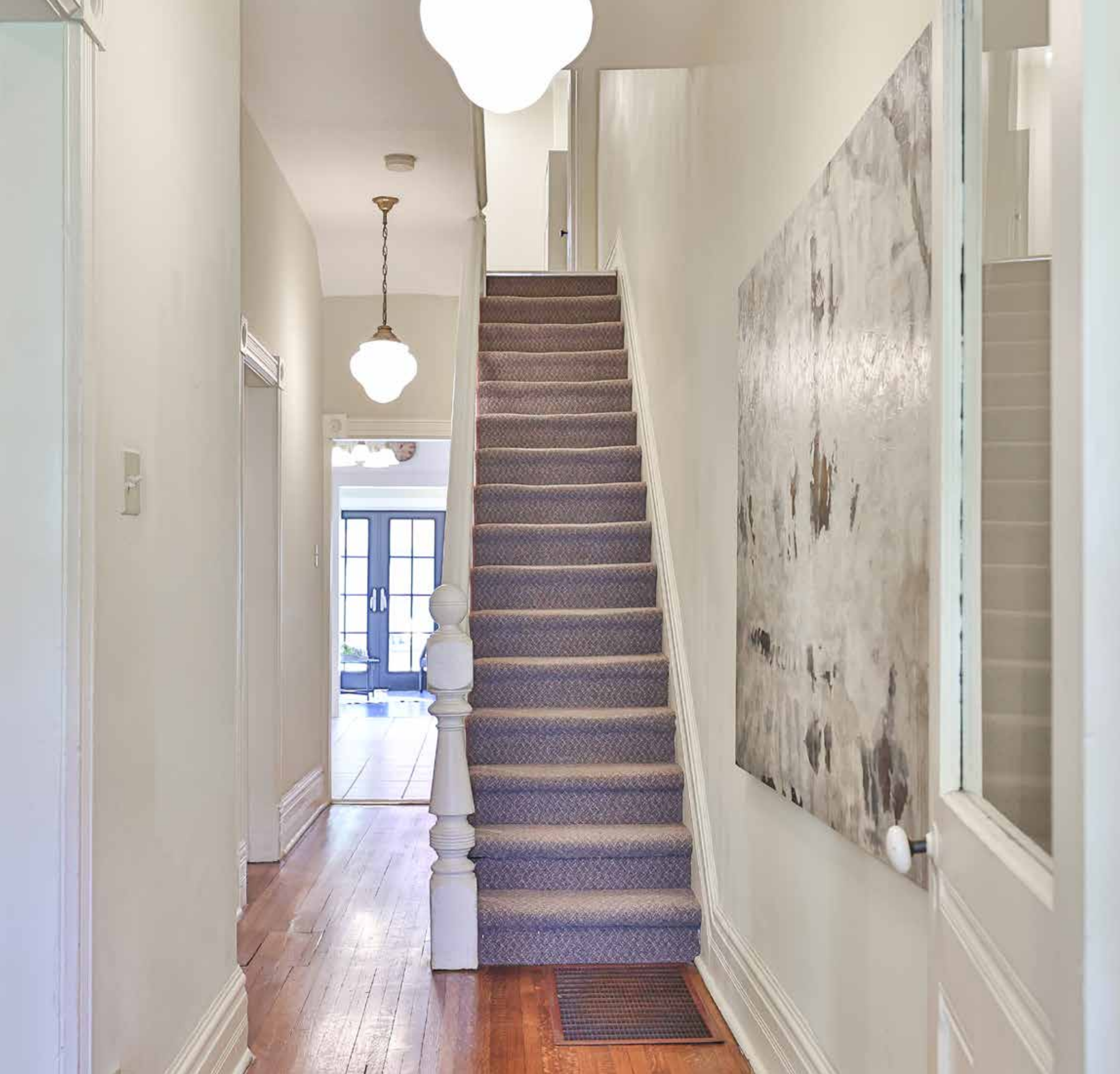




125 Lippincott Street

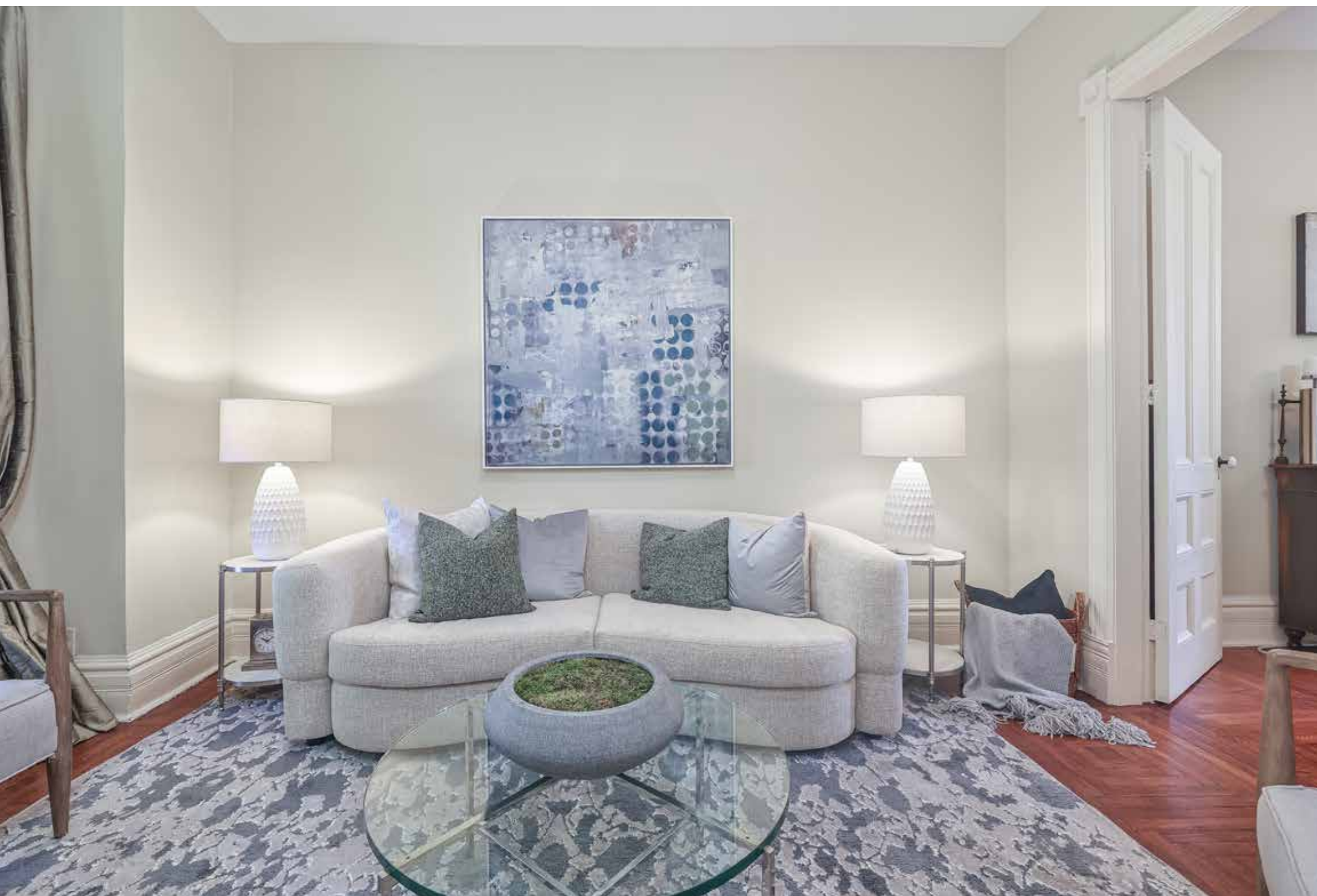




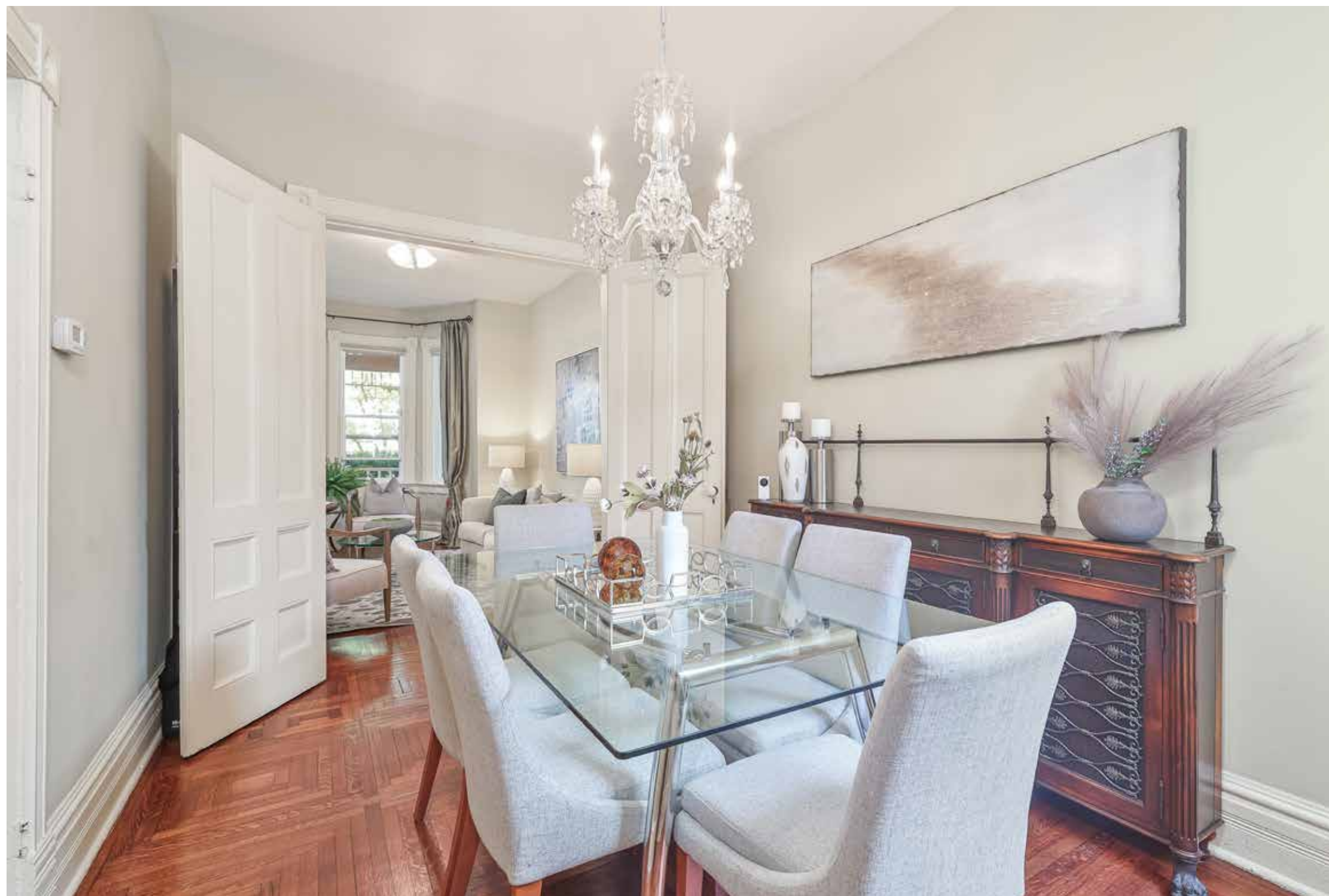
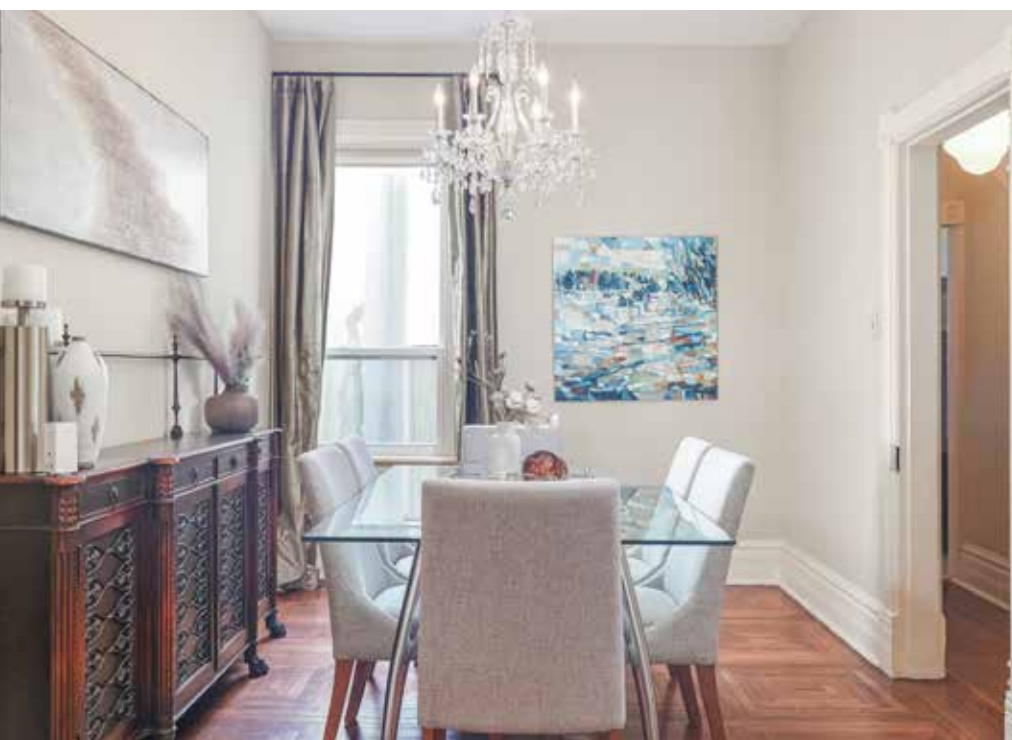
## 125 Lippincott Street

Welcome to 125 Lippincott Street; a timeless, Victorian-style family home located in highly sought-after Harbord Village. This impeccably preserved 3+1 bedroom, 3 bathroom home boasts high ceilings, hardwood floors throughout and a secure laneway parking spot. The main floor consists of spacious formal and informal living space with gorgeous finishings and an abundance of natural sunlight. The bright and airy kitchen is combined with a must-see family room with French doors leading to a spectacular walk-out to the private backyard oasis. The second level consists of three generous sized bedrooms, a 4-piece bathroom and laundry. A staircase leads up to the top level where you can find another room for an at home office or extra bedroom. The lower level has an immense amount of storage space and a lovely 3-piece bathroom. Walking distance to U of T, subway/streetcar, Mt Sinai hospital, primary and secondary schools, concert halls, Little Italy, and some of the best restaurants, cafes, and bakeries in the city!





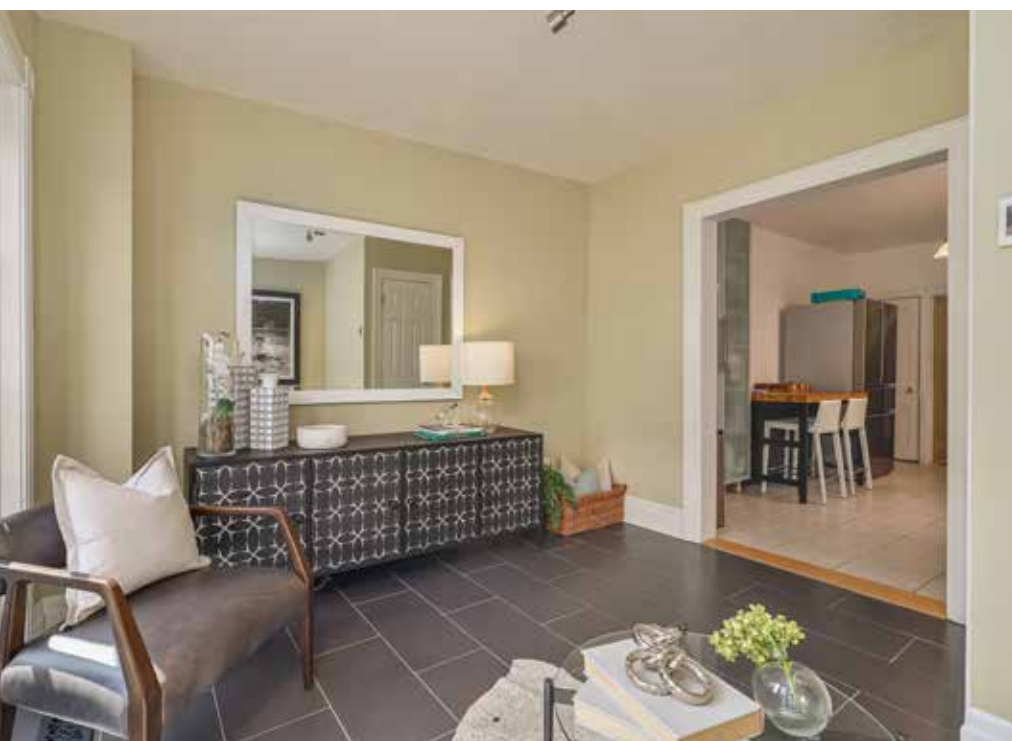








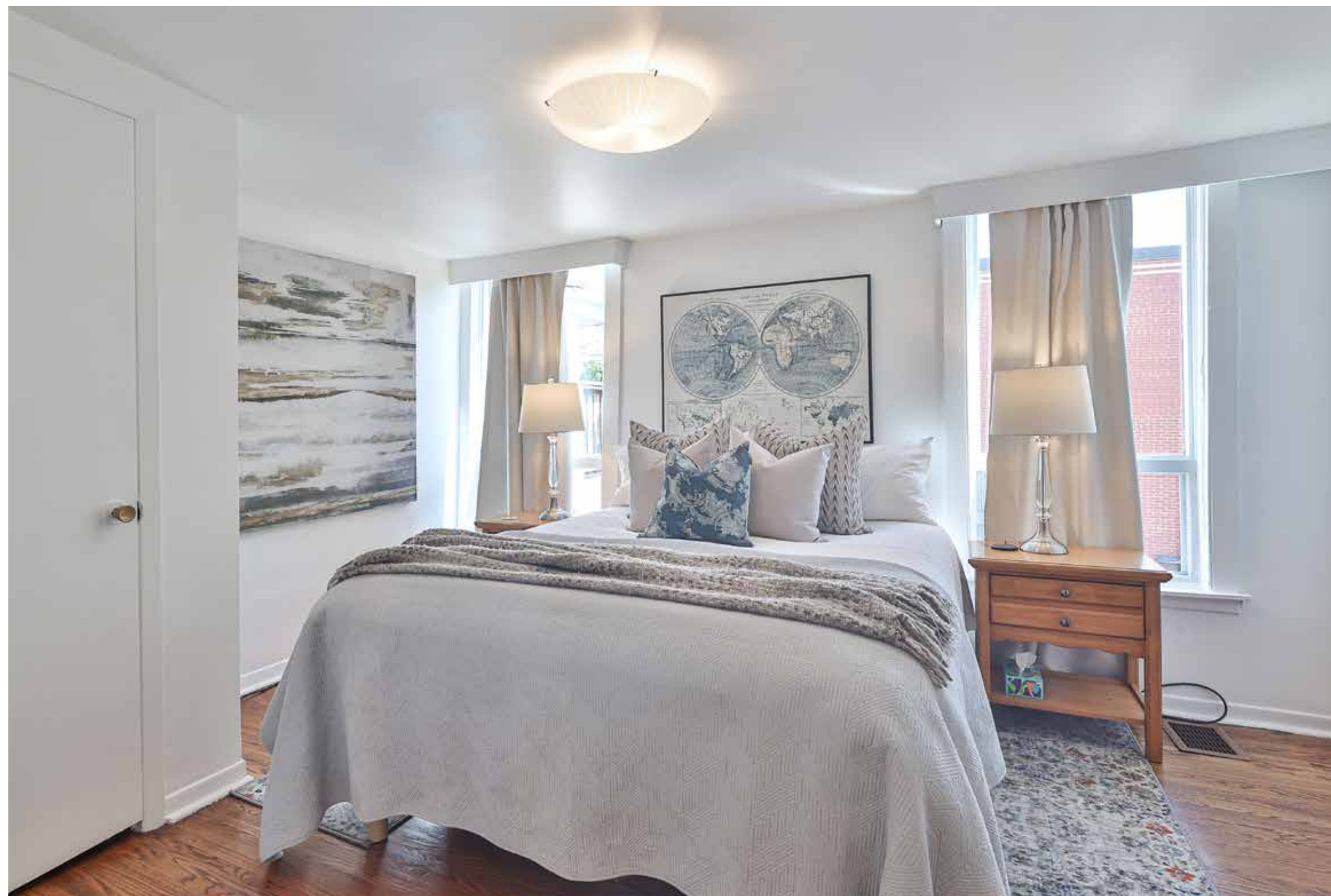








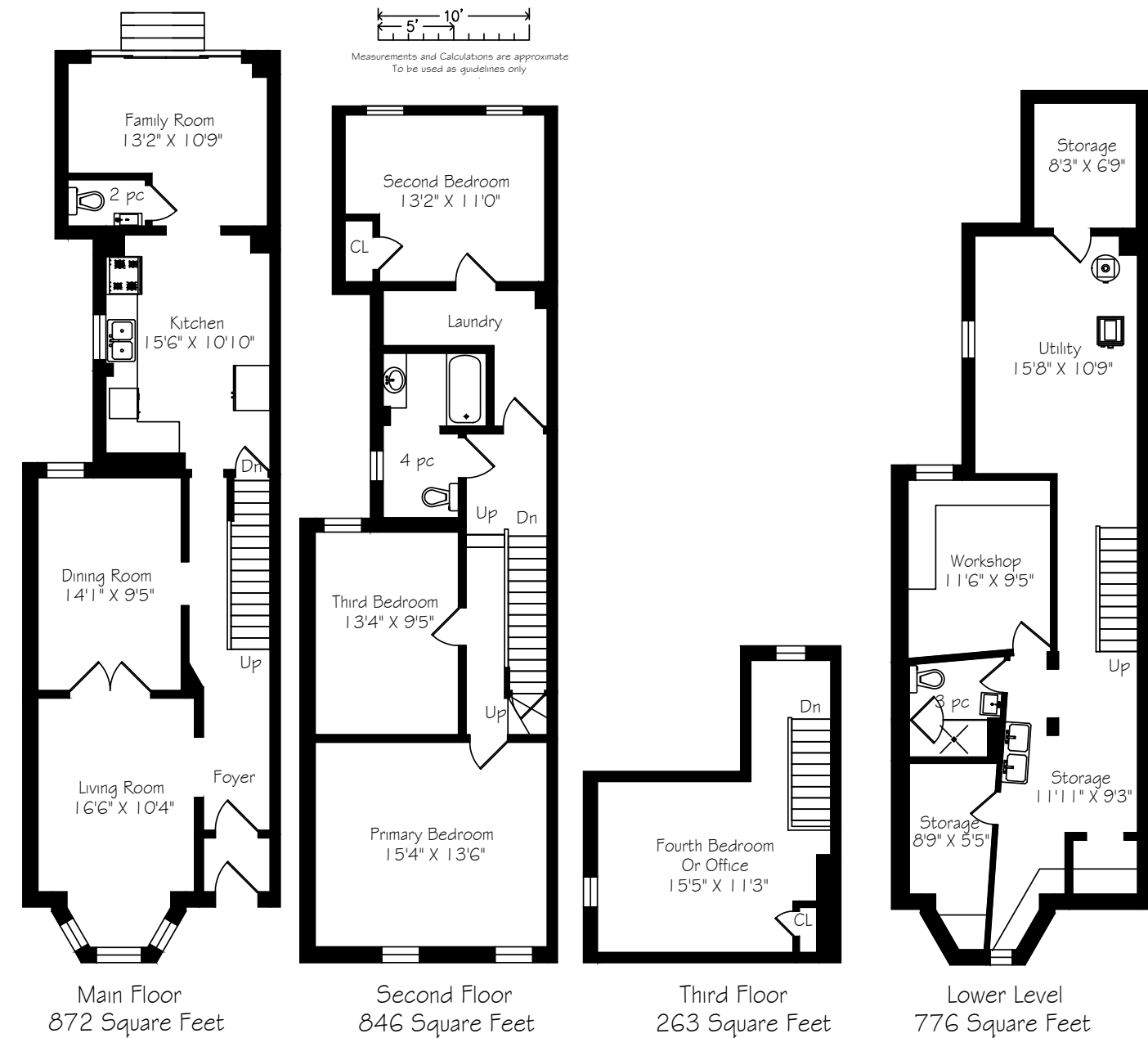












# Details

LOT SIZE	HEATING
16.92 feet by 103 feet	Forced air / gas
TYPE OF HOUSE	COOLING
Semi-detached	Central air conditioning
STOREYS	DRIVEWAY
2 ½	Laneway Parking
BEDROOMS	TAXES
3+1	\$6,815.98 (2023)
BATHROOMS	POSSESSION
3	To be arranged

# Features

- Oasis In The City - Professionally Designed Perennial Backyard Garden With Water Feature And Interlock Patio
- Rear Yard Parking/Entertainment Area
- Titled Right Of Way To Access Rear Parking
- Power Sliding Roll Up Garage Door - 2020
- Utility Conduit Installed And Removed Overhead Wires In Rear Yard
- Wall To Wall Sliding French Doors To Backyard
- Professionally Designed Perennial Front Yard With Watering System
- Forced Air Gas High Efficiency Furnace Installed - 2019
- New Wiring Throughout - 2000
- Central Air Conditioning
- Bedroom Level Miele Washer/Dryer
- Bathrooms On 3 Levels
- Heated Floors In Family And Powder Rooms
- New Peak And Flat Roof (With Added Insulation), Eavestrough Guards Installed - 2013
- New Natural Gas Lines Installed 2023
- Original Victorian Wood Doors, Trim, Doors And Original Hardware
- Uniquely Patterned Original Hardwood Floors
- 3/4” Water Pipe
- 10’Main Level Ceiling Height

## INCLUSIONS

- Appliances: New Bosch Fridge, Bosch Dishwasher, Miele Washer & Dryer
- Window Treatments
- Kitchen Island And Pantry
- Small Garden Shed
- Basement Freezer
- Work Room Benches
- Storage Stands In Utility Room

## EXCLUSIONS

- Dining Room Light Fixture
- Outdoor Furnishings And Umbrella
- BBQ
- Metal Rack In Utility Room
- Dehumidifier
- Storage Stands In Workshop And Storage Areas (Ikea)





**SIERRA PARSONS**

Sales Representative

416.804.1448

sierra.parsons@sothebysrealty.ca

**ADAM PARSONS**

Broker

416.804.9589

adam.parsons@sothebysrealty.ca

**BIANCA PARSONS**

Sales Representative

647.993.2991

bianca.parsons@sothebysrealty.ca

**ADAM  
PARSONS**  
GROUP



AdamParsons.ca

All information and statements contained herein, provided by the Brokerage regarding property for sale, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice.  
Not intended to solicit buyers or sellers under contract. Each office is independently owned and operated.



**8KHD**

Created and printed by The Print Market. The world-class standard for superior print clarity and exclusive online technology.  
theprintmarket.com | 416-488-4566

