



# HEAPS ESTRIN

REAL ESTATE TEAM



878 Palmerston Avenue



## 878 Palmerston Avenue

Experience unmatched grandeur and refined style in this one-of-a-kind five-bedroom, five-bathroom home that offers the best in modern luxury living in the heart of the Annex.

Upon entering the expansive 3,200-square-foot living space, one is immediately struck by the high ceilings and sophisticated living and dining spaces, perfect for displaying unique works of art. The tastefully designed Scavolini kitchen inspires one to cook and boasts top-of-the-line stainless-steel appliances and Corian quartz countertops. This open-concept living space is perfect for entertaining guests or relaxing with family and features a wood-burning fireplace. The rear of the home has two windows, providing abundant natural light and a walk-out to the beautifully designed deck and rear gardens – ideal for hosting.

The second level boasts a well-appointed primary bedroom, complete with a large walk-in closet, custom cabinetry, a six-piece spa-style ensuite bathroom with heated floors, custom his and hers vanities, a water closet, a walk-in shower and a large soaker tub. The light-filled family room can also be used as a fifth bedroom and features a three-piece bathroom with a recently upgraded shower, heated floors and a modern sink.

The third level has two well-proportioned bedrooms, both with vaulted ceilings and one with a spectacular skylight and Juliette balcony. A large four-piece bathroom with a double vanity is perfect for busy families.

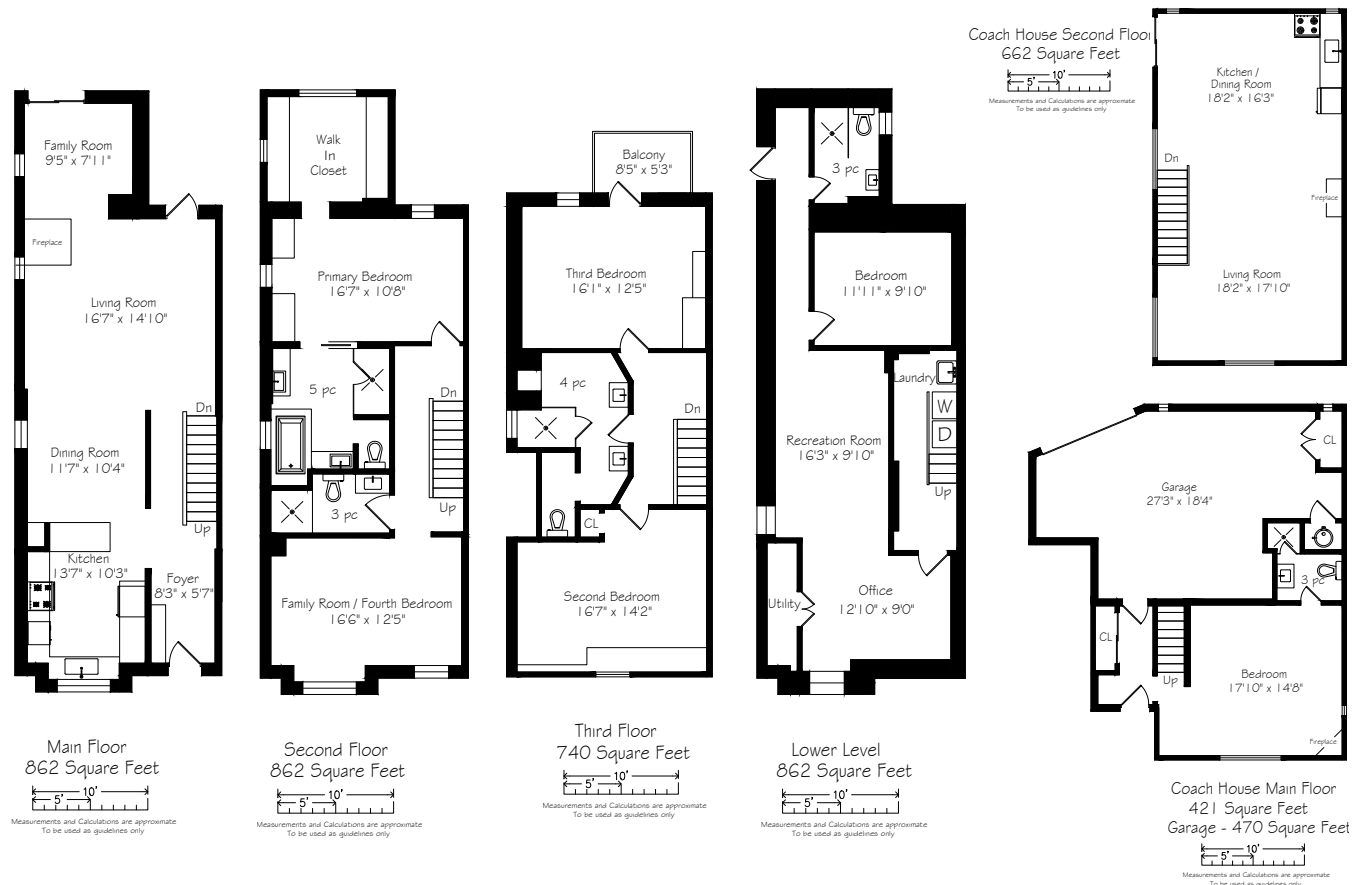
The lower level features a cozy family room with high ceilings, new carpeting, a guest suite, a full laundry room and an abundance of storage space.

The ultra-rare two-level coach house offers nearly 1600 square feet and great income-generating potential and is complete with a large bedroom featuring a fireplace and a three-piece ensuite bathroom. Walk up the stairs to a magnificent loft-style, open-concept living space, complete with hardwood floors, a kitchen, a gas-burning fireplace and extra-high ceilings. There is also the opportunity to add a rooftop deck off the back. The oversized two-car garage is attached to the coach house, directly off the laneway. In addition to parking, it has ample storage space and a large workshop.

Located in the heart of Seaton Village, mere steps to Vermont Square Park, this home is also within walking distance of top-rated Palmerston school, excellent restaurants, boutique shops and public transportation. This property is a true showstopper, offering the perfect combination of modern sophistication, elegance, and style. It is not to be missed!



# Features



## Details

### LOT SIZE

23.82 feet by 120 feet

### TAXES

\$11,120.44 (2021)

### POSSESSION

60 - 90 Days

### HEATING

Hot water radiant heat

### COOLING

Two L/G dual inverter A/C units

### DRIVEWAY

Two car garage off of laneway

- Modern, detached, family home in the heart of the Annex/Seaton Village
- Exceptional curb appeal with well-appointed brick, covered front porch and modern black windows
- Beautifully renovated open concept main level is perfect for entertaining and features white oak hardwood floors and a walk out to the backyard
- Custom kitchen with high end built-in appliances including five burner gas stove and range, exceptional counter space and storage
- Large entertaining space with gorgeous, modern wood-burning fireplace
- Cozy rear television room and reading space overlooking the deck and landscaped backyard
- Primary suite with walk-in closet, custom cabinetry, and six-piece spacious ensuite bathroom with heated floors, separated double sinks, a walk-in shower and a large soaker tub
- Second level family room is complete with a large window overlooking streetscape. This space could be reimagined as an additional bedroom
- Bathroom on second level features a newly upgraded shower, heated floors and a modern sink
- Warm inviting third level with two additional well-proportioned bedrooms, both with vaulted ceilings and one with a Juliette balcony overlooking the neighbourhood
- Third level also has a large, shared bathroom complete with a walk-in shower and separated double sinks
- Third level could also be utilized as a functional home office area
- Newly carpeted lower level with a spacious recreation room, nanny suite, bathroom and laundry area. Also has a separate entrance
- The nearly 1,600 square foot two-storey laneway house at the rear of the property offers rare income generating potential
- This ancillary building boasts a large bedroom with gas-burning fireplace and an ensuite bathroom
- The second level open concept loft living space features another gas-burning fireplace
- Laneway house also includes a two car Garage/Workshop/Studio
- Situated in the heart of the Annex/Seaton Village, 878 Palmerston is only steps from top rated Palmerston Avenue School, amazing restaurants, and shops

### INCLUSIONS

#### Main House

- Liebherr premium built-in refrigerator
- Aeg five-burner gas range
- Aeg stove
- Built-in bosch dishwasher
- Panasonic microwave
- Bosch front loader washer & dryer
- Two LG dual inverter a/c units
- Water filtration system
- Tankless water heater
- Kenmore fridge (basement)
- Five outdoor cameras, Ring doorbell
- Security system (monitoring service not included)
- Custom blinds

#### Coach House

- Two gas-burning fireplaces
- Miele stove
- Panasonic microwave
- Danby refrigerator
- Washer/dryer combined unit (in garage)
- Custom blinds
- Security system (monitoring service not included)
- Ring cameras in garage
- LG air conditioner

### EXCLUSIONS

- Televisions
- All Artwork
- Barbeque

### RENTALS

- None



# HEAPS ESTRIN

REAL ESTATE TEAM

We are a team of passionate and dedicated professionals who strive to ensure that each client's unique needs are met. Our goal is to deliver every client with a full service real estate experience that exceeds all expectations.

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