

\$1,850,000 - 55 Mimico Avenue, Toronto (mimico)

MLS® #W12455752

\$1,850,000

5 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Mimico, Toronto (mimico), Ontario

A rare and exquisite offering. This architect's own modern residence and additional stunning coach house have been artfully reimagined to accommodate multi-generational living or a seamless live-work lifestyle. Every detail reflects an extraordinary commitment to design. Soaring ceilings and walls of custom Bauhaus windows bathe the interiors in natural light, while a balanced palette of wood, concrete, and tile creates warmth and modern elegance. The main level's open layout flows effortlessly to an outdoor deck overlooking a lush private backyard. At its heart, a sophisticated kitchen with a 10 foot Laminam island, Miele gas cooktop, and integrated appliances invites both intimate family moments and elegant entertaining. A separate lounge anchored by a decorative brick fireplace offers a serene retreat ideal for reading, reflection, or quiet conversation. Up the custom oak staircase, three bright bedrooms and a spa-inspired wet room with antique clawfoot tub and double vanity form a tranquil upper level, designed for rest and renewal. The bright lower level provides a self-contained studio suite perfect for extended family or guests. But wait, the piece de resistance is the 600 sq. ft. fully insulated Coach House, a true architectural statement. With 15-foot ceilings, a loft, and fully retractable glass doors, this inspiring space offers endless possibilities as a creative studio, guest quarters, or private sanctuary. Polished concrete floors have been fitted for



radiant-heat should you decide and the kitchen area and wet room bath ensure comfort in every season. Almost 2500 sq feet of total liveable space! Set within Mimico's most idyllic lakeside enclave, moments from waterfront parks, cafÃ©s, library, schools, Montessori, tennis courts, neighbourhood heated outdoor pool, arena, markets, shops, grocers, TTC and the GO station. This is truly an exceptional property! (id:6289)

Essential Information

Listing #	W12455752
Price	\$1,850,000
Bedrooms	5
Bathrooms	4.00
Half Baths	2
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	55 Mimico Avenue
Subdivision	Mimico
City	Toronto (mimico)
Province	Ontario
Postal Code	M8V1R2

Amenities

Features	Carpet Free, Guest Suite
Parking Spaces	2
Parking	No Garage

Interior

Appliances	Oven - Built-In, Range, Water Heater - Tankless, Cooktop, Dishwasher, Dryer, Cooktop - Gas, Oven, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

Has Basement Yes

Exterior

Exterior Brick, Vinyl siding

Lot Description 33 x 120 FT

Foundation Block

Listing Details

Listing Office SOTHEBY'S INTERNATIONAL REALTY CANADA



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