



\$898,800

MLS# 202603564

5 Bedrooms | 3.5 Bathrooms | 2,760 Sqft

Offers reviewed Mar 10 | Victoria Crescent is long admired for its history and architecture; this home is no exception. The main floor is expansive - soaring ceilings & wood-burning fireplace bring warmth to the grand dining area & sunken living room. The kitchen offers clear sightlines from the island to the sunroom & family room, where a built-in wet bar creates an easy flow from dinner to drinks or a cozy night in by the home's second fireplace. The sunroom makes the transition from the hot tub and pool effortless - bare feet welcome! Functional luxury continues in the recently reconfigured mudroom, bathroom & laundry off the heated garage. Above, 3 bedrooms are anchored by a primary suite with a private balcony, while the finished basement adds further versatility. A rare 60 x 270 lot, within one of the city's most coveted stretches, unfolds behind the home. Past the inground pool, a separately fenced retreat offers a fire pit, play structure + room to venture among the trees. Beneath the aesthetic grace lies a deeper level of care; as only the second owners, a comprehensive investment in high-end systems ensures the unseen details have as much integrity as the finishes | Upgrade list available Features: Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Play structure, Refrigerator, See remarks, Storage Shed, Stove, TV Wall Mount, Window Coverings



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