



HEAPS ESTRIN

REAL ESTATE TEAM



29 Macpherson Avenue



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Gorgeous, architecturally impressive Victorian home, situated on one of Toronto's most sought after streets at Yonge and Summerhill. One of the very few true Victorians in the city, this thoughtfully renovated home is a stunning mix of traditional charm and modern upgrades. Architecturally significant features including impressive high ceilings, exposed brick walls and beautiful crown moulding maintain the true character of the home. A fully renovated, eat-in chef's kitchen overlooks a private, beautifully landscaped, south-facing backyard. The second-floor recreation room/office could easily be converted into an ample sized fourth bedroom. The third floor has two generously sized bedrooms with a Jack and Jill washroom and one of the two bedrooms features a large, south facing third floor terrace. Perched in the trees, this is a terrific space to enjoy a glass of wine and take in the gorgeous southern view. The lower level offers flexibility for a family as it features a recreation room and a bedroom, and boasts a separate entrance to the backyard. This is a great option for multi-generational families, live-in nannies or perhaps an alternative source of income. The home has a two-car, laneway parking. The location of this home is second to none as luxury shops, boutiques and restaurants are all at your doorstep. Additionally, Ramsden Park is a short walk away and features a playground, splash pad, tennis courts and a winter skating rink. Public schools located nearby include Jesse Ketchum Junior and Senior School, Cottingham Junior Public School, Central Technical School and Jarvis Collegiate. Private schools such as Bishop Strachan School, Upper Canada College, York School and De La Salle are within close proximity. Simply move in and enjoy this beautiful home.



Features

- Stunning Victorian home in a prime location - Yonge and Summerhill
- Fully renovated with original character and modern upgrades
- Gorgeous curb appeal
- Beautiful, high ceilings on main floor
- Exposed brick walls, beautiful crown moulding and wood burning fireplace on the main floor
- Fabulous layout ideal for entertaining and family living
- Renovated eat in kitchen overlooking landscaped garden
- Large master bedroom with walk in closet and ensuite bathroom
- Third floor features two generously sized bedrooms with Jack and Jill bathroom
- Stunning rooftop terrace off the third bedroom
- Parking for two cars
- Walking distance to Rosedale and Summerhill subway station
- Steps to luxury boutiques, shops and high-end restaurants
- Steps from Ramsden Park boasting ample green space, playground, public tennis courts and off leash area
- Sought after public schools - Jesse Ketchum Junior and Senior School, Cottingham Junior Public School, Central Technical School and Jarvis Collegiate
- Walking distance to world renowned private schools including Bishop Strachan School, Upper Canada College, York School and De La Salle College Oaklands

INCLUSIONS

- KitchenAid stainless steel fridge
- KitchenAid stainless steel gas stove
- Bosch stainless steel dishwasher
- KitchenAid stainless steel ice machine
- Magic Chef bar fridge
- General Electric washer and dryer
- All window coverings
- All light fixtures, except where excluded
- Hot water tank
- Central air conditioning system and equipment
- Ductless air conditioner on third floor and equipment
- Gas burner and equipment

EXCLUSIONS

- Light fixture in dining room
- Wall sconces in dining room
- Light fixture in kitchen
- Light fixture in third floor bedroom

IMPROVEMENTS

- Air conditioning system and all related equipment (2017)
- Furnace and all related equipment (2017)
- Hot water heater (2017)
- New fridge (2017)
- New shingles on roof (2017)
- Broadloom throughout (2016)
- Freshly painted throughout (2016)
- New windows and back deck
- Renovated lower level (2006)
- Extensively renovated throughout including kitchen and bathrooms (2004)



MAIN FLOOR - 880 SQUARE FEET

SECOND FLOOR - 935 SQUARE FEET

THIRD FLOOR - 610 SQUARE FEET

LOWER LEVEL - 880 SQUARE FEET

Details

LOT SIZE

18.29 feet by 120 feet

TAXES

\$11,628.26 in 2020

POSSESSION

60 Days

HEATING

Forced Air Gas

COOLING

Central Air Conditioning

DRIVEWAY

Rear laneway access to two car parking



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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