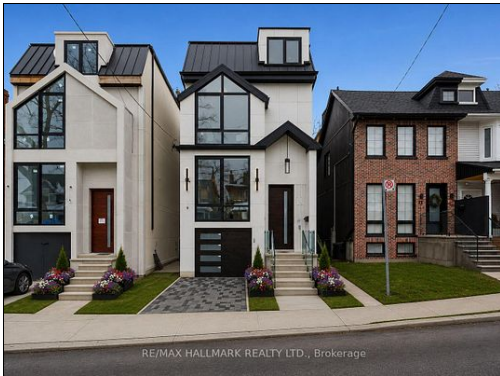




10 Wheeler Ave
Toronto Ontario M4L 3V2
 Toronto E02 The Beaches Toronto
SPIS: No **Taxes:** \$9,230.02/2025 **DOM: 52**

List: \$3,500,000 For: Sale

Detached **Front On: W**
Link: N **Acre:**
 3-Storey

Rms: 10 + 1
Bedrooms: 4 + 1
Washrooms: 6
 2x2xGround, 1x5x2nd, 1x5x2nd,
 1x5x3rd, 1x3xBsmt

Lot: 25.09 x 101.95 Feet **Irreg:**
Dir/Cross St: Queen St E / Woodbine Ave
Directions: Queen Street And Lee Avenue

MLS#: E13159516 **PIN#:** 210040612
Possession Remarks: TBD
Legal: LOT 18 REGISTERED PLAN 898 & PART LOT 18 REGISTERED PLAN 5E PART 2 66R33765 CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Apartment / Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: New Apx Sqft: 3000-3500 Roof: Flat, Metal Foundation: Concrete Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Upper Phys Hdcap-Eqp:	Exterior: Concrete / Stucco/Plaster Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fireplace/Stove Interior Feat: Auto Garage Door Remote, Carpet Free	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: HST Applicable to In Addition To Sale Price: Oth Struct: Survey Type: Available
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Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	26.61	x 61.68	B/I Closet	Large Window	Built-In Speakers
2	Dining	Main	39.73	x 40.03	Open Concept	Hardwood Floor	Built-In Speakers
3	Kitchen	Main	52.85	x 39.04	Centre Island	B/I Appliances	Centre Island
4	Family	Ground	52.85	x 41.01	Hardwood Floor	Fireplace	Sliding Doors
5	Br	2nd	56.14	x 50.2	O/Looks Backyard	5 Pc Bath	Picture Window
6	2nd Br	2nd	56.14	x 46.29	Bay Window	Large Closet	Hardwood Floor
7	3rd Br	2nd	42.98	x 41.34	Hardwood Floor		
8	4th Br	3rd	58.07	x 69.23	W/O To Patio	Large Window	Hardwood Floor
9	Living	Bsmt	54.46	x 69.88	Large Window	Walk-Out	Combined W/Dining
10	5th Br	Bsmt	32.15	x 45.28	Large Closet	Large Window	

Client Remks: Luxury Living By The Lake - Welcome To 10 Wheeler Avenue, A Newly Built Luxury Residence In Toronto's Coveted Beaches Community. Perfectly positioned on a quiet, tree-lined street just steps from the sparkling shores of Lake Ontario, this exceptional newly built home offers a rare blend of sophisticated design, superior craftsmanship, and relaxed coastal living-all backed by the confidence of a Full Taron Warranty. Thoughtfully designed for elegant entertaining and comfortable family living, this architecturally impressive residence showcases oversized principal rooms, dramatic windows, and abundant natural light, creating a bright, warm, and inviting atmosphere throughout. Carefully curated finishes, a functional layout, and an abundance of smart home features throughout offer the ideal balance of luxury, convenience, and everyday practicality. From lighting and climate controls to thoughtfully integrated technology, this home is designed for modern living at its finest. An entertainer's dream, the home offers seamless indoor-outdoor living with three oversized private decks, perfect for hosting guests, family gatherings, summer evenings, or quiet mornings outdoors. The expansive backyard provides a rare urban retreat ideal for entertaining and relaxed family living. For pet lovers, the thoughtfully designed doggy shower adds an extra level of convenience after walks along the beach or park. Located in the heart of The Beaches, one of Toronto's most desirable neighbourhoods, you are moments to the Boardwalk, Kew Gardens, Balmy Beach, waterfront trails, parks, boutique shops, cafes, and top-rated schools, all within a vibrant and highly sought-after family community known for its exceptional lifestyle. 10 Wheeler Avenue presents a rare opportunity to own a newly built luxury home in The Beaches-where elevated design, spacious living, smart home technology, Taron protection, and an unmatched lakeside lifestyle come together just steps from the water.

Listing Contracted With: RE/MAX HALLMARK REALTY LTD. **Ph:** 416-465-7850