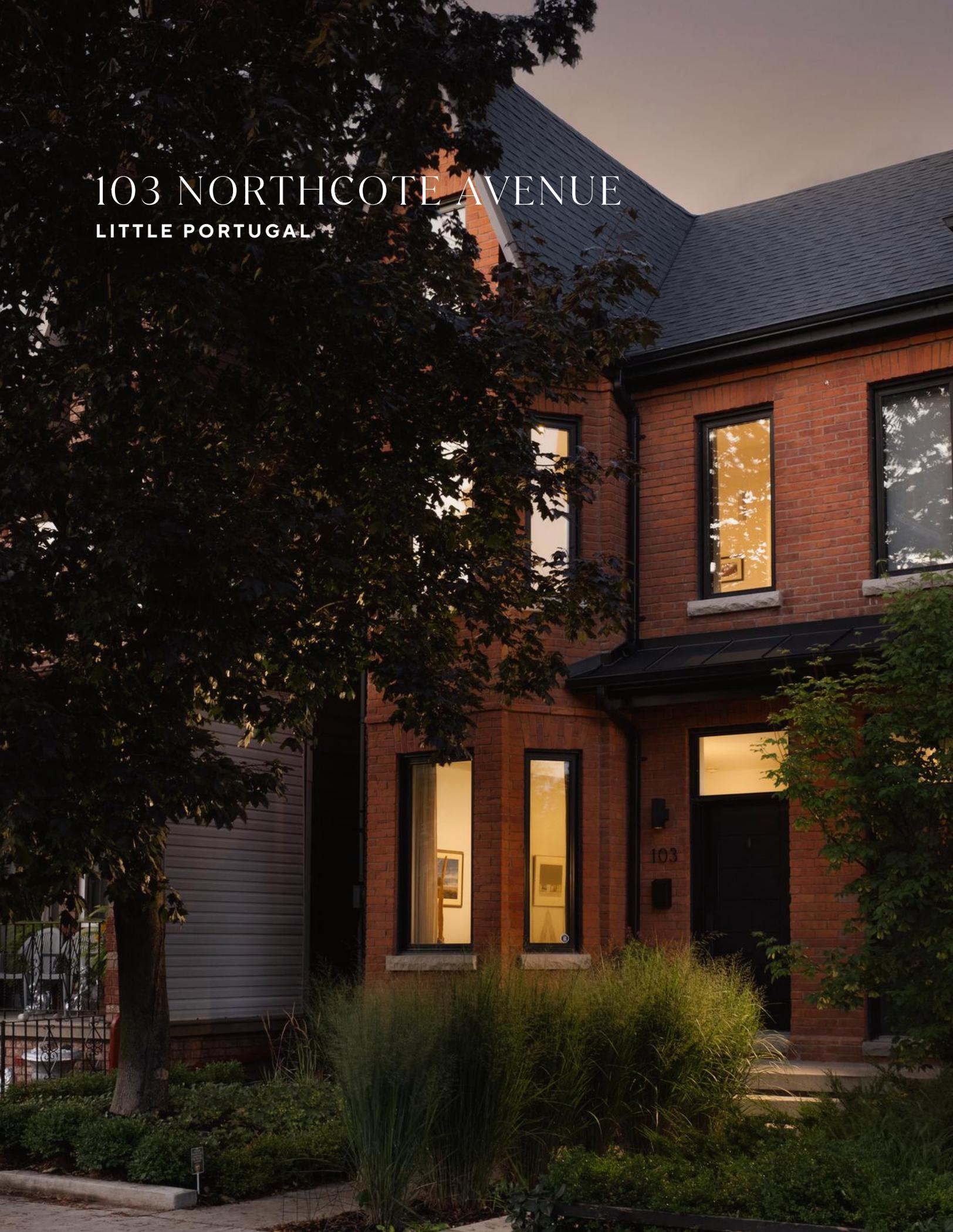


# 103 NORTHCOTE AVENUE

LITTLE PORTUGAL



# QUIET LUXURY IN THE WEST END

A masterful contemporary renovation on a quiet stretch just steps from Queen + Dundas West, and Ossington. Reimagined to the studs in 2019 with exceptional attention to detail, this over 2,000 square foot residence offers refined design, open living, and seamless indoor-outdoor flow.

With three spacious bedrooms, each with its own ensuite, a spectacular rooftop terrace overlooking the skyline, and a newly built garage (2019), this is sophisticated west end living.

Set on a peaceful stretch of the one-way street with no through traffic, the home opens into a bright, expansive main level where natural light pours through oversized windows. The open floor plan feels both intentional and effortless. Designed for gathering, yet equally suited to quiet evenings at home. Clean architectural lines and quality workmanship define the space, creating a calm, contemporary backdrop for daily life.

The principal rooms are generous in scale, offering flexibility without compromising flow. The living room (or dining) is anchored by a newly added fireplace with a custom media insert, blending warmth with modern utility. The space transitions seamlessly into the dining (or living) area and onward to a chef's kitchen designed for real life and real entertaining.

Here, a family-sized breakfast bar invites conversation, while premium appliances and abundant storage reflect the home's thoughtful renovation. A dedicated breakfast area overlooks the landscaped rear yard, extending the living space outdoors. A discreet main floor powder room adds convenience.

Beyond the kitchen, the backyard has been professionally landscaped into a low-maintenance urban retreat, complete with a deck and fire pit seating area – ideal for summer evenings. The newly built garage (approximately 24 ft x 15 ft) offers exceptional storage and the rare ability to accommodate a lift for automotive enthusiasts.

Upstairs, three spacious bedrooms each enjoy their own ensuite bath, ensuring privacy and comfort. Two include walk-in closets, while the primary suite feels like a boutique hotel retreat complete with a spa-inspired ensuite featuring a double vanity and walk-in shower.

The third floor unveils a remarkable rooftop terrace, approximately 28 feet deep, with sweeping views of the city skyline and CN Tower. Finished with a pergola for shade, it is a true extension of the home, a private vantage point above it all

The lower level has been thoughtfully dug out to maximize ceiling height and flexibility, offering additional living space and a bathroom which can be ideal for guests, a media room, gym, or work-from-home studio.

All of this, just moments from neighbourhood favourites like Bernhardt's, Badiali's, and the vibrant Ossington strip - where dining, culture, and community are quite literally at your fingertips.















## **FEATURES OF THE HOME**

- Quiet stretch of the street with no through traffic
- Steps to Queen West, Dundas West & Ossington
- Walk to Bernhardt's, Badiali's and celebrated local dining
- Over 2,000 square feet of thoughtfully designed living space
- 10 foot ceilings on main floor
- Complete to-the-studs renovation (2019)
- Open-concept main floor with abundant natural light
- Large principal rooms with seamless flow
- Living room with added fireplace and custom TV insert
- Chef's kitchen with family-sized breakfast bar
- Dedicated breakfast area overlooking backyard
- Main floor powder room
- Professionally landscaped front and rear gardens
- Low-maintenance backyard with deck and fire pit seating area
- Newly built garage in 2019 (approx. 24 ft x 15 ft) with storage & lift potential for extra parking
- 3 spacious bedrooms, each with private ensuite
- Two bedrooms with walk-in closets
- Primary suite with spa-like ensuite, double vanity & walk-in shower
- Third floor retreat with 28 ft deep rooftop terrace with Skyline and CN Tower views and pergola
- Dug-out lower level with flexible living space
- Additional full bathroom on lower level
- Hard wired internet throughout the home

## **IMPROVEMENTS**

- Complete to-the-studs renovation completed circa 2019
- New garage constructed during renovation
- Professionally landscaped front and backyard by current owners
- Custom fireplace installation in living room
- Custom built-in media insert in living room
- Dug-out lower level to improve ceiling height and usability
- Pergola installation on rooftop terrace for shade

## **INCLUSIONS**

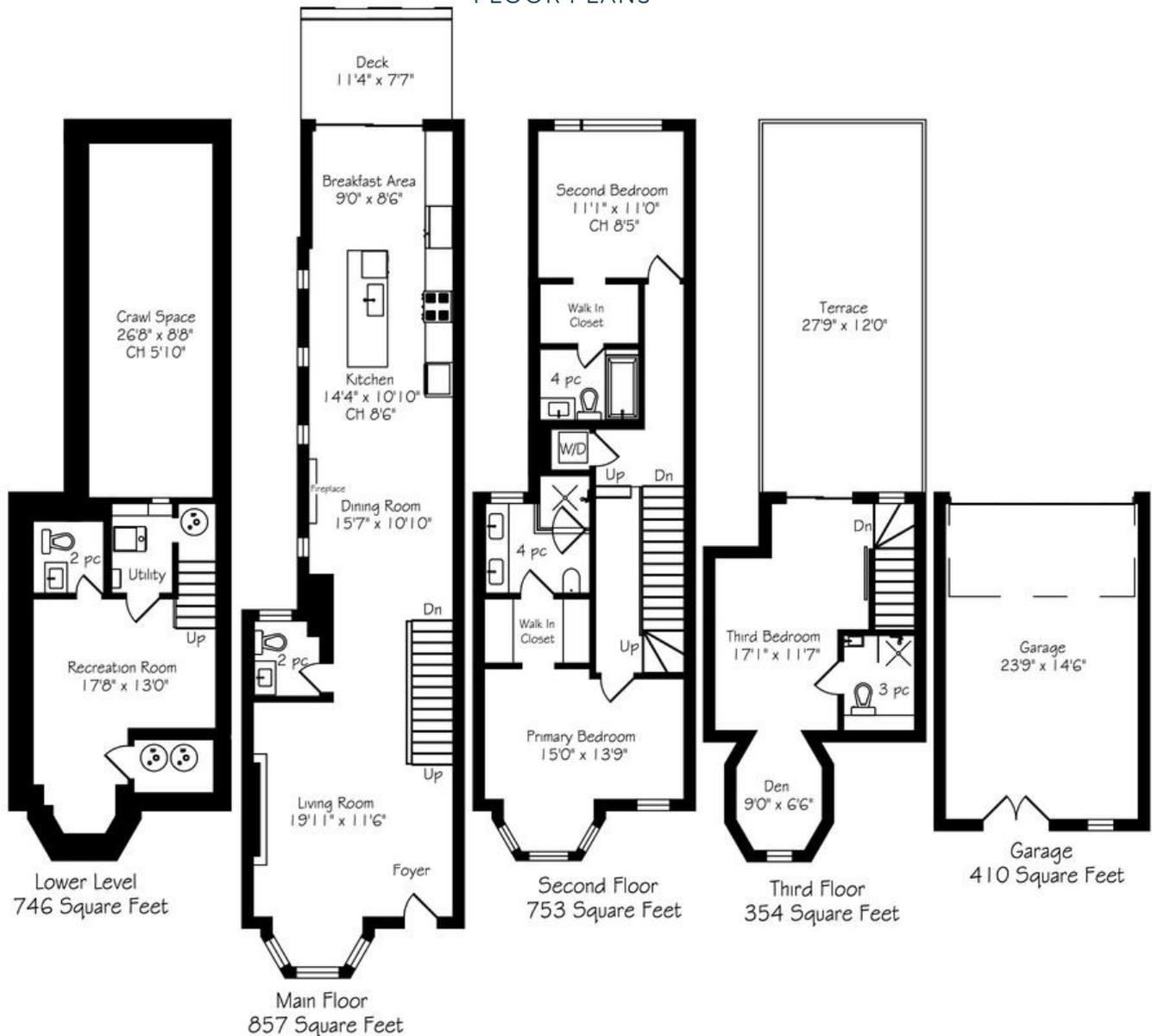
- Miele dishwasher
- KitchenAid fridge/freezer
- KitchenAid gas range
- Built-in microwave
- Stacked washer & dryer
- Built-in speakers in living room
- Pergola on third floor terrace
- All existing light fixtures except those noted in exclusions

## **EXCLUSIONS**

- Dining room light fixture
- All televisions and wall mounts
- Fire pits on third floor terrace and backyard

# 103 NORTHCOTE AVENUE

## FLOOR PLANS



### LOT SIZE

- 17.25 FT X 123 FT

### TAXES

- \$10,603 (2025)

### RENTAL ITEMS

- Tankless Water Heater

### COOLING

- Central Air

### SQUARE FT

- Over 2,000 Sq Ft

### POSSESSION

- TBD

### HEATING

- Forced Air

### PARKING

- 1.5 Garage Parking Space (More with Lift)



## ELEVATE YOUR EXPECTATIONS



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