY DETAILS

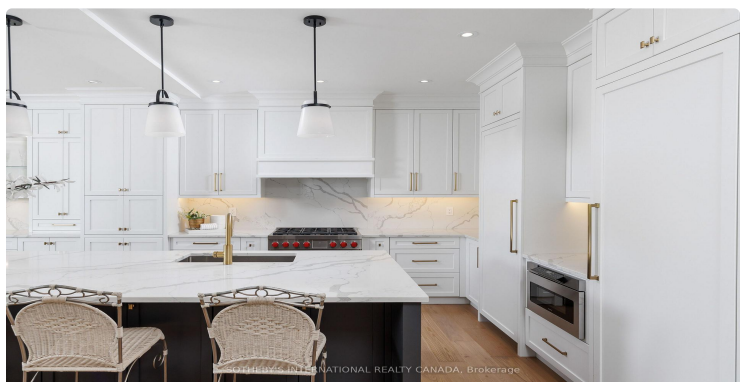
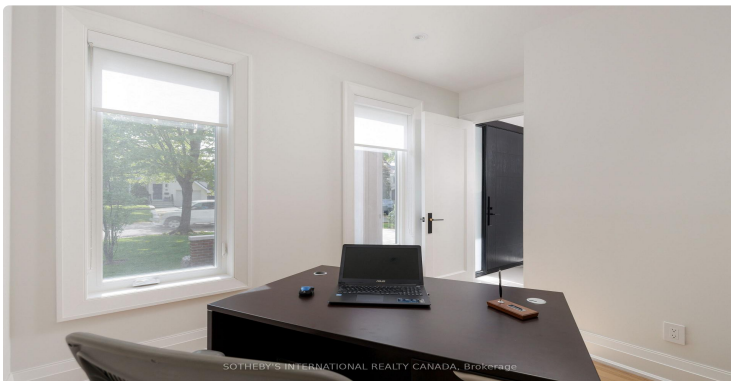
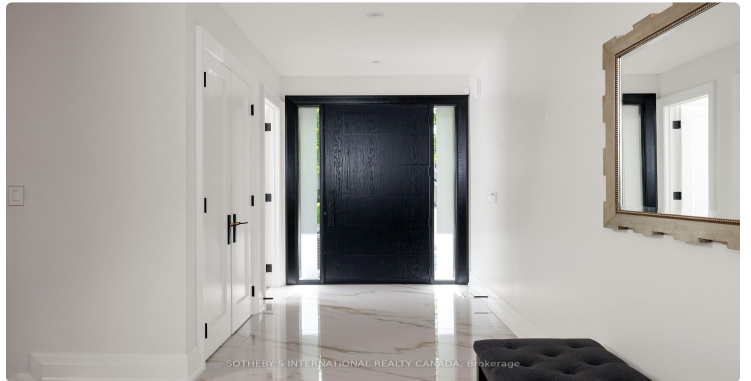
|                |                                  |
|----------------|----------------------------------|
| PROPERTY TYPE  | Detached                         |
| LISTING STATUS | For Sale                         |
| STYLE          | 2-Storey                         |
| PROPERTY TYPE  | Detached                         |
| BASEMENT       | Finished with Walk-Out, Finished |
| FACING         | North                            |
| AGE            | 0-5 years                        |
| AREA RANGE     | 2500-3000 sqft                   |
| PARKING        | 6 spaces                         |
| ANNUAL TAX     | \$13,335                         |
| POSTAL CODE    | M9A 1H8                          |
| NEIGHBOURHOOD  | Islington-City Centre West       |

# ROOM BREAKDOWN

| ROOM            | LEVEL  | DIMENSIONS | FEATURES                                      |
|-----------------|--------|------------|-----------------------------------------------|
| Kitchen         | Main   | —          | B/I Appliances, Centre Island, Hardwood Floor |
| Living Room     | Main   | —          | Hardwood Floor, Gas Fireplace, B/I Shelves    |
| Office          | Main   | —          | Hardwood Floor, Overlooks Frontyard           |
| Dining Room     | Main   | —          | Hardwood Floor, W/O To Yard, B/I Shelves      |
| Primary Bedroom | Second | —          | 5 Pc Ensuite, Closet, Electric Fireplace      |
| Bedroom 2       | Second | —          | Closet, 3 Pc Ensuite, Hardwood Floor          |
| Bedroom 3       | Second | —          | Closet, 3 Pc Ensuite, Hardwood Floor          |
| Bedroom 4       | Second | —          | 3 Pc Ensuite, Hardwood Floor, Window          |
| Laundry         | Second | —          | —                                             |
| Recreation      | Lower  | —          | W/O To Yard, Combined w/Kitchen, Heated Floor |
| Kitchen         | Lower  | —          | Combined w/Rec, Heated Floor                  |
| Other           | Lower  | —          | Heated Floor, Window                          |
| Other           | Lower  | —          | Heated Floor, Open Concept                    |

## GALLERY

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## LISTING AGENT

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SOTHEBY'S INTERNATIONAL REALTY CANADA

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.