



CHRISTENSEN
REAL ESTATE GROUP

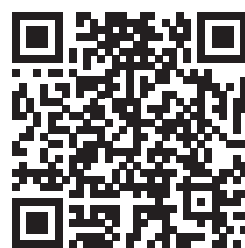


TORONTO

1224 Highgate Place



Welcome Home



FOR MORE
PHOTOS + DETAILS

Welcome to 1224 Highgate Place, a fully upgraded gem in the esteemed Applewood Heights neighbourhood. Located just off Burnhamthorpe and Dixie on a private, low-traffic street, it provides a relaxed and safe environment for families. With 4+1 bedrooms and 4 bathrooms, this charming home offers a rare degree of spaciousness that is hard to come by in the area.

Arriving home, you are welcomed by a large 2-car garage and a spacious driveway large enough

for 4 additional vehicles, ensuring there is always ample parking.

Beyond the property itself, 1224 Highgate Place's exceptional location adds to the home's idyllic family-oriented lifestyle. Within a fantastic catchment area, there are a number of well-regarded schools nearby, including Burnhamthorpe Public School, St. Sofia Byzantine Catholic Elementary School, and Glenforest Secondary School (IB). Perfect for morning runs, walks, or bike rides, nearby parks and green spaces offer a refreshing escape.

You have direct access to the QEW, 427, and 403, offering a seamless commute to downtown

Toronto, and just a short 15-20 minute journey to Pearson International Airport.

Adding to the convenience, several key amenities are within walking distance, including the recently renovated Burnhamthorpe Community Centre for leisure and Applewood Plaza, home to Metro, Shoppers, LCBO, and local restaurant options. Sherway Gardens, a hub for high-end shopping, dining, and entertainment, is also just a 10-minute drive away.



Main Floor

The main floor features a modern kitchen equipped with updated appliances, including a recently installed dishwasher, refrigerator, and oven. Around the corner, the dedicated dining area is illuminated by an expansive bay window.

The living and family rooms, adorned with elegant hardwood flooring and pot lights, provide a sophisticated environment for relaxation, familial gatherings, and entertaining. A wood-burning fireplace adds a refined, rustic element to the home’s ambiance, serving both as a heat source and a focal point for conversation.

ENTRY/FOYER

- Tile Floor
- Coat Closet
- Designer Light Fixtures
- Crown Molding

TWO-PIECE POWDER ROOM

LIVING ROOM

- Hardwood Floor
- Window overlooking the front yard
- Crown Molding
- Woodburning fireplace with stone surround
- Window looking out to the backyard
- Pot-lights

DINING ROOM

- Hardwood Floor
- Large bay window
- Designer Light Fixture

BUTLERS PANTRY

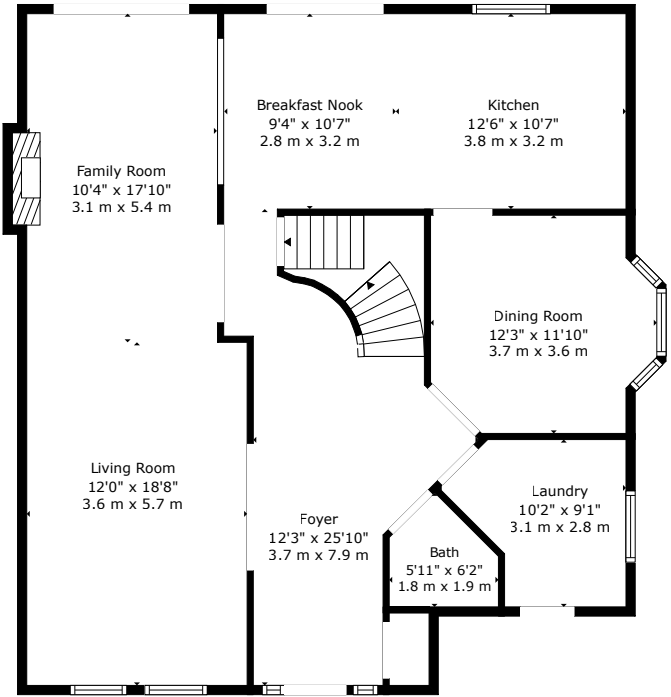
- Hardwood Floor
- Storage Cabinets
- Storage Closet
- Pot lights

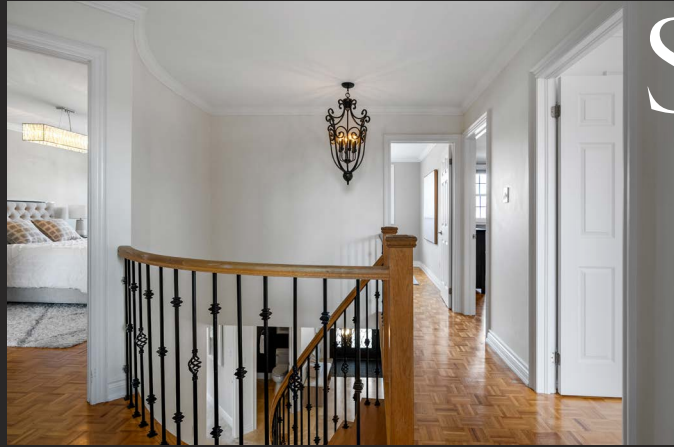
BREAKFAST / EAT IN AREA

- Tile Floor
- Walkout To The Backyard And Deck
- Pot Lights

KITCHEN

- Tile floor
- Large kitchen countertop with breakfast bar seating for two
- Stainless Steel Appliances
- Built In Cabinetry With Ample Storage
- Custom Kitchen With Gas Range With Six Burners
- Stainless Steel Sink (Gemini)
- Stainless Steel Oven And Cooktop (Samsung and Frigidaire)
- Stainless Steel Dishwasher (Frigidaire)
- Stainless Steel Fridge (Samsung)
- Undermount Lighting
- Pot Lights





Second Floor

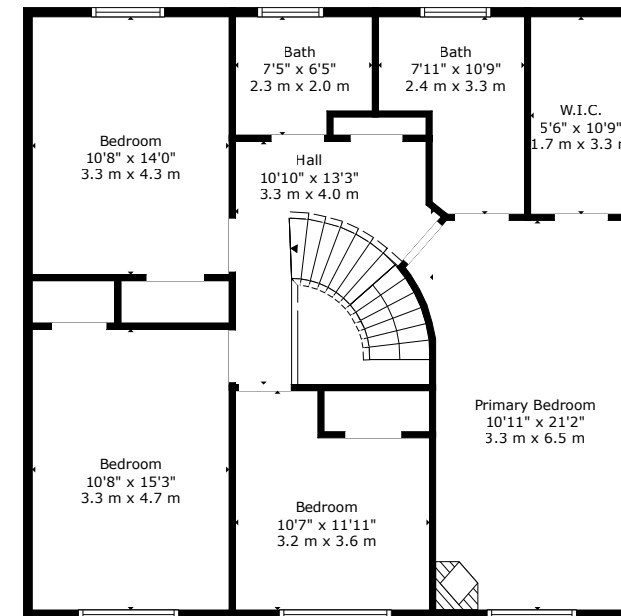
The second storey houses three sizable bedrooms, and a master suite with a five-piece ensuite and walk-in closet. Two spacious, equal-sized children's bedrooms plus a cozy third room ideal for a nursery or home office. All ceilings on this level have similarly been newly renovated.

PRIMARY BEDROOM

- Large Window
- Walk-In Closet with Built-In Storage
- Designer light-fixture
- Five-piece Ensuite

SECOND BEDROOM

- Large Window
- Closet
- Designer Light Fixture



THIRD BEDROOM

- Large Window
- Closet
- Designer Light Fixture

FOURTH BEDROOM

- Large Window
- Closet
- Designer Light Fixture

FOUR-PIECE FAMILY BATH



Lower Level

Downstairs, the fully finished basement includes a secluded bedroom and a dedicated bathroom. These features allow you to host visitors with ease or are ideal for the family member seeking more privacy.

LAUNDRY AREA

- Tile Laundry Sink
- Samsung Washer and Dryer
- Potlights

FAMILY ROOM

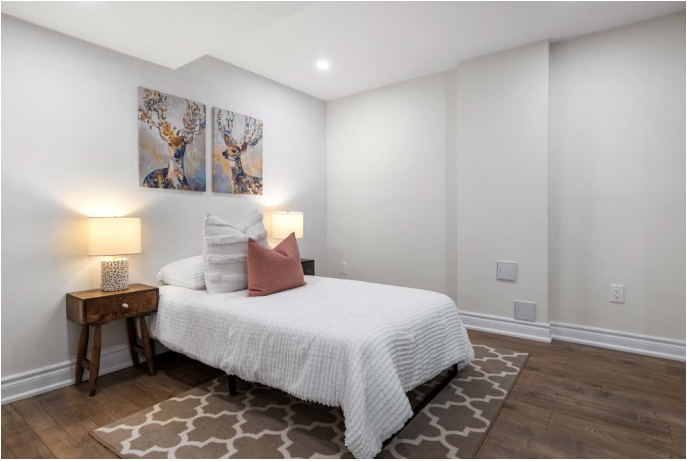
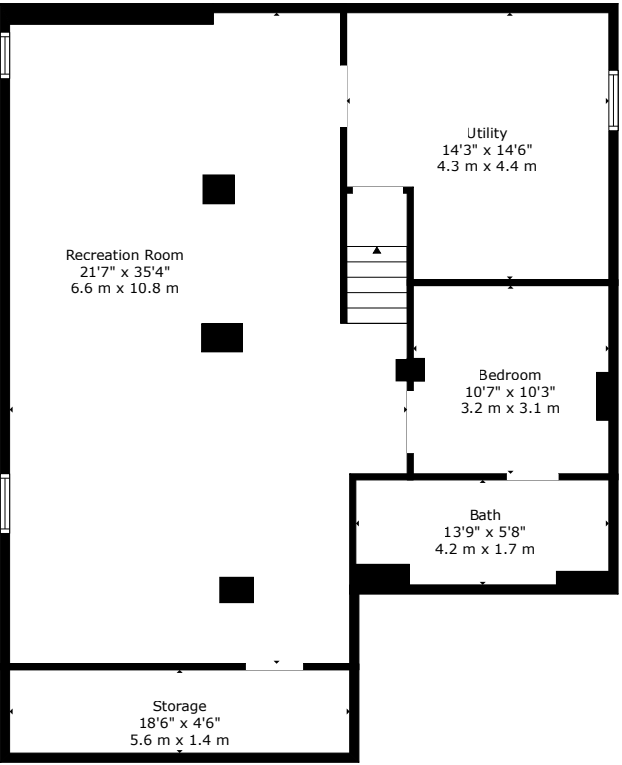
- Broadloom
- Above Grade Windows
- Potlights

FIFTH BEDROOM

- Broadloom
- Closet
- Potlights

THREE-PIECE BATHROOM

STORAGE ROOM/MECHANICAL ROOM



Extras

UPDATES & RENOVATIONS

- Deck: New backyard deck (2021)
- Upstairs Ceilings: Fully redone ceilings (2023)
- Basement: New bedroom and bathroom (2024)
- Living Room: Wood-burning fireplace installed (WETT Certified, 2024)

KITCHEN APPLIANCES

- New dishwasher (2020)
- New fridge and oven (2021)
- Storage Room: New flooring installed (2025)

LOT SIZE: 49.93 x 130.68 Feet

TAXES: \$8141.18 (2024)





CHRISTENSEN
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Ready to Reach Out?

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