



226 LIPPINCOTT STREET



JOHNSTON & DANIEL  
A DIVISION OF ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE





Welcome to 226 Lippincott St, a truly exceptional Victorian masterfully renovated with elevated design and superior finishes in Harbord Village & The Annex. This home boasts an incredible number of features, including:

- Completely reimagined & renovated from top-to-bottom, providing 4 levels of stunning modern & contemporary living space;
- Welcoming front porch with Douglas Fir columns, glass railings & frosted privacy glass dividers;
- Bright open concept main floor with high ceilings, open riser oak staircase with floor to ceiling glass balustrade, oak engineered hardwood floors, recessed LED lighting & an abundance of natural light;
- Delectable kitchen with Caesarstone counters, breakfast island, undermount sink, tile backsplash, work station with USB charging, Wolf range, Fisher Paykel fridge, Bosch dishwasher, Panasonic microwave & lots of storage;
- Bright family room with custom glass slider to striking covered porch area with skylight, glass railing, lower patio & private & tranquil south facing back yard with cedar fence & exceptional multi-purpose studio laneway garage;
- Stunning expanded third floor master retreat with 5 skylights, walk-through closet with dressing area, 7-piece spa-like ensuite & south facing balcony;
- Beautiful second floor with floor to ceiling glass balustrade, front bedroom with bay window & custom built-in cabinetry, expansive rear bedroom with oversized windows, middle bedroom that makes an excellent office or nursery, 6-piece bathroom, laundry room & impressive custom solid core 8' doors;
- Spacious lower level with new walk-out to back yard, mudroom area for civilized transitions coming home via the studio garage, comfortable recreation room, bedroom/office, 4-piece washroom and roughed-in area for kitchen that provides nanny/in-law/income suite potential;
- In-floor heating in all bathrooms and throughout the basement;
- Toto toilets & Riobel hardware throughout;
- Tankless on-demand water heater;
- All new white flat roof membrane for less summer heat absorption;
- Prime location close to downtown & all the benefits of Annex living;
- Mere steps to bustling & increasingly community-oriented Harbord Village;
- WalkScore of 92 ("Walkers Paradise");
- TransitScore of 100.

All new on the inside and revitalized on the outside, 226 Lippincott is a home that provides an uncompromising commitment to design and quality. Stylish yet comfortable living mere minutes to all the conveniences of downtown Toronto, this is urban living at it's best.





**LIST PRICE**  
\$2,295,000.00

**STYLE:**  
Three Storey  
Semi-Detached

**LOT SIZE:**  
15.75 x 125 ft

**BEDROOMS:**  
4+1

**WASHROOMS:**  
1x7, 1x6, 1x4

**PARKING:**  
1

**TAXES:**  
\$5435.44 (2017)

**INCLUSIONS:**  
Fisher Paykel Fridge, Wolf Gas Stove, Bosch Dishwasher, Panasonic Microwave, Samsung Washer & Dryer, All Electric Light Fixtures, All Window Coverings; Tankless Water Heater; GB&E, Central A/C, Garage Opener



# FLOOR PLANS



**MYLES SLOCOMBE**

Sales Representative

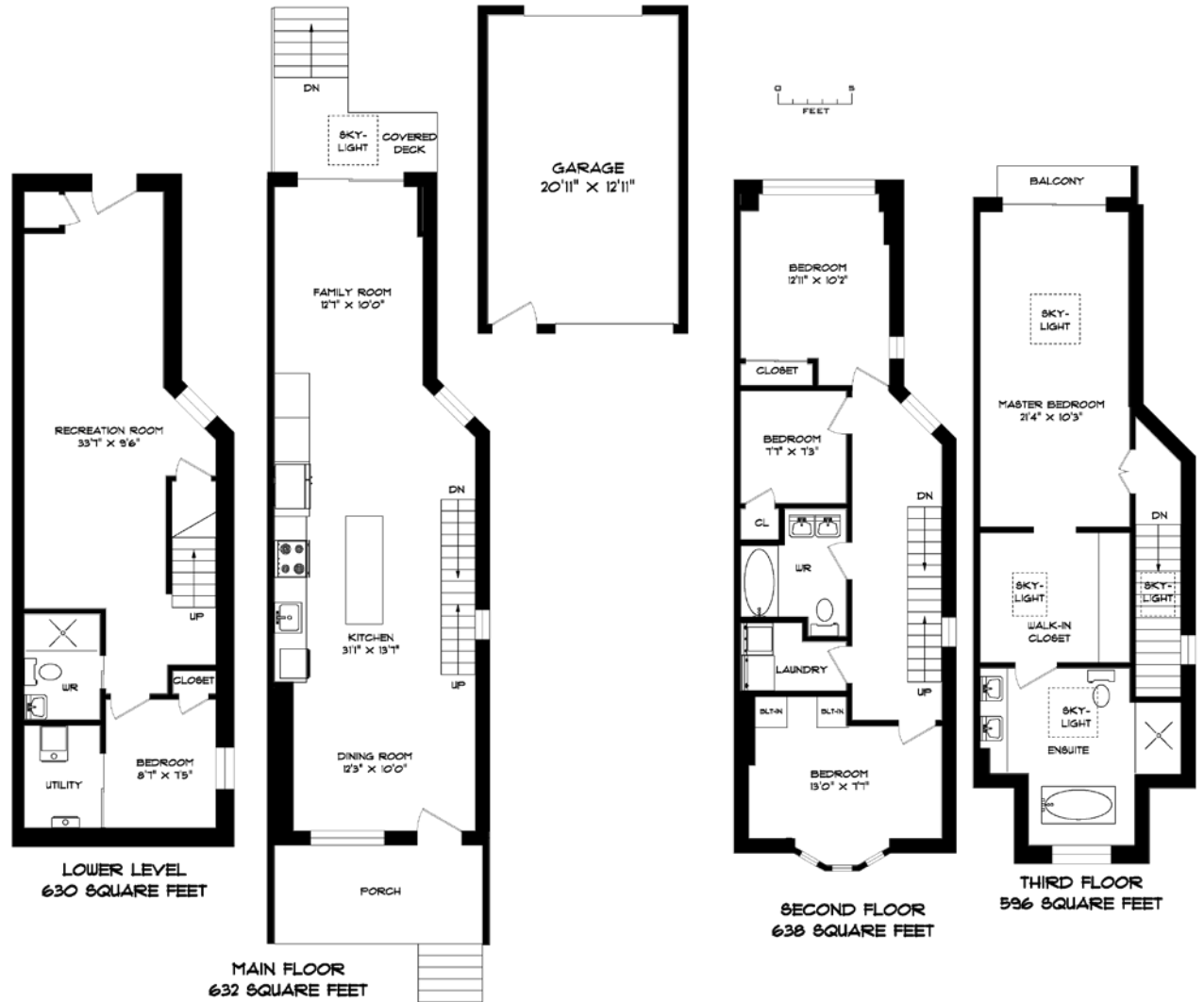


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477 Mount Pleasant Rd - Toronto, ON M4S 2L9

Office 416 489 2121  
Direct 416 554 0801  
Email [myles@keystonerealestate.ca](mailto:myles@keystonerealestate.ca)  
Website [www.keystonerealestate.ca](http://www.keystonerealestate.ca)

[www.226Lippincott.com](http://www.226Lippincott.com)



\*Not intended to solicit buyers or sellers currently under contract with another brokerage. \*\*Prospective Purchasers should satisfy themselves regarding the accuracy of the information contained in this feature. sheet.