



# HEAPS ESTRIN

REAL ESTATE TEAM



44 Foxley Street



## 44 Foxley Street

Introducing 44 Foxley Street, a visionary gem in the heart of Toronto's Trinity Bellwoods neighbourhood that stands as a testament to the future of urban living. This remarkable property transcends the ordinary, embodying avant-garde design and architectural brilliance that graces the pages of prestigious publications like Dwell magazine. Designed by the renowned and award-winning JA Architecture Studio and crafted by the equally esteemed Houyan Homes, this exceptional home pushes the boundaries of contemporary aesthetics and functional elegance.

Emanating an air of sophistication, this three-storey architectural marvel boasts curves and arches that flow throughout the home and features an impressive four bedrooms and six bathrooms. Each corner of the house has been meticulously designed to harmonize aesthetics and functionality, resulting in a living experience that rises high above the ordinary.

Stepping inside, you're greeted by a seamless fusion of open space and carefully curated finishes. Floor-to-ceiling windows on the main level usher in abundant natural light, illuminating the living spaces and highlighting the craftsmanship behind every detail. The heart of the home lies in the gourmet kitchen – a culinary haven equipped with top-of-the-line appliances, sleek countertops, and an abundance of storage for the avid home chef.

Ascending to the second level, you'll discover two well-appointed bedrooms, as well as the ideal children's bedroom or nursery, providing comfort and privacy for all. The second bedroom offers a seamless blend of sophistication and convenience, featuring a tranquil three-piece ensuite bathroom with heated stone tile flooring and a gleaming glass shower enclosure. Completing this level is a second full bathroom, also adorned with heated floors and a pristine glass shower enclosure.

With its arched windows and ceilings, the third-floor primary suite redefines opulence. Offering a private balcony, custom built-in closets to accommodate even the most extensive of wardrobes, an ensuite bathroom that rivals any spa, and a coffee station. The private primary suite terrace is the perfect finishing note for this incredible primary retreat.

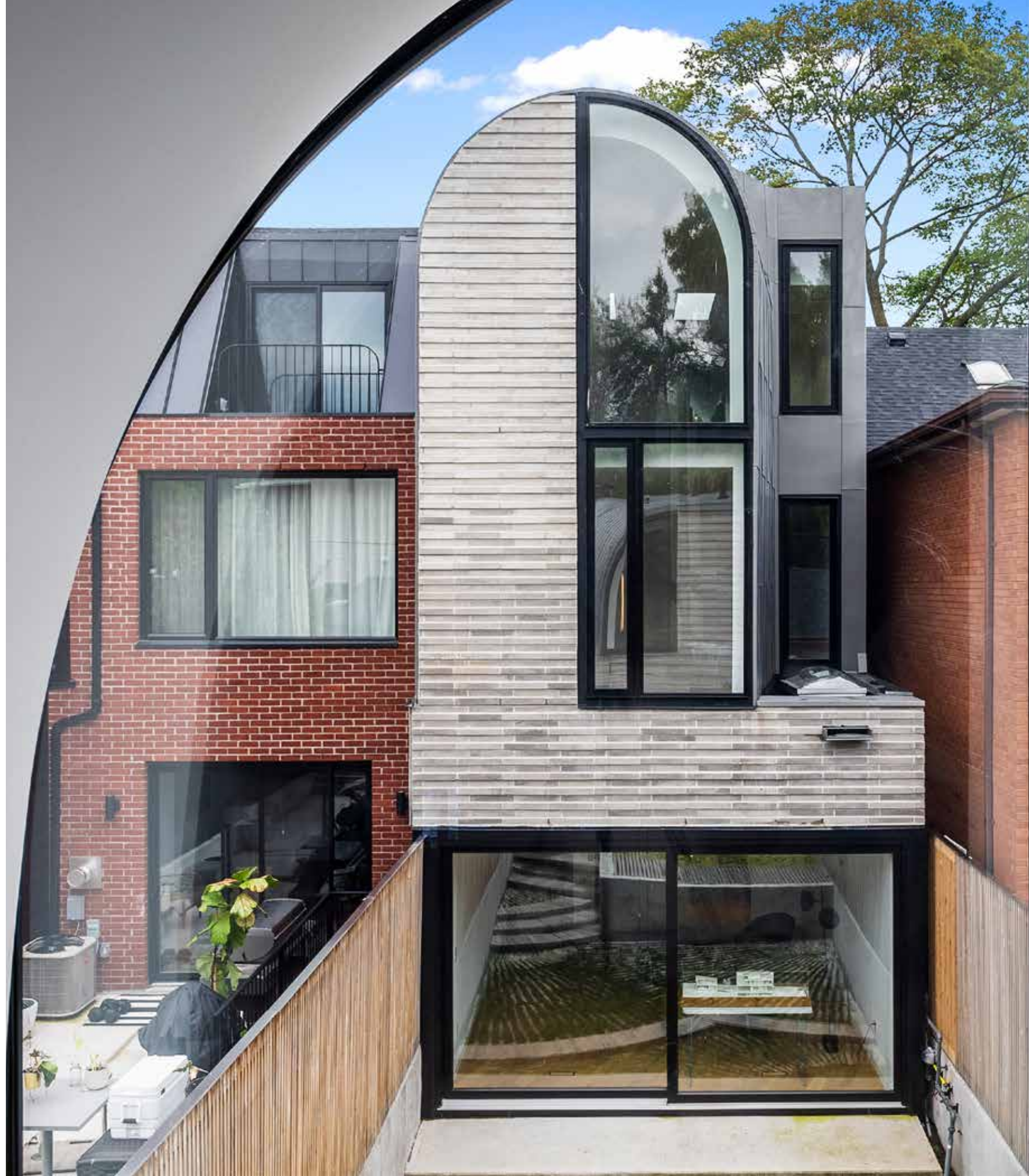
But the allure of 44 Foxley Street doesn't end with the main house. The curves and arches of the main house transcend

into one of the property's most unique features - the separate laneway house. A true gem in urban living and the future of our city. The main level of the laneway house combines a garage for secure parking, an office space designed for productivity, and a convenient powder room. Ascend to the upper level to discover a fully-appointed studio apartment with its own entrance - perfect for guests or as an income-generating rental.

Outside, the property's striking facade and arches are a conversation starter, with modern lines and timeless accents that are seamlessly integrated. The landscaped back garden offers an outdoor oasis and an extension of your living space, ideal for relaxation and entertainment.

Moreover, 44 Foxley Street could potentially be a catalyst for change in Toronto's housing landscape. With its innovative architectural design and the possibility of three self-contained units, this property could play a role in addressing the city's housing challenges. Offering a harmonious blend of aesthetics, functionality, and practicality, this residence presents a captivating opportunity to enhance not only streetscapes but also contribute positively to the housing ecosystem.

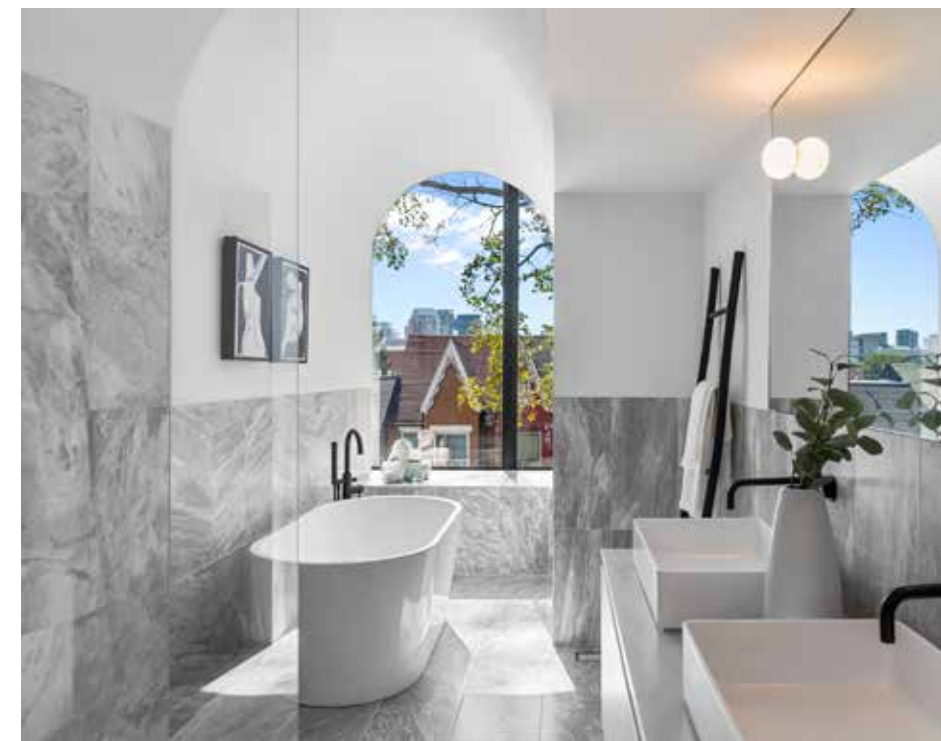
This intricately designed, technologically advanced masterpiece is more than just a home; it's a symbol of contemporary luxury and architectural brilliance. Don't miss the chance to own this extraordinary property in the heart of Toronto's trendiest neighbourhood, nestled between the renowned Dundas West and Queen West districts, both internationally recognized as cool and dynamic and steps from the Ossington Strip. Seize this opportunity to own a piece of architectural magnificence that holds the promise of a brighter, more innovative future for Toronto's housing landscape.















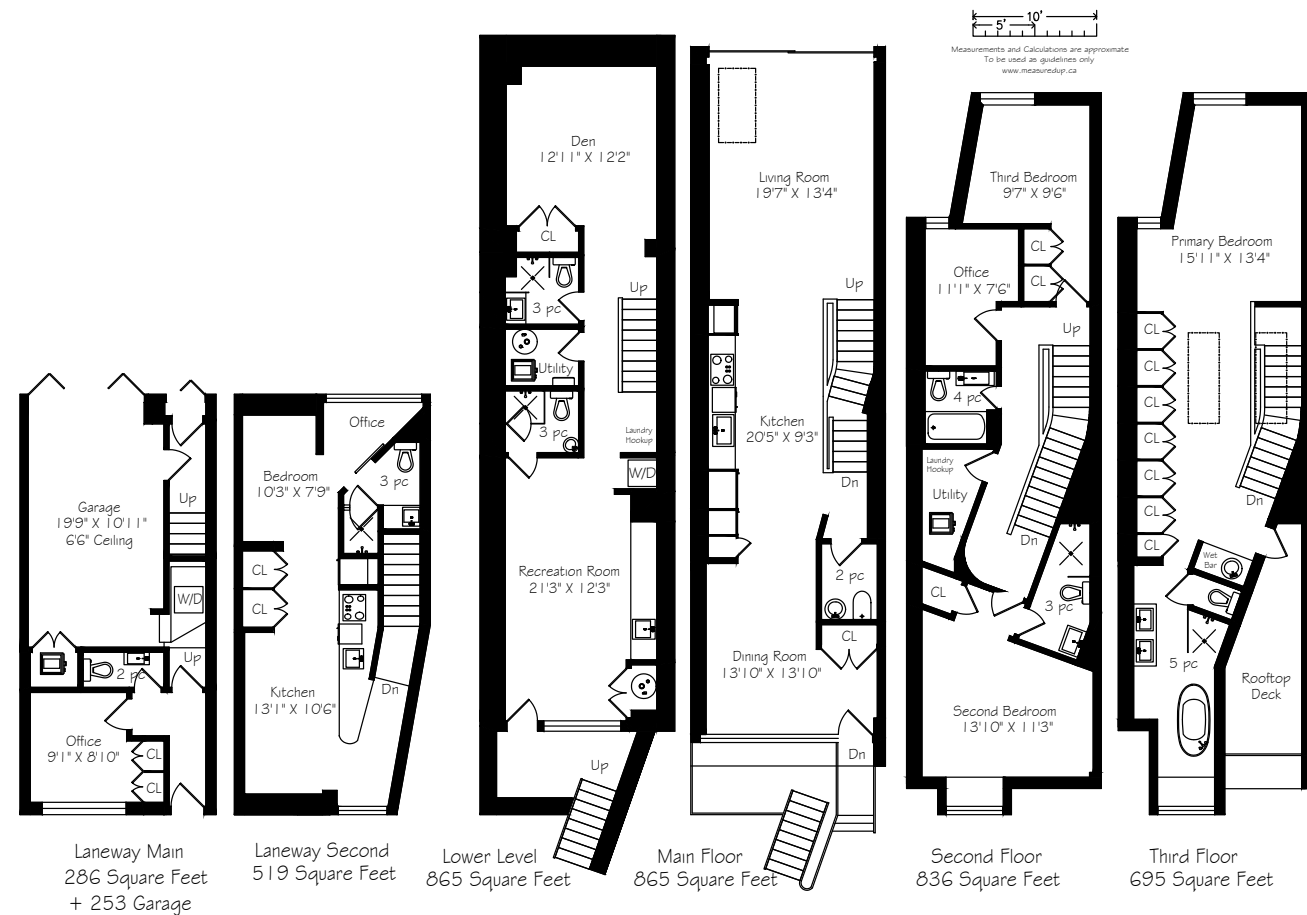








# Features



## Details

### TAXES

\$6129.72 (2023)

Taxes have not been reassessed since completion of the new build.

### POSSESSION

30-60 days

### HEATING

Forced Air / Gas

### COOLING

Central Air Conditioning

### DRIVEWAY

One Garage Parking Space

### MAIN HOUSE FEATURES

- Engineered hardwood floors throughout the home
- Custom built-in closet at the front entrance
- Custom Scavolini Kitchen with top of the line, fully integrated Gaggenau appliances, natural stone countertop and backsplash
- Main floor powder room with wall mounted toilet and vanity
- Seven-foot, floor-to-ceiling sliding glass door opens to the rear yard
- Two well appointed bedrooms with custom closets and a smaller children's bedroom on the second level of the home
- Two full bathrooms, each with heated floors, stone tiles and glass shower enclosures complete the second level
- Third floor primary suite complete with arched ceilings, skylights, coffee station/wet bar, six-piece ensuite bathroom with stunning arched window, custom Scavolini closets
- Flexible basement layout with easily achieved self contained apartment & heated floors
- Heated floors throughout the basement, two three-piece bathrooms, a second kitchen, laundry and rough-in for a second set of laundry machines complete the basement along with a separate entrance to Foxley Street
- Zinc roof and siding with complementary grey brick façade

### MAIN HOUSE INCLUSIONS

- Gaggenau Wine Fridge
- Gaggenau Refrigerator
- Gaggenau Dishwasher
- Gaggenau Cooktop
- Gaggenau Wall Oven
- Gaggenau Microwave
- Gaggenau Rangehood
- LG Washer & Dryer x 2
- Marvel Mini Refrigerator
- Jennair Range Hood
- Porter & Charles Dishwasher
- Bosch Refrigerator
- Bosch Cooktop
- All Light Fixtures

### LANEWAY HOUSE INCLUSIONS

- Bosch Dishwasher
- Jennair Refrigerator
- Jennair Exhaust Fan
- Jennair Cooktop
- LG Washer/Dryer Combination Unit
- All Light Fixtures

### RENTALS

- Tankless Water Heaters (2)

### LANEWAY HOUSE FEATURES

- Main level has polished concrete floors and is complete with an office and powder room
- Custom built-in storage in the office space
- One car garage with sliding door opening to the laneway
- The upper level is complete with a self contained auxiliary apartment with an arched ceiling and south facing arched window mirroring the main house
- Fully integrated appliances with rounded peninsula island
- Engineered hardwood floors
- Three-piece bathroom with tile floors and glass shower enclosure
- Built-in custom closets and storage
- Zinc roof and siding with complementary grey brick façade



# 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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