



# HEAPS ESTRIN

REAL ESTATE TEAM



142 Montgomery Avenue





## 142 Montgomery Avenue

Nestled in Metropolitan Yonge & Eglinton and featuring almost 1100sf on the Main Floor, 142 Montgomery Ave presents a unique opportunity to own a stunning semi-detached home, boasting a substantial 24 ft x 95 ft lot with the convenience of a private drive and single parking space. This residence is a harmonious blend of classic charm and modern luxury.

The front porch is a true masterpiece, featuring a sleek glass shield replacing traditional railings, offering an unobstructed view and a modern touch to the home's exterior.

As you step inside, you are greeted by a spacious two-bedroom layout further enhanced by a beautifully done third room, offering versatility for a home office, guest room, or additional living space. The home features three meticulously designed bathrooms, including a serene primary ensuite, creating an oasis of comfort and style.

The heart of this home is undoubtedly the 400 sq.ft. atrium-style great room, a marvel of architectural design, which seamlessly integrates the dining room and living room. This space is accentuated by a cathedral ceiling, central fireplace with marble surround and six skylights, filling the space with natural light.

The extension opens up to a meticulously landscaped, low-maintenance backyard, which is nothing short of an urban sanctuary. The inclusion of a gas-supplied fire table and barbecue elevates outdoor entertaining, making it an ideal setting for intimate gatherings or peaceful solitude.

But the jewel in the crown is the exceptionally designed kitchen renovation. This transformative project has introduced an exceptional level of finish, including state-of-the-art appliances, beautiful and functional custom cabinetry, striking exposed brick adding warmth and character and elegant floating staircases.

142 Montgomery Ave is not just a home; it's an urban retreat, an exquisite blend of luxury, comfort, and style, making it a must see opportunity for those seeking a distinguished living experience in the city.





























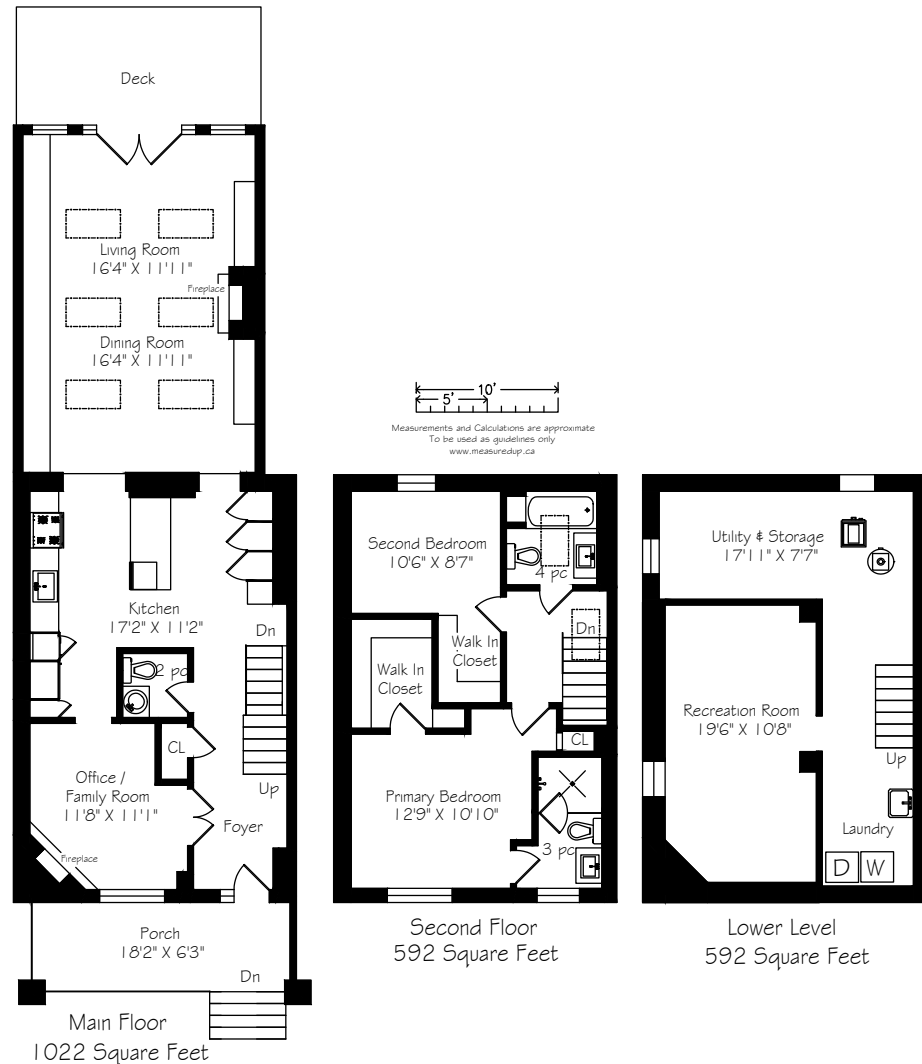








# Features



- Charming property with an impressive 24ft x 95ft lot featuring a stone landscaped private parking spot with convenient electric car charger
- A warm and inviting covered front porch marks the front of the home. A glass railing adds an unobstructed view and modern touch to the classic brick facade
- The covered entry leads into a welcoming foyer that immediately reveals the exceptional improvements throughout the home
- A spectacular floating stair against an exposed brick wall on one side and an entry to the office, closet and powder room on the other. A striking view through the space and out to the lush backyard invites you into this dramatic and enchanting main floor
- Situated just off the entrance, the office, which can effortlessly be transformed into a 3rd bedroom, features elegant double glass doors. This multi-functional space is enhanced by a corner gas fireplace with a marble surround, exuding warmth and adaptability. Its convenient secondary access to the kitchen highlights the room's versatile nature, perfectly suited to accommodate various requirements, including serving as an additional bedroom.
- Walking through the front hall and past the conveniently located and stunningly designed powder room, the space opens up to an exquisite kitchen that is custom designed and made in Italy. Porcelain tiles throughout create a seamless transition through the space
- This sleek and sophisticated kitchen is well equipped with stainless steel appliances, built-in fridge and dishwasher along with a central island that boasts a wine fridge. Plenty of custom pantry and cabinet space set this kitchen apart, making it not only aesthetically beautiful but unbelievably functional.
- Past the kitchen you step down into an expansive 400 sq.ft living and dining room, featuring a cathedral ceiling and marble surround fireplace. Six skylights and wall to wall windows leading out to the backyard create an atrium like ambiance, filled with natural light
- The spacious primary bedroom consists of hardwood floors, a large walk-in closet along with an exceptional 3-piece ensuite.
- The ensuite bathroom blends comfort and style with an italian made, glass topped vanity, heated tile floors and a large walk in shower with bench creating a modern oasis
- A second spacious bedroom with hardwood floors, a walk-in closet and views of the backyard is conveniently adjacent to another exquisitely designed 3-piece bathroom.
- Central vacuum throughout the home
- The lower level is outfitted with a large recreation room, laundry room and large storage and utility space that allows for great flexibility
- The backyard garden was entirely updated in 2021 and creates a magnificent transition between interior and exterior living
- A large covered deck with a free standing gas fire table is an ideal setting for intimate gatherings or peaceful solitude.
- Artificial turf and a perimeter of stones makes for limited maintenance
- In addition to all the fantastic features of the home itself, this property offers an ideal location from someone seeking a distinguished living experience right in the city. Only a 10 minute walk from the hustle and bustle of Yonge and Eglinton you get a private home, nestled in a charming neighbourhood, steps from everything you need in midtown Toronto-TTC, shops, restaurants, parks.

## IMPROVEMENTS

- Complete main and second floor renovation, including plumbing, electrical and HVAC (2016)
- Front porch and front yard landscaping with stone drive and walkway
- Backyard renovation (2021)
- Fully Smart Home Capable
- Central Vacuum for added convenience
- Google Nest DoorBell and Keyless Entry on front door
- Low maintenance Backyard: Featuring AstroTurf and a Gas line for Firetable and BBQ.

## INCLUSIONS

- Liebherr Refrigerator
- Kitchen Aid Stove
- Falmec Hood Fan
- Jenn Air Dishwasher
- U-Line Wine Fridge
- LG washer
- LG dryer
- Living source gas fire table
- All electric light fixtures
- All window coverings

## EXCLUSIONS

- None

## RENTALS

- Hot Water Tank

# Details

## LOT SIZE

25' x 95' Irregular. Please see survey

## TAXES

\$5,829.90 (2023)

## POSSESSION

30 days or to be arranged

## HEATING

Forced air / gas

## COOLING

Central air conditioning

## PARKING

Private 1 Car Parking





# 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.

---



Bradley Cox

REAL ESTATE AGENT

416.456.8102

Brad@HeapsEstrin.com

---

HEAPSESTRIN.COM



Follow us to learn more about our exclusive listings, events and contests.

---

For Royal LePage Real Estate Services Heaps Estrin Team, Brokerage. All information and statements contained herein, provided by Royal LePage Real Estate Services Heaps Estrin Team, Brokerage regarding property for sale, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice.

Royal LePage Real Estate Services Heaps Estrin Team, Brokerage Independently Owned and Operated