



189 Argyle St Toronto Ontario M6J 1P5 Toronto C01 Little Portugal Toronto SPIS: N Taxes: \$9,307.04/2024		List: \$2,490,000 For: Sale
DOM: 0		
Detached Link: N 3-Storey	Front On: S Acre:	Rms: 8 + 2 Bedrooms: 4 Washrooms: 4 2x4x2nd, 1x4x3rd, 1x3xBsmt
Lot: 17 x 100 Feet Irreg: Dir/Cross St: Queen and Beaconsfield Directions: Queen and Beaconsfield		

MLS#: C12267076	PIN#: 212970173
Possession Remarks: Flexible	

Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 6-15 Year Built: 2016 Apx Sqft: 2500-3000 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Upper Phys Hdcap-Eqp:	Exterior: Alum Siding / Brick Drive: Lane Gar/Gar Spcs: Detached / 2 Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: No Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: N Oth Struct: Survey Type: None
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	13.94	x 12.93	Hardwood Floor	Large Window	Open Concept
2	Kitchen	Main	13.94	x 15.94	Hardwood Floor	Stainless Steel Appl	Centre Island
3	Living	Main	11.25	x 15.78	Hardwood Floor	W/O To Yard	Open Concept
4	Br	2nd	7.91	x 14.44	Hardwood Floor	Closet	5 Pc Ensuite
5	Br	2nd	14.01	x 12.01	Hardwood Floor	Closet	5 Pc Ensuite
6	Br	2nd	13.94	x 11.58	Hardwood Floor	Closet	B/I Closet
7	Prim Bdrm	3rd	13.91	x 13.35	Hardwood Floor	W/O To Deck	4 Pc Ensuite
8	Other	3rd	13.91	x 7.48	Hardwood Floor	W/O To Deck	Closet
9	Den	Bsmt	9.91	x 15.39	Hardwood Floor	W/O To Yard	Window
10	Rec	Bsmt	12.5	x 14.14	Pot Lights		

Client Remks: Step into contemporary luxury in this stunning detached home in the heart of Beaconsfield Village. Built in 2016, this architecturally striking 3-storey residence offers exceptional space, style, and functionality just steps to Queen West, Dundas Street, Ossington Strip, and Trinity Bellwoods Park. Bright and airy with 10-foot ceilings and floor-to-ceiling windows, the main floor features a dramatic open-concept living and dining area anchored by a chefs kitchen with a 14-ft quartz island, Wolf gas range, Sub-Zero fridge, and custom cabinetry. Elegant marble accents, sleek floating staircases with glass railings, and designer lighting add refined modern touches throughout. Upstairs, spacious bedrooms are highlighted by a full-floor primary suite on the third level. Enjoy a private retreat complete with a luxurious 4-piece ensuite, walk-in dressing room, and two serene terraces. Stylish washrooms feature spa-like showers and natural stone finishes. The finished lower level offers nearly 10-foot ceilings, a separate entrance, and rough-ins for a second kitchen, ideal as a home office, gym, guest suite, or in-law setup. Extensive built-ins provide incredible storage and versatility throughout the home. Rare for the area, this property includes a detached 2-car garage accessed from the laneway. A unique opportunity to live in one of Toronto's most vibrant neighbourhoods, close to top restaurants, boutique shopping, and cultural landmarks like the Drake and Gladstone Hotels.

Extras:
Listing Contracted With: BOSLEY REAL ESTATE LTD. Ph: 416-530-1100