



HEAPS ESTRIN

REAL ESTATE TEAM



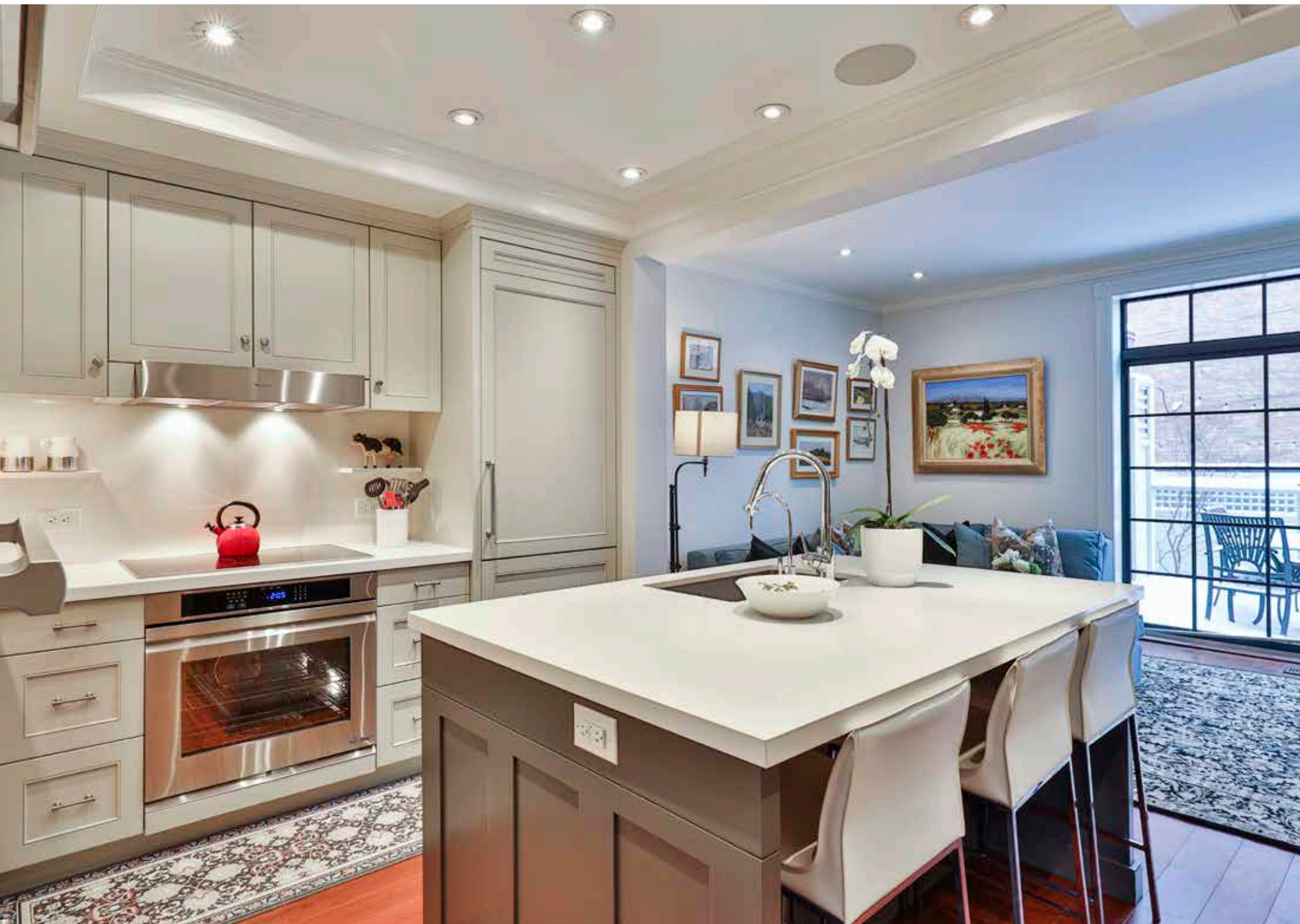
358 Sumach Street

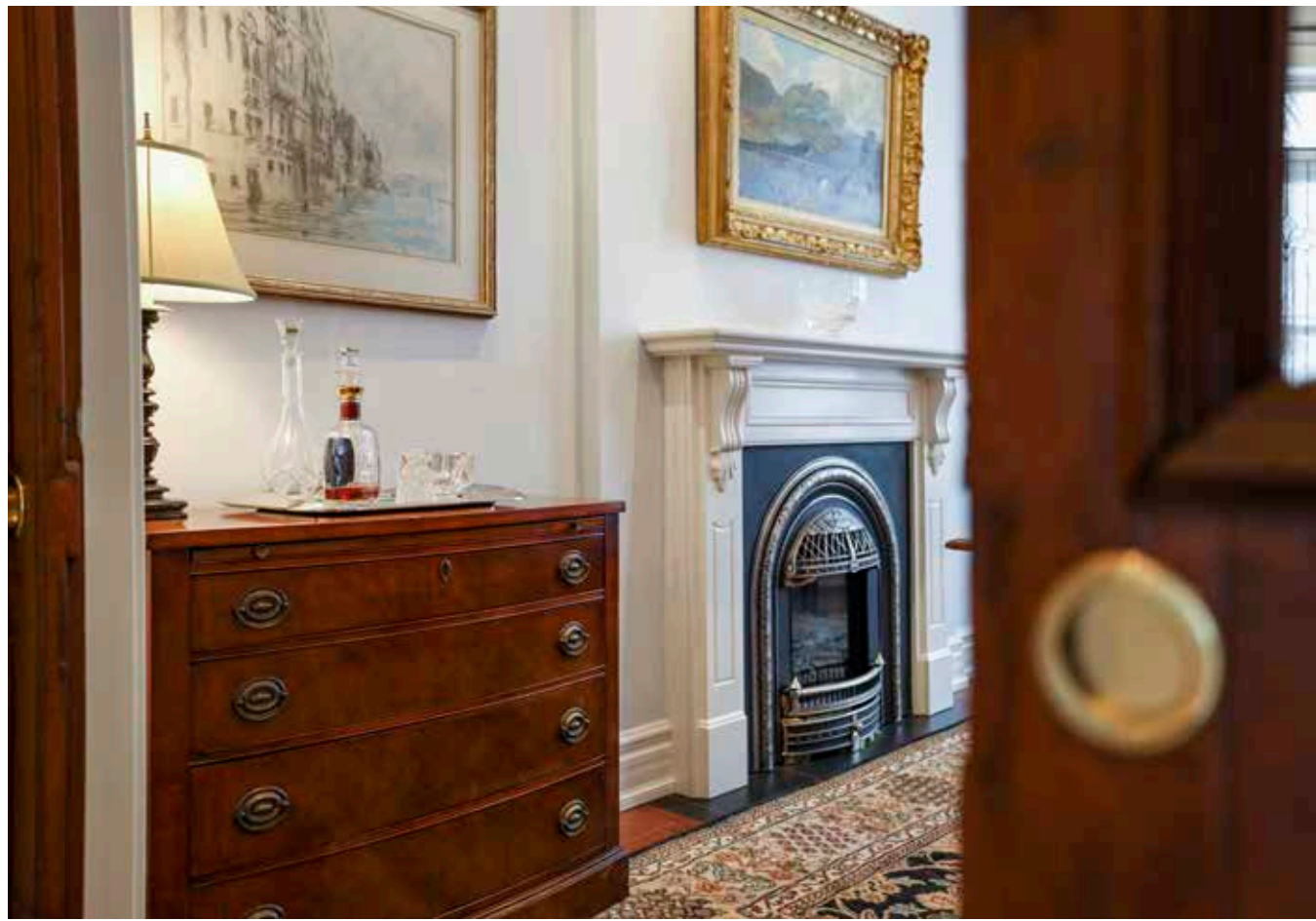


358 Sumach Street

Sought after park setting on Sumach Street in coveted Cabbagetown location. This bay and gable home exudes sophistication and elegance. Completely renovated throughout with modern utilities and efficiency while maintaining the period charm from the Victoria Era. Enjoy the combination of the beautiful kitchen and family room, perfect for family nights or entertaining. Soaring eleven-foot ceilings in the dining and sitting area. Spacious primary bedroom with a bay window overlooking the rose gardens and park. Show-stopping third floor with raised ceilings, built-in desk, option of a bedroom or second family room and a walk-out to a large terrace with cityscape and west facing views. Lowered basement floor allows space for a guest room, ample storage, wine cellar and a walk-out to the backyard. Beautifully landscaped private backyard with outdoor storage, easily converted back to parking via the laneway. Prime location across from Riverdale Park and steps to Riverdale Farm. Minutes to the Cabbagetown Community Arts Centre and all the fantastic shops, restaurants and markets the area has to offer on Parliament Street.







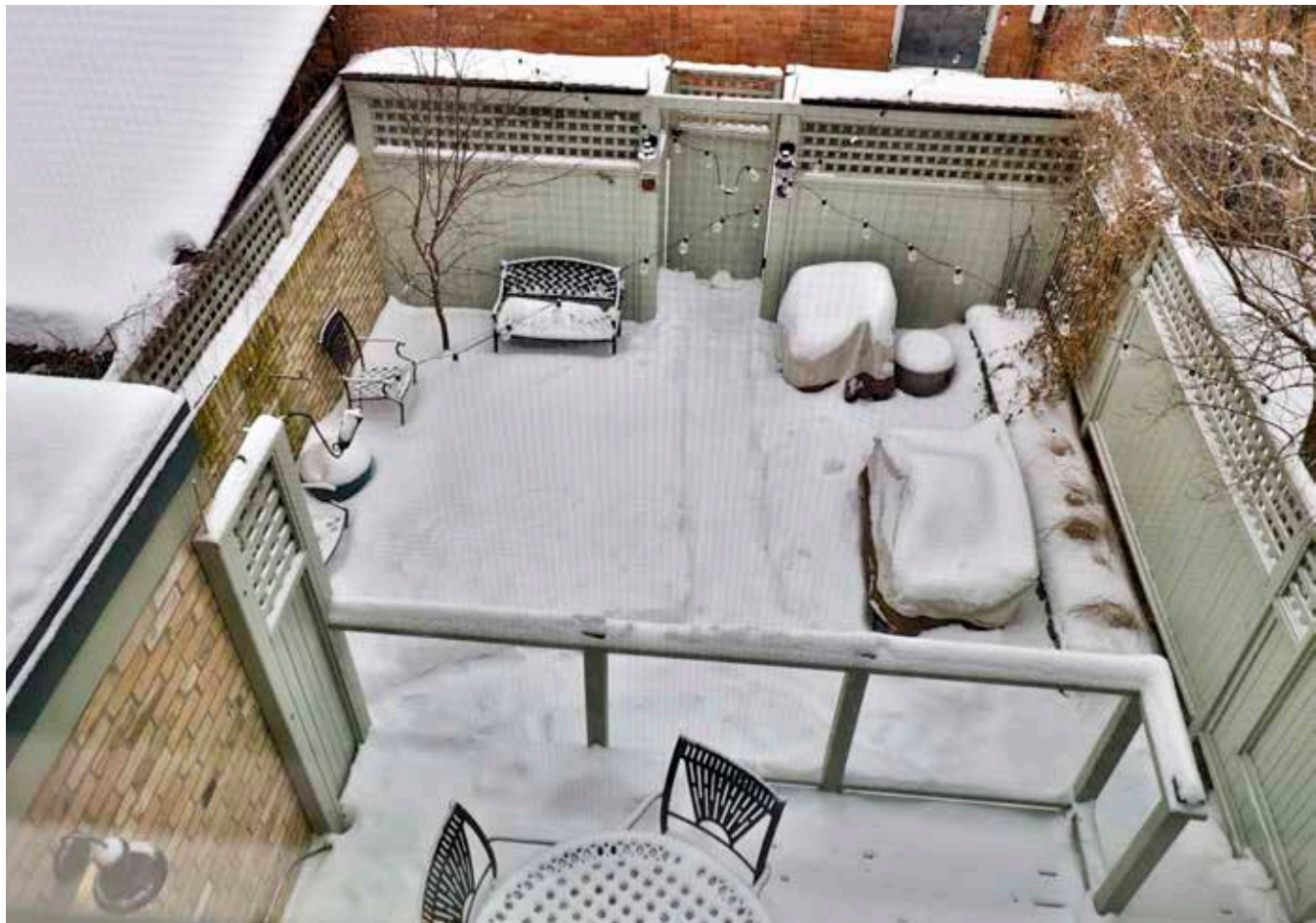












Floor Plans



Details

LOT
19.33 feet x 95 feet

TAXES
\$8,167.97 (2020)

POSSESSION
June 2021

HEATING
Forced Air / Gas

COOLING
Air conditioning

PARKING
Current owners park on the street with a permit.
Easily convert the back yard back to parking via the
laneway, previous owners parked two (small) cars

Features

- Stunning bay and gable heritage home in Cabbagetown
- Coveted location, situated across the street from Riverdale Park
- Exudes sophistication and elegance
- Completely renovated while maintaining the Victoria Era period charm
- Wide plank hardwood floors
- Crown moulding throughout
- Built-in speakers throughout main floor
- Abundance of natural light
- Four levels of living space and three bedrooms
- Fabulous main floor layout – an entertainer’s delight!
- Bright vestibule with ceramic tile floor, restored original inner glass French doors with stained glass
- Welcoming foyer with ceramic tile floor, crown moulding, original plaster ceiling medallion and restored original staircase and knoll post
- Combined living and dining room features a gas fireplace with custom mantle and slate hearth, restored original pocket doors with stained glass and soaring bay window with views overlooking the park
- Gorgeous kitchen boasts custom shaker style cabinetry, Caesarstone backsplash and countertop, centre island with seating for three, undermounted farmer’s sink with gooseneck faucet, filtered water faucet and recessed halogen lighting
- Custom wall pantry with glass display case
- Family room with custom made entertainment and display unit overlooks the kitchen and private back yard
- Sliding modern French doors open to the deck with gas line for a BBQ and awning
- Primary bedroom features a bay window, sitting area, coffered ceiling, extraordinary views of the park and surrounding neighbourhood, custom broadloom and window treatments
- Wall to wall custom built-in bookcase and cupboards, custom window treatments, crown moulding and a lovely west view in the second bedroom
- A dream comes true! His and her walk-in closet with custom built-in shelving, drawers, hanging space and make-up vanity with built-in mirror
- Spa-like six-piece washroom with coffered ceiling, custom double vanity with marble countertop and crystal handles, Infinity Jacuzzi soaker tub with

- custom marble tub deck, glass enclosed shower with built-in bench, custom his and her medicine cabinets, shutter window treatments, pocket door and concealed laundry chute
- Open third floor with raised ceiling height in the back while maintaining the original roof lines in the front
- The third floor is quite versatile as it makes an ideal bedroom that has a wool sisal carpet, built-in custom desk and drawers, large closet and custom window treatments, currently used as an additional family room
- Wonderful west light abounds the space with sliding modern French door and wall to wall windows
- Walk-out to large roof top terrace with show stopping views of the city skyline and surround neighbourhood
- Basement floor lowered for more enjoyment of living space
- Guest bedroom with wool carpet, above grade window, large closet and recessed pot light
- Four-piece washroom with heated tile floor, subway tile wainscotting and large soaker tub
- Spacious laundry room features heated Terra Cotta tiles, stainless steel laundry sink, Whirlpool front load washer and dryer and custom cabinetry
- Large cedar closet and linen closet
- Mudroom consists of heated Terra Cotta tile floors, custom cabinetry and hooks
- Custom wine cellar with humidifier and racking
- Totally gutted and extensive foundation reinforcement was executed
- Enjoy the modern utilities and energy efficiency and reliability
- Brick walls were repaired and rebuilt
- The wood floor and roof structures were completely re-engineered and either re- enforced or replaced
- Hot water is provided by a highly efficient “on demand” gas fired boiler system
- Two independent energy efficient heating and air conditioning systems were installed to enable the house to be divided into two zones, giving the ability to maintain a more even temperature thought the house using a significantly less energy
- All toilets are water conserving dual flush units
- Charming private backyard oasis entertaining and sitting areas

- Custom exterior storage and back gate, can be removed for parking area
- Steps to the cafes, boutiques, restaurants and cultural centres of Cabbagetown; including the Community Arts Centre and the Public Library
- Year-round enjoyment across the street in Riverdale Park and Riverdale Farm, including the Lower Don Recreational Trail and farmer’s markets
- Minutes to downtown business core and the Don Valley Parkway
- Heritage designation

IMPROVEMENTS

- Back fence and door to laneway
- Two built-in exterior storage sheds
- Phantom screen doors on main floor and third floor
- New stair and hallway runners
- Custom window coverings throughout
- Dog friendly area in front garden

INCLUSIONS

- Sub Zero Fridge and bottom freezer, Dacor stainless steel oven, Miele built-in steam and speed ovens (microwave and convection), Miele cooktop, Miele built-in dishwasher, Miele exhaust fan, Whirlpool Duet Steam washer and dryer, window shutters, roller blinds, built-in speakers, awning, central vacuum and equipment, irrigation system and equipment, wine cellar humidifier and racking, security system and cameras (monitoring extra), all electric light fixtures (except where excluded), two gas furnaces, two air conditioners and equipment.

EXCLUSIONS

- Dining room light fixture, second floor bathroom light fixture, all televisions, fountain on back porch, plaque on front of house.



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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