



208A MERTON STREET
DAVISVILLE VILLAGE



208A Merton Street is more than a home. It is a lifestyle destination for those who crave sophistication, comfort, and connection in one of Toronto's most vibrant enclaves. This rare freehold townhouse offers the ease of ownership without the fees, combining the freedom of a house with the low-maintenance appeal of urban living.

Wake up in your sun-drenched primary suite, pour a coffee, and head upstairs to your 534 square foot rooftop terrace. Wrapped in skyline views and curated with designer teak furnishings, surround sound, and a fully automated Rolltec awning, it is your private retreat in the sky. Spend evenings dining alfresco under the stars or curling up beside the glow of the gas fireplace in your elegant living room, with built-in shelves and crown moulding framing the space.

Inside, this home balances contemporary design with timeless warmth. Soaring 10 foot ceilings on the main level create a gallery-like feel, perfect for entertaining. The chef's kitchen, with its high-end appliances, granite counters, and ceiling-height shaker cabinetry, opens seamlessly to a walk-out balcony with a gas line.

Upstairs, the versatile layout adapts to your lifestyle. Whether you envision a stylish media lounge, a dressing room worthy of a magazine spread, or a cozy guest suite, every space is rich with light, storage, and thoughtful finishes. Heated floors in all bathrooms and the foyer add a daily touch of luxury, and integrated speakers let you soundtrack your moments with ease.

And when the city calls, you are just steps to the Beltline Trail, Davisville subway, and the boutiques and cafés of Yonge Street, along with top-rated schools and a true sense of community. A rare built-in two car garage, central vacuum, alarm system, and custom window coverings complete the offering.

This is turnkey Midtown living for those who want it all – style, function, and the freedom to live beautifully.













208A MERTON STREET

PROPERTY OVERVIEW

- Stunning modern freehold townhouse in Davisville Village
- Turnkey
- Attached on one side
- Exceptional layout ideal for entertaining and everyday living
- Approx. 534 sq ft rooftop terrace

INTERIOR FEATURES

- Soaring 10 ft ceilings on main floor; 9 ft ceilings on 2nd and 3rd floors
- Excellent natural light throughout
- High-end finishes and designer light fixtures
- Hardwood floors on main level
- Heated tile floors in foyer and all bathrooms
- Open-concept living and dining room with gas fireplace, built-in shelves, and crown moulding
- Custom window coverings and California shutters
- Integrated speakers throughout
- Central vacuum
- Alarm system

KITCHEN

- Shaker-style cabinetry to ceiling with integrated lighting
- Granite countertops, tile backsplash
- Breakfast bar with double undermount sink
- Built-in wine rack and pantry
- Stainless steel GE Profile gas stove, dishwasher, microwave
- Paneled Sub-Zero fridge
- Walkout to balcony with gas line for BBQ

PRIMARY SUITE

- Spacious bedroom with custom floor-to-ceiling closets and heated floors
- Five-piece ensuite with:
- Carrara marble counters
- Double vanity
- Steam shower with bench and niche
- Large jet tub
- Private water closet
- Built-in speaker

ADDITIONAL BEDROOMS

- Second bedroom currently used as a media room (can convert back)
- Third bedroom currently used as dressing room (can convert back)
- All bedrooms have broadloom and generous closets

BATHROOMS

- Powder room on main floor with pedestal sink and designer wallpaper
- Four-piece bath on third floor with Carrara marble countertop and Italian silk shower curtain

LAUNDRY

- Dedicated laundry room with tile floor, built-in cabinetry, laundry sink with Carrara marble countertop
- LG stacked washer and dryer

OUTDOOR FEATURES

- 534 sq ft rooftop terrace with:
- Upgraded composite decking
- Rolltec electric retractable awning
- Built-in six-speaker surround sound
- Main floor balcony with gas line hookup

GARAGE

- Built-in tandem two-car garage with direct interior access
- Epoxy-coated floor, insulated door, whisper-quiet belt opener

MECHANICAL

- Forced air gas heating
- Central air conditioning
- Rental: hot water tank

LOT AND LOCATION

- Lot size: 16.44 ft x 55.68 ft
- Right-of-way driveway
- Short walk to public transit
- Close to Yonge and Mount Pleasant amenities
- In district for top-ranked schools: Davisville Jr. PS, Hodgson Sr. PS, North Toronto CI, Northern SS
- Multiple nurseries and daycare options nearby

INCLUSIONS

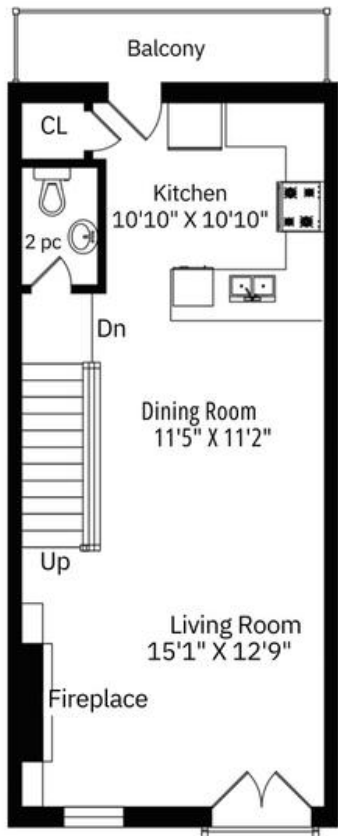
- Paneled Sub-Zero fridge
- Stainless steel GE profile four burner gas stove
- Stainless steel GE dishwasher
- GE microwave
- Fridge/freezer in storage room
- LG high efficiency washer and dryer
- California shutters
- All light fixtures
- Silk shower curtain in third floor bathroom
- Broadloom where laid
- Built-in speakers
- Central vacuum system and equipment
- Gas barbeque & hookup for barbeque
- Central air conditioning system and equipment
- Gas burner and equipment
- Custom Rolltec electric retractable patio awning

EXCLUSIONS

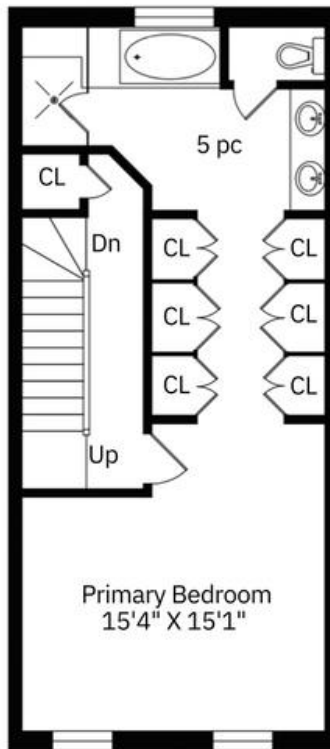
- Mirrors and Televisions

208A MERTON STREET

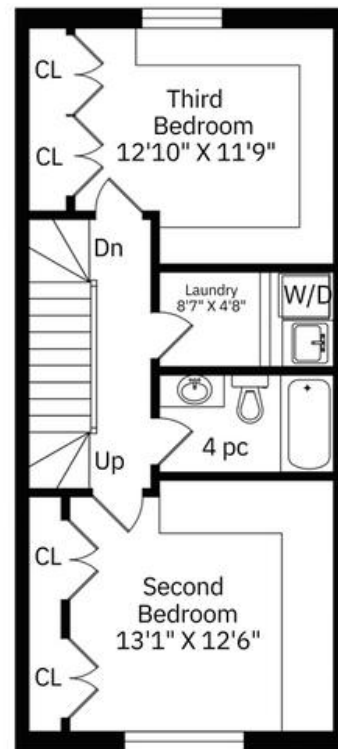
Floor Plans



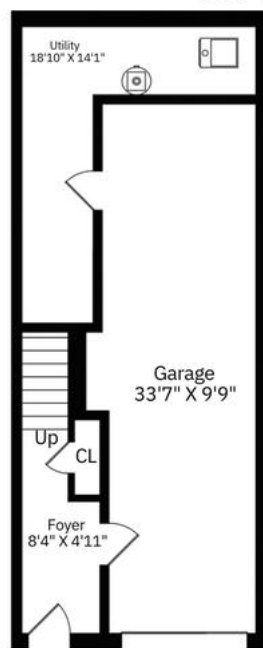
Main Floor
590 Square Feet



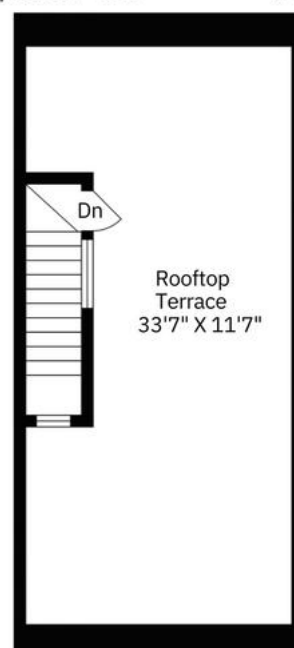
Second Floor
590 Square Feet



Third Floor
590 Square Feet



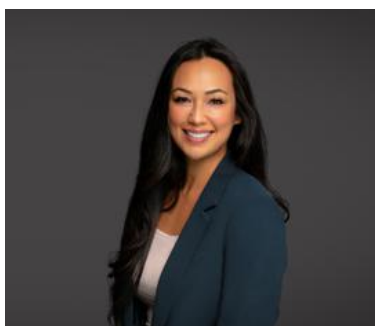
Ground Floor
285 Square Feet



Rooftop Terrace
534 Square Feet



ELEVATE YOUR EXPECTATIONS



Brenna Whyte, BSc, MSc
Real Estate Agent
647.895.3827
brenna@heapsestrin.com



For Royal LePage Real Estate Services Heaps Estrin Team, Brokerage. All information and statements contained herein, provided by Royal LePage Real Estate Services Heaps Estrin Team, Brokerage regarding property for sale, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice.

Royal LePage Real Estate Services Heaps Estrin Team, Brokerage Independently Owned and Operated