

\$1,999,000 - 57 Phillip Avenue, Toronto
(birchcliffe-Cliffside)

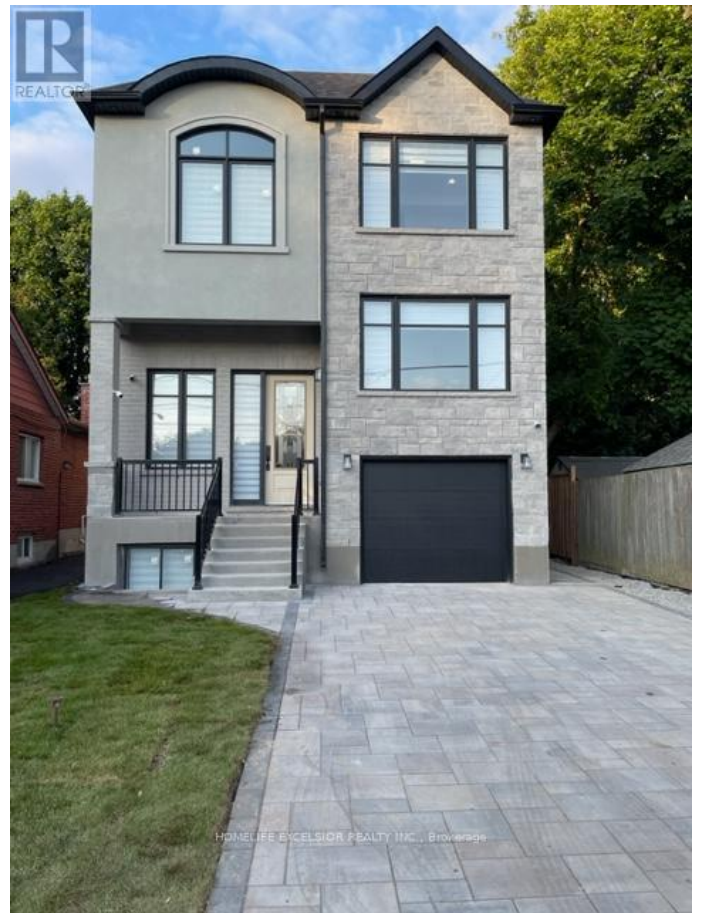
MLS® #E12461981

\$1,999,000

8 Bedroom, 8.00 Bathroom,
Single Family on 0.00 Acres

Birchcliffe-Cliffside, Toronto
(birchcliffe-Cliffside), Ontario

Meticulously designed perfectly built 2-storey luxury custom home, main floor 2726 sqft + legal finished basement 1018 sqft. Stone, brick and stucco finished exterior with large windows, stone interlocked double driveway, 11Ft Ceiling In main Flr, 10ft ceiling In 2nd Floor, 8ft Ceiling in Basement. Engineered hardwood floor all throughout, built-in Ceiling speaker/sound system (main floor & master bed), zebra blinds, 8ft high doors, central vacuum, LED pot lights and designer light fixtures, Open concept family and kitchen, built-in microwave & stove, quartz counter, two faucets in kitchen, W/O (floor to ceiling) large door family to Deck, remote Garage Door opener w/phone control, Master Bed w/o balcony, 5 pc ensuite, Walk in Closet w/organizer, 2nd floor laundry, mezzanine above garage (in-between) has bed W/ensuite, ideal for office/elderly family members. Finished legal basement w/ in-law suite, separate entrance, separate laundry in basement, 3 beds, two baths, basmnt master bed with ensuite, insulated basement floor. Raised basement apartment with large windows feels like main floor. Total of 8 Washrooms & 8 Bedrooms. Spray-foam insulation in all walls. Front yard security camera, hi efficiency commercial grade water heater, fenced backyard, skylight, hardwired internet connection in all rooms, TV optical



cables installed, access reserved for future Garden Suite in backyard, School, Place Of Worship, Go, Ttc. (id:6289)

Essential Information

Listing #	E12461981
Price	\$1,999,000
Bedrooms	8
Bathrooms	8.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	57 Phillip Avenue
Subdivision	Birchcliffe-Cliffside
City	Toronto (birchcliffe-Cliffside)
Province	Ontario
Postal Code	M1N3R1

Amenities

Amenities	Public Transit, Park, Place of
Utilities	Electricity, Sewer
Features	In-Law Suite
Parking Spaces	5
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(
	Heater, Blinds, Cooktop, Dish
	Wine Fridge, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning, Vent
# of Stories	2
Basement	Apartment in basement, Separate entrance

Exterior



Exterior	Stone, Brick
Lot Description	30 x 120.1 FT
Foundation	Poured Concrete

Listing Details

Listing Office	HOMELIFE EXCELSIOR REALTY INC.
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