



189 Argyle St Toronto Ontario M6J 1P5 Toronto C01 Little Portugal Toronto SPIS: N Taxes: \$10,534.60/2025		List: \$1,999,900 For: Sale
DOM: 0		
Detached Link: N 3-Storey	Front On: S Acre:	Rms: 8 + 2 Bedrooms: 4 + 1 Washrooms: 4 2x4x2nd, 1x4x3rd, 1x3xBsmt
Lot: 17 x 100 Feet Irreg: Dir/Cross St: Queen and Beaconsfield Directions: Queen and Beaconsfield		

MLS#: C12397507 **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 Yr Built Source: Builder Apx Sqft: 2500-3000 Lot Size Source: GeoWarehouse Roof: Membrane Foundation: Concrete Block,Poured Concrete Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Upper Phys Hdcap-Eqp:	Exterior: Alum Siding / Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Lane 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 Exterior Feat: Deck,Landscaped Interior Feat: Auto Garage Door Remote,Carpet Free,Sump Pump Security Feat: Alarm System,Carbon Monoxide Detectors,Smoke Detector	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: N HST Applicable to Sale Price: Included In Oth Struct: Survey Type: Available
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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: Little Portugal! A stunning modern detached home tucked into the heart of Beaconsfield Village,just steps to the very best of Queen West, Dundas, and the Ossington Strip. This is contemporary city living at its finest: refined, beautifully designed, and effortlessly livable. Built in 2016 and thoughtfully customized throughout, this three-storey residence showcases clean architectural lines, soaring 10-foot ceilings, and walls of glass that fill the home with natural light. The main floor offers an open-concept layout designed for both daily life and elegant entertaining. A true chefs kitchen steals the show, featuring a 14-foot island, quartz counters, Wolf gas range, Sub-Zero fridge, and ample custom storage. Designer lighting and curated finishes elevate the entire space.Upstairs, find spacious bedrooms and a full-floor primary suite that feels like a boutique hotel: oversized bedroom, luxe 4-piece ensuite, private dressing room, and two balconies with peaceful treetop views. The lower level impresses with 9'8" ceilings, a separate entrance, and a custom home gym ready to serve as a home office, guest suite, or future in-law space,complete with rough-ins for a second kitchen.Out back? A rare two-car detached garage off the laneway. All of this just a short walk to transit, Trinity Bellwoods Park, top-rated restaurants, and iconic spots like the Drake andGladstone Hotels.Larger than it looks and designed with care, this is a turnkey opportunity to own a standout home in one of Torontos most vibrant communities.

Inclusions: Wolf Gas Stove, Sub-Zero Fridge, Wine Fridge in kitchen, Exhaust Hood, Asko Dishwasher, Washer,Dryer, All Electric Light Fixtures, All window coverings, Garage Door opener and remote, Gas burner and equipment, Central Air conditioning, irrigation system, storage shelves in garage,custom closet in basement, Tv in living room and all brackets

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