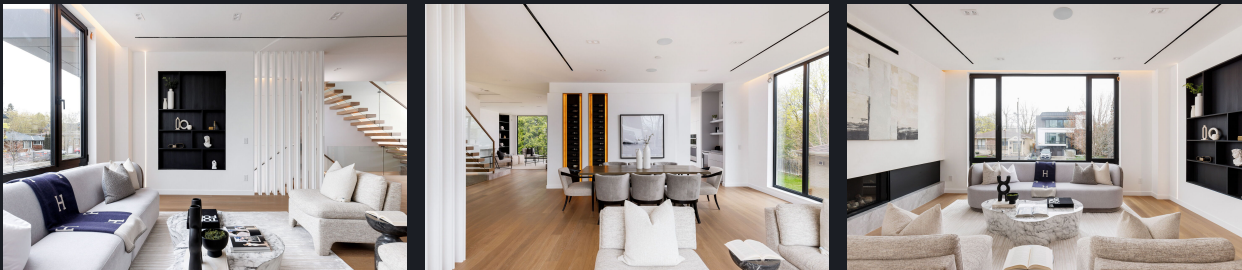
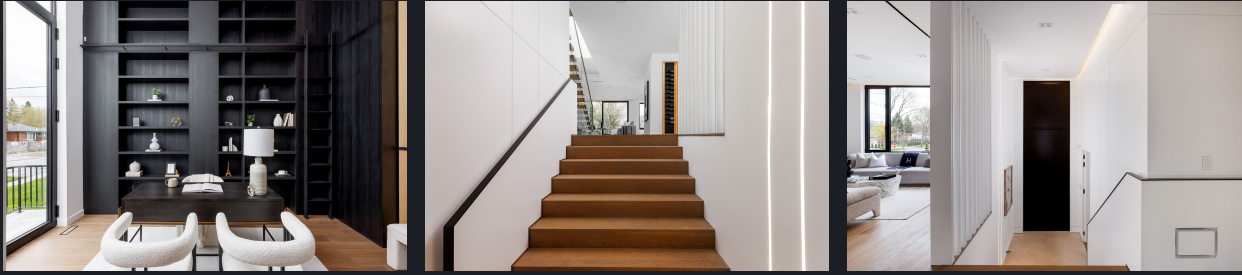


\$3,999,999 - 310 PATRICIA AVENUE, TORONTO, ON M2R 2M5



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Setting a new standard for luxury living in Willowdale, this extraordinary home—built on an expansive 50x132 ft lot—showcases meticulous design, superior craftsmanship, and exceptional attention to detail. Through a striking 14 ft European pivot door, step into 6,000 sq ft of serene, luxurious living space, artfully illuminated with intelligent lighting and enhanced by fine millwork and a stunning blend of marble, natural oak wood, and Italian plaster. No expense was spared in the Chef's Kitchen, which is complemented by a secondary spice kitchen for everyday use. The grand study provides the perfect space for a library or home office. Upstairs, the primary suite offers a luxurious retreat, while three additional spacious bedrooms each feature private ensuites. A convenient laundry room completes the second floor. In a class of its own, the lower level boasts unprecedented 16 ft ceilings, heated floors, and a host of premium features including a walk-out courtyard, a beautifully crafted dry sauna, a home gym, a second laundry room, a guest bedroom, and a powder room with direct access to the courtyard. State-of-the-art technology and home automation are integrated throughout the entire residence.

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FEATURES

- Gas Fireplace
 - Courtyard
 - Home Automation and Lighting Control
 - Efficient HVAC Design
 - Wine Cellar
- Walk-out basement
 - Integrated appliances
 - White Oak Hardwood Floors
 - European Aluminum Windows
 - Engineered Stone Countertops