



HEAPS ESTRIN

REAL ESTATE TEAM



42 Metcalfe Street



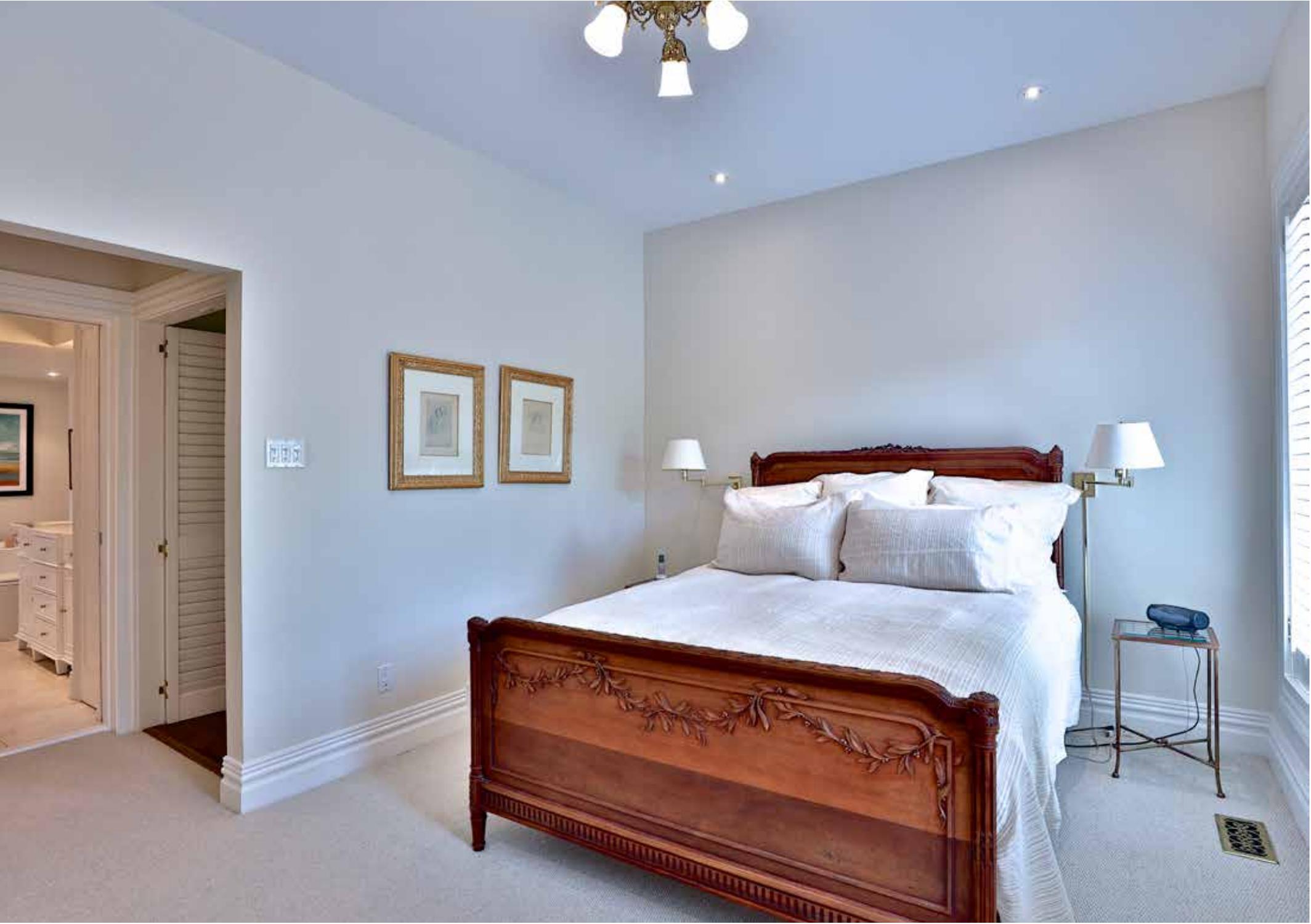
42 Metcalfe Street

Located in prime Cabbagetown, it is described in the New York Times as “the sanctuary of the largest collection of Victorian houses in North America.” This particular home, in a superb location, is one of the area’s finest examples. The entrance is reached from a large, private front porch. Featuring 10-foot moulded ceilings in the living room and over 9-foot moulded ceilings in the dining room, it has been painstakingly updated to retain its finest qualities. Another lovely feature is the lush, private patio garden. Easily accessible from the kitchen through patio doors, it is a delight for summer dining. The second floor master bedroom features a large, almost hidden, walk in closet as well as a complete wall of storage and renovated large marble ensuite that features a spacious walk-in shower, a luxurious tub and double sinks. The third floor hideaway with inviting sundeck is another retreat to be enjoyed. For those with real storage needs, there is a very large room on the lower level, which is a real surprise. Cabbagetown is a wonderful community, and one of its highlights is Riverdale Park, with access to the Lower Don Recreational Trail. The park is an expansive one, with sports playing fields, slopes for sledding and a wonderful place for dog walking and meeting fellow residents. It is also the home of “Riverdale Farm.” Markets, shops and restaurants abound. Community spirit is on display in September during the Cabbagetown Fall Festival. The Cabbagetown Community Arts Centre has music, drama and dance programs for children. Public transit and easy access to the Bayview Extension and the Don Valley Parkway. The downtown business core is a short distance away.





















Features

- Exquisite heritage home on a quiet street in prime Cabbagetown
- Features a breathtaking blend of timeless character of a truly Victorian house
- Elegant interior with gorgeous design details and high-end finishes
- Inviting foyer with hardwood floors
- High ceilings throughout with an abundance of natural light
- Stunning living room with fireplace
- Beautiful dining room with hardwood floors
- Custom Chef's kitchen featuring high-end appliances and centre island
- Spacious master bedroom with walk-in closet and a renovated large marble ensuite that features a spacious walk-in shower, a luxurious tub and double sinks
- Sizeable second bedroom with hardwood floors
- Spacious third floor family room with hardwood floors and walkout to deck
- Bright and ample third floor deck with built-in seating
- Fantastic lower level with ample storage and built-in bookshelves
- Private back garden with architectural detail
- Cabbagetown's recreational centre is Riverdale Park, the home of Riverdale Farm
- The Cabbagetown Community Arts Centre on Parliament Street has music, drama and dance programs for children
- Cabbagetown's Public Library is located at the corner of Gerrard Street and Parliament
- Easy access to public transportation. The Sherbourne bus and Parliament streetcar connect passengers to stations on the Bloor-Danforth subway line. The Wellesley and Carlton Street buses connect commuters to the Yonge-University-Spadina subway line

INCLUSIONS

- Stainless steel Jenn-Air Oven/ Microwave
- Stainless steel side by side Thermador fridge (as is)
- 4-piece Modern Maid gas cooktop with grill (as is)
- Miele washer
- GE Dryer
- Ductless air conditioning unit on third floor (as is)

EXCLUSIONS

- Fixture lighting in the second floor back bedroom



Details

LOT SIZE
18.01 x 101.83 feet

TAXES
\$7,200.49

POSSESSION
60 days/TBA

HEATING
Forced air gas

COOLING
Central air

DRIVEWAY
Lane



HEAPS ESTRIN

REAL ESTATE TEAM

We are a team of passionate and dedicated professionals who strive to ensure that each client's unique needs are met. Our goal is to deliver every client with a full service real estate experience that exceeds all expectations.



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