



35 Belgrave Avenue

NORTH YORK, ON

Sotheby's
INTERNATIONAL REALTY

Canada



35 BELGRAVE AVENUE

Welcome to this beautifully rebuilt and thoughtfully designed family home, where generous living spaces, abundant natural light, and an incredible private backyard come together in one exceptional property.

Completely rebuilt and enhanced in 2014 with a large three-storey addition, the home offers impressive scale, high ceilings, and a wonderful sense of openness throughout. With 4+1 bedrooms and 4 bathrooms, there is plenty of space for a growing family, while the thoughtful layout provides comfortable spaces for both everyday living and entertaining.

One of the home's most striking features is the abundance of natural light. Large windows and skylights fill the home with sunshine throughout the day, creating a warm and inviting atmosphere.

The main floor is designed for effortless family living and entertaining. The combined living and dining room seamlessly flows into the spacious family room and stunning kitchen. The finished basement is an ideal family space, with high ceilings, a dedicated bedroom, and abundant storage. It's a fantastic area for children to play, relax, or spend time with friends.

Beautifully tree-lined and exceptionally private, the backyard feels like a peaceful retreat in the city. The stunning patio is perfect for summer entertaining, relaxing with family, or enjoying a quiet morning surrounded by greenery. The swim spa adds another level of enjoyment, making the backyard a wonderful extension of the home's living space.

Located in a welcoming neighbourhood with a growing community of young families, this home is ideally situated close to York Mills Station, the 401, and just two blocks away from the cricket club. It's a neighbourhood where families are putting down roots and neighbours enjoy a genuine sense of community.

Bright, spacious, comfortable and surrounded by nature, this is a home designed for family living—with a backyard you'll never want to leave.

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Details of the Home

- 4+1 Beds
- 4 Baths
- Central Air Conditioning
- Forced Air Gas
- Detached
- Private Drive
- Attached Garage
- 2 mudrooms
- 2 side entrances
- Main floor walk-out
- In floor Heating
- In-ground Sprinkler system
- Alarm System
- Nanny Suite
- Updated washing machine
- Updated dishwasher
- New hot water tank
- Updated garage (new door, epoxy floor, drywall, masonry)
- Abundance of natural light
- High ceilings on every level
- Swim Spa
- Family neighbourhood
- Easy Access to public transit and the 401
- Just 2 blocks from The Cricket Club!
- 2 furnaces







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