

Welcome to Your New Home

82 ARLINGTON AVENUE, TORONTO



Available for Lease • Fully Furnished • Detached Home

Welcome to 82 Arlington Avenue, a beautifully renovated and fully furnished detached home in Wychwood, one of Toronto's most established, vibrant and walkable neighbourhoods.

Ideally located on beautiful Arlington Avenue, just steps south of St. Clair West, this exceptional home blends timeless character with contemporary comfort and thoughtful design.

From the beautifully appointed interiors to the spectacular private backyard, every detail has been considered to make everyday living effortless.

Simply arrive, unpack and enjoy.



THE MAIN FLOOR

Designed for Living & Entertaining

The main floor offers bright, inviting spaces designed equally for relaxed everyday living and effortless entertaining.

Featuring **engineered hardwood flooring**, a spacious living room with a large **Crate & Barrel L-shaped sofa**, a 70-inch wall-mounted television and ceiling-mounted surround sound.

The dining area features a beautiful **Restoration Hardware table with seating for six**, complemented by a dedicated drinks cabinet and bar.

A Kitchen Made to Be Used

The kitchen is more than beautifully designed — it is exceptionally well equipped for someone who genuinely enjoys cooking and entertaining.

Featuring **KitchenAid stainless-steel appliances**, including:

- Double wall oven and microwave
- French-door refrigerator with ice maker
- Two-drawer dishwasher
- Five-burner gas range and exhaust hood
- Wine storage
- Large pantry

The kitchen is also stocked with an extensive collection of **Le Creuset cookware**, **All-Clad pans**, **chef's knives**, **serving pieces**, **glassware**, **flatware** and **everyday kitchen essentials**.

From morning coffee to dinner parties, everything is ready to use from day one.

THE PRIVATE SPACES

Comfortable • Spacious • Serene



The upper level provides generously proportioned bedrooms, excellent storage and flexible spaces designed to adapt to the way you live.

The **primary bedroom** features a luxurious **Restoration Hardware king-size bed and matching side tables**, creating a calm and comfortable retreat.

The flexible **second bedroom/office** features Restoration Hardware furnishings and a Queen bed that folds neatly against the wall, allowing the room to transform easily into a dedicated workspace.

Additional highlights include:

- Oversized bedrooms and living spaces
- Custom closet and storage space
- Private upper balcony
- Beautifully finished bathroom
- Tumbled marble finishes
- Heated bathroom floors
- Luxurious rain-head shower



Work • Rest • Recharge

Whether working from home, welcoming guests or enjoying a quiet morning coffee, the upper level offers the flexibility and comfort of a truly lived-in home.



YOUR OWN PRIVATE BACKYARD RETREAT

Outdoor Living at Its Best

The backyard is one of the home's defining features — a beautifully landscaped private retreat designed for long summer evenings, relaxed afternoons and memorable dinners with friends.

The outdoor space includes:

- Comfortable lounge area with a custom **natural-gas fire table** that converts to a coffee table
- Large outdoor dining table
- **Napoleon natural-gas BBQ**
- **REC TEC wood-pellet smoker**
- **Ooni pizza oven**
- Generous outdoor cooking and preparation counter
- Mature **Emerald Cedar hedges and seasonal flowers**
- Two-car garage with extensive storage
- Rear-laneway parking and convenient access
- BBQ, cooking and garden equipment

The Perfect Toronto Backyard

Imagine an afternoon coffee on the upper balcony, dinner prepared outdoors, pizza fresh from the Ooni, a meal from the smoker and drinks around the fire table as the evening unfolds.

The backyard simply must be seen.

82 Arlington Avenue, Toronto

Fully Furnished • Fully Equipped • Ready to Enjoy

A rare opportunity to lease a beautifully renovated and exceptionally well-appointed detached home in one of Toronto's most desirable neighbourhoods.

Wychwood | Steps to St. Clair West | Fully Furnished | Private Backyard | Two-Car Garage



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