



# 392 Woburn Avenue

Presented by:



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# Welcome to 392 Woburn Avenue!

## Property Information

### OVERVIEW:

- Elegant and luxurious, detached home in family-friendly Bedford Park with 4+1 bedrooms and 5 bathrooms
- Built in 2010 with the highest quality materials and finest finishes – 3 gas fireplaces, Miele and Wolf appliances, wainscoting and crown moulding throughout, beautiful built-in cabinetry, loads of storage, and so much more!
- High ceilings on all four levels and bright skylight (see floor plan)
- Double car garage with laneway access
- Freshly painted and impeccably maintained

### NEIGHBOURHOOD:

- Bedford Park is a popular neighbourhood in Toronto for families with young children; there is an excellent selection of public and private schools close by
- There are many parkettes and playgrounds, community centres, libraries, and convenient access to Toronto's transit system; the Lawrence subway is minutes away and buses on Avenue Rd and Lawrence Avenue are around the corner; the 401 is also minutes away by car
- Yonge and Lawrence Village is an uptown shopping destination as well as home to many wonderful restaurants
- Avenue Road also offers gourmet shops, boutiques and great restaurants

### PUBLIC SCHOOLS

- John Wanless Jr PS (JK-6)
- Glenview Sr PS (Gr. 7-8)
- Lawrence Park CI (Gr. 9-12)

### CATHOLIC SCHOOLS

- Blessed Sacrament (JK-8) Extended French from Gr. 5-8
- Marshall McLuhan (Gr. 9-12) Regular & Extended French

### JEWISH SCHOOL

- Bialik Hebrew Day School (Gr. JK-8)



## **PRIVATE SCHOOLS**

- |                            |                    |
|----------------------------|--------------------|
| • Havergal College         | JK-Gr.12 (Girls)   |
| • St. Clement's School     | Gr.1-12 (Girls)    |
| • Branksome Hall           | JK-Gr.12 (Girls)   |
| • Crescent School          | Gr.3-12 (Boys)     |
| • Upper Canada College     | SK-Gr.12 (Boys)    |
| • Sterling Hall School     | Gr. JK-Gr.8 (Boys) |
| • Toronto French School    | PK-Gr.12 (Co-Ed)   |
| • Greenwood College School | Gr.7-12 (Co-Ed)    |
| • The York School          | JK-12 (Co-Ed)      |

## **MAIN FLOOR (10 ft)**

### Foyer:

- Formal Entrance
- Marble Floor
- Wainscoting
- Coat Closet

### Living Room

- Hardwood Floor
- Gas Fireplace
- Pot lights
- Wainscoting
- Large Windows with California Shutters
- Cathedral Ceilings
- Crown Moulding

### Dining Room

- Hardwood Floor
- Wainscoting
- Pot lights
- Ceiling medallion

### Kitchen

- Open-Concept Eat-in Kitchen
- Stainless Steel Appliances: Miele Fridge, Wolf 6-Burner Gas Stove, Miele Dishwasher and Panasonic Microwave
- Quartz Counters and Tile Backsplash
- Hardwood Floor
- Quartz Island with Seating with Pendant Lighting
- Pot lights
- Under Cabinet Lights

### Family Room

- Combined with Kitchen
- Double Door Access to Backyard, Deck (Trex Composite Wood) and Double Car Garage
- Gas Fireplace with Built-in Bookcase and Cabinets
- Hardwood Floor
- Pot lights

### Powder Room

## **SECOND FLOOR (9 ft)**

### Principal Bedroom

- Hardwood Floor
- Double Closets (4)
- Built-In Shelves
- 5-pc Ensuite
- Large Windows with California Shutters
- Coffered Ceiling
- Overlooks Backyard

### Second Bedroom

- Window
- Hardwood Floor
- Large Windows with California Shutters
- Closet

### Third Bedroom

- Window with California Shutters
- Hardwood Floor
- Closet

4-pc Bathroom & Linen Closet/Roughed-in for Second Floor Laundry

## **THIRD FLOOR (8 ft)**

### Fourth Bedroom

- Hardwood Floor
- Walk-In Closet
- 3-pc Ensuite
- Pot lights
- Windows with California Shutters

### Office/Den

- French Doors to Balcony
- Hardwood Floor

Skylight & Vaulted Ceilings

## **LOWER LEVEL (8'10")**

- Recreation Room with Gas Fireplace
- Large Guest Room with Closet and Above Grade Windows
- 3- pc Bathroom
- Laundry Room
- Pot lights
- Several Closets and Tons of Storage

## Offered for your consideration at: \$2,698,000

Annual Taxes	\$11,653.13 (2023 final taxes)
Legal Description	Lot 144 Plan M108
Possession	TBA
Parking	Detached Double Car Garage with Laneway Access
Inclusions	All Kitchen Appliances, Washer/Dryer, All Window Coverings; All Electric Light Fixtures
Exclusions	None
Rentals	Hot Water Tank

## THANK YOU FOR YOUR INTEREST!!

Yvonne Huh Broker, Senior Vice President, Sales

Certified International Property Specialist

Sotheby's International Realty Canada

416-505-0153

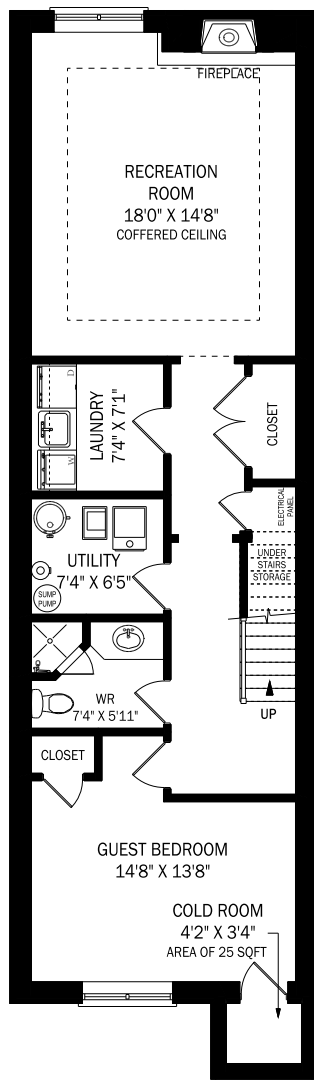
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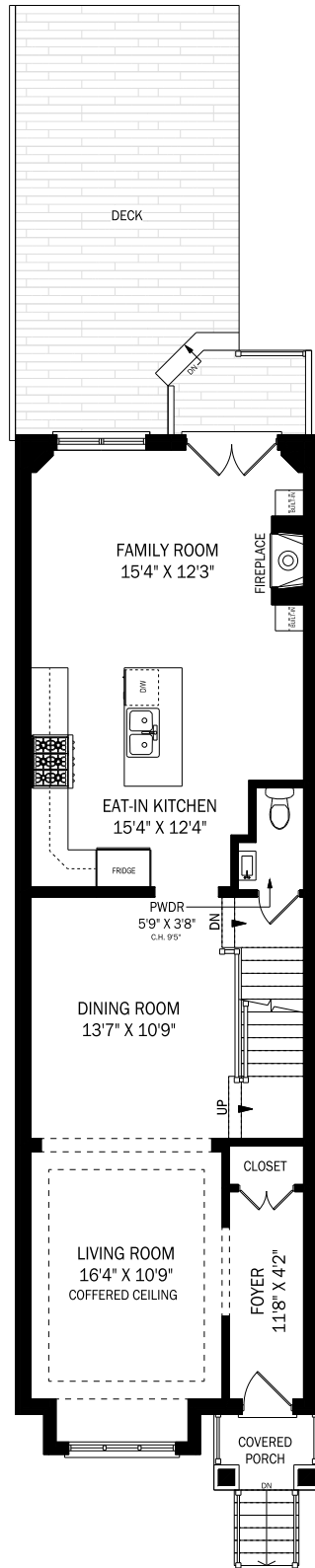


HARDWORKING  
UNWAVERING  
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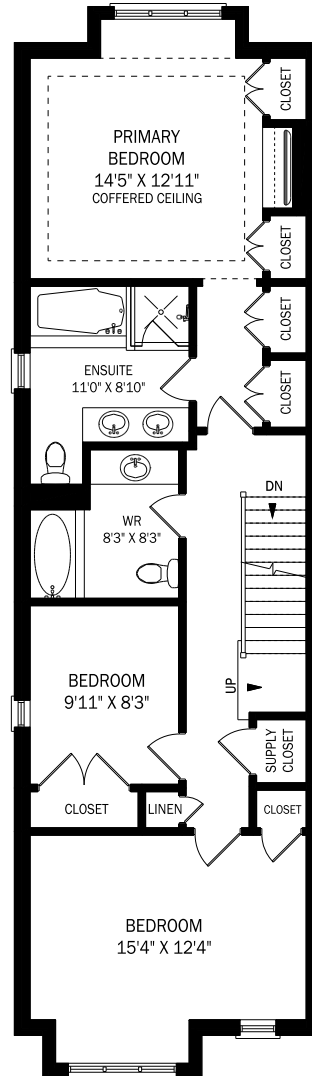
# 392 WOBURN AVENUE, TORONTO



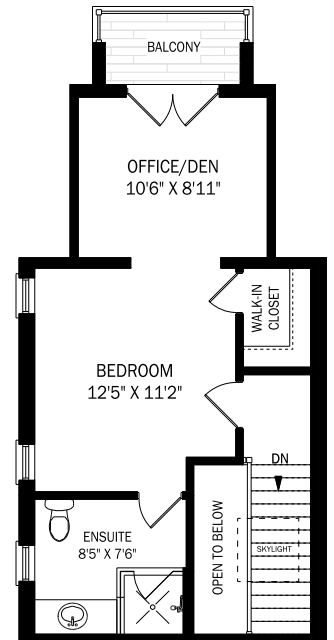
CEILING HEIGHT 8'10"  
LOWER LEVEL - 942 SQUARE FEET



CEILING HEIGHT 10'0"  
MAIN FLOOR - 962 SQUARE FEET



CEILING HEIGHT 9'0"  
SECOND FLOOR - 980 SQUARE FEET



CEILING HEIGHT 8'0"  
THIRD FLOOR - 447 SQUARE FEET



AREA EXCLUDES 28 SQ.FT.  
OPEN TO BELOW SPACE