



<b>52 Carmichael Ave</b> <b>Toronto Ontario M5M 2W7</b> Toronto C04 Bedford Park-Nortown Toronto		<b>List: \$3,000,000 For: Sale</b>	
<b>SPIS:</b> N		<b>Taxes:</b> \$13,132.71/2024	
<b>DOM:</b> 0			
Detached		<b>Front On:</b> N	<b>Rms:</b> 8 + 2
<b>Link:</b> N		<b>Acre:</b>	<b>Bedrooms:</b> 4 + 1
2-Storey			<b>Washrooms:</b> 5
			1x2, 1x5, 1x4, 1x3, 1x3
<b>Lot:</b> 30 x 115 Feet <b>Irreg:</b>			
<b>Dir/Cross St:</b> Avenue Rd/Wilson Ave			
<b>Directions:</b> Avenue Rd/Wilson Ave			

<b>MLS#:</b> C12293590	<b>PIN#:</b> 101870487
<b>Possession Date:</b> 09/01/2025	

<b>Kitchens:</b> 1 + 1	<b>Exterior:</b> Stone	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Drive:</b>	<b>Cable TV:</b>
<b>Basement:</b> Finished / Full	<b>Gar/Gar Spcs:</b> Built-In / 1	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 3	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Tot Prk Spcs:</b> 4	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>UFFI:</b>	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>Pool:</b> None	<b>Water Supply:</b>
<b>Apx Age:</b>	<b>Energy Cert:</b>	<b>Sewer:</b> Sewers
<b>Year Built:</b> 2014	<b>Cert Level:</b>	<b>Spec Desig:</b> Unknown
<b>Yr Built Source:</b> MPAC	<b>GreenPIS:</b>	<b>Farm/Agr:</b>
<b>Apx Sqft:</b> 2000-2500	<b>Prop Feat:</b>	<b>Waterfront:</b>
<b>Assessment:</b> 2024	Family Room, Fireplace/Stove	<b>Retirement:</b>
<b>POTL:</b>		<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>		<b>Survey Type:</b> Unknown
<b>Elevator/Lift:</b>		
<b>Laundry Lev:</b> Upper		
<b>Phys Hdcap-Eqp:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description
<b>Client Remks:</b> Bold. Beautiful. Built for Living. Welcome to a home that does more than impress, it performs. Perfectly positioned in the heart of Bedford Park, this custom residence offers over 3,000 sq ft of carefully crafted living space, designed for families who value comfort, style, and seamless functionality. From the moment you enter, you're greeted with natural flow and thoughtful design: wide open principal rooms, custom oak hardwood flooring, curated accent lighting, and quality millwork at every turn. The kitchen is a chefs dream equipped with top-of-the-line appliances and centered around a generous island that opens into the family room, where oversized windows draw in natural light and frame views of your private backyard retreat. Step outside to entertain or unwind: a spacious deck, sports court, and hot tub offer year-round enjoyment, while inside, three gas fireplaces provide cozy corners on colder days. Upstairs, four well-sized bedrooms offer privacy and comfort, including a serene primary suite with a luxurious ensuite and walk-in closet. Downstairs, the walk-out lower level stuns with soaring ceilings, radiant heated floors, a stylish wet bar, and a versatile space perfect for movie nights, guest stays, or your home gym. Finished with multiple laundry zones, smart storage, built-in speakers, and garage access from the lower level, this home is truly move-in ready. Whether you're upsizing, relocating, or looking for a turnkey upgrade in a prime location this is the one. This isn't just where you live. Its how you live.					
<b>Inclusions:</b> Subzero Fridge/Freezer, Bosch Dishwasher, Wolf Oven, Wolf 6 Burner Gas Cooktop, Jennair Microwave, 2 Wine Fridges, LG W&D, C/Vac & Equipment, All Elfs (Except Excluded), All Window Coverings					
<b>Listing Contracted With:</b> <u>THE AGENCY</u> <b>Ph:</b> 416-847-5288					