FOR SALE | DETACHED | MLS# W14128542

18 Hillcroft Drive, Toronto, ON M9B 4X5

Islington-City Centre West, Toronto · M9B 4X5

C$ 2,750,000

5	6	4,250	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

An impressive custom-built home on a desirable 50 x 114 lot in central Etobicoke, offering nearly 6,000sf of luxurious finished living space across 3 levels. The main level features a gracious foyer with heated floors and two closets, expansive living and dining rooms with pristine hardwood floors, a gas fireplace, crown moulding and pot lights, a gourmet kitchen with custom cabinetry, granite counters, an oversized island, pantry and premium Bertazzoni, Thermador & Bosch appliances, an adjoining breakfast area with a bay window overlooking the backyard, a coveted family room with custom built-ins, a gas fireplace, coffered ceiling and a walkout to the stone terrace, a dedicated office with built-ins and crown moulding and a convenient powder room. The second level includes a serene primary retreat with a tray ceiling, private balcony, custom walk-in dressing room & a spa-like 6-piece ensuite with a double vanity, glass shower, jetted tub, heated floors and a water closet, three additional generous bedrooms and two refined full bathrooms. The expansive lower level offers nearly 9ft ceilings, a massive rec room with pot lights, a wet bar and a walk-up to the backyard, an additional bedroom with an ensuite, a cedar sauna and adjacent 3-piece bath, a laundry room and exceptional storage. Pool-sized, fully fenced west-facing backyard with mature trees and landscaping, stone terrace, interlocking patio and a charming garden shed. Built-in garage with direct interior access and a heated private driveway provide parking for 6 cars. Extras include 9ft ceilings and venetian plaster common areas on main and second levels, custom millwork, irrigation, skylights, 200 AMP service, central vac, sump pump & more! Near Echo Valley Park, Rosethorn Park, shops at Thorncrest Plaza and excellent schools- Rosethorn JS, John G Althouse & St. Gregory. Easy access to Kipling Station, Hwy 427 & Pearson. A sophisticated luxury home in an established, family-friendly Etobicoke neighbourhood!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Golf
- ✓ Park
- ✓ Public Transit
- ✓ School
- ✓ Greenbelt/Conservation

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out, Full
FACING	West
AREA RANGE	3500-5000 sqft
PARKING	6 spaces
ANNUAL TAX	$13,075
POSTAL CODE	M9B 4X5
NEIGHBOURHOOD	Islington-City Centre West

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Heated Floor, Closet, Wainscoting
Living Room	Main	—	Picture Window, Crown Moulding, Gas Fireplace
Dining Room	Main	—	Hardwood Floor, Crown Moulding, Large Window
Kitchen	Main	—	Centre Island, Pantry, Pot Lights
Breakfast	Main	—	Bay Window, Hardwood Floor, Open Concept
Family Room	Main	—	B/I Shelves, Gas Fireplace, W/O To Patio
Office	Main	—	B/I Bookcase, Wainscoting, Crown Moulding
Primary Bedroom	Second	—	Walk-In Closet(s), 6 Pc Ensuite, Balcony
Bedroom 2	Second	—	4 Pc Ensuite, Double Closet, Hardwood Floor
Bedroom 3	Second	—	Hardwood Floor, Double Closet, Large Window
Bedroom 4	Second	—	Pot Lights, Hardwood Floor, Double Closet
Recreation	Lower	—	Wet Bar, Walk-Up, Pot Lights
Bedroom	Lower	—	4 Pc Bath, Broadloom, Closet
Laundry	Lower	—	Tile Floor, B/I Shelves, Laundry Sink
Other	Lower	—	Sauna, 3 Pc Bath, Heated Floor
Mud Room	Lower	—	Access To Garage, Closet, Pot Lights
Utility Room	Lower	—	Concrete Floor
Other	Lower	—	Tile Floor, Cedar Closet(s), B/I Shelves
Other	Lower	—	Tile Floor, B/I Shelves
Other	Lower	—	Tile Floor
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GALLERY

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LISTING AGENT

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