



18 Gwynne Ave **List: \$2,449,000 For: Sale**
Toronto Ontario M6K 2C3
 Toronto W01 South Parkdale Toronto
SPIS: N **Taxes: \$8,383.19/2024** **DOM: 0**

Detached **Front On: W** **Rms: 10**
Link: N **Acre:** **Bedrooms: 4**
 2 1/2 Storey **Washrooms: 3**
 1x2xMain, 1x3x2nd, 1x5x2nd

Lot: 27.08 x 163.5 Feet Irreg:
Dir/Cross St: King and Dufferin

MLS#: W12059300 **PIN#: 213020243**
Possession Remarks: Flexible

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Drive: Lane	Cable TV:
Basement: Part Fin	Gar/Gar Spcs: Detached / 2	Hydro:
Fireplace/Stv: Y	Drive Park Spcs: 1	Gas:
Heat: Water / Gas	Tot Prk Spcs: 3	Phone:
A/C: Central Air	UFFI: No	Water: Municipal
Central Vac: N	Pool: None	Water Supply:
Apx Age: 100+	Energy Cert:	Sewer: Sewers
Apx Sqft: 2500-3000	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat:	Waterfront: N
POTL Mo Fee:	Family Room, Fenced Yard, Fireplace/Stove,	Retirement:
Elevator/Lift: N	Library, Park, Public Transit, Rec Centre,	Oth Struct:
Laundry Lev: Lower	School	
Phys Hdcap-Eqp:		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	22.83	x 5.84	Hardwood Floor
2	Living	Main	13.48	x 12.07	Hardwood Floor Large Window Combined W/Dining
3	Dining	Main	12.83	x 12.01	Hardwood Floor Large Window Combined W/Living
4	Kitchen	Main	19	x 10.83	Tile Floor Stainless Steel Appl Side Door
5	Family	Main	14.6	x 11.75	Hardwood Floor Fireplace Window
6	Den	Main	14.01	x 14.17	Hardwood Floor W/O To Yard Fireplace
7	Prim Bdrm	2nd	12.83	x 11.84	W/I Closet Hardwood Floor 5 Pc Ensuite
8	Br	2nd	10.33	x 9.32	Hardwood Floor Closet Window
9	Br	2nd	9.32	x 8.17	Hardwood Floor
10	Office	2nd	7.35	x 9.42	Hardwood Floor Window
11	Br	3rd	19	x 9.68	Hardwood Floor Window B/I Closet

Client Remks: Victorian Detached Home | Circa 1880sA truly special home blending historic charm with modern luxury. The main floor has 10'ceilings and is bright and inviting, featuring floor-to-ceiling windows in the living room that overlook a spacious dining area. Character abounds throughout, from the quarter-sawn oak floors to the stunning formal kitchen, which boasts custom solid cherry wood cabinetry, a generous island, Quartzite stone counters, heated floors, and high-end appliances, including a Wolf stove, KitchenAid built-in fridge, Miele dishwasher, and a built-in bar fridge in the pantry. This chefs kitchen opens to a warm and welcoming sitting roomperfect for entertaining. Built in speakers in the kitchen, living room and sunroom - just attached your audio system.The family room, once a separate coach house, was seamlessly integrated into the home in the early 1900s. With exposed brick, a gas fireplace, and a floor-to-ceiling window overlooking the beautifully landscaped yard, its a cozy retreat. The kitchen features exquisite Georgian Bay limestone flooring, while the main floor powder room is accented with painted tile.The second floor offers two well-appointed bedrooms serviced by a three-piece family bath, a bright office, and the primary bedroom suite complete with a walk-in closet and spa-like five-piece ensuite a custom marble shower, soaking tub, and Restoration Hardware vanities. The third floor presents a spacious bedroom with picturesque views of the backyard.A detached two-car garage provides potential for a laneway home, adding even more value to this exceptional property. Set on a generous 27.08 x 163 ft lot, this home is truly one of a kind.

Extras:
Listing Contracted With: BOSLEY REAL ESTATE LTD. Ph: 416-530-1100