

328 WELLESLEY STREET EAST CABBAGETOWN

Property Details

Lot Size:	16.12 x 80 feet
Square Footage:	Approximately 2,691 sq ft across all levels
Taxes:	\$8,041.92 (2023)
Closing Date:	30/60/90 days
Parking:	Parking for one vehicle on the flexible back terrace / parking pad (off laneway)

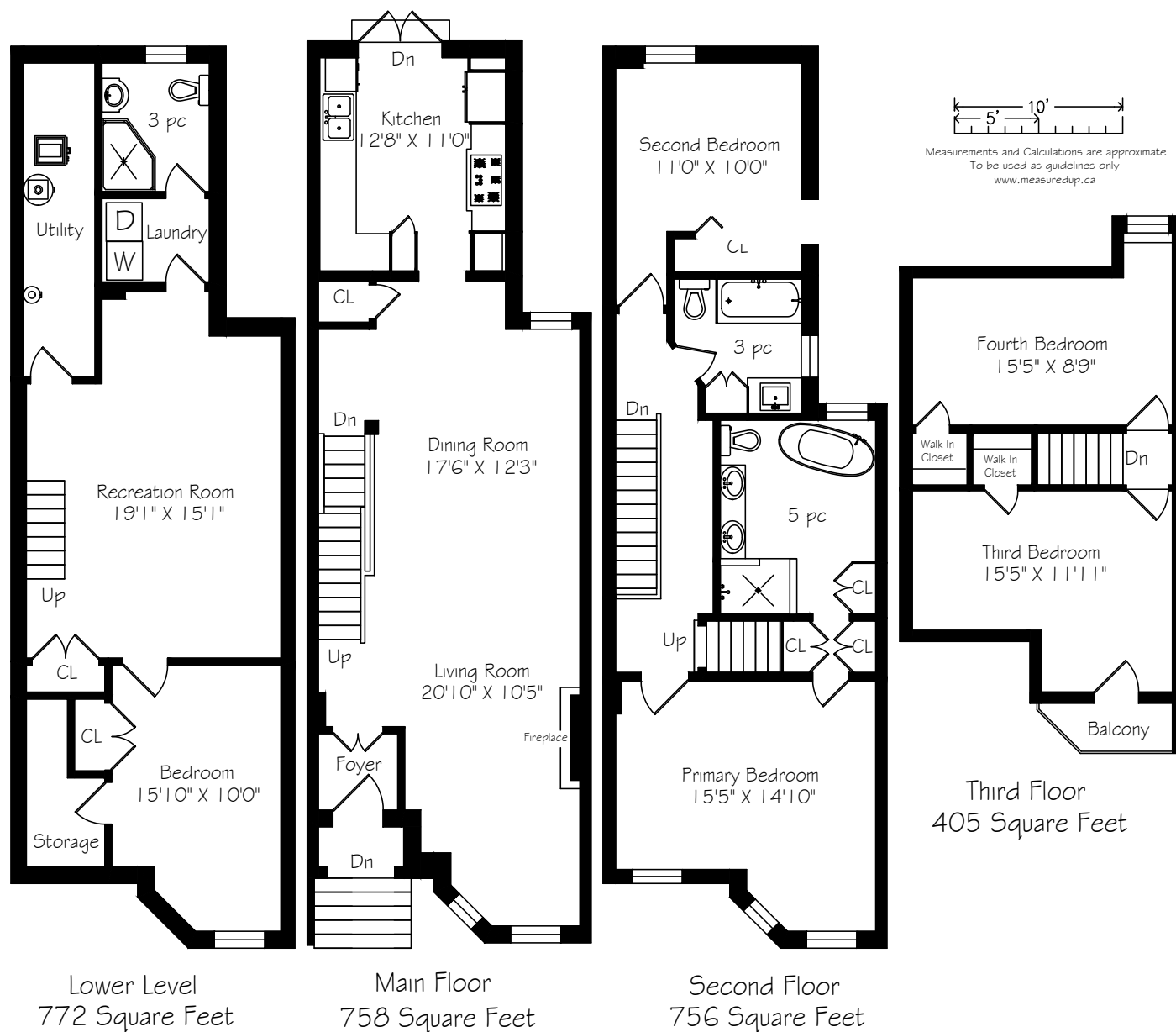
Inclusions: Samsung fridge, KitchenAid gas cooktop, KitchenAid wall oven and microwave, KitchenAid dishwasher Samsung washer and dryer; all electric light fixtures; all window coverings + blinds + California shutters; all staircase broadloom where laid; central vacuum and equipment; electric fireplace; remote for back gate.

Exclusions: Any and all artwork; all audio / visual equipment; all household furniture.

Rental Items: Hot water tank by Reliance and alarm (to be assumed by the Buyer).

Pertinent Details:

- Recently relandscaped front and backyard
- Very clever ability to use the back for parking or a terrace for dinner parties
- Central vacuum
- Located in the super prime Cabbagetown Heritage Preservation District



For more information regarding this property, please contact Christian, Paul at (416) 960-9995

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MAIN FLOOR

Vestibule

- Limestone flooring
- Original glass pane front door with stained glass transom window
- Chandelier
- Antique double door entry from vestibule

Living Room / Dining Room

- Combined
- Hardwood flooring
- Newer electric fireplace with traditional mantel and quartz facing
- Bay window with original leaded glass and California shutters
- Staircase with runner and original railings
- Storage closet with French door
- Wainscotting
- Crown moulding
- Ceiling medallion
- Two chandeliers

Updated Kitchen

- Limestone flooring
- Shaker style cabinets by J & K Kitchen Cabinetry with upgraded dovetail finish
- Quartz countertops
- Marble backsplash
- Stainless steel appliances: Samsung fridge, KitchenAid six-burner gas cooktop, KitchenAid wall oven and microwave, KitchenAid dishwasher
- Pantry with pullouts
- Under cabinet lighting
- Chandelier
- Recessed lighting
- Walk-out to backyard

SECOND FLOOR

Hallway

- Engineered hardwood flooring
- Wainscotting
- Track lighting

Primary Bedroom

- Engineered hardwood flooring
- Window with California shutters
- Feature wall with elegant designer wallcovering
- Built-in closet with organizers
- Crown moulding

Five-Piece Ensuite Bathroom

- Heated marble tile flooring
- Vanity with quartz countertop and two surface mounted sinks
- Three framed mirrors
- Freestanding soaker tub
- Large walk-in shower (with bench, rain showerhead, marble surround)
- Window with drapery
- Recessed lighting
- Chandelier

Second Bedroom

- Engineered hardwood flooring
- Window with California shutters overlooking the back garden
- Triple closet with organizers

Updated Four-Piece Bathroom

- Heated marble flooring
- Vanity with marble countertop and surface mounted sink
- Storage cabinet
- Air jet soaker tub (with vintage style faucet, shampoo niche, subway tile and marble surround)
- Toilet
- Window with privacy glass
- Framed mirror

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THIRD FLOOR

Third Bedroom

- Engineered hardwood flooring
- Walk-out to south facing balcony
- Large closet with organizers
- Track lighting
- Wall sconce lighting

Fourth Bedroom

- Engineered hardwood flooring
- Dormer window with blinds
- Closet
- Wall sconce lighting

LOWER LEVEL

Recreation Room

- Engineered hardwood flooring
- Recessed lighting

Fifth Bedroom

- Engineered hardwood flooring
- Double closet
- Storage closet
- Window with California shutters
- Recessed lighting

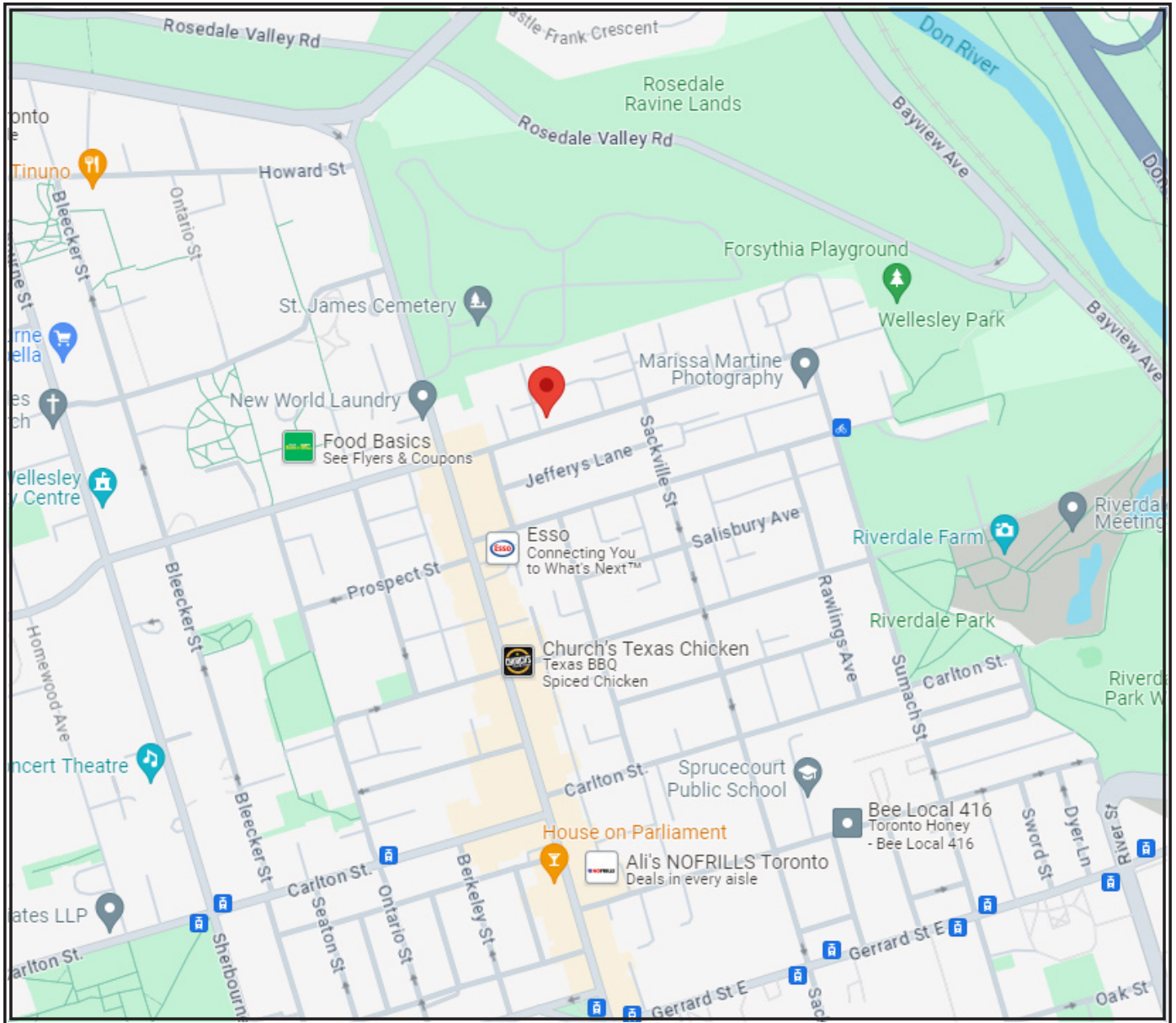
Three-Piece Bathroom

- Ceramic tile flooring
- Vanity with marble countertop and undermounted sink
- Framed mirror
- Walk-in shower with ceramic tile surround and glass enclosure
- Valance LED lighting

Laundry Area

- Engineered hardwood flooring
- Samsung washer and dryer
- Open shelf
- Contemporary LED lighting

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