

PROPERTY DETAILS

Taxes:	\$7,855.37 (2023 Final)
Lot Size:	16 x 78.42 ft
HVAC:	Forced Air Gas / Central A/C
Square Footage:	2,140 (above grade) + 870 (below grade) 3,010 Total Sq. Ft.
Closing Date:	30 - 45 / TBA
Parking:	1 Car Parking
Offered for Sale:	\$1,895,000

Property Overview: Elegant, rare 3-storey, Semi-Detached totally turnkey Duplex with two beautifully renovated 2-storey, 2 bed, 2 bath units! This elegant solid brick Queen Anne style Victorian has striking gingerbread detailing and is set back from the street with landscaped front gardens, brick and wrought iron fence, stone walkway and inviting front porch. Two large 2-storey units each has soaring ceilings, gleaming hardwood floors, large windows on three sides, sparkling white-on-white kitchens and baths, natural stone, stainless-steel appliances and separate laundry. The Main Floor Unit enjoys open concept kitchen, living and dining overlooking landscaped front gardens, a home office space and backyard deck. The Upper Unit has a sprawling open concept living, dining and sociable eat-in kitchen, 2nd floor front balcony, entire 3rd floor Primary Suite with 3-piece ensuite and large private 3rd floor rooftop terrace making it an exceptional opportunity for gracious owner-occupied living. Fully renovated top to bottom and back to the studs with finished basement, all new separate HVAC systems and separately metered for hydro and gas this property is ideal for live/rent or invest with premium rental units in the heart of leafy Cabbagetown just steps to the Riverdale Farm. Close to the best neighbourhood shops, cafés, restaurants and the TTC you'll be thrilled to call this extraordinary house home!

Home Inspection: There is an "Above Typical" Home Inspection available.

Inclusions:

Main Floor Unit (Main & Lower): All stainless-steel kitchen appliances: **LG** refrigerator/freezer, **GE** stove, **GE** integrated microwave hood vent, **GE** built-in dishwasher; All electrical light fixtures; **MAYTAG** top load washer; **GE** full size dryer; Laundry tub; **American Standard** high efficiency gas furnace; **John Wood** hot water tank; Central air conditioning unit

Upper Unit (2nd & 3rd Floor): All stainless-steel kitchen appliances: **GE** refrigerator/freezer, **GE** stove, **GE** integrated microwave hood vent, **GE** built-in dishwasher; All electrical light fixtures; **Kenmore** stacked front load washer/dryer; Custom sized blind in lower-level bedroom; Laundry tub; **American Standard** high efficiency gas furnace; **John Wood** hot water tank; Central air conditioning unit; Rooftop deck water hose bib

Rental Items: None

Exclusions: All artwork; All interior household furniture; All exterior patio furniture

PROPERTY DETAILS

Renovations / Property Improvements:

- Whole home renovation (2012):
 - Complete demolition top to bottom and back to the studs
 - Reframing, new studs and joists
 - New plumbing, wiring, insulation and drywall throughout
 - New hardwood and tile floors throughout
 - New kitchens and baths throughout
 - New windows throughout
 - Installed TWO (2) brand new HVAC systems, including:
 - 2 new High Efficiency gas furnaces (owned)
 - 2 new Central Air Conditioning units (owned)
 - 2 new Hot Water Tanks (owned)
 - 200 amp electrical service: two separate 100 amp panels - one in each unit
 - Separately metered gas and hydro - one for each unit
 - Poured new concrete floor in basement
 - Replaced clay sewer pipe
 - New steps and entrance to basement from parking
 - Complete restoration of existing exterior wood cladding
 - Installed FOUR (4) new decks
- Roofing (2011):
 - Installed new roof, M&R roofing
 - Installed new siding soffits, fascia and eaves

MAIN FLOOR (Main Unit)

Front Foyer:

- Large front foyer with entrance to two separate units
- Front door with oval glass window
- Glass transom
- Heritage profile baseboard and trim
- Tile floors

Living Room:

- Open concept combined with dining room
- High ceilings
- Large picture window with original stained glass
- Overlooking landscaped front gardens
- Heritage profile baseboard and trim
- Hardwood floors
- Coat closet

Dining Room:

- Open concept combined with living room
- High ceilings
- Large picture window with original stained glass
- Overlooking landscaped front gardens
- Heritage profile baseboard and trim
- Hardwood floors

Kitchen:

- Open concept contemporary white-on-white kitchen
- Stone counters and white subway tile backsplash
- Breakfast bar with pendant lights
- **LG** refrigerator/freezer
- **GE** stove with integrated microwave hood vent
- **GE** built-in dishwasher
- Large window
- Tile floors

MAIN FLOOR (Main Unit)

Family Bath:

- Clean white 4-piece bathroom
- Large format white bath and shower surround tile
- Contemporary white vanity with integrated sink
- Contemporary wall sconce lights
- Tile floors

Primary Bedroom #1:

- Spacious primary bedroom
- Double closets
- Large window
- Hardwood floors

Home Office / Mudroom:

- Light and bright home office can do double duty as mudroom
- Large window
- Walk out to backyard and rear balcony
- Tile floor

LOWER LEVEL (Main Unit)

Bedroom #2 / Media Room:

- Extra-large light and bright 2nd bedroom
- Oversized above-grade window looking out to front garden
- 2-piece ensuite
- High ceilings
- Double closet
- Hardwood floors
- Pot lights

Ensuite Bath:

- 2-piece ensuite
- Contemporary vanity
- Tile floor

Laundry Room:

- Large separate laundry room
- **MAYTAG** full size top load washer
- **GE** full size front load dryer
- Laundry tub
- Concrete floor

Utility / Storage Room:

- Large utility room and storage space
- **American Standard** high efficiency gas furnace
- **John Wood** hot water tank
- Concrete floor

SECOND FLOOR (Upper Unit)

Front Foyer:

- Private entry off shared front foyer
- Brand new carpeted stairs to Upper Unit
- Double coat closet at top of stairs

Living Room:

- Light and bright open concept combined with dining room
- Large east facing window
- Hardwood floors
- Pot lights

Dining Room:

- Open concept combined with living room
- Large east facing window
- Hardwood floors
- Pot lights

Kitchen:

- Open concept contemporary eat-in kitchen
- Bay window nook for breakfast table
- White-on-white stone counters and subway tile backsplash
- Breakfast bar with pendant lights
- **GE** refrigerator/freezer
- **GE** stove with integrated microwave hood vent
- **GE** built-in dishwasher
- Large window
- Pot lights
- Tile floors

Family Bath:

- Clean white 4-piece bathroom
- Large format white bath and shower surround tile
- Contemporary white vanity with integrated sink
- Contemporary wall sconce lights
- Tile floors

SECOND FLOOR (Upper Unit)

Laundry Room:

- Separate laundry room
- **Kenmore** stacked front load washer/dryer
- Laundry tub
- Tile floors

Bedroom #3 / Home Office / Family Room:

- Spacious 3rd bedroom could be easily used as family room or home office
- Glass French doors
- Large picture window overlooking front gardens
- Walk out to front balcony
- Pot lights
- Hardwood floors

THIRD FLOOR (Upper Unit)

Primary Bedroom #4:

- Spacious primary bedroom
- Double closets
- Window overlooking front garden
- Hardwood floors

Primary Ensuite Bath:

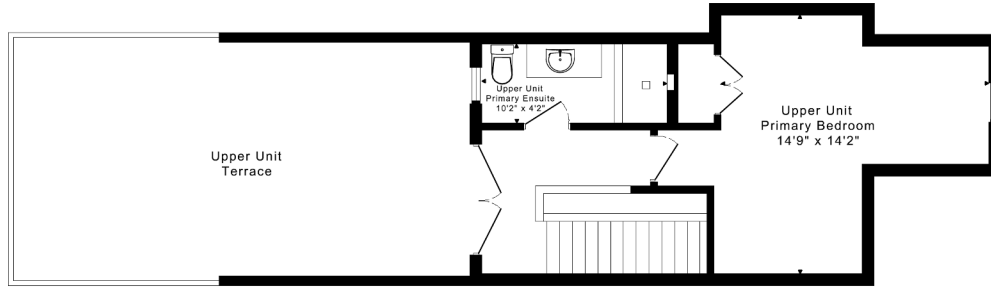
- Sunny 3-piece bath
- Contemporary white vanity with integrated sink
- Contemporary wall sconce lights
- Large separate shower
- Window
- Tile floors

Rooftop Terrace:

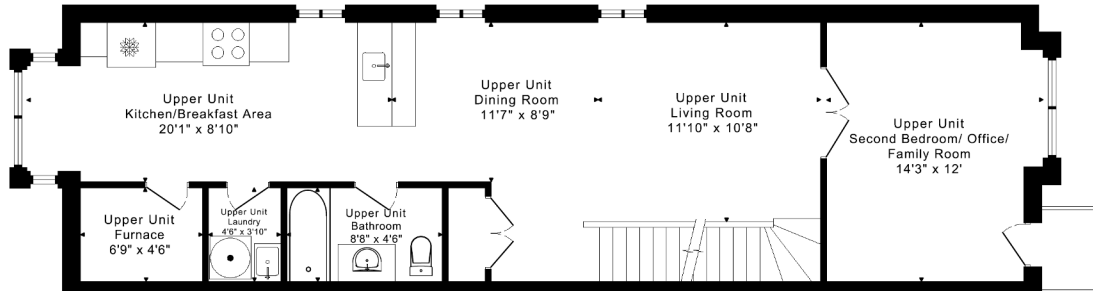
- Walk out to large private 3rd floor rooftop deck
- Sweeping tree top views
- Porch lights
- Water hose bib

FLOOR PLANS

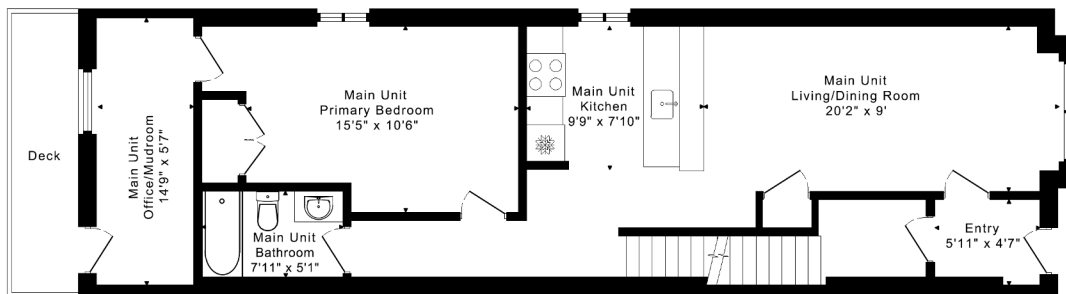
420 WELLESLEY STREET EAST



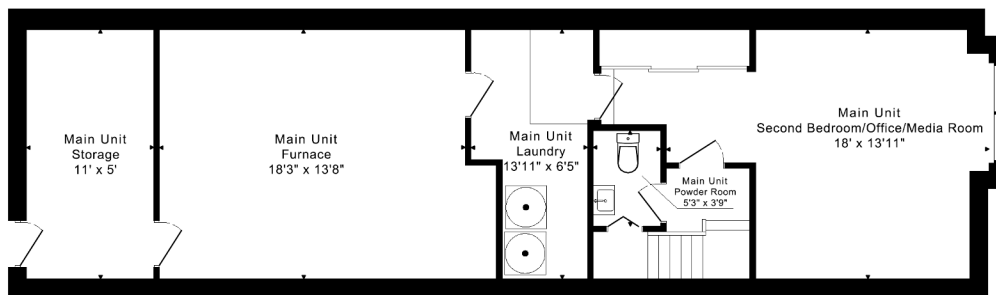
THIRD FLOOR
380 SQUARE FEET



SECOND FLOOR
890 SQUARE FEET



MAIN FLOOR
870 SQUARE FEET



LOWER FLOOR
870 SQUARE FEET

CAPTURED ON: 4 APR 2024
DIMENSIONS ARE APPROXIMATE AND SHOULD BE CONSIDERED
ILLUSTRATIVE ONLY.

**2140 sq ft + 870 sq ft
BELOW GRADE**

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