



# TIMELESS ARCHITECTURAL LINES WITH INNOVATIVE PLANNING AND MULTI-FUNCTIONAL LIVING

Beautifully reimagined and meticulously finished, 17 Myrtle Avenue is a detached three-storey residence that seamlessly blends luxury, functionality, and thoughtful design.

Anchored by a fully self-contained laneway suite and a one-car garage, the property offers a rare combination of modern family comfort, income potential, and future flexibility — all in one of Toronto's most walkable and desirable neighbourhoods.

From the natural light strategy to the fine material selections, this home is built to support every stage of life.

### **SEAMLESS LIVING SPACES**

The main floor welcomes with a marble-inlaid foyer and custom white oak engineered hardwood throughout. A large eat-in kitchen anchors the floor plan, featuring a centre island with double sink, extensive cabinetry, premium appliances, and generous prep space.

The dining area flows naturally from the kitchen, perfectly suited for everyday living or larger gatherings. At the rear of the home, a south-facing living room offers a full wall of glass and sliding door, filling the space with natural light. A fireplace and custom feature wall complete this warm, contemporary hub.

A discreetly positioned powder room and a striking open staircase with glass railings and skylights ensure that natural light carries fluidly across every level.

### **INSPIRED PRIVATE RETREAT**

The second level provides three generous bedrooms, each with custom built-ins, along with two beautifully appointed bathrooms. One is a five-piece with deep soaker tub, walk-in shower, and separate water closet; the other a clever three-piece that maximizes function and space. A second laundry zone with bifold doors adds convenience and flexibility.

The third-floor primary suite offers privacy, serenity, and design-led detail. A walk-through dressing area with custom built-ins leads to a spa-like five-piece ensuite with heated floors, freestanding tub, walk-in shower, double vanity, and skylight.

A large south-facing terrace adds a final touch - a private outdoor haven with skyline views, ideal for both quiet reflection and vibrant entertaining.

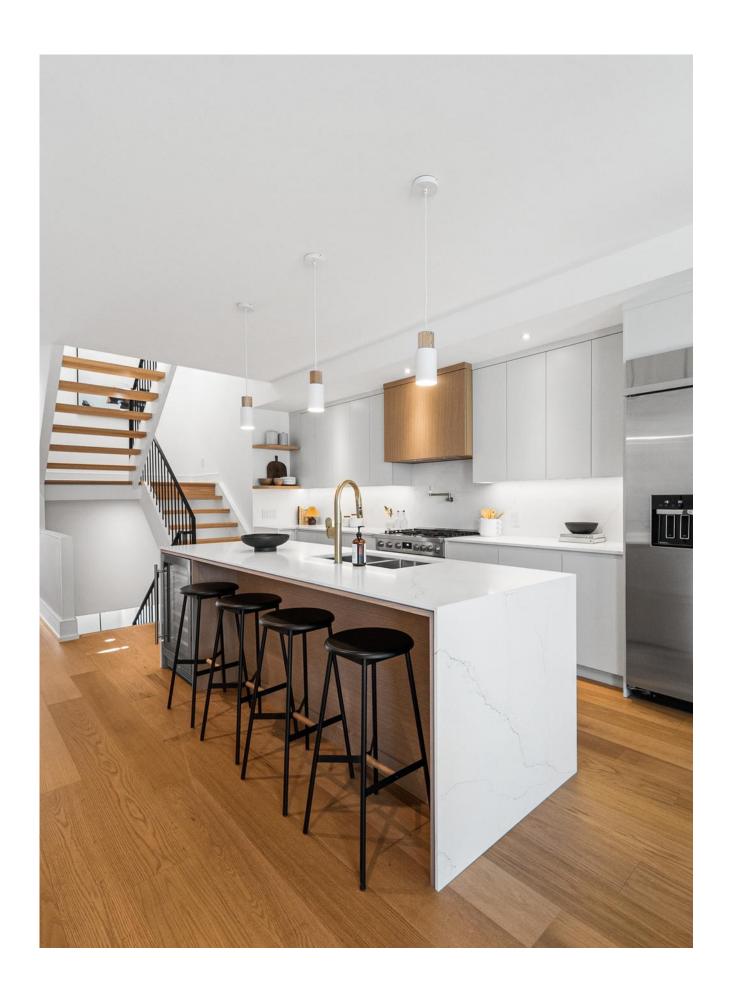
#### **LOWER LEVEL**

The lower level extends the home's flexibility, with a bright and spacious recreation room, a guest room or office, a full three-piece bathroom, and a second laundry area. Broadloom floors, recessed lighting, and ample storage make this level comfortable, functional, and versatile for growing families or multigenerational living.

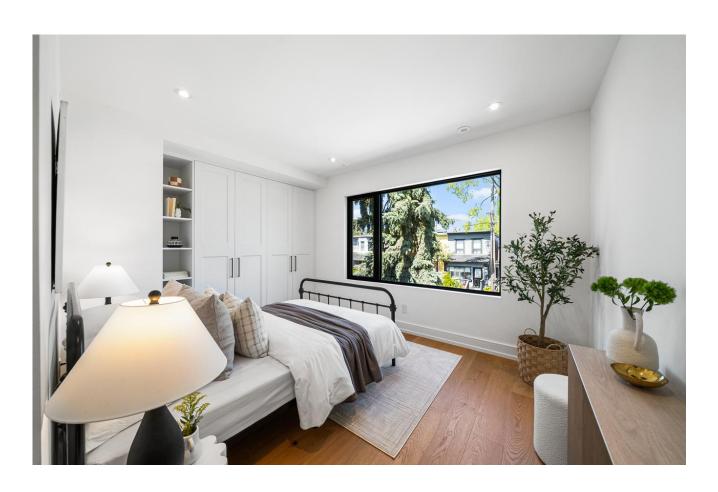
#### **LANEWAY SUITE**

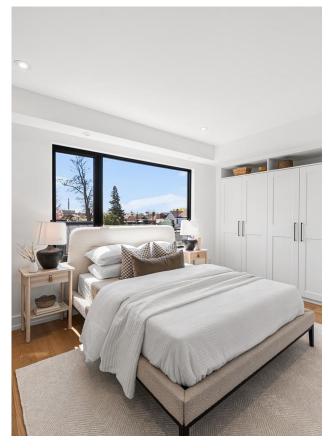
The newly constructed laneway suite adds another layer of utility and sophistication. The main level includes a one-car garage for the main residence. Above, a self-contained one-bedroom suite offers a full kitchen, living room, laundry, bathroom, and private sleeping quarters.

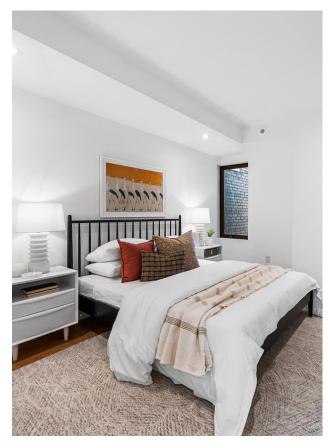
Thoughtfully designed, the suite also includes storage beneath the entry stairs, accessed via a hydraulic lift system — an ideal space for guests, in-laws, adult children, or as a potential rental or home office.

























#### **KEY FEATURES**

- Approx. 2,500 sq ft above grade + 750 sq ft finished lower level
- 5 + 1 bedrooms and 6 bathrooms across main home and laneway suite
- · South-facing living room with wall-to-wall glass, and custom feature wall with fireplace
- · Eat-in kitchen with centre island, integrated hight end appliances, and generous cabinetry
- White oak engineered hardwood flooring and marble inlay entry
- Open-riser staircase with glass railings and skylights for natural light
- Formal dining area ideal for entertaining
- Main floor powder room discreetly tucked away
- Three second-floor bedrooms with custom built-in closets
- Spa-like five-piece main bath and additional three-piece with walk-in shower
- Third-floor primary retreat with walk-through closet and five-piece ensuite
- Private south-facing rooftop terrace with gas line and skyline views
- Lower level with bright recreation room, guest room/office, and laundry
- · Newly constructed laneway suite with one bedroom, full kitchen, bath, and laundry
- Laneway suite includes heated entry floor, under-stair hydraulic storage and separate metering
- One-car garage accessed via rear laneway
- · Professionally landscaped backyard with privacy fencing and entertaining space
- Located in vibrant South Riverdale, near Queen East, East Chinatown, and Gerrard
- Steps to TTC streetcars, bus routes, and close proximity to Line 2 subway access
- Surrounded by trendy shops, cafés, restaurants, and local farmers' markets

### **INCLUSIONS**

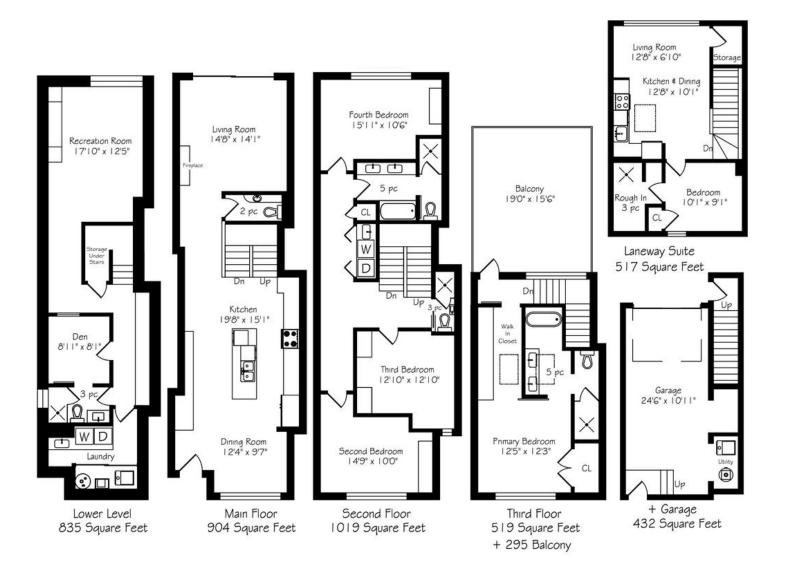
- KitchenAid 48" refrigerator
- Frigidaire 36" induction range
- Hotte Best hood fan
- Smeg microwave
- Bosch dishwasher
- Zephyr wine cooler
- LG washer x2
- LG dryer x2
- Fagor counter-depth fridge with freezer (Laneway)
- Frigidaire range (Laneway)
- Frigidaire over-the-range microwave (Laneway)
- Samsung washer (Laneway)
- Samsung dryer (Laneway)
- Ecobee thermostats
- Agara camera doorbell
- Air Max high-velocity energy saving furnace
- In-line fan booster for 3rd floor return
- York air conditioner
- Reversomatic ERV
- Air humidifier and air cleaner
- High-efficiency Combi boiler
- All electrical light fixtures

## **EXCLUSIONS**

None

# 17 MYRTLE AVENUE

## Floor Plans



# **LOT SIZE**

• 21 FT x 120 FT

## **POSSESSION**

• Flexible

## **PARKING**

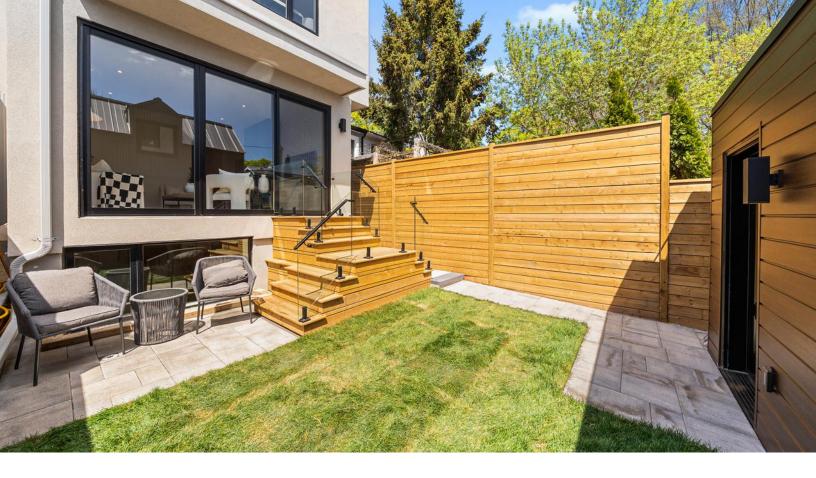
• One-Car Garage via Laneway

## **TAXES**

• \$4,406.18 (2024)

## **RENTAL ITEMS**

• None



# ELEVATE YOUR EXPECTATIONS



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