



THE PAPOUSEK TEAM

1362 KENMUIR AVE
MINEOLA





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Welcome To Luxury Living

Welcome to 1362 Kenmuir Avenue, a custom built, original owner home on a quiet, tree lined street in Mineola, offering 4 + 1 bedrooms, 6 bathrooms, and approximately 4,200 square feet across three finished levels.

Step inside to a foyer with a built-in bench and custom millwork, opening onto a bright hallway lined with oversized windows, soaring ceilings, and built-in speakers overhead. A formal dining area sits beside a private home office and a two piece powder room, before the space opens up into an easy, open concept living and kitchen area, made for quiet evenings just as much as full house gatherings. The living room centres on a sleek electric fireplace with a custom built-in media wall, while the kitchen brings people together around an oversized island, extensive cabinetry, and integrated stainless steel appliances tucked neatly behind custom panels. A walkout to the rear deck keeps the outdoors within easy reach.

Head upstairs and you'll find a family room with an oversized window and soaring ceilings, a relaxed spot to unwind just a few steps below the bedroom level. Four bedrooms here each come with their own private ensuite, the kind of layout that makes room for growing families or a steady stream of guests without anyone stepping on each other's toes. The primary suite feels like a proper escape, with a walk-in closet and a five piece ensuite featuring a freestanding soaker tub, a glass shower with dual heads, and marble finishes throughout. The three secondary bedrooms each have their own three piece ensuite, finished with tilework, a glass enclosed shower, and a ceiling heat lamp for colder mornings. A laundry room rounds out this level nicely.

Downstairs, the finished lower level is built with entertaining in mind, centred on a recreation area warmed by pot lighting, a glass enclosed wine display, and a wet bar ready for hosting. A fifth bedroom offers a comfortable, private space for guests or extended family, paired with its own four piece bathroom and a jetted tub. A second laundry area and a generous storage pantry take care of the practical side of things. Sliding doors and a separate walk-up staircase connect this level directly out to the backyard.

Outside, the fenced backyard is anchored by a glass railed deck above and a stone patio below, framed by a modern stone and stucco exterior with warm wood accents and generous windows throughout. A landscaped front yard, interlocking stone driveway, and double car garage round out the curb appeal, with room to park up to six vehicles in total.

Set in the heart of Mineola East, this home puts you minutes from Port Credit Village, with its boutique shops, cafes, waterfront dining, and a full calendar of community events along the lake. Lake Ontario's trails, Jack Darling Memorial Park, and Rattray Marsh Conservation Area are all close by for anyone who likes to get outside, and the neighbourhood's tree lined streets and custom built homes give the area a settled, established feel. Commuters have quick access to the QEW, Highway 427, and Port Credit GO Station for the trip downtown. Families will find a strong mix of school options nearby, including Kenollie Public School, St. Dominic School, Cawthra Park Secondary School with its well known arts program, and St. Paul Secondary School, along with French immersion options in the area.



Distinguished Living



7



Culinary Delights





A Masterful Realm





11







The Lower Level











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