



18 Chicora Avenue



Welcome to this exquisite semi-detached residence nestled in one of Toronto's most coveted locations. Perfectly positioned amidst the upscale neighbourhoods of Yorkville, Summerhill, and the Annex, 18 Chicora Avenue offers easy access to the luxurious shops and esteemed restaurants of Yorkville, Rosedale, and Bloor Street.

This gorgeous home, with nearly 4,000 square feet of stylishly renovated living space, features five bedrooms, five bathrooms, and two family rooms, epitomizing refined and sophisticated urban living.





Upon entry, one is greeted by a meticulously designed main floor, featuring a spacious foyer, an elegant living room with herringbone floors, a gas-burning fireplace with a striking floor-to-ceiling stone surround and views of the streetscape. The thoughtfully renovated chef's kitchen boasts professional-grade appliances, an oversized kitchen island, and a bespoke tile backsplash with a custom brass frame.

The dining room features floor-to-ceiling built-ins with an integrated bar fridge and ample storage space - perfect for entertaining. The family room offers a tranquil setting for comfortable day-to-day living and showcases stunning, contemporary floor-to-ceiling windows, seamlessly blending the indoor and outdoor spaces. A convenient powder room is discreetly positioned away from the main living and dining space.



Ascend to the second level, where luxury awaits in the oversized private primary suite, complete with dual walk-in closets and a four-piece spa-style bathroom with tasteful marble floors, a custom vanity, a soaker tub, and a standing glass shower. A striking fireplace, custom wallcoverings, and a piano nook adorn the inviting second-floor family room, which also has an adjacent powder room for added convenience.

The third floor offers three additional bedrooms and a family bathroom, all with a magical treehouse-like feel. The two front bedrooms feature hardwood floors, vaulted ceilings, and cozy reading nooks overlooking the streetscape. The peaceful back bedroom boasts double closets and a walk-out to a flat roof with the potential to be reimagined into a stunning north-facing terrace.

The finished lower level boasts an impressive ceiling height, accommodating a recreation room perfect as a children's play area, media room/gym, additional bedroom, and full bathroom, catering perfectly to various lifestyle needs.

Step outside to discover the backyard oasis, showcasing impeccable landscape design. With its hotel-like vibe, the outdoor space is perfect for relaxation or entertaining guests. Front yard parking and rear laneway parking are perfect options. As an added benefit, there is potential for a laneway home, which was roughed in during the recent backyard reconstruction. Experience the epitome of urban luxury living in this extraordinarily stylish family residence at 18 Chicora Avenue.







FEATURE SHEET

# Key Features

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- Prime location between Yorkville, Summerhill, and the Annex
- Close to luxury shops and fine dining of Yorkville, Rosedale, and Bloor Street
- 4,000 sq ft of elegant living space
- Smart technology throughout the home
- Whole home water filtration system
- Spacious foyer leading to an exquisite living room with herringbone floors and a gas fireplace
- Renovated chef's kitchen featuring professional appliances and an oversized island - Dining room with floor-to-ceiling built-ins and custom lighting
- Family room with floor-to-ceiling windows, integrating indoor and outdoor spaces - Conveniently and discretely located powder room
- Luxurious primary suite with dual walk-in closets and a spa-style bathroom - Radiant in-floor heating in primary ensuite and powder room
- Second-floor family room with a fireplace, custom wallcoverings, and piano nook - Additional powder room for convenience
- Three additional bedrooms with a treehouse ambiance
- Hardwood floors, vaulted ceilings, and reading nooks in front bedrooms
- Potential for a north-facing terrace from the second bedroom
- Finished lower-level with high ceilings
- Versatile space for recreation, media room/gym, and additional bedroom
- Full bathroom catering to various needs
- Backyard oasis with a hotel-like ambiance
- In-ground irrigation system and landscape lighting
- Front yard and rear laneway parking options
- Potential for a laneway home; rough-ins in place
- Near sought-after private schools, including Branksome, BSS, UCC and The York School - Very near Yorkville Village, Whole Foods, Ave and Dav flower shops
- TTC bus stop at Avenue Road at Dupont Street; route 5 bus stop also close by. - Short walk to Rosedale Station and Museum Station







# Details

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## **LOT SIZE**

27.25x118 feet

## **TAXES**

\$14,451.48 (2023)

## **POSSESSION**

TBD

## **HEATING**

Gas-Radiant

## **COOLING**

Wall Unit

## **RENTAL**

Hot Water Tank - \$37.78/M





## IMPROVEMENTS

- Back to the studs renovation, Including two new staircases
- High-end contemporary chef's kitchen with integrated appliances and bespoke backsplash
- Five stylishly renovated bathrooms
- Smart technology and water filtration systems throughout
- Professionally landscaped with in-ground irrigation and landscape lighting
- New roof 2021

## INCLUSIONS

- Integrated Subzero fridge and freezer
- Wolf 6 Burner Gas Range
- Zephyr Range hood
- Integrated Asko Dishwasher
- Integrated Marvel wine fridge

## EXCLUSIONS

- Antique Door Knobs on Front Hall Closet Door
- Brass Light Fixture at Basement Landing
- Brass Light Fixture in Front Hall
- White Chandelier in Third Floor South West Bedroom



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