

# \$2,450,000 - 32 Regal Road, Toronto (corso Italia-Davenport)

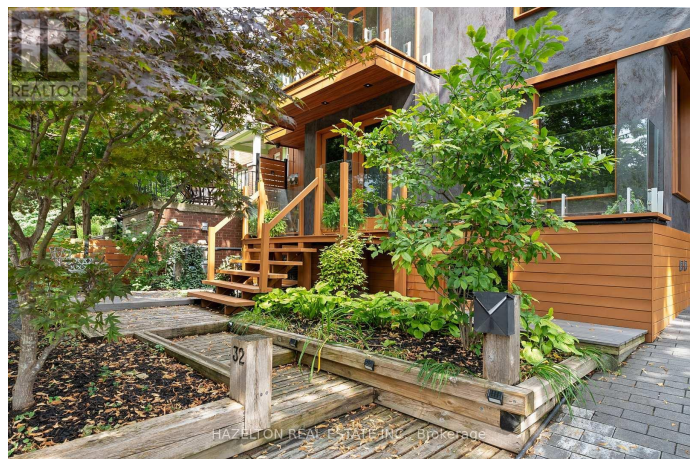
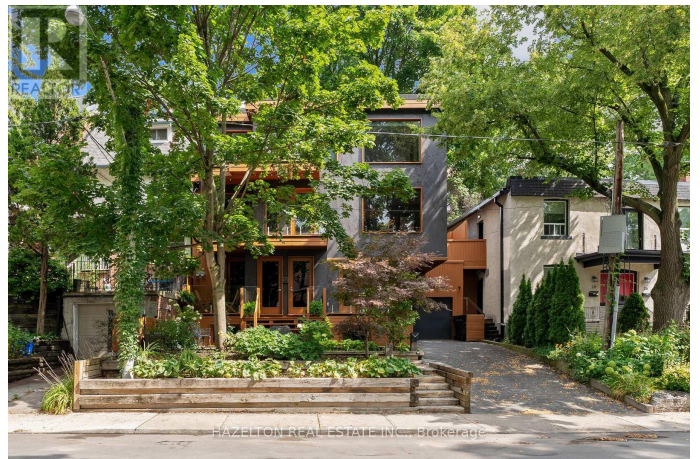
MLS® #W12351591

**\$2,450,000**

4 Bedroom, 4.00 Bathroom,  
Single Family on 0.00 Acres

Corso Italia-Davenport, Toronto (corso Italia-Davenport), Ontario

Located in Torontos sought-after Regal Heights neighbourhood, this rare duplex offers a modern sanctuary where architecture and nature meet in perfect harmony. Nestled among mature trees and framed by curated landscaping, it provides a private retreat unlike any other in the city. The exterior is finished with unique porcelain tile, while the balconies are enclosed by sleek glass railings, and the floors throughout are crafted from exotic tiger wood. Warm wood accents soften sleek contemporary lines, grounding the design in natural beauty .Each unit has its own unique character. The upper suite welcomes you with abundant natural light, floor-to-ceiling windows, and dual skylights. Its open-concept layout captures serene treetop views from every room. The primary suite is a tranquil retreat with spa-inspired finishes, six private walkouts, and an unfinished rooftop terrace awaiting your personal touch. The main-floor suite features 2 bedrooms, newly updated kitchen with brand-new appliances and a private balcony, perfect for enjoying morning coffee. The basement includes its own suite, offering even more flexibility with a separate entrance, kitchenette, high ceilings, and natural light, making it ideal as an in-law suite or a third income-generating unit. A turnkey property offering charm, flexibility, and prime location, it is ideal for multi-generational living



or rental income with lasting value. Perfectly situated steps from caf  s, restaurants, and shops, with easy access to the Annex, Corso Italia, Ossington, parks, schools, and community amenities. The sellers do not represent or warrant retrofit compliance with respect to the multiple residential units.

(id:6289)

**Essential Information**

|           |               |
|-----------|---------------|
| Listing # | W12351591     |
| Price     | \$2,450,000   |
| Bedrooms  | 4             |
| Bathrooms | 4.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |

**Community Information**

|             |                                  |
|-------------|----------------------------------|
| Address     | 32 Regal Road                    |
| Subdivision | Corso Italia-Davenport           |
| City        | Toronto (corso Italia-Davenport) |
| Province    | Ontario                          |
| Postal Code | M6H2J7                           |

**Amenities**

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Amenities      | Schools, Park, Separate Heating Controls, Separate Electricity Meters |
| Utilities      | Cable, Electricity, Sewer                                             |
| Features       | Lighting, Carpet Free                                                 |
| Parking Spaces | 3                                                                     |
| Parking        | Attached Garage, Garage                                               |
| # of Garages   | 2                                                                     |

**Interior**

|            |                                                                                                                                                                                                                 |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances | Barbeque, Garage door opener remote(s), Central Vacuum, Range, Oven - Built-In, Water Heater, Cooktop, Dishwasher, Dryer, Garage door opener, Microwave, Oven, Hood Fan, Stove, Washer, Whirlpool, Refrigerator |
| Heating    | Natural gas Forced air                                                                                                                                                                                          |

|              |                                         |
|--------------|-----------------------------------------|
| Cooling      | Central air conditioning, Air exchanger |
| # of Stories | 3                                       |
| Has Basement | Yes                                     |

## Exterior

|                   |                |
|-------------------|----------------|
| Exterior Features | Landscaped     |
| Lot Description   | 43.8 x 47.2 FT |
| Foundation        | Concrete       |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | HAZELTON REAL ESTATE INC. |
|----------------|---------------------------|



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