



48 Harcourt Avenue

# Welcome To 48 Harcourt Avenue

Style meets function in this beautifully designed, detached home.

The curb appeal is outstanding with a professionally landscaped front garden, stone retaining walls and stone steps leading up to a barn board clad covered front porch.

The open concept main level is absolutely stunning with hardwood floors, large windows, crown moulding, pot lights and built-in speakers throughout. The spacious living and dining rooms are filled with natural light and provide plenty of room to entertain or to enjoy dinner with the family. The custom kitchen features clean lines with a two-tone design, a large centre island with a breakfast bar, stone counters with a waterfall edge and top of the line stainless steel appliances.

The impressive family room features custom built-ins, a gas fireplace and large glass sliding doors which walk out to the backyard, allowing for seamless indoor and outdoor living. With so much space on this level, it can easily accommodate a home office or a play area for the kids. As you head up the stairs, there is also the convenience of a nicely tucked away powder room.

The upper level features 3 bedrooms, 2 washrooms and a uniquely convenient laundry room with tons of natural light. The master bedroom is an incredible space with large windows, a spa-like master ensuite with built in speakers, and a walk-in closet. The 2nd and 3rd bedrooms are nicely proportioned with custom built in California closets.

The grand rec room, fourth bedroom and fourth washroom complete the lower level perfectly. Whether you're looking for a place to enjoy movie night, a space for overnight guests, or a home workout area, this level can accommodate it easily.

The private backyard is fully fenced in with a back deck that's perfect for summer barbeques, a stone patio, a pristine lawn and direct access to the large detached 2 car garage.

Just steps to The Danforth and Pape Subway Station and situated in the catchment area for the highly regarded Frankland School, this residence truly has it all.





The Whole Truth KIP MEERSEN

THE WHOLE TRUTH

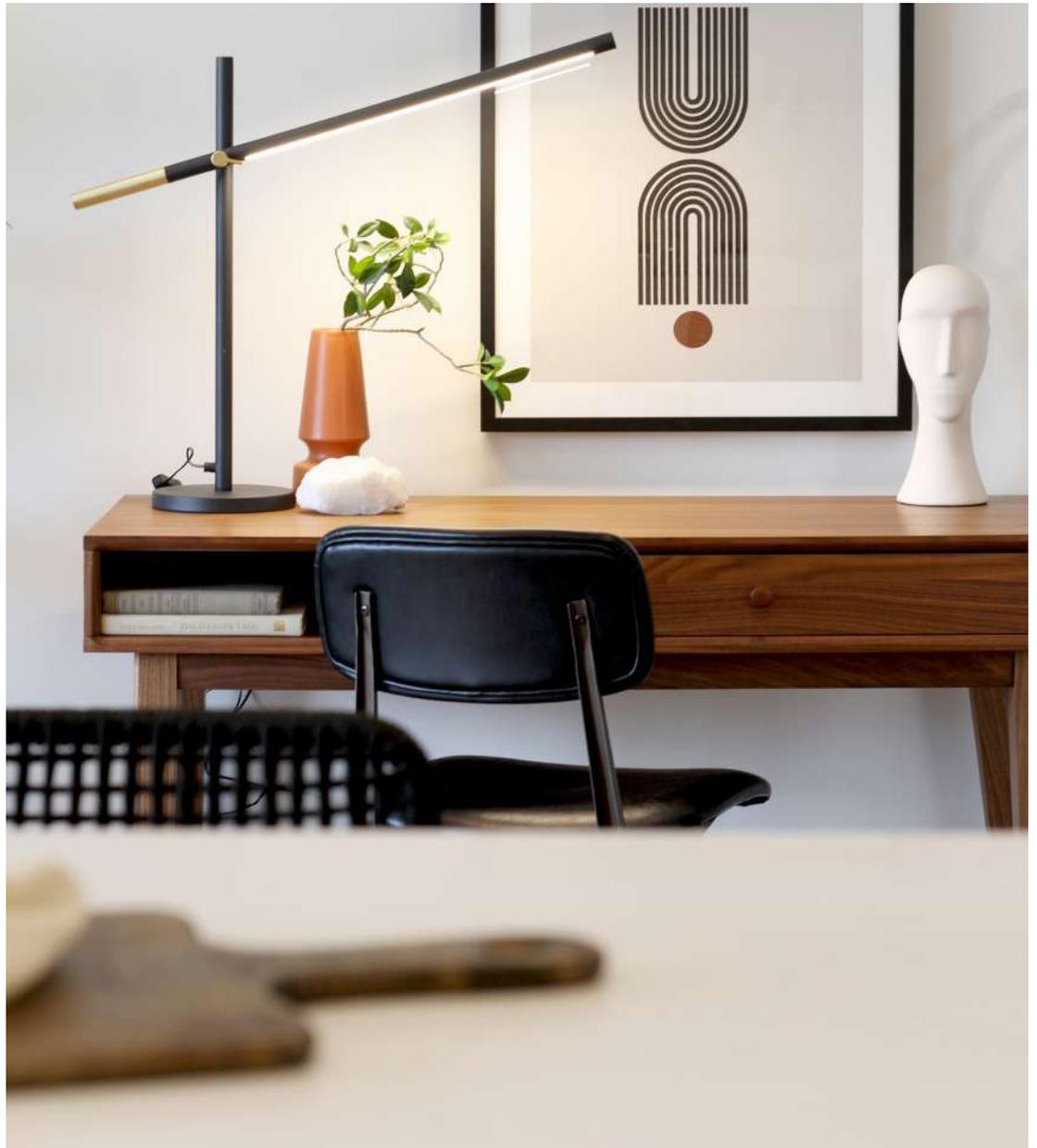


































48Harcourt.com

**ford thurston & chris olsen**  
BROKER & SALES REPRESENTATIVE

📞 416.465.7850  
✉ info@thurstonolsen.com

**thurstonolsen**  
REAL ESTATE TEAM

**RE/MAX**  
HALLMARK REALTY LTD.  
Brokerage, Independently Owned and Operated | RAISING THE BAR

Not intended to solicit buyers or sellers under contract with another Realtor.