

215 Major Street

Features:

Bedrooms: 4+1.

Bathrooms: 5.

Lot Size: 22.0 x 97.5 feet.

Parking: Detached two car garage with access via city lane.

Property Taxes: \$12,836.56 / 2022.

Possession: 30-60 days/TBD.

A rare detached home in Harbord Village, this home was built in 1881, fully renovated in 2015, and offers over 2,600 square feet of perfectly refined interior living space.

The beautiful Edwardian facade, in keeping with the historical architecture of Harbord Village.

The main floor offers large principal spaces for formal gatherings with tall ceilings, wainscotting and crown moulding details, and a bay window and an electric fireplace in the living room.

The ever coveted kitchen/family room is positioned at the back of the home with a walk-out to the quiet, newly landscaped garden setting.

The kitchen is lined with custom cabinetry, stainless appliances, and a large breakfast bar, and is an interactive space for everyday use with a direct connection to the family room. Both spaces are bright, with wonderful morning light.

A main floor powder room concealed from view, but present for everyday convenience.

Three bedrooms occupy the second floor, and all are of generous scale and offer large storage closets.

There are two primary bedroom options in this home, one at the back of the second floor with a four-piece ensuite, and the second on the third floor with a three-piece ensuite.

The second floor primary bedroom offers two closets, custom electronic window coverings (three-way option), and a four-piece ensuite with a huge walk-in shower.

A built-in office area on landing on the second floor provides a terrific retreat for work from home days, and has a walk-out to an amazing west-facing terrace overtop the front porch.

Second floor laundry is concealed behind double doors, and a renovated four-piece bathroom services the second and third bedrooms.

The third floor is quite a surprise, with an open concept room built into the rooflines. It is lined with gorgeous custom cabinetry, has access to a three-piece ensuite, and as well a walk-out to an incredible rooftop terrace with custom sun shades and CN tower views.

The lower level can be used as a large recreation space and nanny suite, or easily converted to an in-law suite as it has a separate entrance and rough-in for not only a kitchen but also a secondary laundry.

Tall ceiling heights on each and every level make the cubic square footage of this home noticeably spacious.

The front and rear gardens have been carefully landscaped and designed for optimal use of space and ease of maintenance.

Features Continued:

A new cedar deck is set outside the family room on the main floor, with a removable covered access point to the lower level walk-out.

A two car garage lies at the back of the property, with access from a city laneway.

Set within the beautiful Harbord Village neighbourhood of Toronto, this is truly the most convenient location for downtown residents.

Enjoy the quiet surroundings of the beautifully lined streets with Victorian and Edwardian architecture, and easily connect to the downtown core, UofT, Kensington, or Yorkville within minutes.

Inclusions:

All existing appliances including Thermador fridge/freezer, built-in Thermador wall oven, warming drawer and microwave, vent-a-hood exhaust hood, five burner gas cooktop, Thermador dishwasher, LG washer and GE dryer. All electric light fixtures. Mirror in second floor bedroom. All built-in cabinetry and shelving including third floor south wall of built-in cabinetry, all window coverings, all bathroom mirrors, sump pump, all alarm system equipment, Nest thermostat, electric fireplace and equipment, gas forced air furnace and equipment, central air conditioning unit, gas firepit, mount for television on third floor, sail shades on third floor rooftop deck.

Exclusions:

All hanging artwork, all exterior furniture, all exterior planters, built-in Samsung mounted television on third floor.

Subject to change. Please reference Schedule B.

Rental Equipment:

Hot water tank, rented at \$40.63 per month.

Upgrades:

Fully house renovation including enlarged third floor and lowered basement completed by previous owners in 2015.

Lutron lighting system installed.

Front and back gardens re-landscaped by professional landscape architect, including installation of irrigation systems.

Sump pump installed with back up alarm system.

New Eddy Flow Solutions flood detection system with monitoring app.

New deck in back yard with custom opening for lower level entrance.

New front stairs re-built.

Pot lights installed throughout.

New blackout window coverings in primary and second bedroom, with smart automation in the primary bedroom.

Window security film on main floor family room and dining room windows and doors, and second floor west facing windows.

Upgrades Continued:

Aero-seal treatment in ducts for maximum air flow.

UV blocking film installed on third floor east facing windows and doors.

Custom built-ins on third floor with sliding leather treated marble television cabinet and built-in shelves and five file cabinets.

Two gates replaced in backyard.

Stonework replaced in front yard.

Humidifier installed.

Firepit installed in backyard with direct gas line.

Professionally painted throughout.

Primary ensuite backsplash installed.

Carbon monoxide, security, and fire alarm systems installed.

New shower head in lower level bathroom.

Custom sun shades on third floor deck.

Track lighting over desk on third floor.

New dining room lighting fixture.

Modular storage cabinets with frosted glass details in family room.

Schools:

PUBLIC SCHOOLS

Huron Street Junior Public School

Grades JK to 6

Jesse Ketchum Jr. and Sr. Public School

Grades 7 to 8

Albert Campbell Collegiate

Grades 9 to 12

Lord Landsdowne Junior Public School

Early French Immersion

CATHOLIC SCHOOLS

St. Bruno/St. Raymond Catholic School

Grades JK to 8

St. Alphonsus Catholic School

Grades JK to 5, French Immersion

St. Joseph's College School

Grades 9 to 12

PRIVATE SCHOOLS

Westside Montessori School

Grades Pre-K to 8

Royal St. George's College

Grades 3 to 12 (all-boys)

The Rosedale Day School

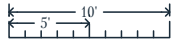
Grades Pre-K to 8

Waldorf Academy

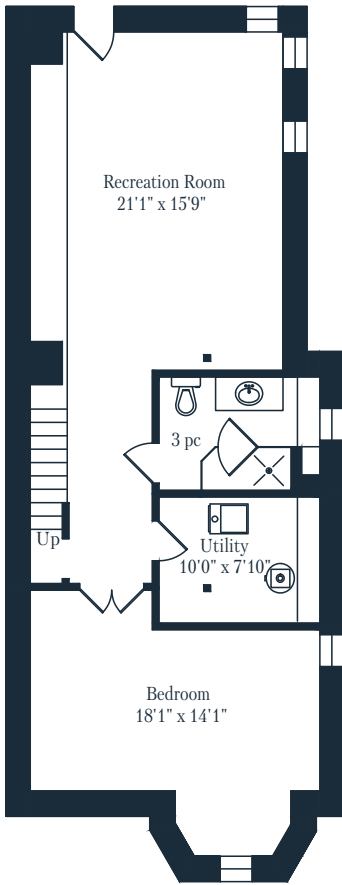
Grades Pre-K to 8

The Mabin School

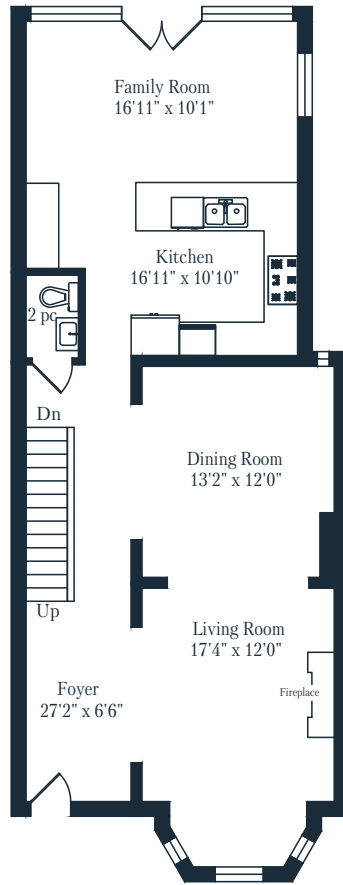
Grades JK to 6



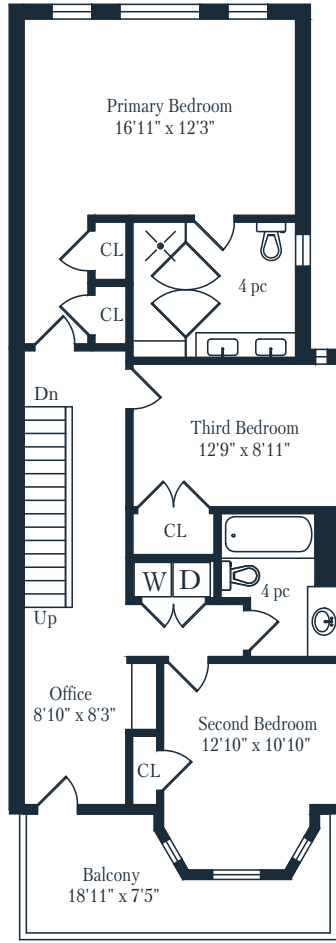
Measurements and Calculations are approximate
To be used as guidelines only
www.measuredup.ca



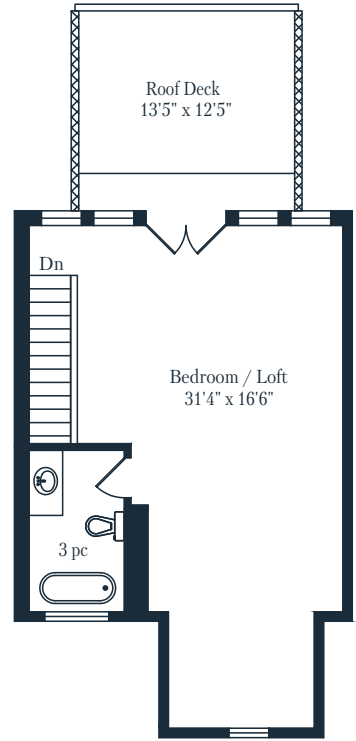
Lower Level
1026 Square Feet



Main Floor
1026 Square Feet



Second Floor
1026 Square Feet



Third Floor
600 Square Feet

Neighbourhood:

RECREATION

Robert Street Park

2 minute walk

Sally Bird Park

3 minute walk

Central Tech Stadium

8 minute walk

TRANSPORTATION

Spadina Streetcar Line

5 minute walk

Spadina Subway Station

5 minute walk

Don Valley Parkway

15 minute drive

SERVICES

Toronto Fire Station 315

5 minute drive

Toronto Police Headquarters

8 minute drive

Toronto Western Hospital

4 minute drive

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