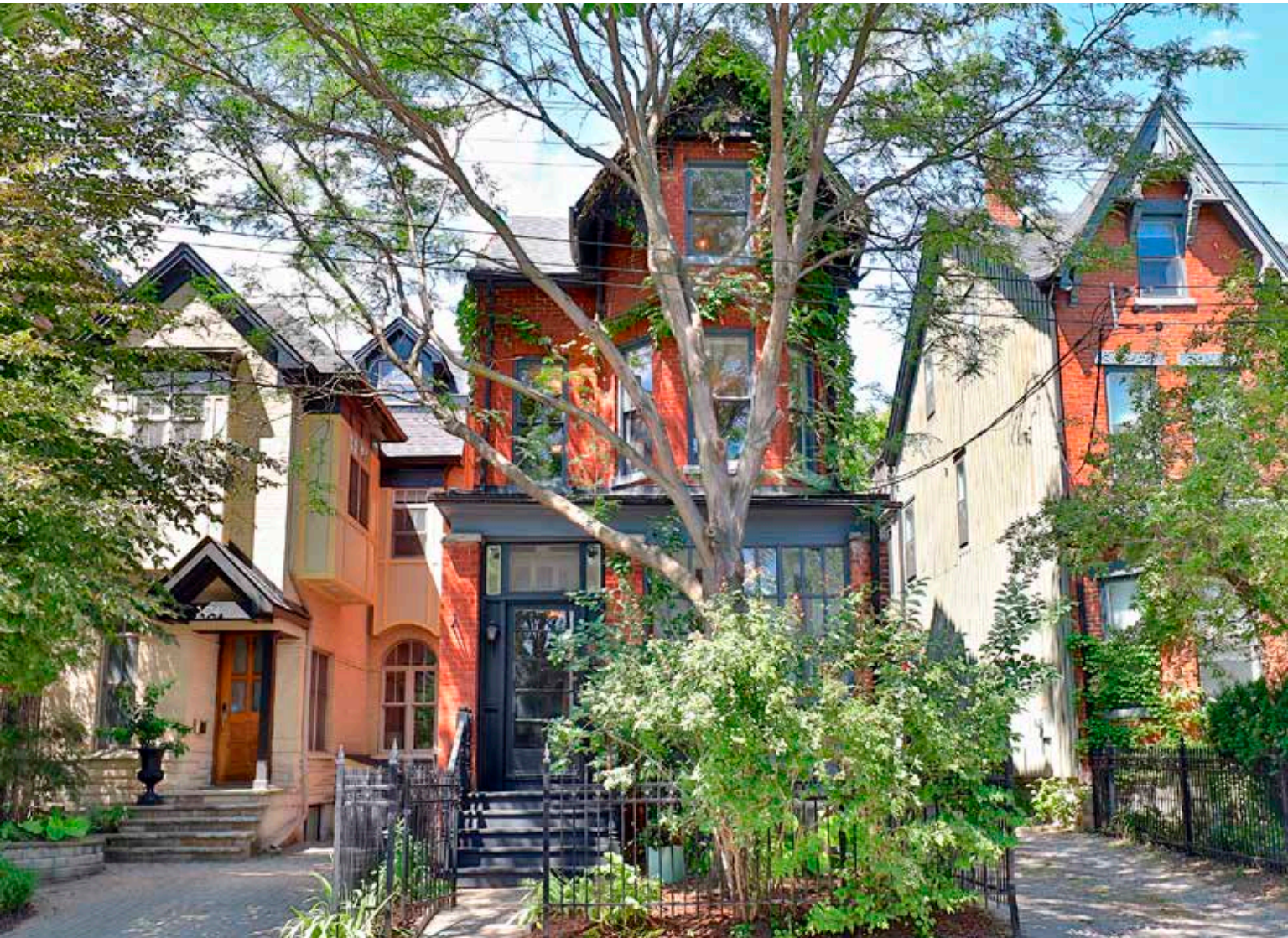




HEAPS ESTRIN

REAL ESTATE TEAM



306 Wellesley Street East



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Dream detached 1890 Victorian masterpiece! This rare, beautifully decorated three-storey Bay and Gable Cabbagetown gem is a truly breathtaking experience. Recently renovated and meticulously restored throughout, it offers the perfect blend of heritage detailing with spectacular contemporary updates. Features stunning eleven foot main floor ceilings, original mouldings, solid cherry panelling and intricate stained glass detailing on every floor. Hosts and hostesses alike will love the glamour and charm of the newly renovated chef's kitchen and beautiful entertaining areas. Freshly renovated modern baths, along with generous-sized bedrooms provide a luxuriously comfortable and stylish space to unwind in on the second and third floors. Extras include convenient upper level laundry, a private home office and optional third storey family room or sixth bedroom. Two-car parking and beautiful backyard deck with gas barbeque line and covered outdoor seating area complete this six bedroom, three bath beauty in the wonderful community of Cabbagetown. Minutes from Riverdale Park, Riverdale Farm, the Cabbagetown Community Arts Centre and all the fantastic shops, restaurants and markets the area has to offer.

Features

- Stunning three storey detached Cabbagetown Victorian masterpiece, extensively renovated and restored with man original details intact
- Beautiful curb appeal, featuring a fully gated front garden with stately wrought iron fence and lush rose tree
- Welcoming front entry with charming enclosed veranda leads to truly spectacular foyer. The entry vestibule has two solid cherry wood doors with gorgeous original stained glass and a timeless checkerboard floor
- The home also features a spectacular solid wood staircase with ornate railings spanning all three levels
- Gorgeous design details continue throughout, including eleven foot ceilings on the main floor, detailed crown and ceiling mouldings, solid cherry wood wall panelling, and three decorative fireplaces
- With over 3000 square feet of above grade living space, there is plenty of room to enjoy. Principal rooms are incredibly gracious and well-suited for both casual and formal home entertaining
- Open concept living and dining areas feature hardwood flooring, custom trim and paint, and house two of the immaculate fireplaces
- The dining room is spectacular; two intricate stained glass windows frame the original coal-burning decorative fireplace. It easily accommodates ten guests comfortably
- Airy chef's kitchen has double exposure with a striking east-facing curved glass heritage bay window and additional north-facing window. It is outfitted with custom millwork and panel-integrated designer appliances, an expansive marble centre island, farmhouse sink and bar seating for four to six guests or family members
- Convenient main floor powder and mudroom round out the expansive 1158 square foot main floor
- The second floor encompasses 1059 square feet and features three generous bedrooms; second floor laundry, a private study and a newly renovated five-piece bath with stunning designer finishes
- The principal bedroom is south-facing, with gorgeous bay windows, fireplace and custom California closet
- A rear staircase from the kitchen provides additional access to the second level
- The third level offers a bonus 800 square feet of living space; rooms can be used to suit your needs, including a cozy family room or den and two additional bedrooms with large windows, generous closet space and a fresh four piece bath with plenty of storage
- Expansive lower level is currently unfinished, and has loads of potential

- Charming backyard oasis with covered outdoor deck featuring beautiful Japanese maple integrated within the deck
- Just steps to the cafes, boutiques, restaurants and cultural centres of Cabbagetown; including the Community Arts Centre and the Public Library
- Short walk to 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

IMPROVEMENTS

- Extensive renovations have been undertaken by the current owners, including the following:

2020:

- New second floor high efficiency washer and dryer, and cabinetry for closet
- New California closets for principal bedroom
- Freshly painted throughout, including interior and exterior
- Repaired/replaced crown moulding throughout second level
- Installed new wool runner for all four sets of stairs
- Timeless black and white checkerboard flooring installed in entry and second floor landing
- Third floor bathroom renovation completed

2019:

- Full gut renovation of second floor bathroom with high end Mutina Italian tiles

2017:

- Installed new asphalt roof shingles
- Installed new cedar shake shingles to the exterior rear walls and replaced back doors

2016/2015:

- Undertook a full renovation and redesign of the kitchen; added marble counters, high-end appliances, specialty millwork, new pine hardwood flooring, lighting and more
- Replaced comfort systems including a new furnace and central air conditioner
- Brought gas line into kitchen to install new gas range and add a gas barbeque line to the deck
- Built a large rear deck and added new fencing along the east side of the home
- Added a powder room to the main floor layout

INCLUSIONS

- Thermador six-burner gas range with exhaust fan
- Whirlpool Gold SERIES oven
- Thermador panelled refrigerator with bottom-drawer freezer
- Thermador built-in dishwasher
- Bosch front load washer & dryer on second level
- Second washer/dryer in lower level
- Three decorative fireplaces
- Gas barbeque line to rear deck
- All electric light fixtures, except where excluded
- All window coverings, rods and blinds
- Gas furnace and equipment, plus humidifier
- Central air conditioner
- Hot water tank

EXCLUSIONS

- Vintage light fixtures in living room, dining room, entry hall (2) and master bedroom
- Wall-mounted television in kitchen

RENTAL ITEMS

- None



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