



161 MACPHERSON AVENUE  
SUMMERHILL







Nestled in the heart of Summerhill, on one of Macpherson Avenue's most coveted blocks, this beautifully renovated four-bedroom, five-bathroom residence blends timeless charm with modern sophistication. A striking façade sets the tone, complementing the home's thoughtfully reimagined interiors. With unrivalled parking options, rare for the neighbourhood, and a seamless balance of elegance and functionality, this home offers a turnkey opportunity in one of Toronto's most desirable enclaves.

A study in balance, the main level is both functional and refined, with a layout that maximizes light, movement, and connection between spaces. Thoughtful sightlines and premium finishes create a seamless living experience.

A gracious entrance with a built-in bench, coat hooks, and elegant panelling opens into the living room, positioned at the front of the home. Large windows draw in natural light, highlighting the warm white oak flooring.

Perfectly positioned between the living room and kitchen, the dining room serves as the heart of the main level entertainment. A west-facing window flanks the space, drawing in natural light that shifts throughout the day, creating an inviting atmosphere for both casual meals and formal gatherings. With its seamless connection to the home's primary living areas, the dining room enhances the flow of everyday life while maintaining a sense of distinction and purpose.

At the core, the AyA kitchen is a masterclass in craftsmanship, centred around a substantial island with marble counters and bar seating. Sleek custom cabinetry, professional-grade stainless steel appliances, and carefully curated, warm-toned materials enhance both form and function.

A powder room completes this level, along with an adjacent walk-out to the back garden and garage beyond.











## SECOND LEVEL RETREAT

Designed for privacy and everyday luxury, the second level offers a collection of bright and thoughtfully designed bedrooms, including a serene primary suite and a light-filled second bedroom, all complemented by refined finishes and functional storage.

The second-level primary suite is a private retreat, blending elegance and functionality. Framed by large windows, the bedroom is filled with natural light, enhancing the neutral palette and architectural details. A spacious layout allows for a seating area, creating a private lounge within the suite. The ensuite bathroom features a glass-enclosed shower, a floating double vanity, and premium fixtures. Thoughtful lighting and sleek finishes enhance the spa-like atmosphere. A custom walk-in closet room offers extensive built-in storage and showcase options. Every element of the primary bedroom is designed for seamless living, balancing comfort and understated luxury.

The second bedroom is south-facing and light-filled, designed with comfort and efficiency in mind. Built-in closet storage maximizes space while maintaining a clean, streamlined aesthetic, and a built-in desk nook is perfect as a homework station or home office. Large windows flood the room with natural light, creating an airy and inviting atmosphere. The adjacent hallway bathroom features a full-size bathtub with a tiled surround, a floating vanity, and contemporary fixtures. Designed for ease of use, it serves the second bedroom while maintaining a polished, modern aesthetic.



## PRIVATE THIRD LEVEL

Designed for comfort and practicality, the third level offers a private space with vaulted ceilings and natural light.

The third bedroom, ideal for a child's room, features a bed nook that maximizes space and creates a cozy hideaway, and a well-proportioned closet enhances the space.

Down the hall, the fourth bedroom doubles as a home office, offering a quiet workspace for study or relaxation.

A sleek bathroom with a shower/tub combination and thoughtful finishes serves this level. Beyond, the potential for a rooftop terrace presents an opportunity to create an outdoor retreat with city views, adding further value and versatility.





# FUNCTIONAL LOWER LEVEL

The spacious lower level offers a highly functional extension of the home, ideal as a family/recreation room, media space, or children's play area. Above-grade windows allow natural light to filter in, complementing the pot lights and built-in shelving that add both warmth, style and practicality. The laundry room is thoughtfully designed with white penny tile flooring, a freestanding laundry sink, and a washer and dryer topped with a custom wood counter and built-in storage, ensuring efficiency without sacrificing style. Additionally, the level includes a powder room, a back storage room for seasonal or bulk storage, as well as a front storage room housing essential mechanical elements.





# FEATURES

## LANDSCAPED BACKYARD

- The beautifully landscaped backyard serves as a private urban retreat, featuring a lush garden, a dedicated lounge area, and ample space for outdoor dining. Whether hosting guests or enjoying quiet evenings, this home provides a seamless indoor-outdoor lifestyle in one of Toronto's most sought-after neighbourhoods.

## CUSTOM-BUILT GARAGE

- A rarity in Summerhill, the custom-built oversized two-car garage offers secure parking, with ample additional storage space. Designed with exceptional ceiling height, it can accommodate a car lift, allowing for the storage of additional vehicles. This level of parking flexibility is virtually unmatched in the neighbourhood, making it ideal for collectors or those seeking practical long-term convenience.

## ABOUT THE NEIGHBOURHOOD

- Situated in the heart of Summerhill, this home offers unparalleled access to Toronto's finest shops and restaurants in Summerhill, Rosedale, and Yorkville. Within walking distance to prestigious schools and private clubs such as The Toronto Lawn Tennis Club, The Badminton & Racquet Club and The York Club, as well as Ramsden Park, which features tennis courts, a skating rink, and expansive green space, this location seamlessly blends urban convenience with refined living.

## INCLUSIONS

- Stainless steel Miele dishwasher
- Stainless steel Wolf four-burner gas oven
- Stainless steel Kobe exhaust hood
- Stainless steel Subzero fridge/freezer
- Samsung front-loading washer and dryer
- Dacor integrated warming drawer
- Sharp built-in microwave
- All heating systems and associated equipment
- All cooling systems and associated equipment
- All electrical light fixtures (except where excluded)
- All existing window coverings
- All broadloom (where laid, in "as-is" condition)
- All built-in shelves
- Garage door opener and associated equipment
- Gas line for barbecue and related equipment (barbecue excluded)
- Gas-burning fireplace and related equipment
- Security systems, cameras, and related equipment (monitoring not included)

## EXCLUSIONS

- All furniture (interior and exterior)
- All Art

## RENTAL ITEMS

- Hot Water Heater (\$44.20/Month)



# 161 MACPHERSON AVENUE



## LOT SIZE

- 18.75 X 120 Feet

## HEATING

- Forced Air Gas

## POSSESSION

- 60 Days or TBD

## LEGAL DESCRIPTION

- 21194-0096 (LT) • 161 MACPHERSON AVE, TORONTO
- PT LT 22 PL 166E TORONTO AS IN EM67154; T/W & S/T EM67154; CITY OF TORONTO

## TAXES

- \$13,933.83 (2024)

## COOLING

- Central Air Conditioning

## DRIVEWAY

- Laneway (custom-built oversized two-car garage). Can potentially accommodate a lift for an additional vehicle









## ELEVATE YOUR EXPECTATIONS



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