



LIVE INSPIRED

155 MADISON AVENUE, TORONTO, ON

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WELCOME TO 155 MADISON AVENUE

155 Madison Avenue, Toronto, ON

\$4,499,000

A magnificent renovation reveals a masterpiece at 155 Madison Ave. This grand 3-storey 5+1 bedroom red brick and rusticated stone 'Annex Style' home has been spectacularly restored, modernized and expanded...to live here is to live within the pages of Architectural Digest. Thoughtful layouts with seamless transitions and exquisite features and finishes abound. A 3-storey addition and deepened basement provide you with over 4650 sq ft of stunning living space. The long list of things this home boasts also includes: gracious entry porch; formal living room; modern chef's kitchen; powder room; second floor balcony; private courtyard oasis ready for outdoor relaxation; enormous 2nd floor family room; 2 master bedrooms; 3 ensuites; 2 laundry areas; lower level media room, nanny/in-law suite, mudroom with dog shower and new walk-out to the front sidewalk; exceptional millwork and custom built-ins throughout; lots of storage...and much more. All located on one of the leafiest and most attractive sections of Madison Ave. Words and pictures do not do this extraordinary home justice.

Bedrooms: 5+1

Bathrooms: 5.5

Interior Size: 3,605 sq.ft. (above grade)
4,658sq.ft. (total living space)

Lot Size: 24.88 x 121 ft.

Parking: 2

Taxes: \$11,788.62 (2018)

WalkScore: 93



Gracious covered entry porch, rusticated stone foundation and sills, decorative shingling and front facing gable are beautiful representations of historic 'Annex Style' area homes and allow 155 Madison to contribute beautifully to the streetscape.



Front foyer reveals oak bannisters and staircase with LED accent lighting, textured wallpaper treatment and seamless transitions between the hall closet area, living room, dining room and kitchen.



Gorgeous formal front living room with exposed brick, 10 ft ceilings, gas fireplace with antique wood mantle and marble surround, built-in speakers and recessed lighting.



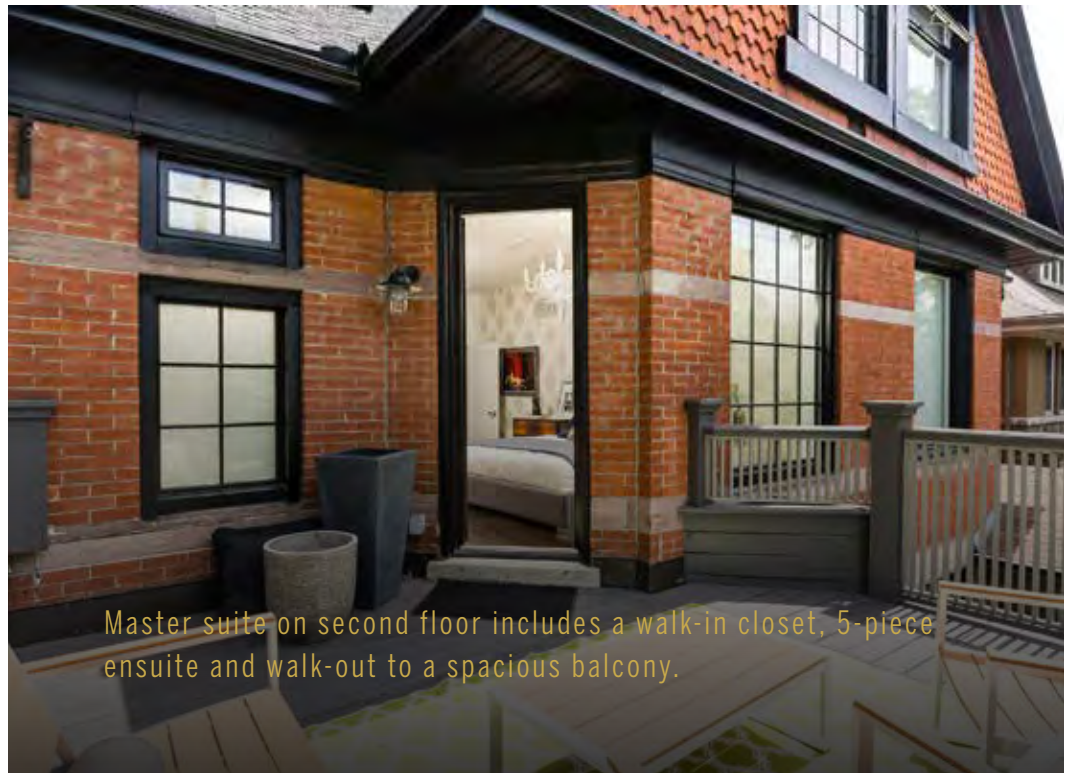


The dining room area with second gas fireplace ties in perfectly with the kitchen and make for an exquisite space for you to entertain, cook and just spend quality time with family in as command central.

State of the art chef's kitchen includes CaesarStone counters, gas cooktop stove, undermount sink, an instant hot water system, kitchen island with breakfast area, extensive built-ins including TV cabinet, and exposed brick.



Rear mudroom area with powder room and double closet leads out to the private courtyard.



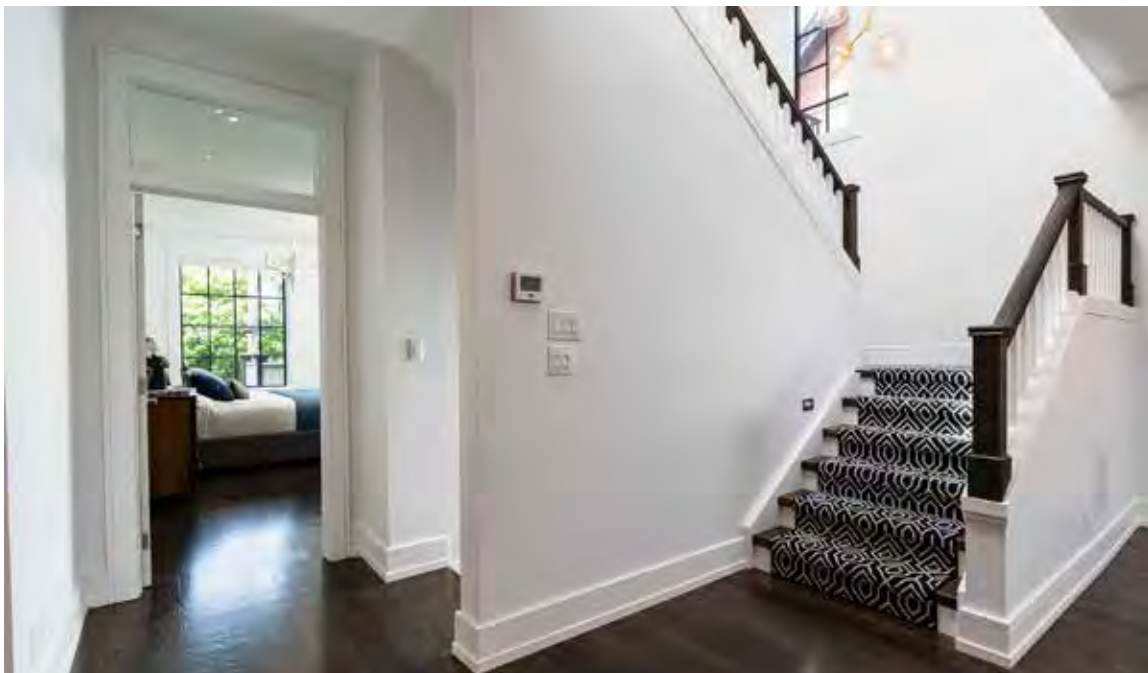
Master suite on second floor includes a walk-in closet, 5-piece ensuite and walk-out to a spacious balcony.



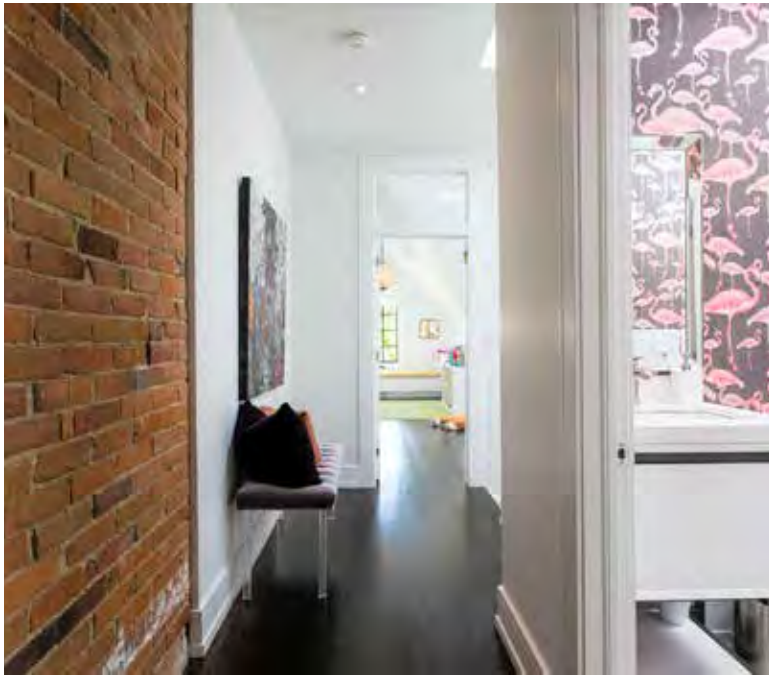
The large second floor family room located in the centre of the home is a wonderful family hang out hub and includes built-in speakers, high ceilings, exposed brick and extensive recessed lighting.

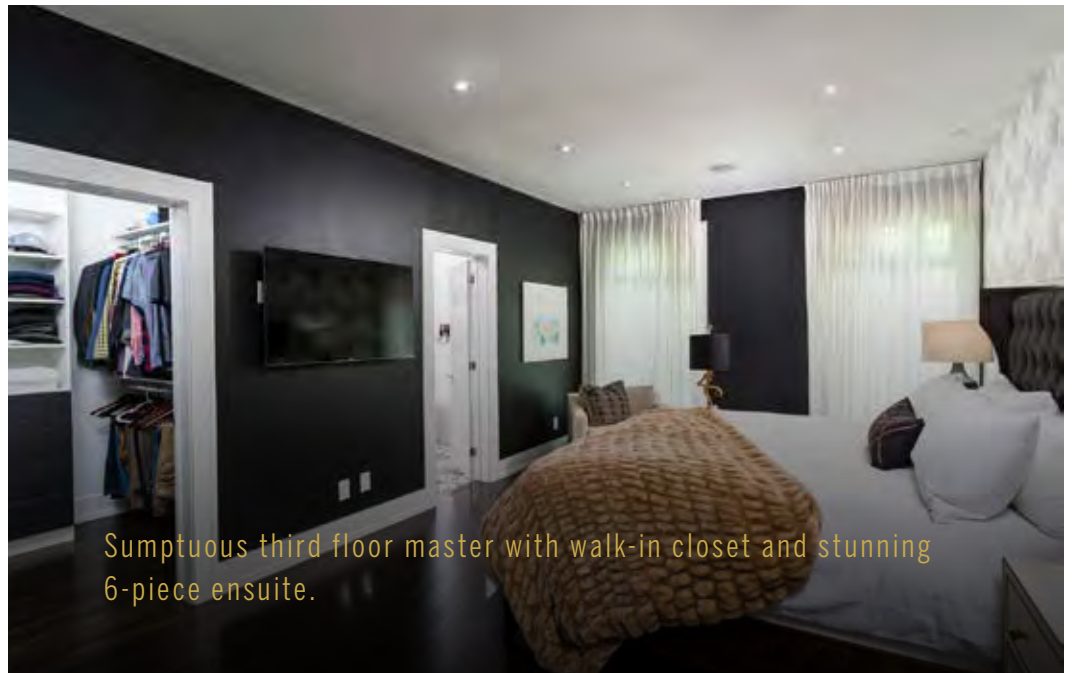


The generous bedroom at the rear of the second floor includes a walk-in closet and stylish 4-piece ensuite with glass divide and rain shower.



A large central staircase in the family room featuring bright natural light cascading down from a skylight and a focal point light fixture leads up to the third floor.





Sumptuous third floor master with walk-in closet and stunning 6-piece ensuite.



The basement was underpinned to create a ceiling height of 8'9" which creates a spacious and airy lower level that includes a media/recreation room, nanny/in-law suite with 4-piece bathroom and a mudroom that's the envy of the street.



This brilliant mudroom boasts a 2nd laundry area, dog shower, exterior staircase to the front yard and custom built-in live edge wood bench. Form, function and day-to-day practicality for your family.



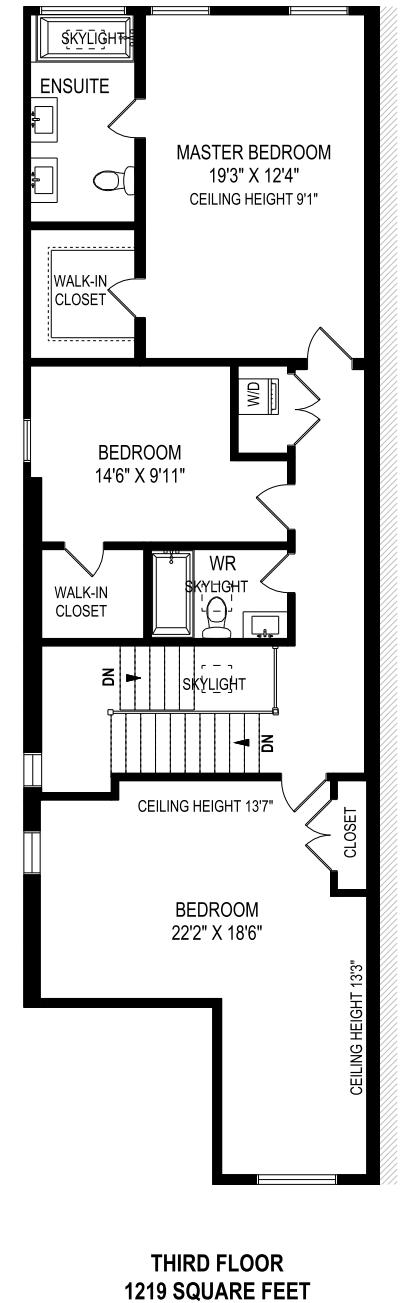
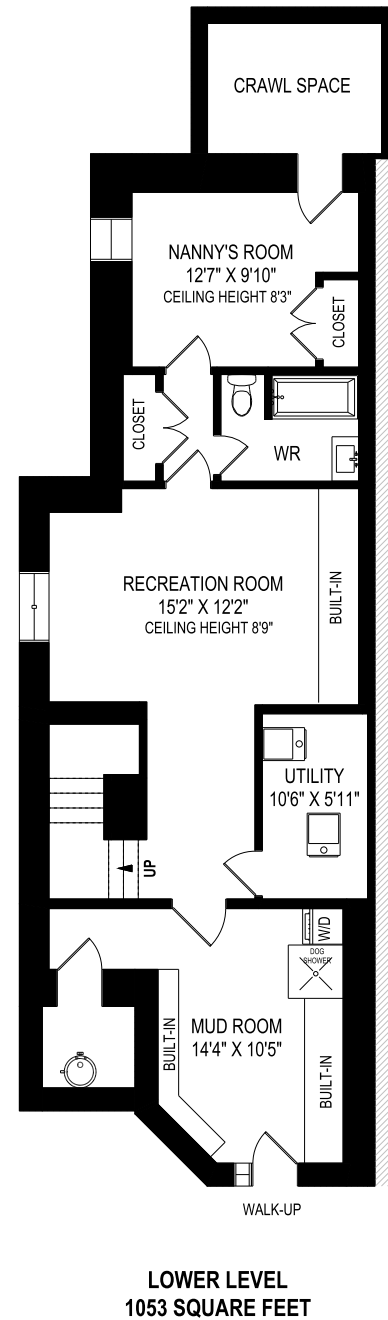
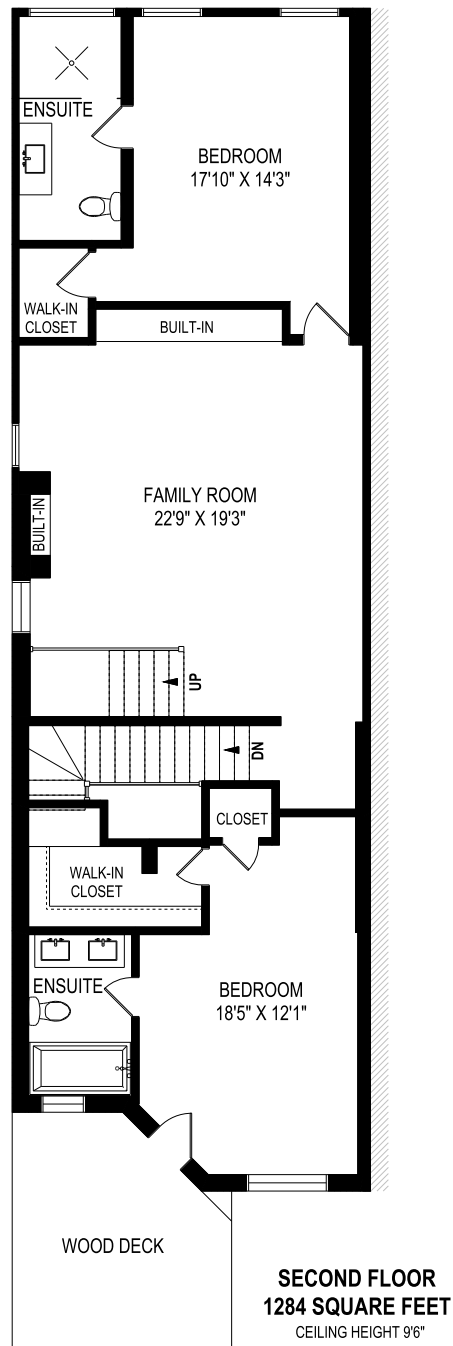
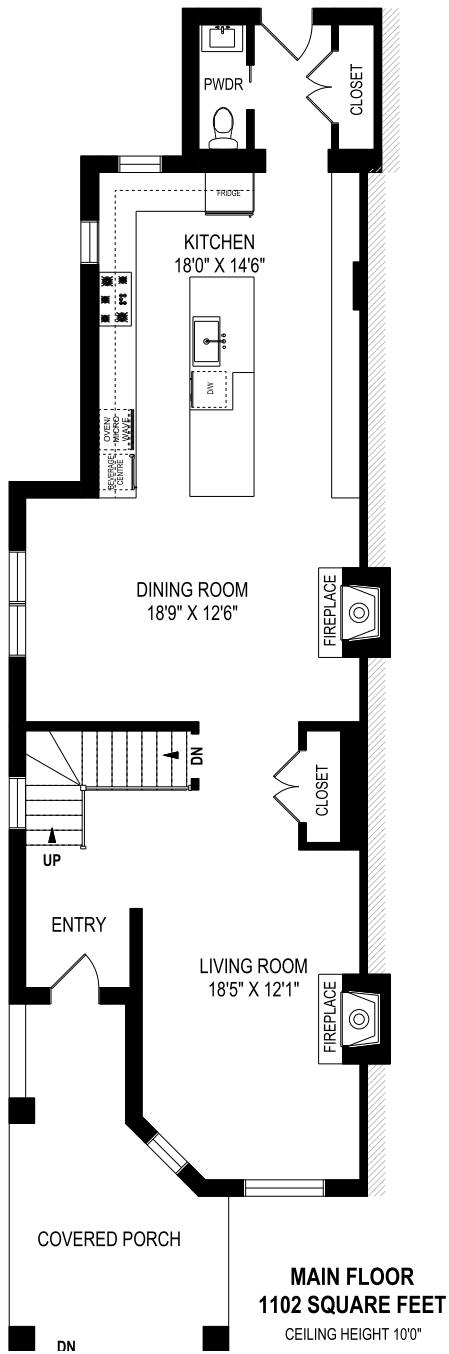
Inclusions

Jenn-Air Fridge, Gas Cooktop Stove, Microwave, Convection Oven, Warming Drawer, Dishwasher & Wine Fridge; Third Floor Bar Fridge; Kitchen Instant Hot Water System; Garburator; LG Washer & Dryer; Samsung Washer & Dryer; Two Gas Fireplaces With Remotes; All Built-In Cabinetry, Shelves & Organizers; Security System Hardware & Exterior Cameras; Outdoor Speaker; Central Vacuum; Two Furnaces; Two Central Air Conditioners; Hot Water Tank; All Electric Light Fixtures; Backyard Lighting System; All Window Coverings; Broadloom Where Laid; Built-In Sonos Speakers & Subwoofer; All TV Wall Brackets



Exclusions

All Artwork; All Flat Screen TVs; Sonos Sound System Components Except Built-In Speakers & Subwoofer; Lower Level Mini Freezer; Barbeque





LIVE MODERN



MYLES SLOCOMBE, Senior Vice President, Sales
Sales Representative

c: 416.554.0801

o: 416.960.9995

mslocombe@sothebysrealty.ca

TorontoPortfolio.ca

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