



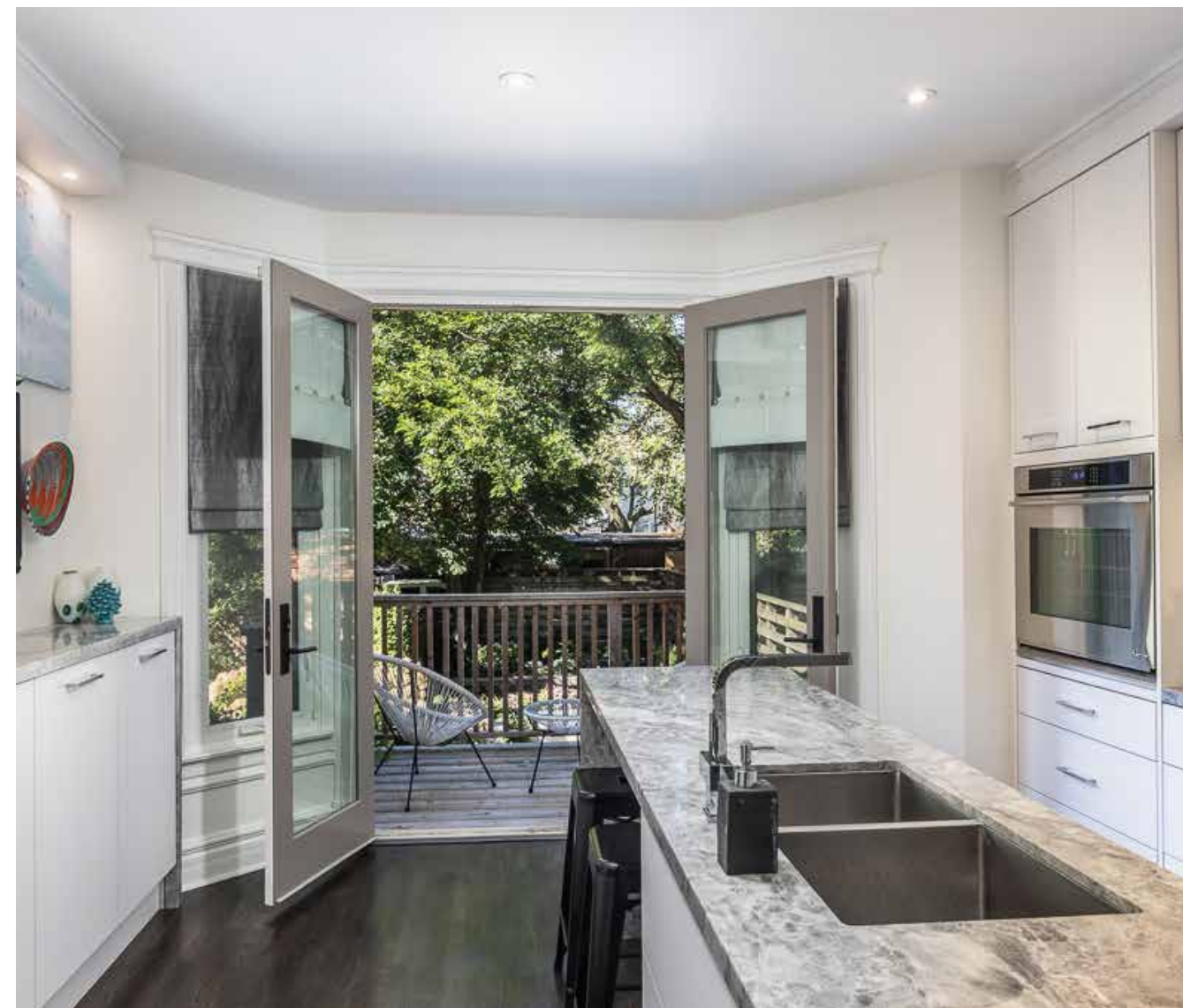
Welcome to 152 Hillside Avenue East

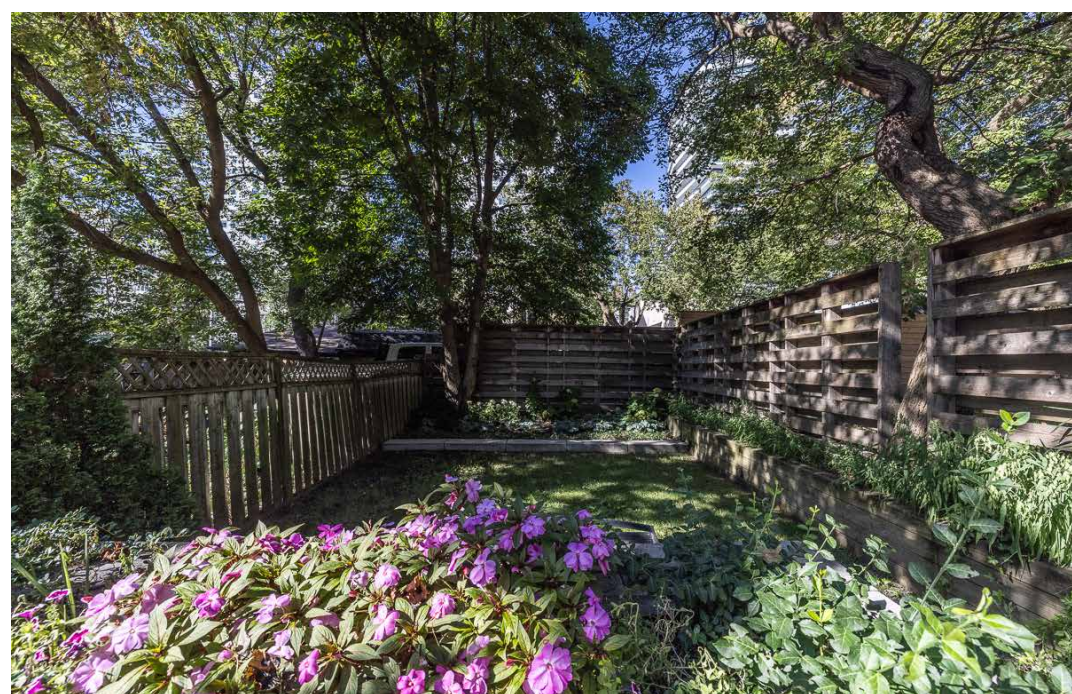
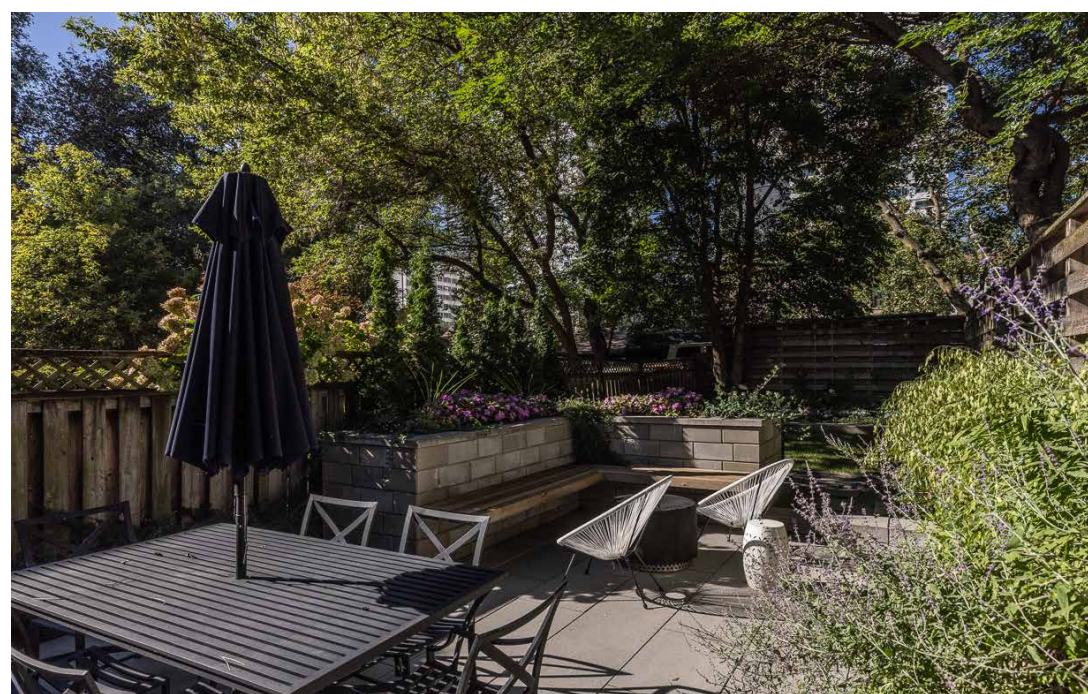
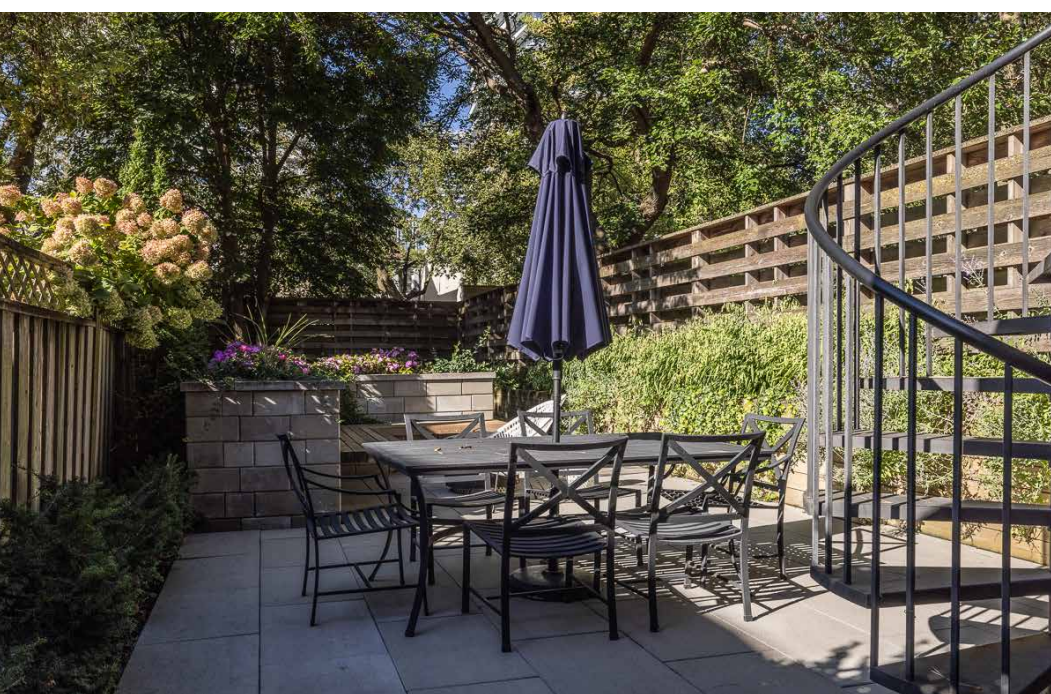
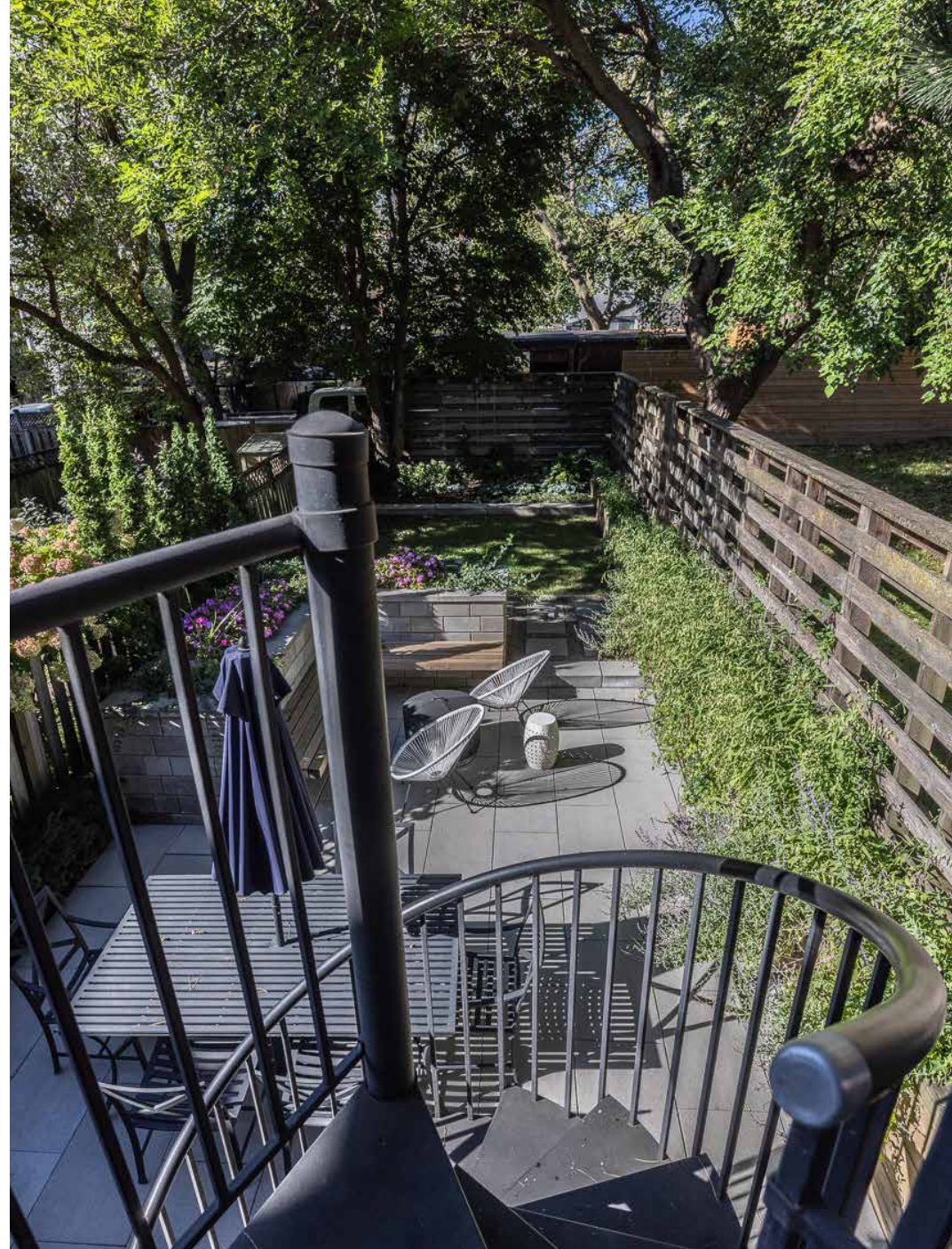
This Victorian-style townhouse was originally built in 1990, and has been extensively renovated by the current owner with stunning professional landscaping. The main floor offers an open concept living room and dining room with tall ceilings, and a stylish new kitchen designed by Cameo. All four washrooms throughout the home have been renovated with a contemporary flair. There are three bedrooms offered including a spacious primary suite with dramatic cathedral ceilings, a balcony, a walk-in closet, and a luxurious four-piece ensuite with a soaker tub. Light and airy throughout, incredible walls for art, as well as crown moulding and large bay windows. Enter the lower level from the built-in one car garage. A laundry room, spacious recreation room with a rare walkout to the stone patio and garden, and abundant natural light are offered on this level. Additional two car parking in the private driveway for a total of three spaces. Coveted North Toronto school district. Walk to all the conveniences; shops, transit, restaurants, and more at Yonge and Eglinton. This is an absolutely turn-key opportunity in Midtown.





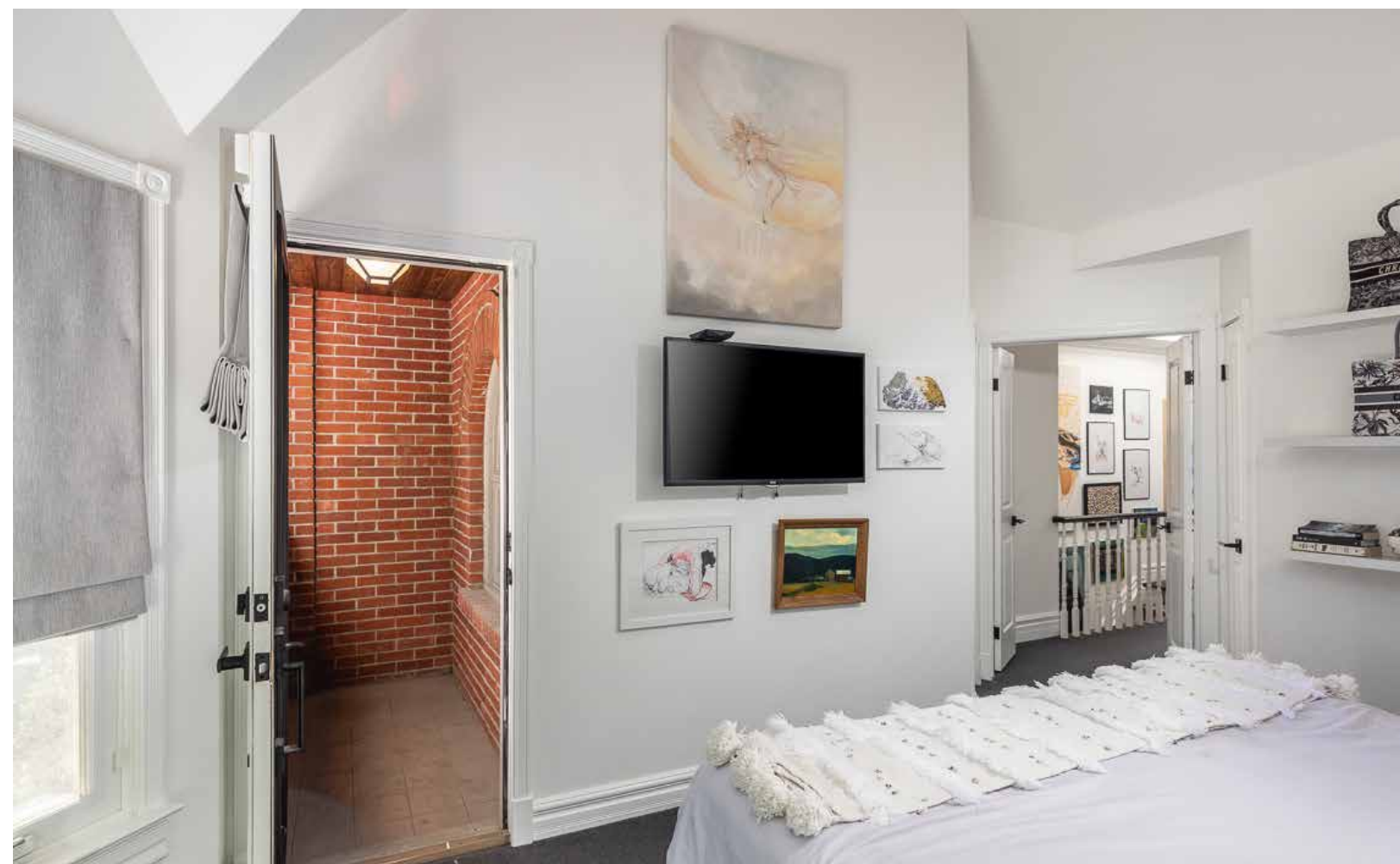




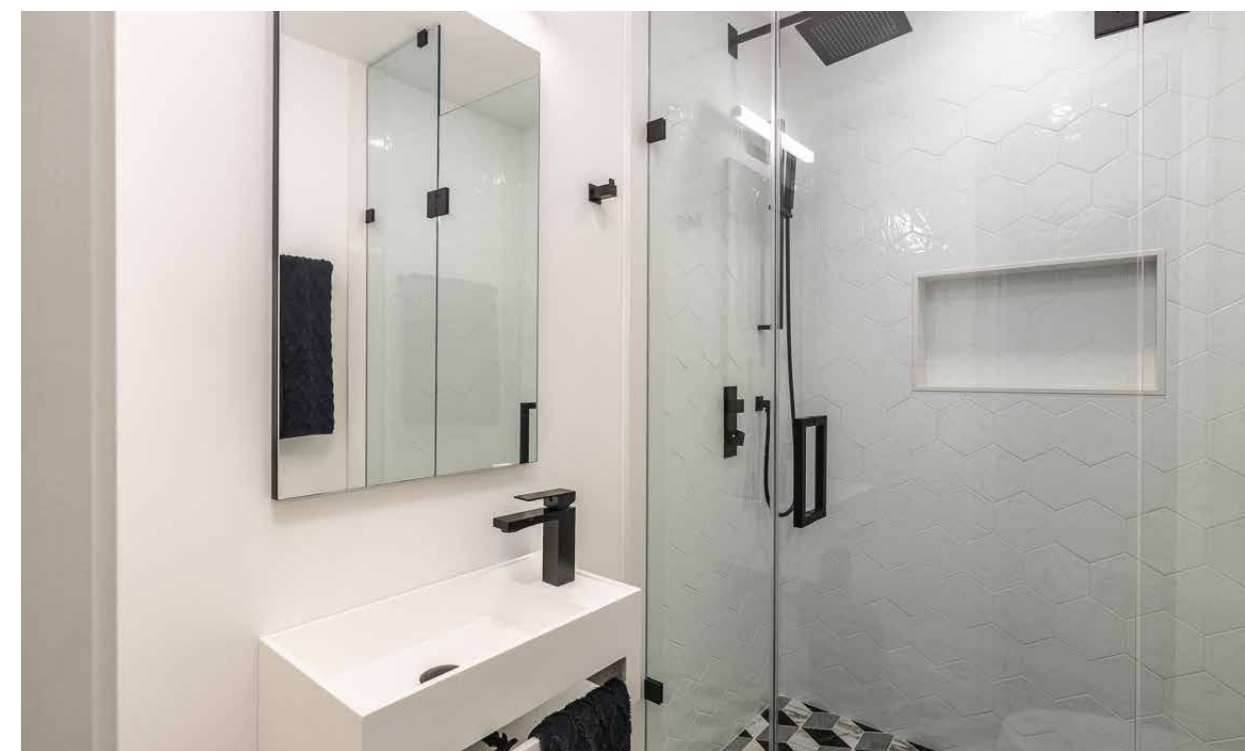












MAIN FLOOR

- Entrance
- Inlay marble tile floor
 - Front door with transom window
 - Floating shelves
 - Crown moulding
 - Coat closet

- Living Room
- Hardwood floor
 - Open concept
 - Wood burning fireplace with granite surround and hearth
 - Bay window overlooking front garden
 - Crown moulding
 - Recessed halogen lighting

- Dining Room
- Hardwood floor
 - Open concept
 - Crown moulding
 - Recessed halogen lighting

- Powder Room
- Herringbone marble floor
 - Crown moulding
 - Floating vanity
 - Polished chrome fixtures and taps
 - Built-in wall mirror
 - Recessed halogen lighting

- Kitchen
- Hardwood floors
 - Cameo laquer cabinetry
 - Center island with waterfall marble countertop and breakfast bar
 - Polished chrome fixtures and taps
 - Double stainless steel farmer’s sinks
 - KitchenAid stainless steel double door refrigerator
 - Dacor stainless steel built-in microwave
 - Dacor stainless steel five burner gas cooktop
 - Dacor stainless steel built-in wall oven
 - Miele stainless steel built-in dishwasher
 - Built-in pantry
 - Integrated stainless steel exhaust hood and lights
 - Recycling and garbage drawers
 - Under cabinet lighting
 - Recessed halogen lighting
 - Double French doors walk out to balcony with spiral staircase down to stone terrace and garden below

SECOND FLOOR

- Landing
- Broadloom
 - Crown moulding
 - Recessed halogen lighting
 - Skylight

Linen Closet

- Primary Bedroom
- Double door entry
 - Broadloom
 - Cathedral ceiling
 - Floating shelves
 - Walk-in closet with custom built-ins
 - Large bay window overlooking Hillsdale Avenue East
 - Walkout to balcony overlooking front garden

- Four Piece Ensuite Washroom
- Pocket door
 - Vaulted ceiling
 - Heated marble tile floor
 - Glass enclosed shower with rain showerhead and marble surround
 - Floating vanity with storage
 - Polished chrome fixtures and taps
 - Toto toilet
 - Large freestanding soaker tub with handheld spray
 - Window
 - Skylight
 - Wall sconces

- Office/Bedroom
- Broadloom
 - Window
 - Closet

- Four Piece Washroom
- Marble herringbone tile floor
 - Floating vanity
 - Polished chrome fixtures and taps
 - Toto toilet
 - Built-in wall mirror
 - Glass enclosed soaker tub and shower with rain showerhead
 - Wall sconce
 - Stained glass window

- Bedroom
- Broadloom
 - Double closet
 - Bay window overlooking back patio and garden

LOWER LEVEL

- Laundry Room
- Tile floor
 - Laundry tub
 - GE frontloading washer
 - GE frontloading dryer
 - Built-in shelving
 - Recessed halogen lighting

Storage Room under front porch

- Garage
- With adjacent utility room
 - Entrance into house

Storage closet under the stairs

- Three Piece Washroom
- Custom tile floor
 - Glass enclosed shower with rain showerhead
 - Floating vanity
 - Toto toilet
 - Matte black fixtures and taps
 - Built-in wall mirror
 - Wall sconce

- Recreation Room
- Broadloom
 - Crown moulding
 - Wall-to-wall built-in desk, bookshelves, and closets
 - above grade windows
 - Recessed halogen lighting
 - Double French doors walk up to stone terrace

UPGRADES BY CURRENT OWNERS

- 2015
- » Tile work in front hallway
 - » Painting entire house
 - » Rebuild of fireplace
 - » Restain of floors
 - » Upgraded lighting on main and in the basement
 - » New Cameo kitchen (closed a side door to get current kitchen configuration)
 - » All new appliances
 - » New french doors in kitchen and basement
 - » New carpet on the top floor
 - » Redid the powder room on the main floor
 - » New master bathroom - cameo cabinet there as well
 - » New water heater

- 2016
- » New deck and stairs outside of the kitchen - done by Leishman Landscaping - permit obtained and job closed with the city
 - » Fence on the east side of the property and the back of the property
 - » New water line to get water into the back garden

- 2017
- » All landscaping in the back doen by Curbz - the stonework, seating bench and planting
 - » Missoni stair runner installed
 - » Painted laundry room

- 2019
- » New furnace
 - » New bathroom on the second floor and the basement, refresh of the master bathroom
 - » Shared bed out front re-landscaped with standard hydrangeas
 - » Added cabinetry on east wall of the basement

- 2021
- » New pitched roof
 - » New washer and dryer
 - » Driveway paving stones releveled

- 2024
- » Irrigation system installed in the back garden

- 2025
- » New dishwasher
 - » New air conditioner

- » 2026
- » New fridge
- » Basement, downstairs hallway, kitchen and garage painted
- » New carpet in basement

ADDITIONAL INFORMATION

Taxes: \$9,038.93 (2026)
Lot Size: 19.72’ x 133.6’
Possession: Mid-December
Inclusions: All stainless steel kitchen appliances (Dacor, KitchenAid, and Miele), washer, dryer, all electric light fixtures (except excluded), all custom window blinds, all custom built-ins, barbeque with gas line, central vacuum and equipment, Missoni runner.

Exclusions: Dining room light fixture, TV in basement.

“

Dear Future Owners,

After 11 wonderful years in this house, I wanted to share a little about what has made it such a great place for my family to live.

The location has been one of the things I have appreciated most. I have been able to walk to the subway for work, while my son completed both middle school and high school in the area. We have had everything we need within an easy walk — Farm Boy, the LCBO, dry cleaners, banks, restaurants and shops — and the completion of the Line 5 subway construction is a welcome milestone for the neighbourhood.

Despite being so central, the house and street are remarkably quiet. It has always felt like a calm neighbourhood in the middle of the city, with the convenience of being able to get almost anywhere quickly.

We have also been very fortunate with our neighbours. There is a genuine sense of community on the street, and our neighbours in the adjoining semi have been particularly wonderful. Good neighbours can make an enormous difference to the experience of living in a home, and that has certainly been true for us.

The house itself has been very easy to live in. Over the years, I have taken care of the work that needed to be done, so it is truly turnkey. I also have reliable people who look after the garden and snow removal and would be happy to pass along their contact information if that would be helpful.

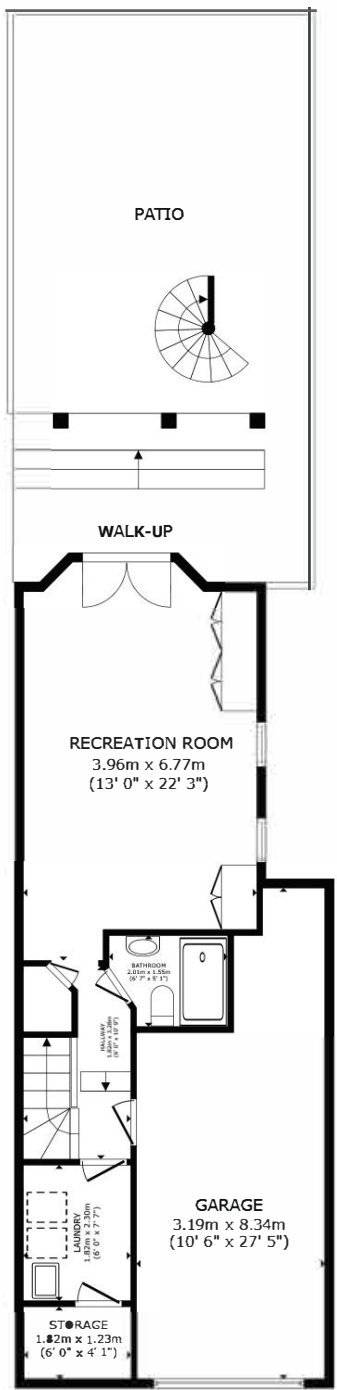
Parking has been another practical advantage. There is space for three cars, and we have regularly parked my son's car in the garage without any difficulty.

Most importantly, this has been a very happy home for us. It has seen my son grow from middle school through high school and into adulthood, and it has given us the unusual combination of a quiet, comfortable family home with everything Toronto has to offer right outside the door.

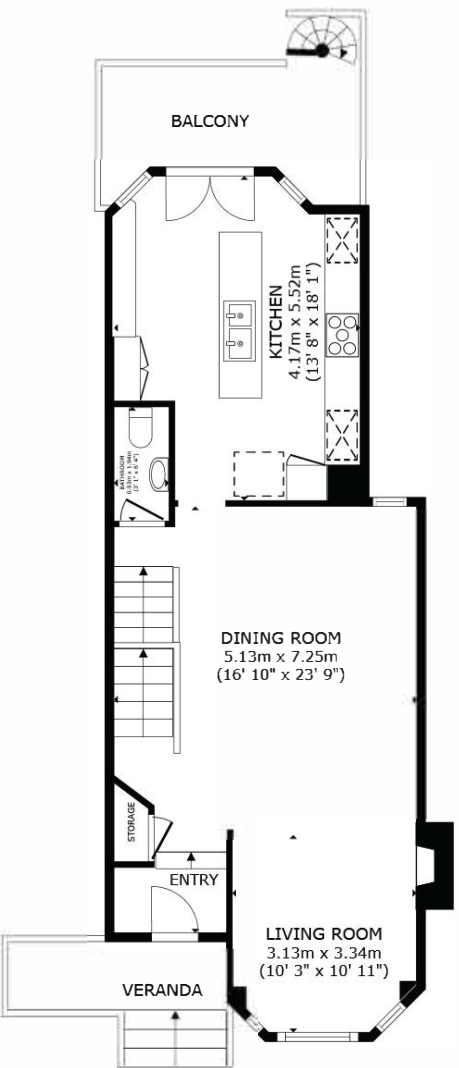
After 11 years, leaving is bittersweet, but I hope the next owners enjoy the house, the neighbours and the neighbourhood as much as we have.

Warmly,
Claire

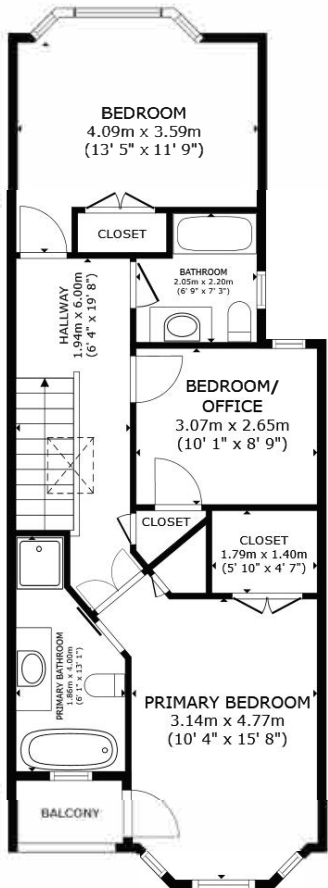
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LOWER LEVEL



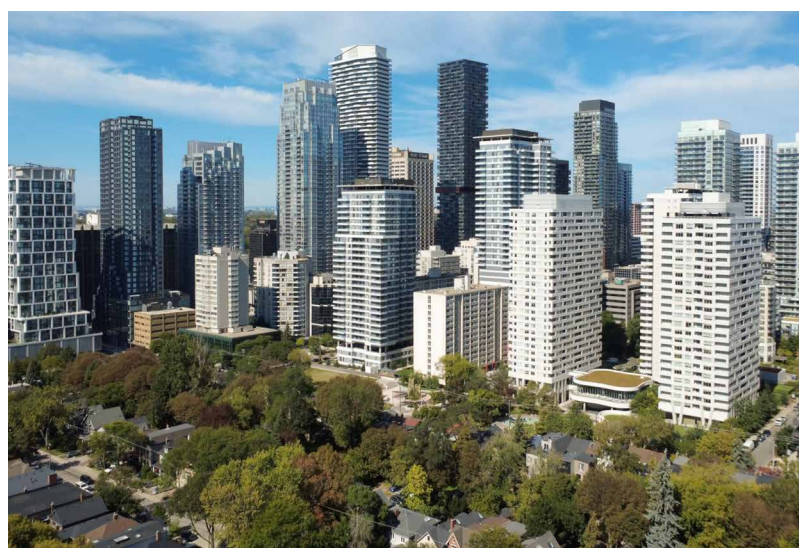
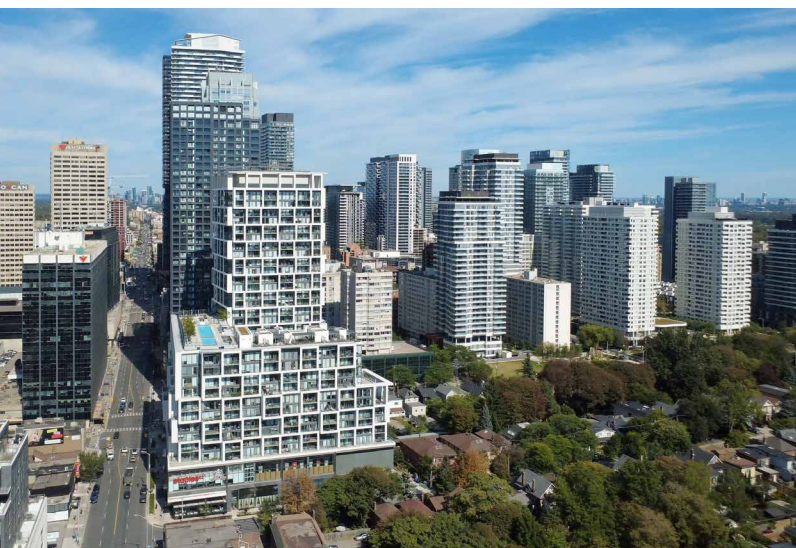
MAIN LEVEL



SECOND FLOOR

GROSS INTERNAL AREA
LOWER LEVEL 41.5 m² (447 sq.ft.) MAIN FLOOR 64.4 m² (693 sq.ft.) SECOND FLOOR 64.3 m² (693 sq.ft.)
EXCLUDED AREAS : PATIO 11.2 m² (121 sq.ft.) PATIO 36.1 m² (389 sq.ft.) GARAGE 22.2 m² (239 sq.ft.) BALCONY 9.7 m² (105 sq.ft.) VERANDA 6.0 m² (65 sq.ft.) BALCONY 1.9 m² (21 sq.ft.)
TOTAL : 170.3 m² (1,833 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Chairman Award Winner
#2 Dollar Volume, #4 Units Sold
 2024
Gairdner Award Winner
 2004-2025
Lifetime Chairman's Award Winner



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The information in this feature sheet has been provided by principals & sources we believe are reliable. Prospective Purchasers should satisfy themselves regarding its accuracy. Measurements are approximate.