



Features & Updates ~ 249 Holmes Ave., North York

Highlights:

- Magnificent 5+1 Bedroom & 7 Bath Executive Home Boasting Finished Walk-Up Basement & Stunning Large Lot in Desirable North York Neighbourhood!
- Spectacular Gourmet Kitchen Boasts Modern Cabinetry, Oversized Centre Island with Bar Sink, Granite Countertops, Beautiful Stone Backsplash, High-End Stainless Steel Appliances, Convenient Servery Area & Bright Breakfast Area with Ample Windows & Walk-Out to Patio & Private Backyard!
- Gorgeous Family Features Custom Coffered Ceiling, Built-in Shelving & Gas Fireplace.
- Bright & Airy Open Concept Formal Dining Room & Living Room with Tray Ceilings, Bow Window & Gas Fireplace.
- Private Office with Coffered Ceiling & Extensive Built-in Shelving.
- 2pc Powder Room & Garage Access Complete the Main Level.
- Beautiful 10' Custom Ceilings & Wall Panelling Through Main Level.
- Grand Staircase with Skylight Above Leads to Spacious 2nd Level with Convenient Upper Level Laundry & 5 Large Bedrooms - Each with Its Own Ensuite!
- Oversized Primary Bedroom Suite Boasts Built-in Entertainment Unit, Gas Fireplace, Garden Door Walk-Out to Private Balcony, Walk-in Closet (with Built-in Organizers), AND Luxurious 6pc Ensuite Boasting Double Vanity, Soaker Tub, Separate Spa Shower & Separate Water Closet with Bidet.
- Exceptional Finished Basement with Updated Engineered Hardwood Flooring Features Stunning Open Concept Games/Rec Room with Gas Fireplace, Large Wet Bar & Walk-Up to Patio & Backyard... Plus 5th Bedroom (No Closet), Office or Play Room with Built-in Shelving & 4pc Bath!
- Over 4,000 Sq.Ft. Above-Ground Living Space PLUS Finished Walk-Up Basement!
- Spectacular 50' x 155' Lot with Breathtaking Backyard Oasis Boasting Huge Patio Area, Including Covered Sitting Area with Gas Fireplace & Outdoor Kitchen Area... Plus Ample Space for Entertaining & Play!!
- Fabulous Location in North York's Willowdale Community Just Minutes from Parks, Bike & Walking & Trails, Schools, Community Centre, Shopping & Restaurants, Public Transit, Highway 401 Access & More!

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, Basement Beverage Fridge, Garage Door Opener & Remote(s)

Rental:

Hot Water Tank/Heater

Updates:

2025: Basement Wet Bar

2021: Updated Pot Lights & Light Fixtures

2021: Upgraded Landscaping

2021: New Deck Tiles on Primary Bedroom Balcony

2021: New Engineered Hardwood Flooring in Basement

2021: Durable Epoxy Coating on Basement Walk-up Stairs

2021: Freshly Painted

2021: New Garage Door