

\$1,990,000 - 123 High Park Avenue, Toronto (high Park North)

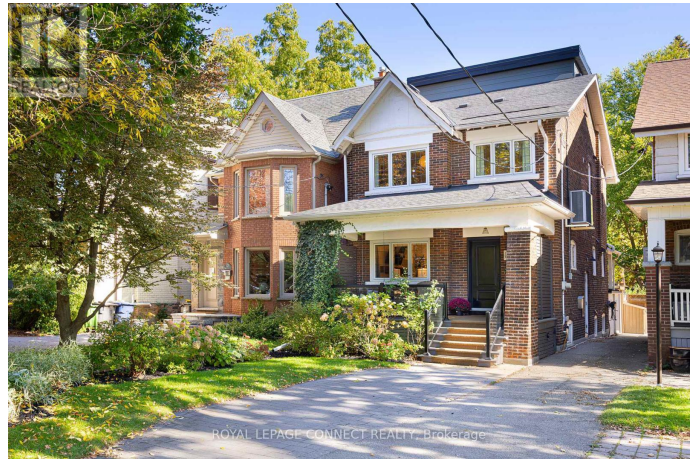
MLS® #W12463198

\$1,990,000

5 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

High Park North, Toronto (high Park North),
Ontario

Want a picture-perfect address with the home and yard to match? Welcome to 123 High Park Avenue, a masterfully renovated 2.5-storey detached beauty steps from High Park and with a backyard featured on HGTV's Backyard Builds! Step inside the proper foyer and notice right away the wide, open concept layout with windows letting in lots of natural light throughout and a powder room - no more sending guests upstairs when nature calls! The living room features a gas fireplace, and the designer chef's kitchen overlooks the large dining area and features stainless steel appliances and an oversized centre island perfect for hosting. A rear vestibule has ample storage and features large sliding glass doors to the entrancing backyard beyond. On the second level find three family-sized bedrooms, an open concept office, a gorgeous 4-piece bathroom, and a coveted laundry room so you won't have to lug clothes up and down the stairs. The third level boasts a secluded primary bedroom retreat with a walk-in closet, outdoor deck with gorgeous backyard views, and the 4-piece bathroom of your dreams. Now head back downstairs and this time go all the way down to the LEGALIZED basement apartment with its own laundry and beautiful finishes - perfect for earning extra income, multi-generational living, or a live-in nanny. The real crown jewel of this home is the



immaculately landscaped backyard featured on HGTV's Backyard Builds - there's so much to cover! Several seating vignettes, a play structure to get those imaginations going, and a 400 square foot studio that makes a perfect home gym or office and has additional storage. 123 High Park Avenue's location is unmatched with High Park Station on TTC Line 2 and Toronto's most famous park and this street's namesake High Park both only one block away. Not to mention countless restaurants, bars, & shops along Bloor St. W. & in the nearby Junction. Deep 200 Ft lot means huge potential for a spacious family-sized garden suite... Welcome home!
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Essential Information

Listing #	W12463198
Price	\$1,990,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	123 High Park Avenue
Subdivision	High Park North
City	Toronto (high Park North)
Province	Ontario
Postal Code	M6P2S3

Amenities

Features	In-Law Suite
Parking Spaces	1
Parking	No Garage

Interior

Appliances	Dishwasher, Dryer, Play structure, Hood Fan, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Hot water radiator heat
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Has Basement	Yes
Basement	Apartment in basement

Exterior

Exterior	Brick
Lot Description	25 x 200 FT
Foundation	Brick

Listing Details

Listing Office ROYAL LEPAGE CONNECT REALTY



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