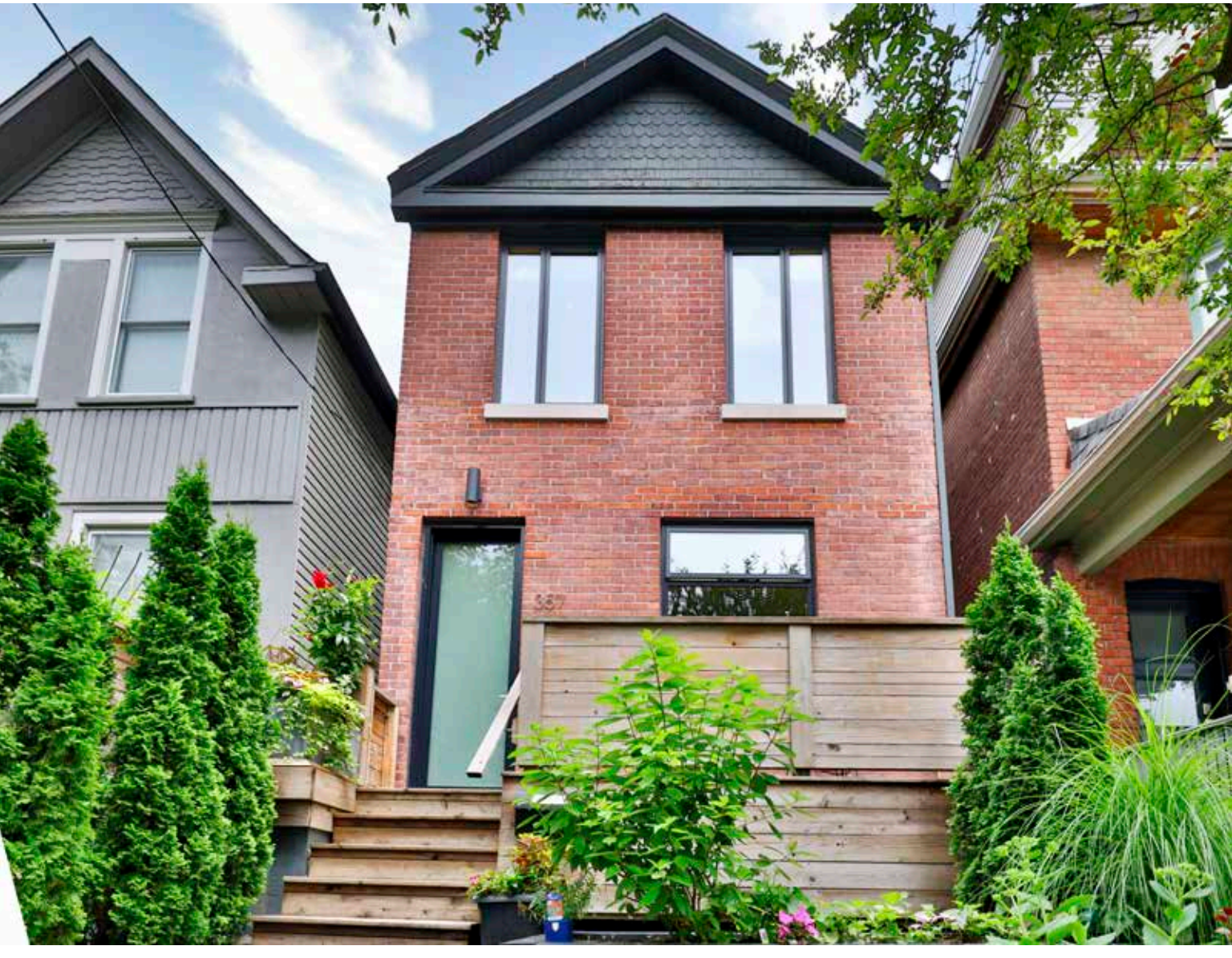
HEAPS ESTRIN

REAL ESTATE TEAM



357 Howland Avenue

357 Howland Avenue

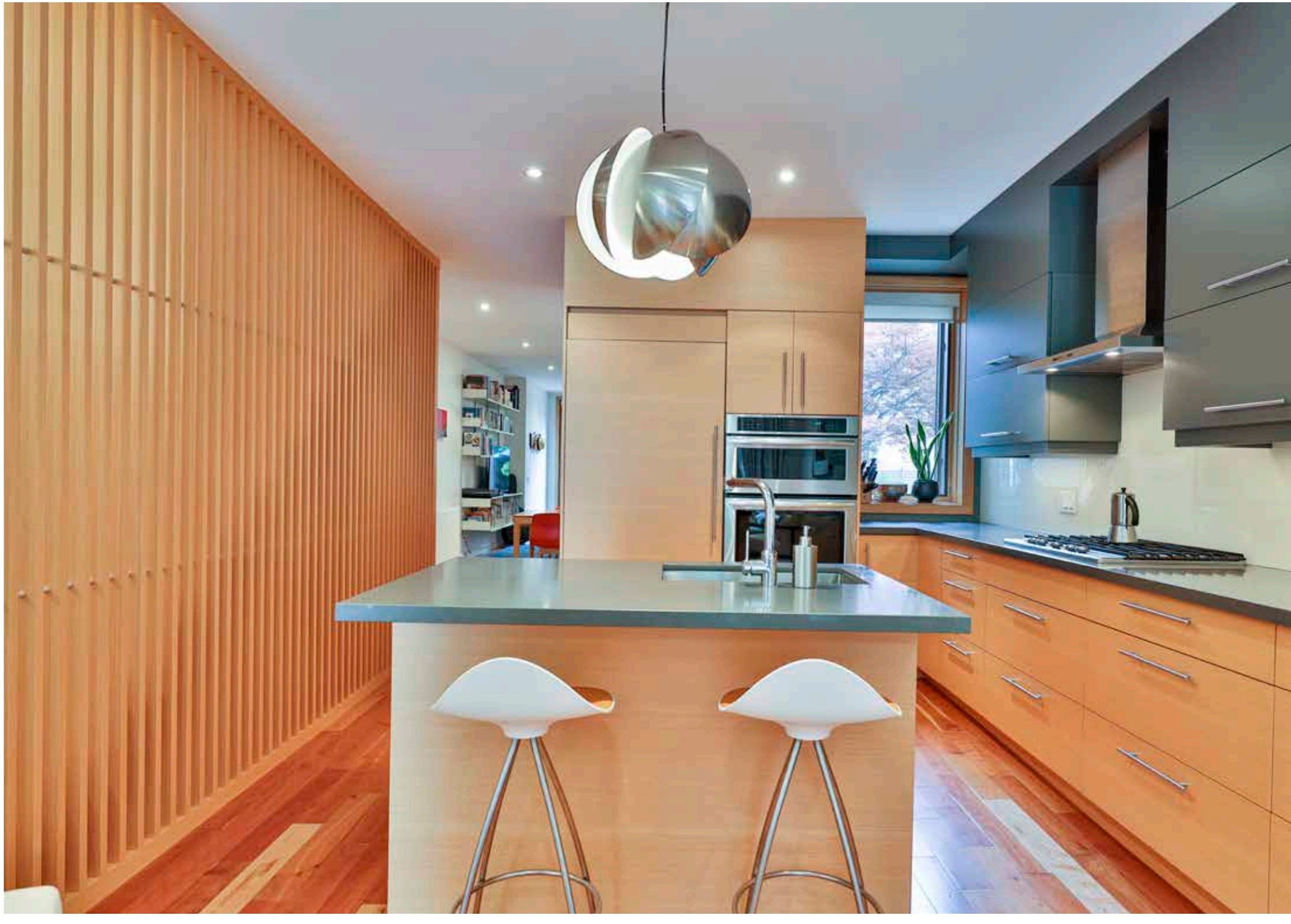
Located in one of Toronto's most desirable neighbourhoods, this impressive, completely renovated detached Annex home is a masterpiece of modern elegance and sophistication. A complete custom renovation from top to bottom, this three bedroom home boasts outstanding quality and attention to detail throughout including cherrywood floors, Douglas Fir cabinets, high-end appliances, custom millwork, a wood burning fireplace and a luxurious two-car garage.

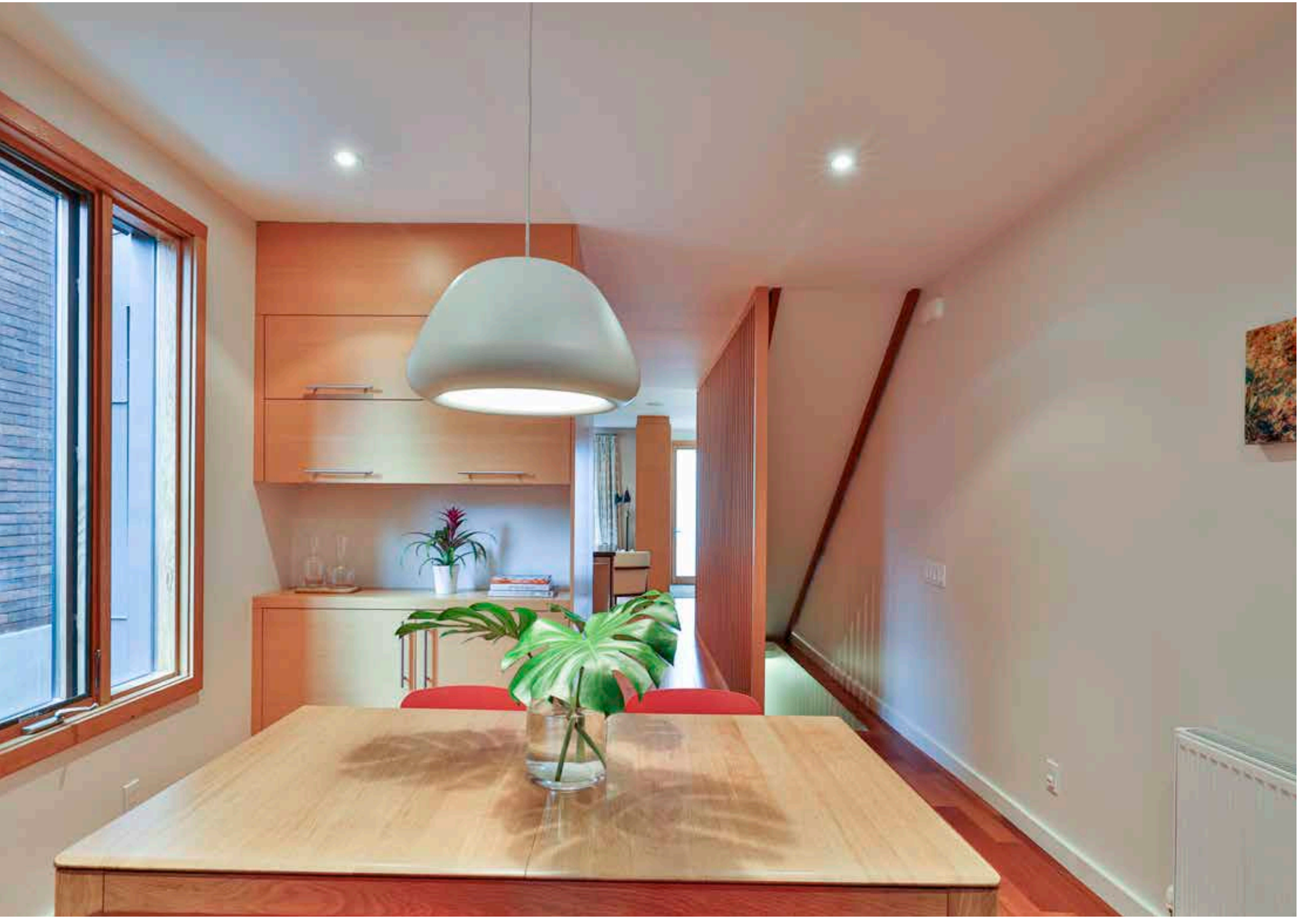
The main level showcases an ideal open-concept layout. The spectacular chef's kitchen is complete with custom cabinetry, Caesarstone countertops, a five burner gas range and a large island with a breakfast bar. It conveniently overlooks the chic living room and front garden. The well-designed dining room is perfect for entertaining or everyday living, as it flows seamlessly into the family room, which boasts a modern wood-burning fireplace and walk-out to the beautifully landscaped backyard. The impressive newly-constructed two-car garage features a modern sliding glass door that lets in plenty of natural light, making it an easy conversion to a studio or office space. Access to the laneway creates the potential for a lane house income property.

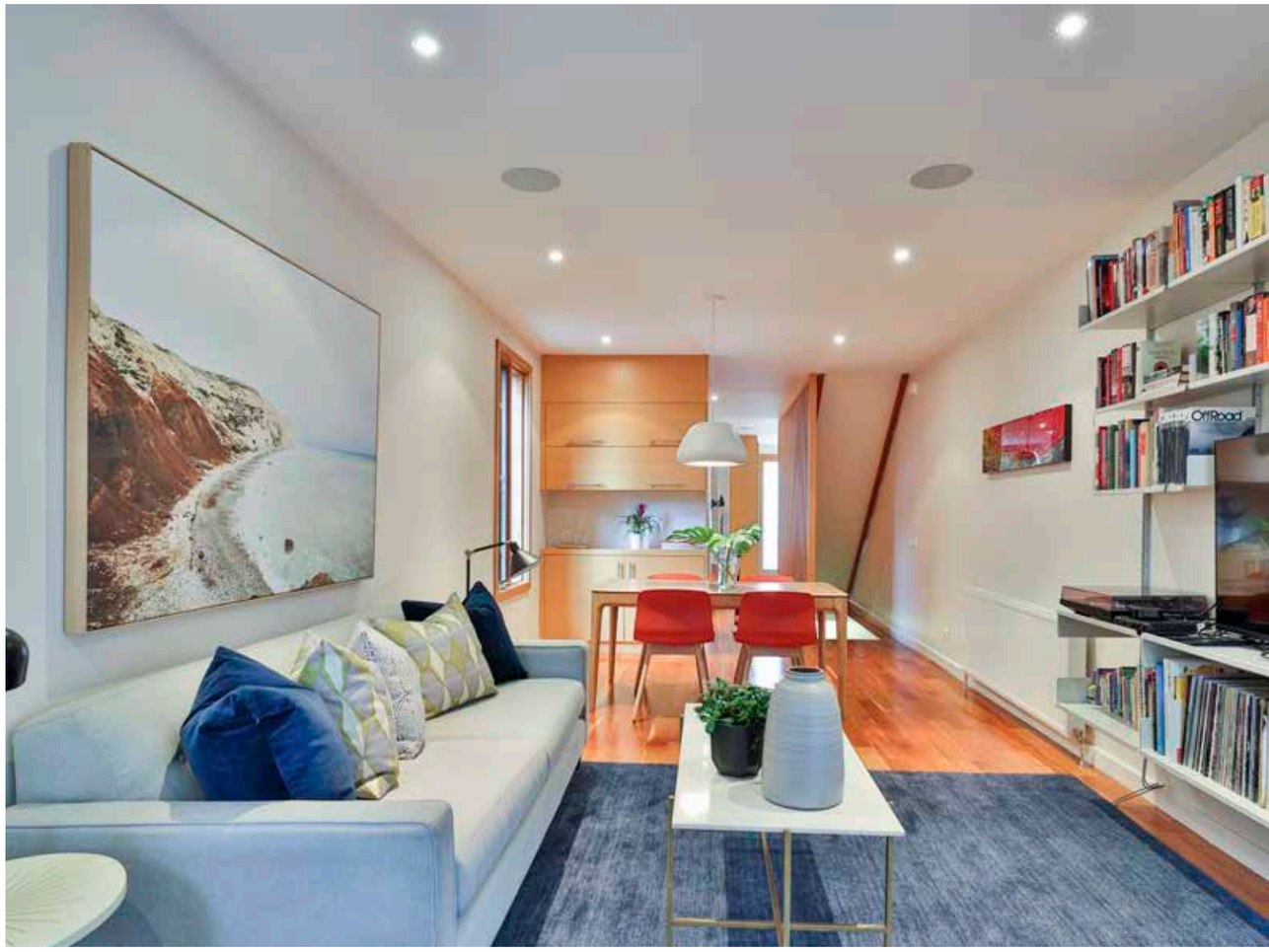
The second level includes three large bedrooms, each with ample closet space. The luxurious primary bedroom is complete with a walk-in closet and gorgeous built-in Douglas Fir cabinetry. A four-piece spa-style bathroom features a soaker tub and an oversized walk-in shower.

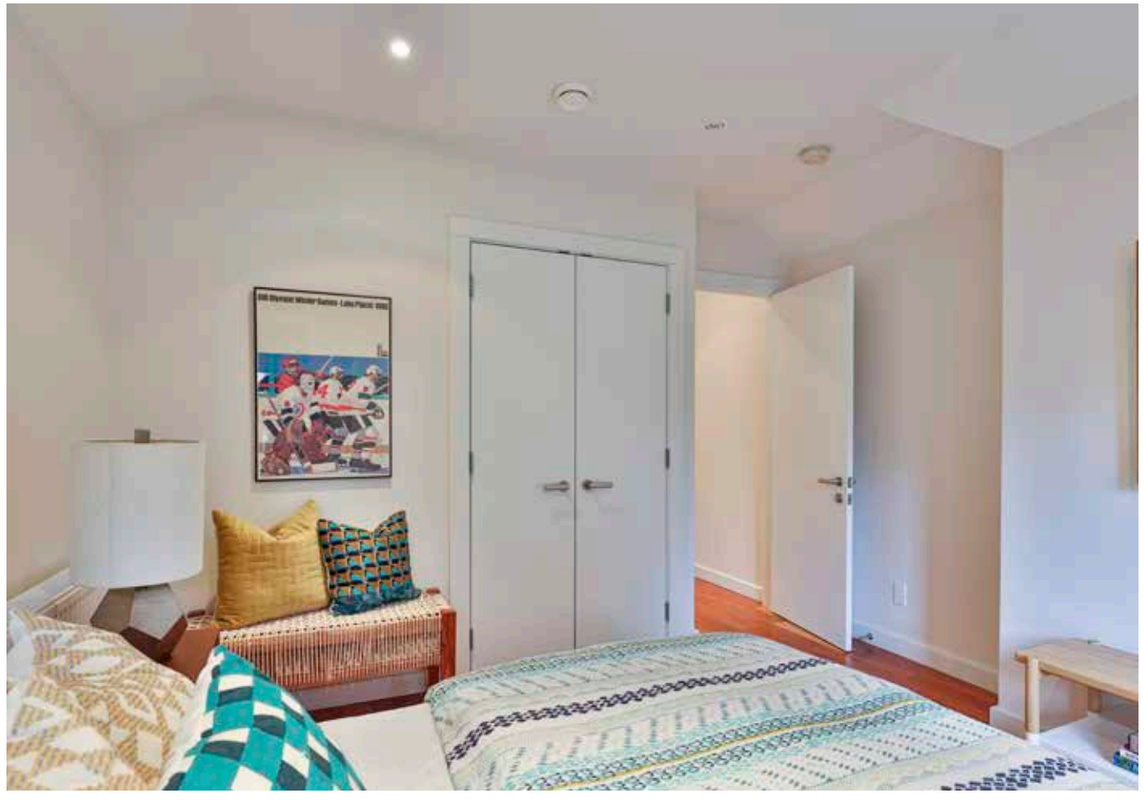
The lower level features high ceilings and an excellent layout that meets the functional needs of any homeowner. The convenient separate entrance has a mudroom with heated floors, which connects to a large recreation room that is perfect as a children's play area, gym or multimedia room. The lower level also features a beautiful three-piece bathroom and a laundry room with custom shelving, both with heated floors.

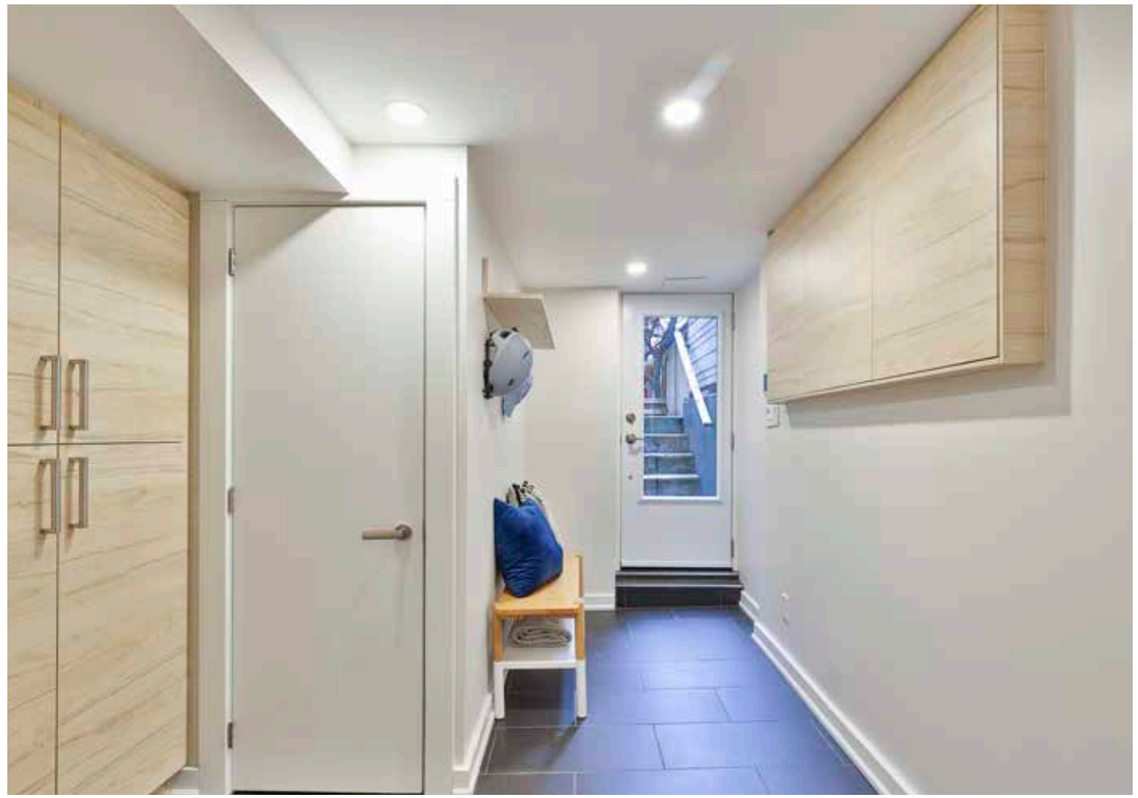
357 Howland Avenue is located in one of the most sought-after Toronto neighbourhoods. It is steps away from the trendy restaurants and shops on Dupont, Bathurst and Bloor Streets and a quick walk to the Dupont and Bathurst Subway Stations. This incredible property truly offers an uncompromising idyllic Toronto lifestyle.

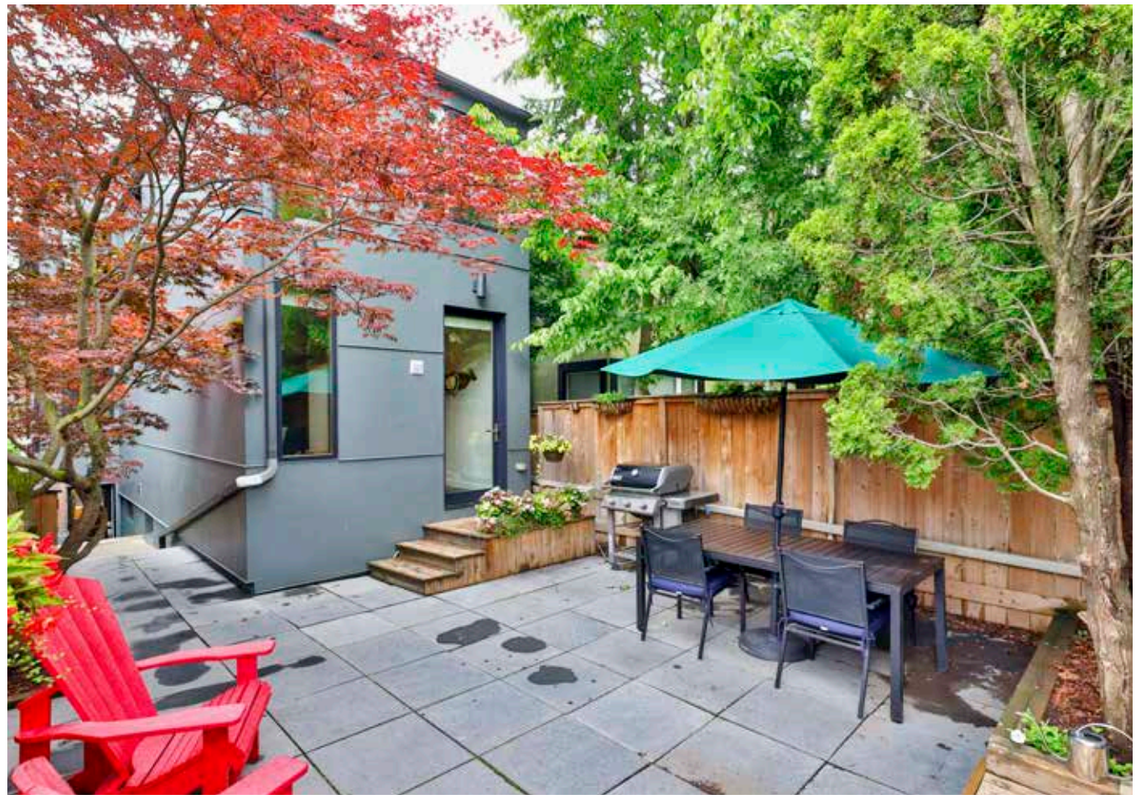


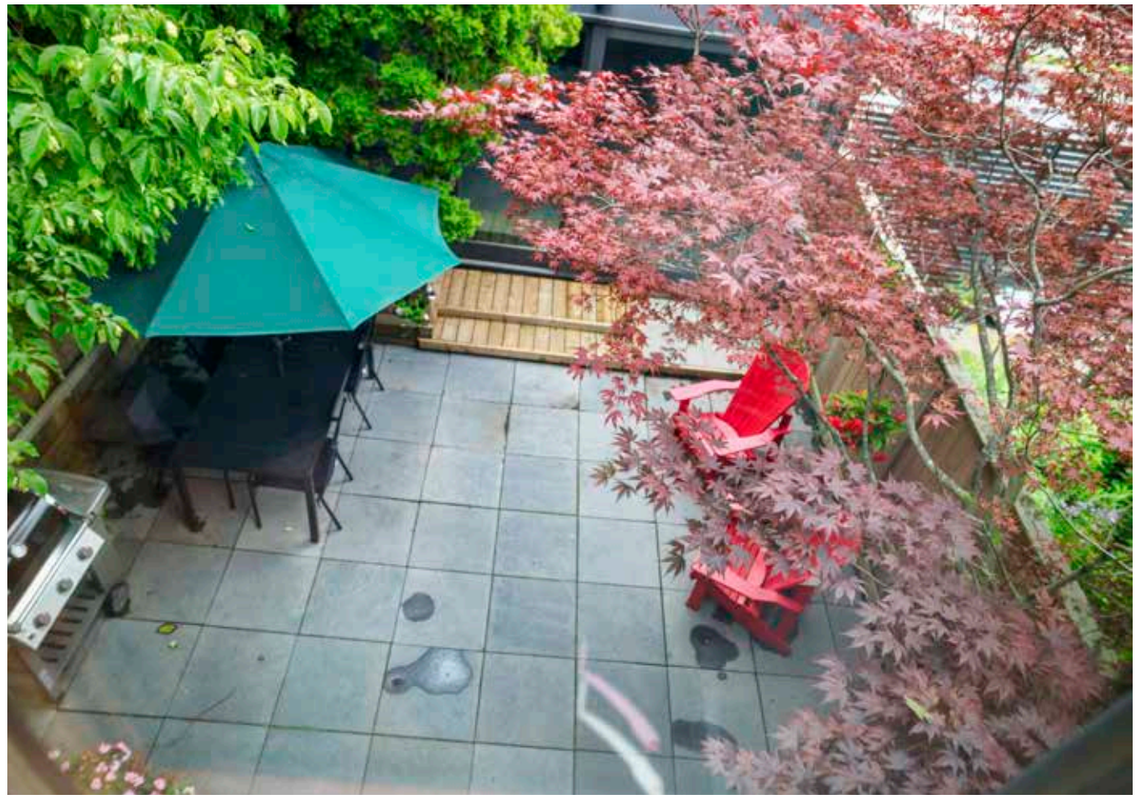


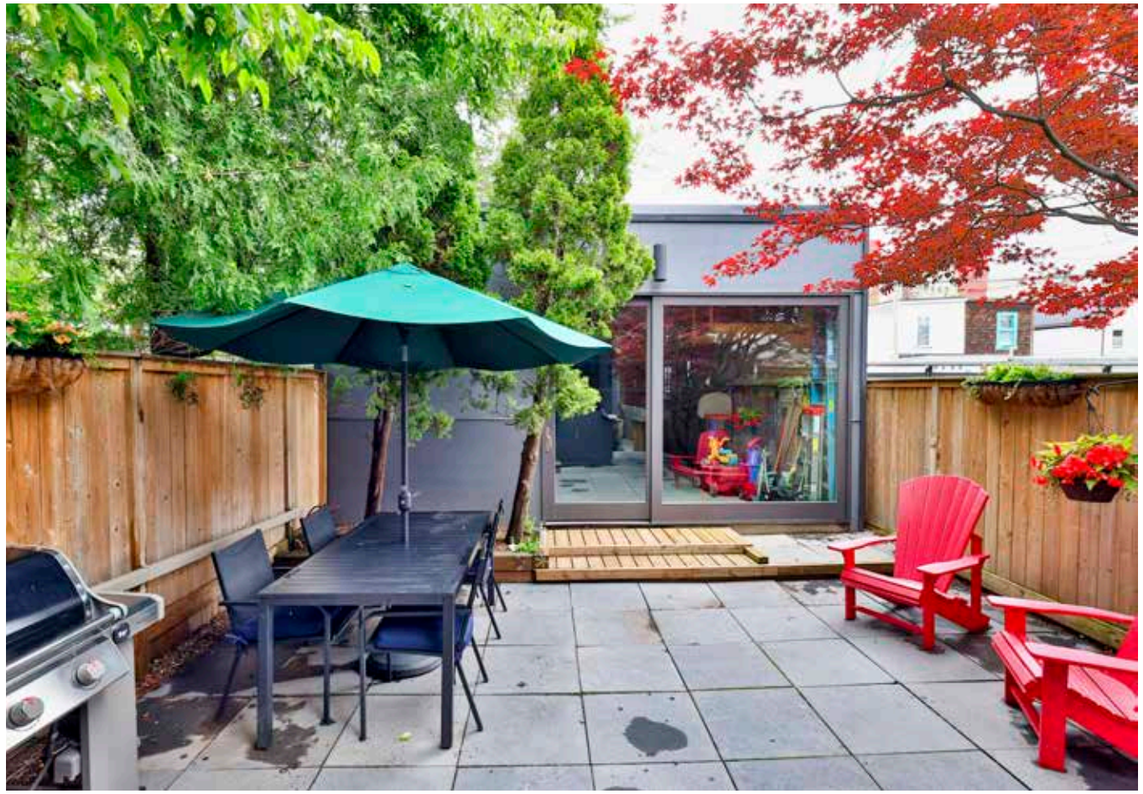


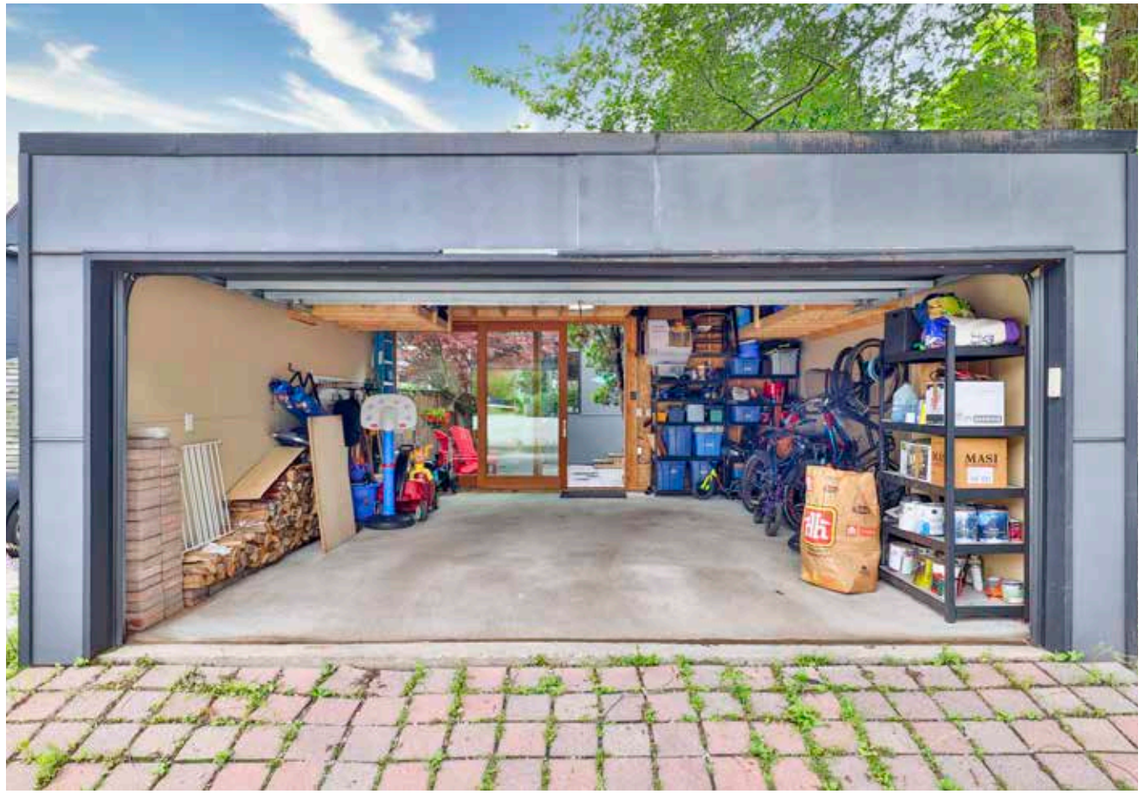











MASI

Details

LOT
20 feet x 110.25 feet

TAXES
$8,212.01 (2021)

POSSESSION
30/60 days

HEATING
Radiant, gas

COOLING
Ductless wall unit

PARKING
Lane driveway, with 2 parking spaces in detached garage

Features

- Warm and inviting modern family home in the sought-after Annex neighbourhood
- Quiet and tranquil location
- Built by Method Homes
- Designed by David Carter Architects Inc.
- Complete renovation including all new appliances, HVAC, plumbing, electrical, windows, spray foam insulation, basement waterproofing, sump pump, backwater valve
- Kolbe custom windows
- Fabulous, open concept main floor
- Chef's kitchen with custom cabinetry, Caesarstone countertops, built-in stainless-steel and paneled appliances, and a breakfast bar
- Main floor family room is complete with walk-out to yard and wood burning fireplace
- Dining room with built-in bar area
- Four main floor built-in ceiling speakers
- Three well-proportioned bedrooms
- Primary bedroom with walk-in closet and built-in Douglas Fir cabinets
- Spa-style four-piece bathroom with soaker tub and oversized shower
- Professionally landscaped backyard
- Newly-constructed detached two-car garage with glass sliding door
- An abundance of storage space
- A quick walk to the Dupont and Bathurst Subway Stations

IMPROVEMENTS

2019/2020
- Basement renovation with new subfloor, heated floors in bathroom, laundry and mudroom, installation of on-demand water heater (owned), installation of separate thermostat for the basement and wool carpeting

2017
- Front garden irrigation system

2016
- New garage
- Backyard and front yard landscaping
- New fences, grading and patio stone

2014
- Complete renovation including all new appliances, HVAC, plumbing, electrical, windows, spray foam insulation, basement waterproofing, sump pump, backwater valve

INCLUSIONS
- KitchenAid five burner gas range and stove, Jenn-Air refrigerator/freezer and dishwasher, Whirlpool washer and dryer, on-demand water heater, heating and cooling equipment

EXCLUSIONS
- None

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.

Judy Campbell
B.Comm.

SALES REPRESENTATIVE

416.301.0198
Judy@HeapsEstrin.com

&

Brenna Whyte
M.Sc.

SALES REPRESENTATIVE

647.895.3827
Brenna@HeapsEstrin.com

HEAPSESTRIN.COM

Follow us to learn more about our exclusive listings, events and contests.

For Royal LePage Real Estate Services Heaps Estrin Team, Brokerage. All information and statements contained herein, provided by Royal LePage Real Estate Services Heaps Estrin Team, Brokerage regarding property for sale, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice.

Royal LePage Real Estate Services Heaps Estrin Team, Brokerage Independently Owned and Operated