

106 Highland Avenue

4 +1 Beds | 5 Baths | \$3,750,000

ARMIN
GROUP



Property Details

Property Taxes (2026): \$16,458

Lot Size: 38.18 ft x 148.49 ft (Irregular - See survey)

Total Living Area: 3,943 sqft (total)

Parking: Private driveway accommodating two vehicles

Inclusions

- Fisher & Paykel Fridge
- Wolf 6 Burner Gas Stove
- Miele panelled dishwasher
- Miele built-in coffee machine
- Miele wall oven/microwave
- Miele stackable washer and dryer
- Whirlpool front load washer & dryer
- All electrical light fixtures
- All window coverings
- Alarm system with outdoor cameras (monitoring extra)
- Wired ceiling speakers with Sonos System
- Backyard irrigation system + wired Bose speakers

Exclusions

- All furniture
- All artwork
- Lowel level freezer
- All televisions (main floor, primary bedroom, 3rd floor bedroom, lower level rec room and lower level bedroom)

Rental Items

- Reliance Hot Water Tank: \$118.13 + HST/month

Main Level

Foyer

- Light-filled entrance featuring a fluted wood feature wall
- Pot lighting
- Heated tile flooring

Living Room

- Formal living area
- Oversized picture window overlooking the front garden
- Gas fireplace with a classical stone mantel
- Built-in ceiling speakers
- Pot lighting
- Statement chandelier
- Hardwood floors

Chef's Kitchen

- Custom cabinetry
- Fisher & Paykel Fridge
- Wolf 6-Burner Gas Stove
- Miele panelled dishwasher
- Miele built-in coffee machine
- Miele wall oven/microwave
- Oversized centre island with generous counterspace and breakfast bar
- Large stainless-steel sink with chrome faucet
- Pot lighting
- Pendant lighting
- Hardwood floors

Dining Room

- Generous entertaining space
- Open connection to the principal living areas
- Built-in ceiling speakers
- Pot lighting
- Hardwood floors

Family Room

- Custom built-in cabinetry and shelving
- Glass-panelled French doors opening to the rear garden
- Built-in ceiling speakers
- Pot lighting
- Chandelier
- Hardwood floors

Powder Room

- Two-piece bathroom
- Wallpaper

Second Level

Primary Bedroom

- Serene private retreat overlooking the rear garden
- Glass-panelled French doors opening to a Juliette balcony
- Wall-mounted TV and gas fireplace flanked by custom built-in cabinetry
- Chandelier
- Built-in ceiling speakers
- Two generous walk-in closets
- Pot lighting
- Hardwood floors

Primary Ensuite

- Five-piece, spa-inspired bathroom
- Generous soaker tub with chandelier
- Custom wallpaper
- Pot lighting
- Heated tile flooring

Second Bedroom

- Spacious bedroom overlooking the expansive front garden
- Glass-panelled French doors opening to a Juliette balcony
- Custom built-in desk and cabinetry
- Well-appointed four-piece ensuite
- Walk-in closet
- Pot lighting
- Built-in ceiling speakers
- Hardwood floors

Third Level

Third Bedroom

- Spacious bedroom with large window with built-in banquette seating
- Wall-mounted TV flanked by custom built-in cabinetry
- Built-in ceiling speakers
- Skylight
- Pot lighting
- Hardwood floors

Fourth Bedroom

- Generous bedroom with ample natural light
- Double closet with integrated organizers
- Built-in ceiling speakers
- Chandelier
- Pot lighting
- Hardwood floors

Family Bathroom

- Well-appointed three-piece bathroom
- Pot lighting
- Tile flooring

Laundry Closet

- Stackable Miele washer/dryer
- Hardwood floors

Lower Level

Recreation Room

- Generous recreation and entertaining space
- Dedicated work area
- Built-in ceiling speakers
- Pot lighting
- Above-grade window
- Hardwood floors

Gym/Fifth Bedroom

- Flexible space suited to fitness/ nanny suite/ guest bedroom/home office
- Closet
- Above grade windows
- Pot lighting
- Hardwood floors

Bathroom

- Well-appointed three-piece bathroom
- Glass-enclosed shower with tiled surround
- Pot lighting
- Tile flooring

Laundry Room

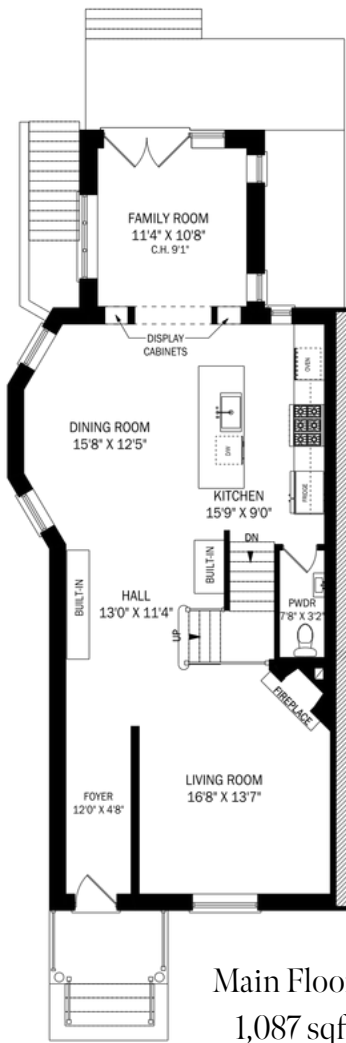
- Spacious and well-appointed laundry room
- Large laundry sink
- Custom built-in cabinetry with generous counter space
- Pot lighting
- Tile flooring

Mudroom

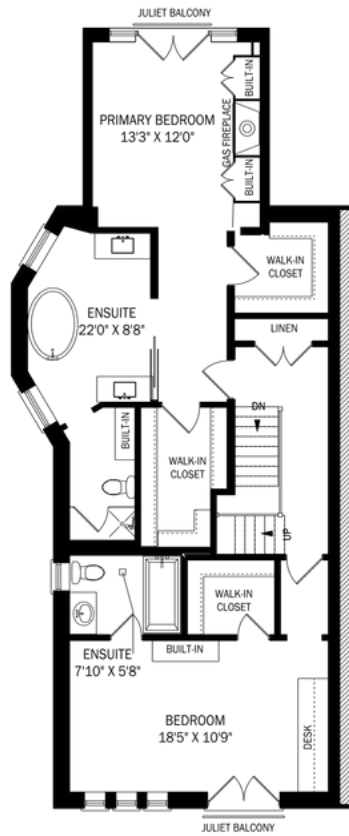
- Custom built-in cabinetry
- Walk-out
- Pot lighting
- Heated tile flooring

Additional Features

- 2 furnaces,
- 2 air conditioners
- Wired smoke detectors
- Flood detection sensors in the both laundry rooms
- Custom built-ins throughout



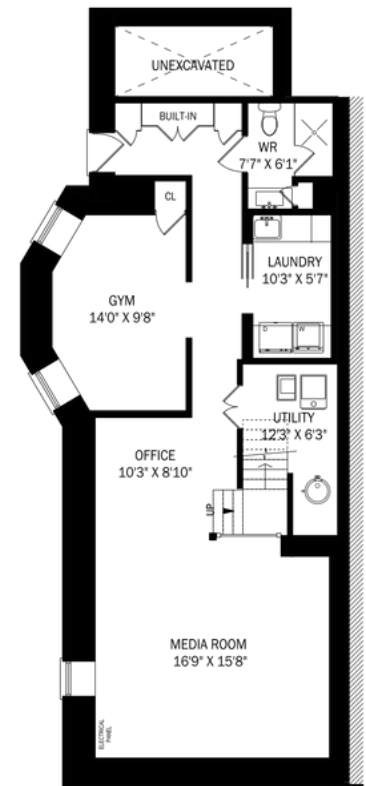
Main Floor
 1,087 sqft



Second Floor
 1,088 sqft



Third Floor
 731 sqft



Lower Level
 1,037 sqft

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Exterior

- Expansive rear yard with multiple entertaining areas
- Professionally landscaped front and rear gardens
- Elegant stone water fountain feature in rear yard
- Long private driveway accommodating up to two vehicles
- Convenient covered side storage, perfect for bikes, strollers, and family essentials
- Property is generously set back from the street, offering exceptional privacy

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