



Together, for better!

一份信任，三份回报！



MLS Listing ~ 249 Holmes Ave., North York



249 Holmes Ave **List: \$3,399,000 For: Sale**
Toronto Ontario M2N 4M9
 Toronto C14 Willowdale East Toronto
SPIS: No **Taxes:** \$9,994.31/2025

Detached **Front On:** S **Rms:** 11 + 3
Link: N **Acre:** **Bedrooms:** 5 + 1
 2-Storey **Washrooms:** 7
 1x2xMain, 1x6x2nd, 4x4x2nd,
 1x4xBsmt

Lot: 50.5 x 155 Feet Irreg:
Dir/Cross St: Bayview Ave. & Finch Ave. E.
Directions: Bayview Ave. & Finch Ave. E. to Estelle Ave. to Holmes Ave.

MLS#: C13430202 **PIN#:** 100690134
Possession Remarks: TBD
Legal: Part Lot 29 Plan 3691 North York as in TB967184; Toronto (N York), City of Toronto

Kitchens: 1 Fam Rm: Y Basement: Sep Entrance / Walk-Up Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 3500-5000 Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Upper Phys Hdcap-Eqp:	Exterior: Stone / Stucco/Plaster Gar/Gar Spcs: Attached / 2 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fireplace/Stove Interior Feat: Carpet Free, Auto Garage Door Remote	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: HST Applicable to Sale Price: Included In Oth Struct: Survey Type: None
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	16.93	x 13.68	Limestone Flooring
2	Breakfast	Main	15.16	x 10.76	Limestone Flooring
3	Family	Main	17.32	x 17.09	Hardwood Floor
4	Dining	Main	12.99	x 12.6	Hardwood Floor
5	Living	Main	19.91	x 12.6	Hardwood Floor
6	Office	Main	11.52	x 7.41	Hardwood Floor
7	Prim Bdrm	2nd	19.85	x 14.99	Hardwood Floor
8	2nd Br	2nd	16.4	x 15.16	Hardwood Floor
9	3rd Br	2nd	13.68	x 12.76	Hardwood Floor
10	4th Br	2nd	14.6	x 12.01	Hardwood Floor
11	5th Br	2nd	12.4	x 10.33	Hardwood Floor
12	Rec	Bsmt	24.41	x 19.91	Hardwood Floor
13	Other	Bsmt	18.34	x 15.68	Tile Floor
14	Br	Bsmt	16.57	x 12.6	Hardwood Floor
15	Office	Bsmt	19.16	x 16.77	Hardwood Floor

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Spectacular Gourmet Kitchen Boasting Modern Cabinetry, Large Centre Island with Bar Sink, Granite Countertops, Beautiful Stone Backsplash, High-End Stainless Steel Appliances, Convenient Servery Area & Bright Breakfast Area with Ample Windows & W/O to Patio & Private Backyard! 2. Stunning Principal Rooms... Including Gorgeous F/R Featuring Custom Coffered Ceiling, B/I Shelving & Gas F/P, Plus Bright & Airy Open Concept Formal L/R & D/R with Bow Window & Gas Fireplace... and Private Office with Coffered Ceiling & Extensive B/I Shelving. 3. Beautiful Grand Staircase with Skylight Above Leads to Spacious 2nd Level with Convenient Upper Level Laundry Room & 5 Large Bdrms - Each with Its Own Ensuite... Including Oversized PBR Suite Boasting B/I Entertainment Unit, Gas F/P, Garden Door W/O to Private Balcony (with Updated Deck Tiles '21), 2 W/I Closets & Luxurious 6pc Ensuite Boasting Bidet, Dbl Vanity, Soaker Tub & Separate Spa Shower. 4. Exceptional Finished Bsmt with Eng. Hdwd Flooring ('21) Featuring Stunning Open Concept Games/Rec Room with Gas F/P, Wet Bar & Walk-Up to Patio & Backyard... Plus 5th Bedroom (No Closet), Large Office with B/I Shelving & 4pc Bath! 5. Spectacular 50' x 155' Lot with Breathtaking Backyard Oasis Boasting Huge Patio Area, Including Covered Sitting Area with Gas F/P & Outdoor Kitchen Area, Plus Ample Space for Entertaining & Play!! All This & More!! 2pc Powder Room & Garage Access Complete the Main Level. Beautiful 10' Custom Ceilings & Wall Panelling Thru Main Level. Over 4,000 Sq.Ft. PLUS Finished Walk-Up Bsmt! Fabulous Location in North York's Willowdale Community just Minutes from Parks, Bike & Walking & Trails, Schools, Community Centre, Shopping & Restaurants, Public Transit, Hwy 401 Access & More! Freshly Painted '21, Updated Lighting '21, New Garage Door '21, Upgraded Landscaping '21, Durable Epoxy Coating on Back Stairs '21.

Inclusions: All Light Fixtures, All California Shutters/Window Coverings, Refrigerator, Built-in Gas Stove Top, Built-in Oven, Built-in Microwave, Built-in Dishwasher, Built-in Beverage Fridge, Washer & Dryer, Central Vacuum System & Attachments, Bsmt B/I Beverage Fridge, Garage Door Opener & Remote(s)

Listing Contracted With: REAL ONE REALTY INC. Ph: 905-281-2888

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