

23 LIPPINCOTT STREET



WELCOME TO 23 LIPPINCOTT STREET

In a city celebrated for its eclectic design and dynamic spirit, this breathtaking residence stands alone, a showpiece of contemporary design crafted by the visionary minds at award winning Ancerl Studio. From the moment you arrive, its distinctive brick façade, copper detailing, and privately fenced corner lot evoke the quiet sophistication of a New York brownstone, seamlessly set within the pulse of a vibrant Toronto neighbourhood.

Inside, a world of extraordinary detail unfolds, a sublime fusion of Parisian refinement and metropolitan sophistication. A soaring two-storey mezzanine in the center for the residence sets a dramatic tone, wrapped in custom woodwork and sculptural lines that anchor the home in both scale and intimacy. Every inch has been curated with intention, every surface designed to delight. Custom furnishings, sweeping sightlines, and meticulously selected materials create a narrative of quiet luxury and timeless design.

At its heart this three storey home with three plus one bedrooms and five bathrooms elevates both daily life and entertainment. The third level is an indulgent primary suite, complete with a walk-through dressing room, five-piece spa-like ensuite, marble fireplace, and a private balcony revealing striking views of the CN Tower, an ever-present reminder of the city's pulse just beyond the serenity.

The lower level continues the story of livable elegance, offering a generous recreation room bathed in natural light, a private guest bedroom, full bathroom, second laundry room, and ample storage – all with the same attention to detail found throughout.

Outdoors, the professionally landscaped rear gardens offer a tranquil, private escape from the city. A stone patio directly off the main level creates an ideal setting for indoor-outdoor living and is prepped for an outdoor kitchen with gas hookup. The detached garage, at the rear and accessed via laneway, completes this urban sanctuary with seamless functionality.

This home is a singular offering, a thoughtful union of design, craftsmanship, and elegance. From its bold architectural presence to its deeply considered interior spaces, every detail tells a story of excellence. For those who appreciate the extraordinary, this residence is not just a home, it is a statement of elevated living in the heart of the city.

FEATURES OF THE HOME

- Designed by the award-winning Ancerl Studio
- Nest heating and air conditioning thermostat,
- Concealed speakers on main level and primary suite
- Door bell camera
- Alarm system with app access, includes motion detectors, glass break and door contacts, four security cameras located throughout the property with PVR
- Features that can be found throughout the residence:
- White oak herringbone hardwood floors throughout
- Trimless pot lights
- Plaster crown moulding
- Poplar wood trim work
- Aria wall, ceiling and floor vents
- Custom window sheers
- Concealed ceiling speakers in the main level and primary suite
- Solid core doors
- Fully furnished main level and primary suite compete with custom and designer curated pieces included in the sale.

FOYER

- Separate entry foyer creating a sense of arrival
- Bespoke tumbled marble checkered floor with mosaic tile boarder
- Custom solid mahogany entry door with reflective black lacquer paint and antique door knocker and pull
- Custom millwork closets. Four closets with various organizers, including long hanging, double short hanging and shelving for baskets and shoes
- Poplar wood trim work with Leclerc brass wall lamps

DINING ROOM

- Flooded with natural light, surrounded by loft inspired windows featuring marble window sills with bullnosing detail
- Custom millwork buffet and bar featuring concealed pocket doors and integrated shelving lighting
- Ancerl Studio designed dining table and six dining chairs
- Dramatic suspended Tilda chandelier
- Ornate parisian inspired plaster ceiling detail
- Concealed built-in speakers
- Window sheers create an ethereal dining experience
- Feature archway with white oak veneer inlay

KITCHEN

- 13 foot leathered marble island, featuring continuous waterfall to marble plinth at the floor, bookmarked on center with double bullnose edge. The island includes built-in wine fridge, dishwasher, microwave drawer and 4 feet undermount Bosco linear series sink with accessories along with full size garbage and recycling cabinet
- Five RH Arno counter stools
- Marble counter, backsplash, window surrounds and shelving featuring double bullnose detail
- Bocci trimless wall outlets
- Dramatic two storey, 20 foot high ceiling height
- Concealed built-in speakers
- Counter height windows flanking the center hood with wall sconces, allowing natural light to stream into the center of the home
- La Cornue CornuFe' 110 - 43" dual fuel range focal point of the symmetrical kitchen design featuring above counter windows inviting in natural light.
- Custom, curved micro cement hood vent
- Custom concealed panel door to powder room and lower level

LIVING ROOM

- Custom precast stone mantel with 72" Planika net zero bioethanol fireplace within custom cold roll steel fire box
- 75" framed Samsung TV
- Concealed built-in speakers
- Over eleven and a half feet lift and slide door by Bigfoot Doors leading out to the rear garden
- Velvet CB12 sectional sofa
- Ancerl Studio custom-designed wood chair
- Ancerl Studio custom designed circular nesting coffee tables
- Marble pedestal
- Burnished brass steel side table
- Caramel brown concrete end table
- Crate & Barrel Wool blend area rug

POWDER ROOM

- Bespoke Roja Alicante and Calacatta marble checkered floor
- Custom-built floating Carrara marble vanity with bullnose detailing
- Caroma wall-mounted toilet
- Toam wall lamp

MEZZANINE

- Built-in bookshelves on both sides of the mezzanine
- Custom built-ins wall include a secondary furnace for the upper floors with pocket doors to reveal a built-in desk area as well as a laundry area with sink. Each feature a large picture window flooding natural light throughout the two-storey space
- Custom iron metal railing with arch detailing
- Coffered ceiling
- Leclerc brass wall lamps

SECOND BEDROOM AND ENSUITE

- Coffered ceiling detail with plaster moulding and disc marble ceiling light
- Two custom closet built ins with organizers
- Porcelain gloss penny round floor tiles
- Stand up shower with ceramic hand crafted wall tiles, marble niche, brass rain shower, glass enclosure and linear drain for flush access
- Custom marble vanity with makeup table extension
- Caroma wall-mounted toilet
- Hand crafted brushed brass wall light

THIRD BEDROOM AND ENSUITE

- Coffered ceiling detail with plaster moulding and disc marble ceiling light
- Walk in closet with custom closet organizers
- Porcelain gloss penny round floor tiles
- Deep soaker bathtub with glass wall, ceramic hand crafted wall tiles and marble niche
- Caroma wall-mounted toilet
- Custom marble vanity
- Hudson Valley Wheeler wall light

PRIMARY BEDROOM

- Leathered four season Rosa marble fireplace surround with 38" bioethanol burner
- Coffee bar with drink fridge and sink featuring marble counter, backsplash and floating shelf with integrated lighting
- Concealed speakers
- Ancerl Studio custom-designed built-in headboard with integrated reading lights
- Accent chair
- Area rug in primary bedroom
- Large balcony featuring stone pavers and custom metal railing overlooking the city with CN tower views

PRIMARY DRESSING ROOM

- Custom built-in closets with organizers, linen melamine interiors and automatic LED lighting
- Luxuriously sized with opportunity for a center island
- Wall of low drawers with marble ledge featuring a double bullnose detail and integrated venting within kickplate
- Additional walk in closet
- Feature archway with white oak veneer inlay

PRIMARY ENSUITE

- Free standing bathtub with floor mounted faucet
- Custom double sink and makeup vanity with marble counter feature double bullnose detailing
- Separate shower room with fluted tile surround, marble ledge and niche, aComplete shower spa set up
- Separate toilet room with Japanese smart toilet
- Custom fluted and smoked glass doors

LOWER LEVEL

- White oak herringbone hardwood floors with cork underlay
- Bright and spacious recreation room with rough in for a wet bar
- Fourth bedroom with two built in closets
- Three-piece bathroom complete with wall-mounted toilet, marble vanity with wall mounted faucet and glass enclosed shower with ceramic hand crafted wall tiles, marble niche and linear drain
- Second laundry room with porcelain gloss penny round floor tiles, custom built ins, wall to wall hanging bar, marble folding counter and laundry sink with double bullnose detailing
- Under stair storage
- Utility room complete with sump pump, security monitoring system

EXTERIOR

- Fully fenced property. Custom metal fence enclosing front and side yard. Wood fence rear yard enclosure with locked gate access.
- Stone patio through the rear garden
- Gas line roughed in for outdoor kitchen
- Oversized detached one car garage with laneway access
- Gravel pad adjacent to garage
- Four exterior security cameras

INCLUSIONS

- JennAir built-in refrigerator and freezer
- La Cornue 43" dual fuel range
- Elica hood fan
- JennAir wine fridge
- JennAir built-in microwave drawer
- JennAir built-in dishwasher
- Samsung washer (second level)
- Samsung dryer (second level)
- Primary bedroom beverage fridge
- Planika net zero fireplaces (2)
- LG washer (lower level)
- LG dryer (lower level)
- Furnace and equipment (2)
- Central Air conditioner and equipment (2)
- Sump pump
- All light fixtures
- All window coverings
- Concealed speaker on main level and third level
- Four Security cameras
- Concealed speakers
- 75" Framed Samsung TV
- All furnishing, decor and art within the home









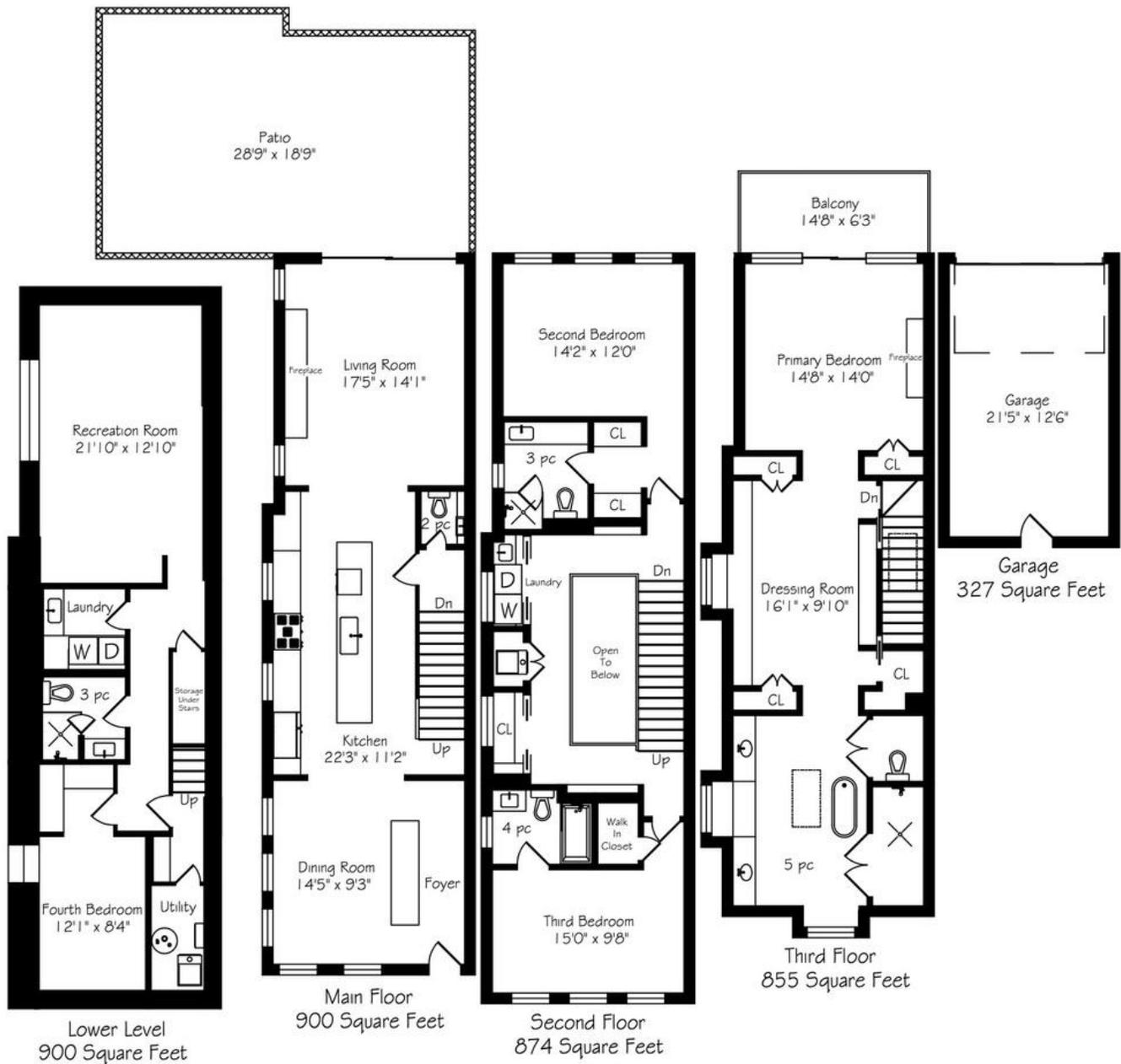






23 LIPPINCOTT STREET

FLOOR PLANS



LOT SIZE

- 15.85 FT X 100.06 FT

TAXES

- \$6771.70 (2025)

COOLING

- Central Air Conditioning (2)

POSSESSION

- 30 Days or TBD

HEATING

- Forced Air Gas (2)

PARKING

- Detached Single Car Garage Accessed By Laneway



ELEVATE YOUR EXPECTATIONS



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