



HEAPS ESTRIN

REAL ESTATE TEAM



30 Amelia Street



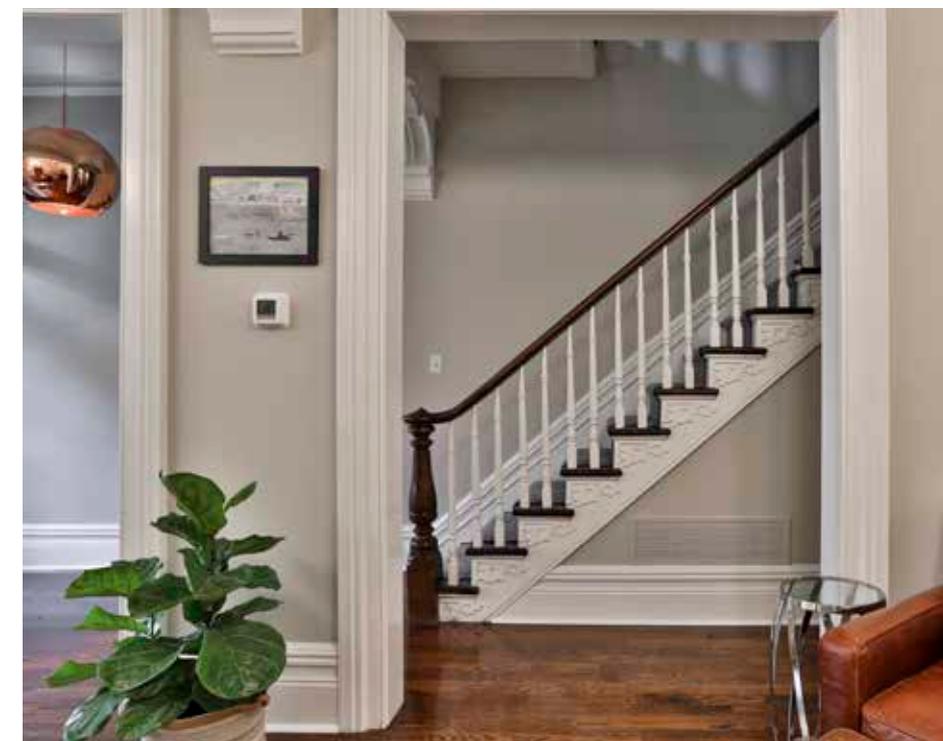
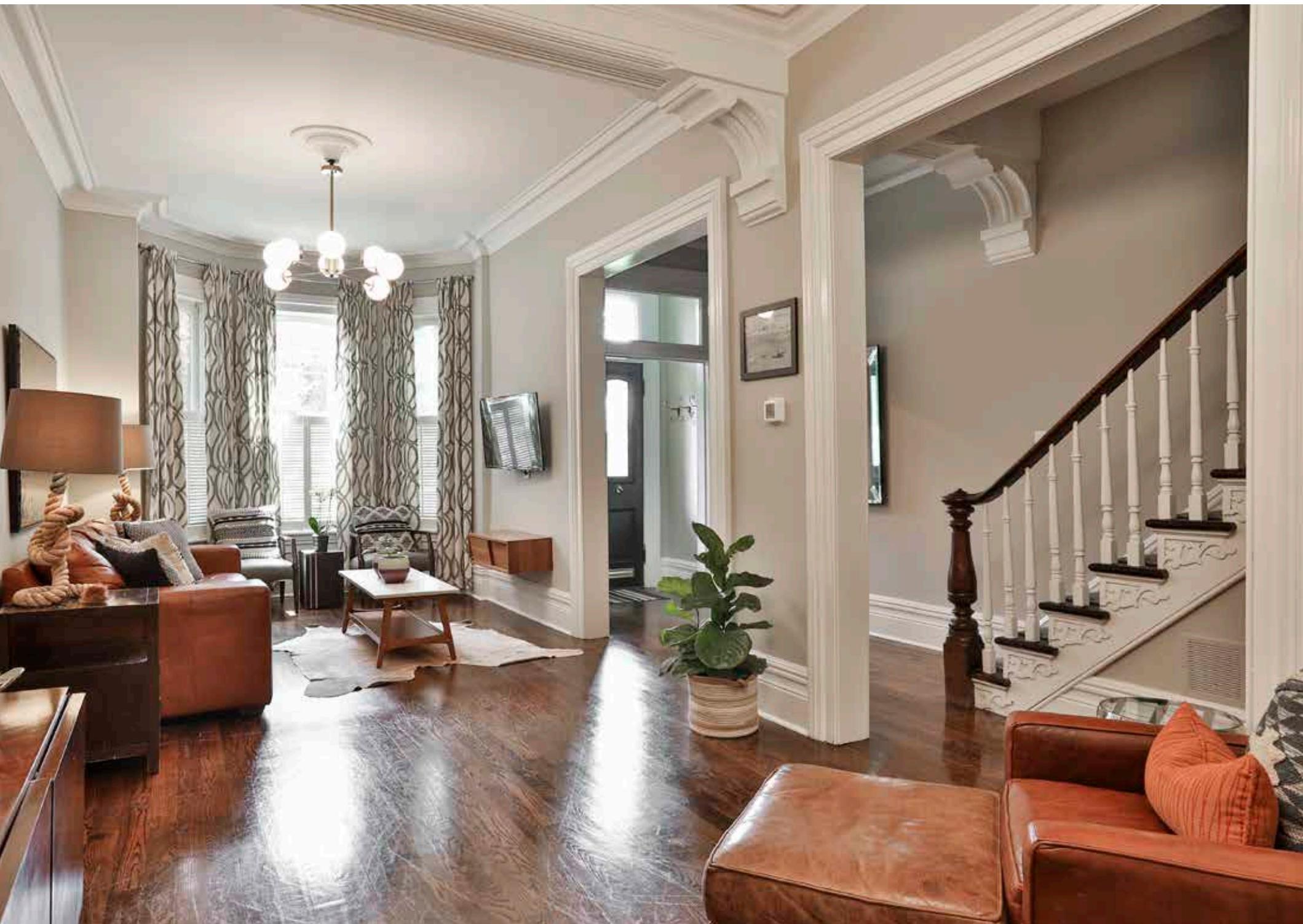
30 Amelia Street

Cabbagetown has one of the largest collections of Victorian homes in all of North America. This exquisite home at 30 Amelia Street is a perfect example of one of them, often included in the Cabbagetown Preservation Association's "Private Spaces" tours. Established in 1880, the home has been beautifully renovated, extended and dug down and has been meticulously restored throughout, preserving much of its original heritage detailing combined with spectacular contemporary updates. Its soaring ceilings give way to expansive light-filled spaces with original mouldings, designer light fixtures and gleaming hardwood floors that coalesce to form a lasting visual impression. It is truly a beautiful space to behold! The stunning chef's kitchen could easily be featured in a magazine with all its clever and beautiful design details, providing a luxuriously comfortable and stylish space to share with the family and entertain guests. The gardens are a dream; private and lush, featuring an intimate covered porch and many perennials, ferns and trees.

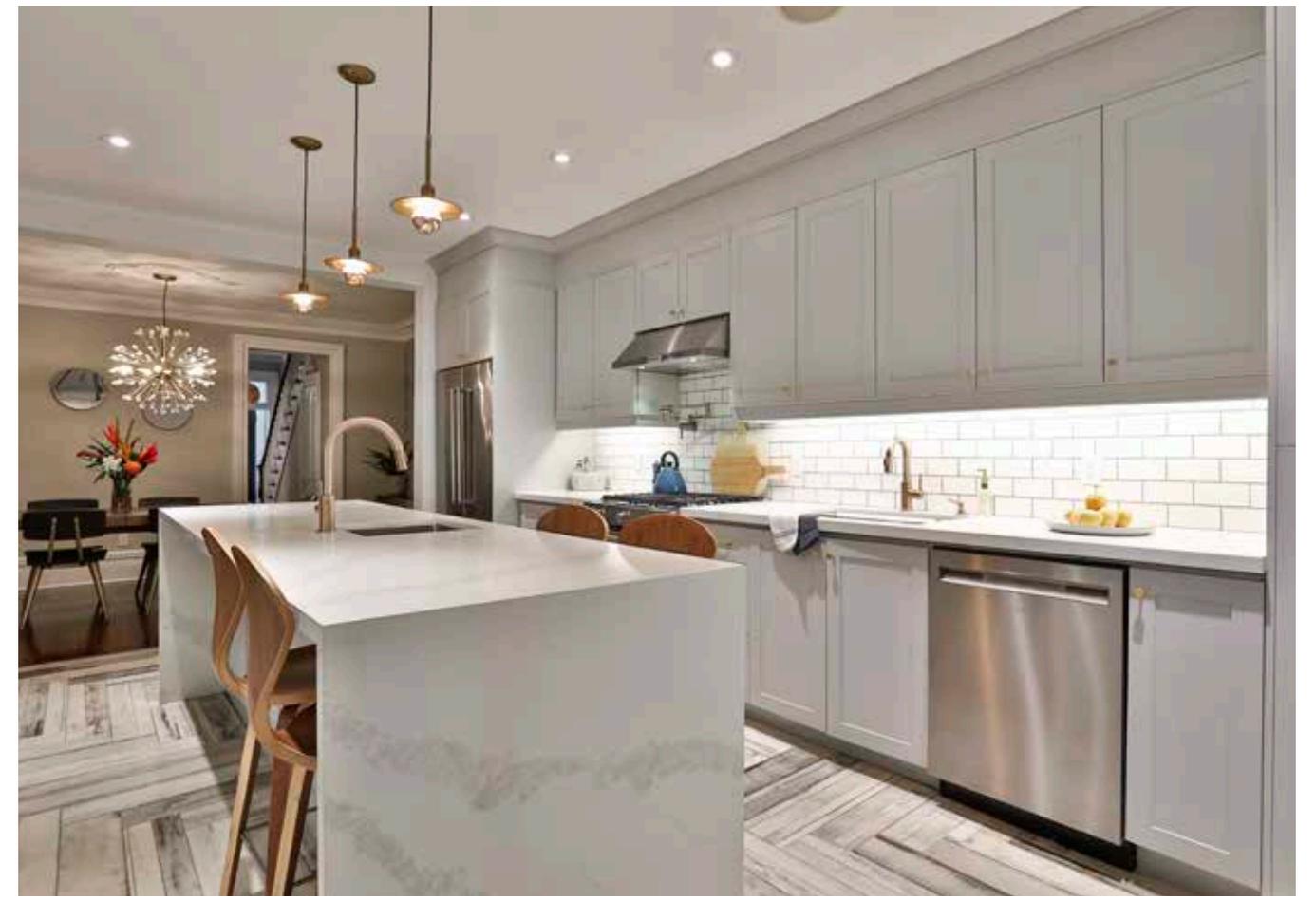
The excellent flow and design continues in the upper level which houses three well-sized bedrooms and two baths. Notably, the principal retreat is nicely separated from the other bedrooms and features wall-to-wall closets, an ensuite bath and quaint private terrace.

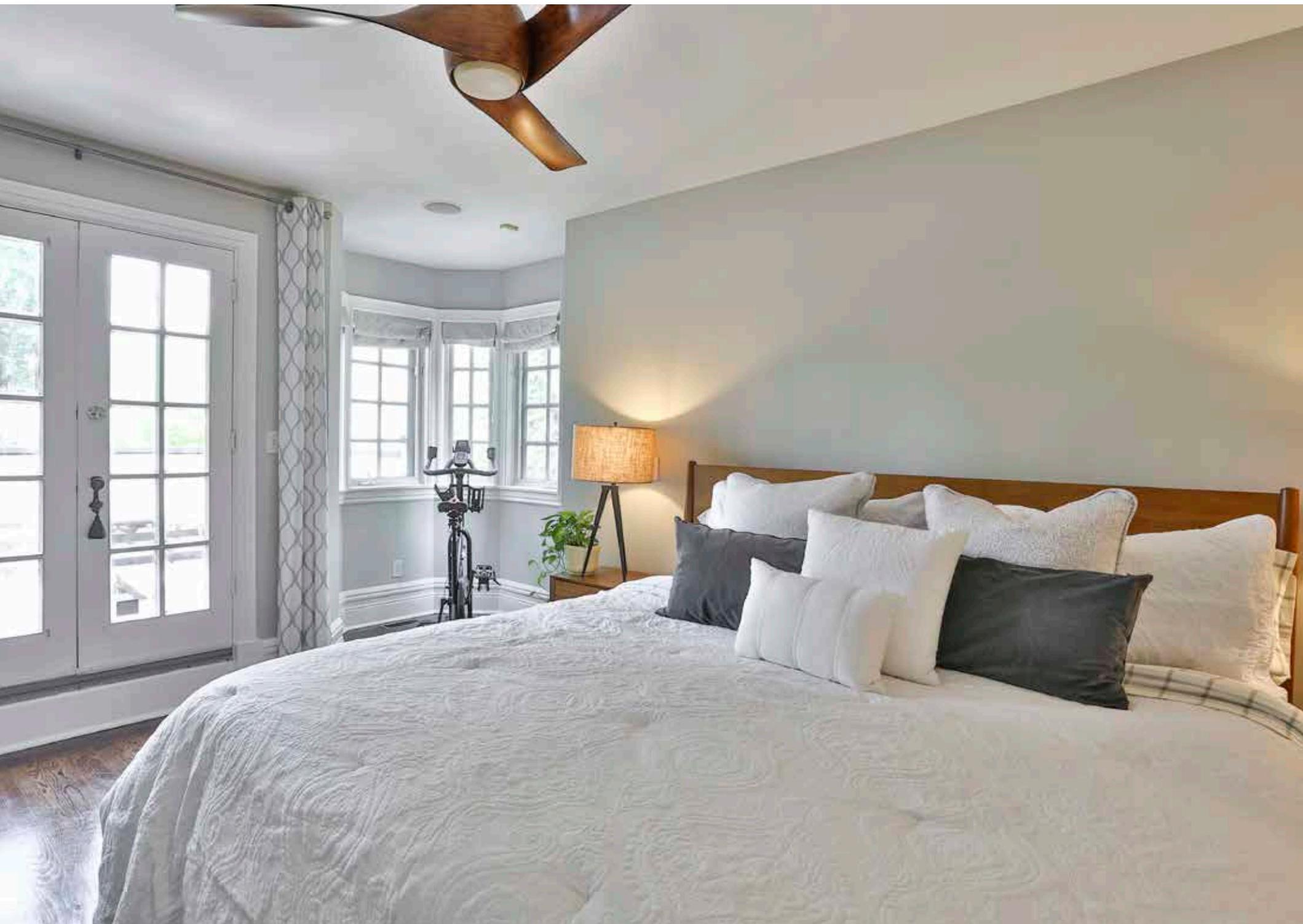
In the lower level, one has an opportunity for income potential if desired, requiring the addition of a door or small wall to divide the living spaces. The sizable in-law/nanny suite is fully equipped with its own kitchen, four-piece bath, heated floors, wall-to-wall entertainment system and private walk-up entrance from the front yard. There is also a recreation room, laundry room and tons of storage with generous two-car parking off the lane. This home has it all! Arrive at Amelia full of expectations that will not disappoint!

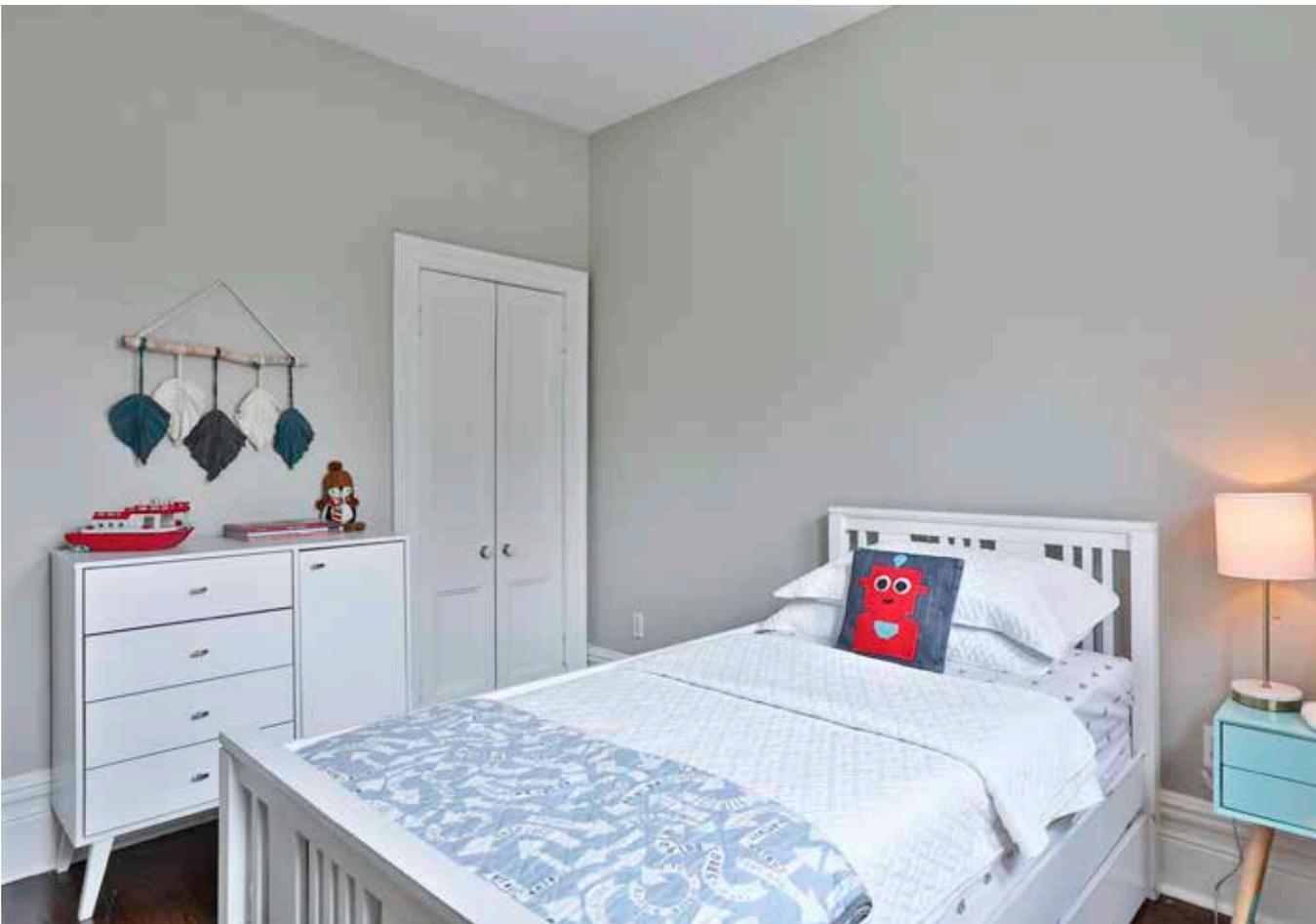
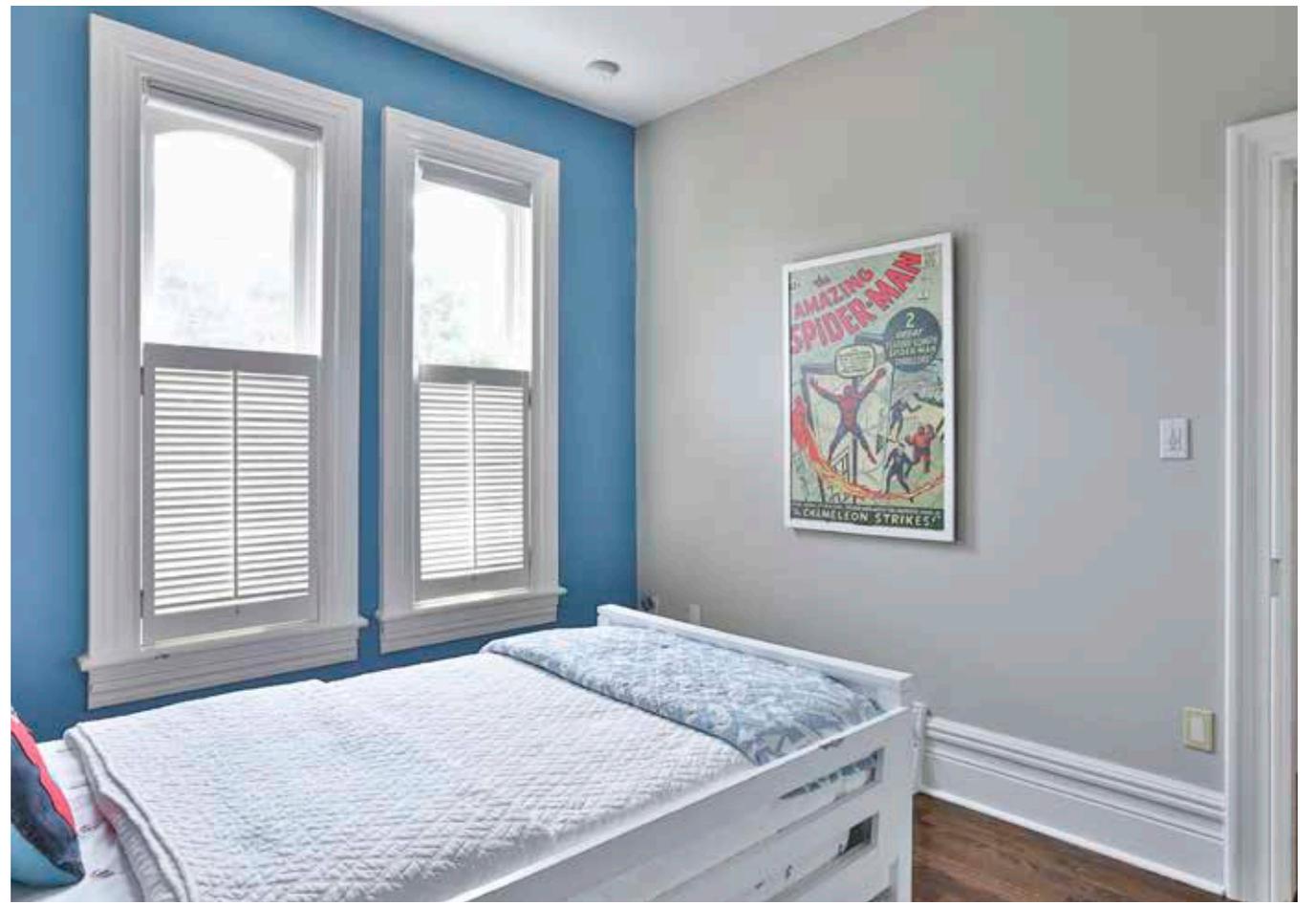
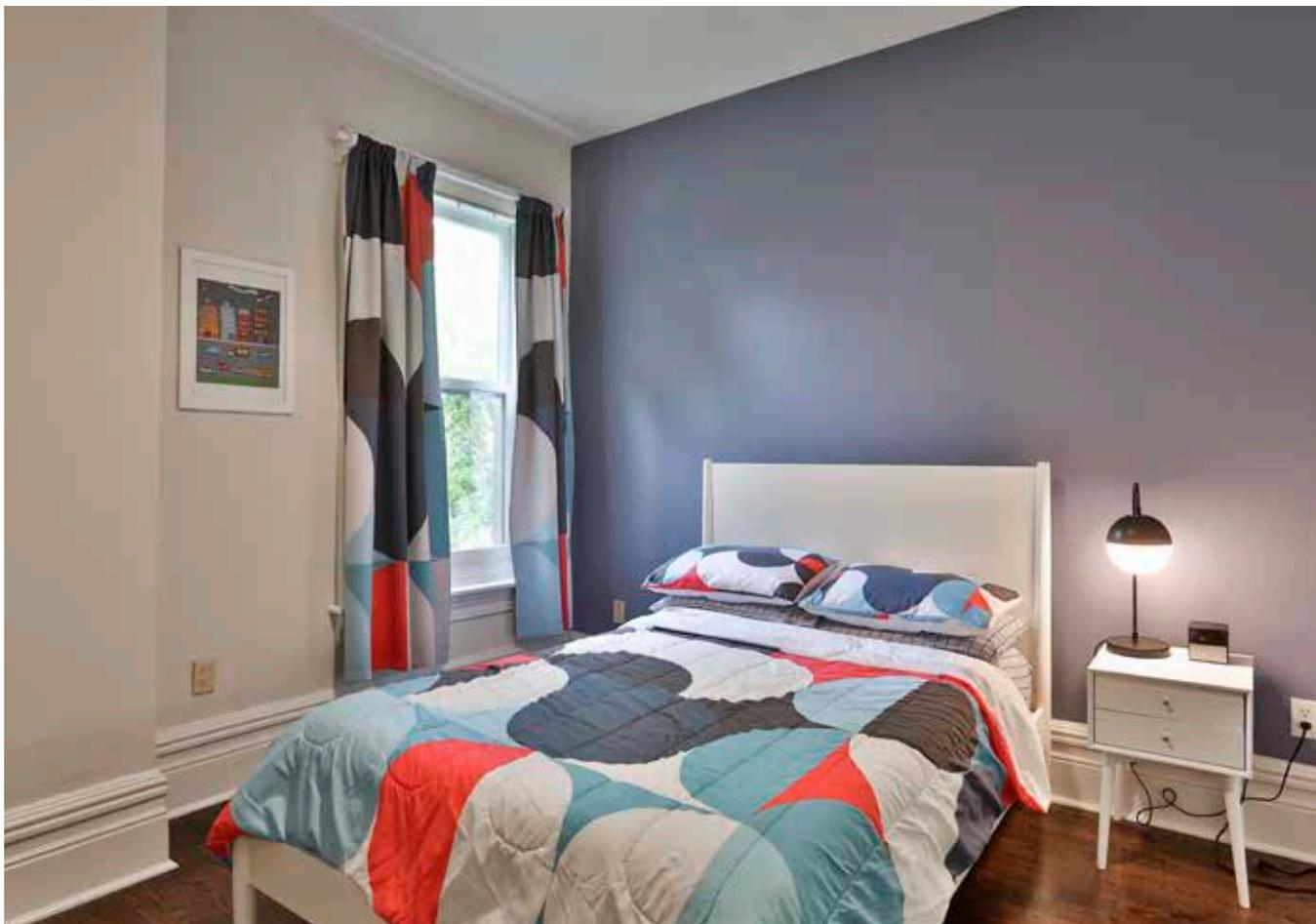




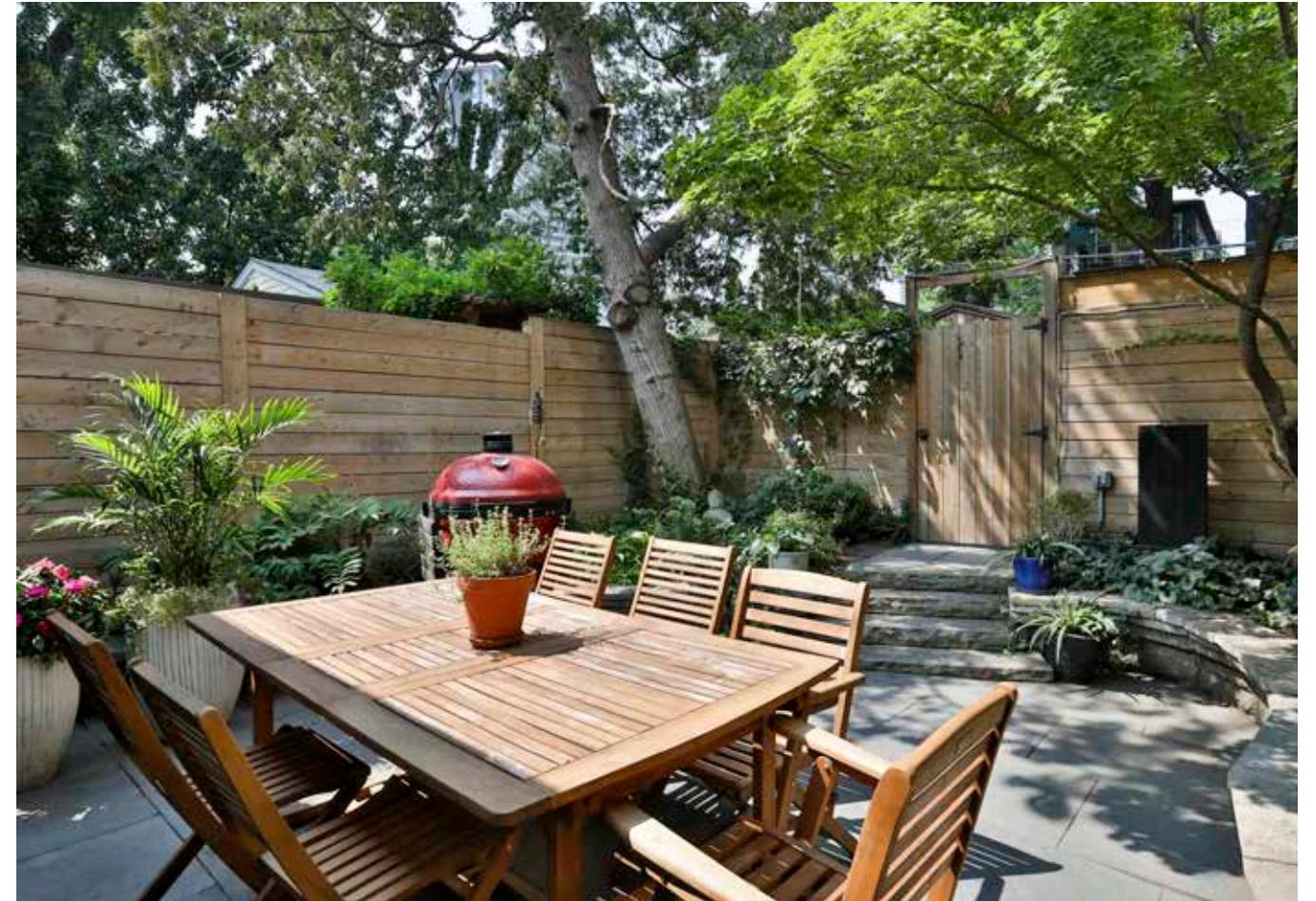
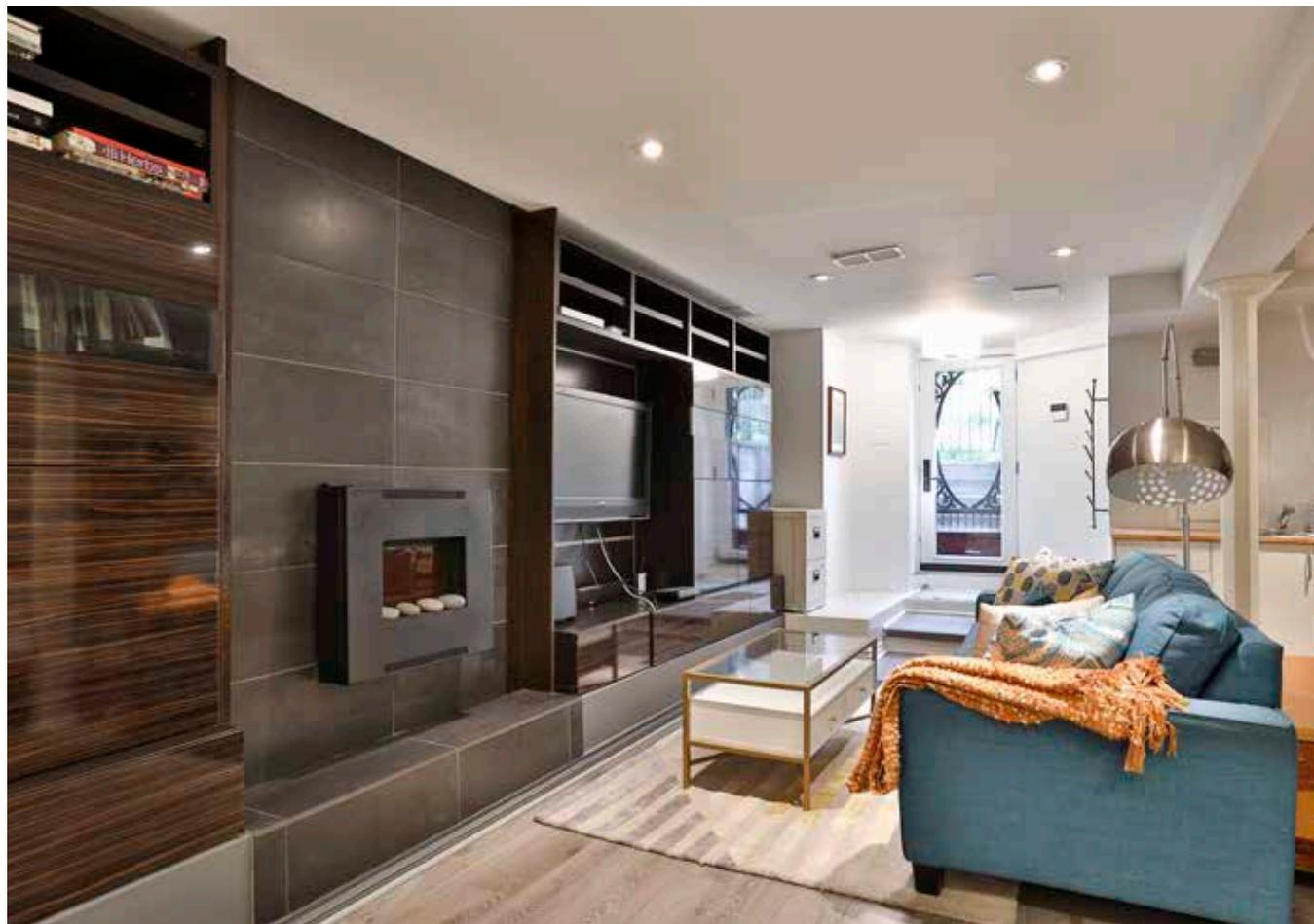


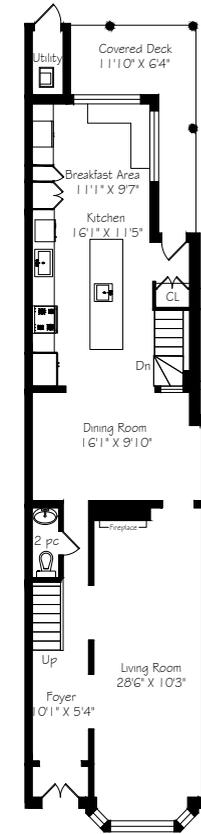
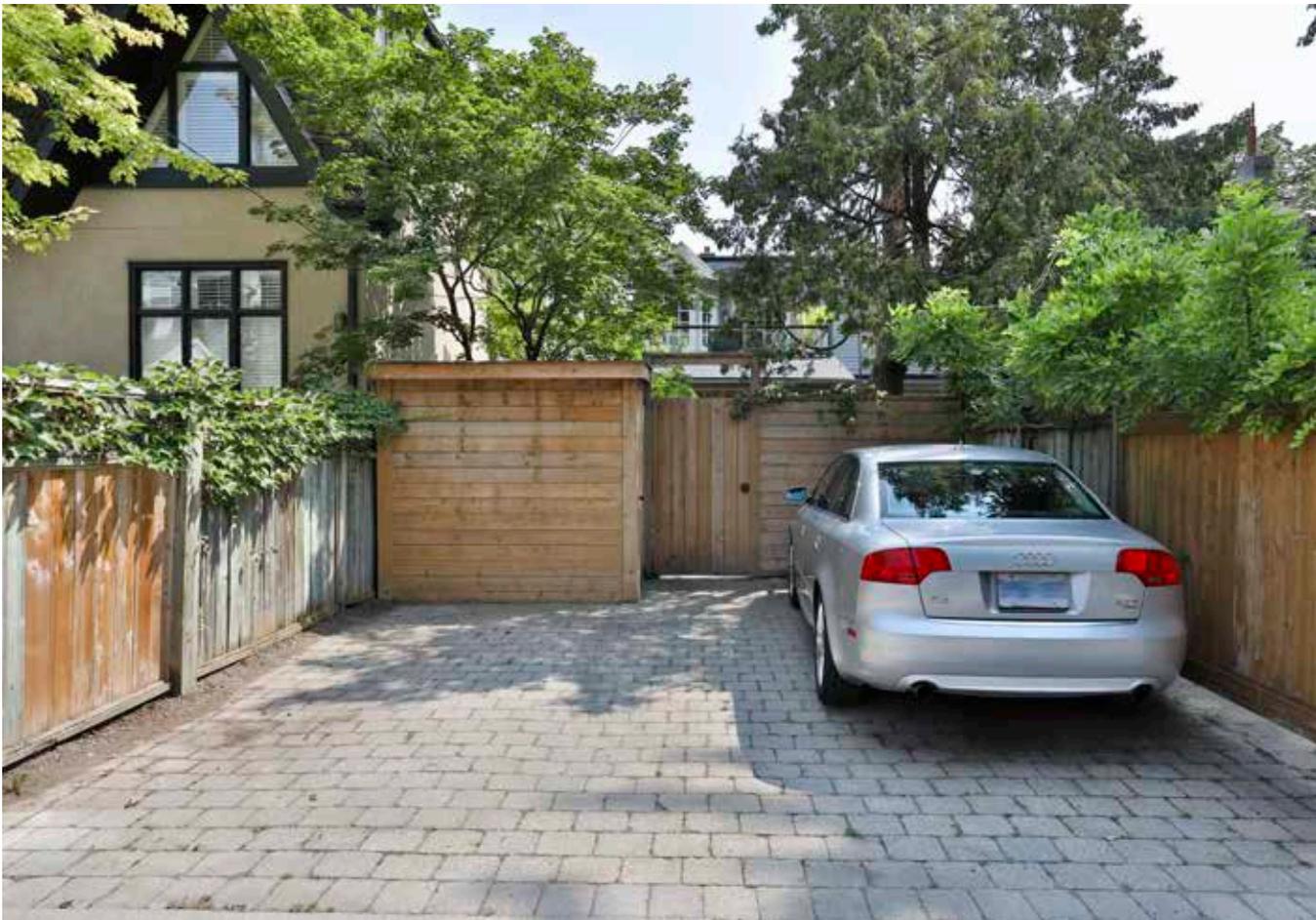






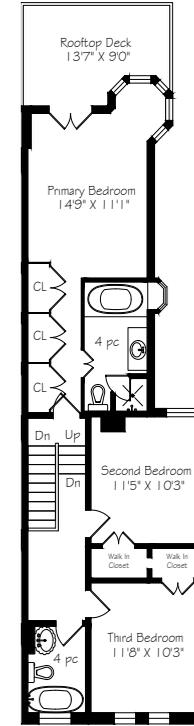






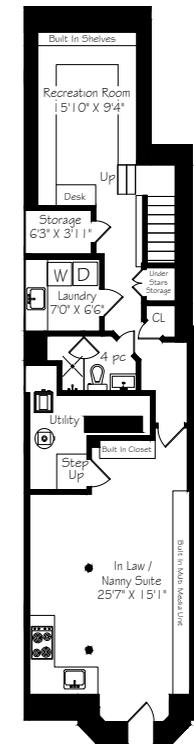
Main Floor
1074 Square Feet

Measurements and Calculations are approximate
To be used as guidelines only



Second Floor
843 Square Feet

Measurements and Calculations are approximate
To be used as guidelines only



Lower Level
1074 Square Feet

Measurements and Calculations are approximate
To be used as guidelines only

Details

LOT SIZE
18.50 feet x 128 feet

TAXES
\$8,150.91 (2021)

POSSESSION
Flexible

HEATING
Forced air / gas

COOLING
Central air conditioning

DRIVEWAY
Lane parking for two cars

Features

- Stunning two-storey Victorian residence in historic Cabbagetown
- Extensively renovated and restored with many original details intact
- Beautiful curb appeal, featuring a fully gated front garden with stately wrought iron fence and lush landscaping with front yard irrigation system
- Charming covered entry with original heritage doors featuring panelled windows and transom window allowing ample sunlight into the vestibule
- Seamless blend of high-end modern finishes and light fixtures (Nienkamper, Lamp Cage, etc) with original mouldings, high ceilings and baseboards
- Foyer arched by stunning original moulding and wonderful detailing along the staircase
- Enjoy entertaining or simply relaxing in the spacious and sunlit family room and living rooms featuring hardwood floors, beautiful bay window, custom drapery and ornate wood-burning fireplace
- Open-concept dining room overlooks chef's kitchen and features hardwood floors, crown moulding and gorgeous modern fixture as the centerpiece
- Extensive renovations to create a state-of-the-art kitchen complete with high-end appliances, custom cabinetry, quartz countertops with waterfall single slab oversized island, designer lighting, floor tiles and built-in speakers
- Warm and inviting breakfast area overlooks landscaped rear garden featuring built-in bench with storage, floor-to-ceiling pantry and servery with built-in dual temperature wine fridge
- With parking at the rear of the home, entry and organization are made easy with a rear entrance to the main floor mudroom featuring custom closets and storage
- There is also a powder room nicely tucked away on the main floor which can be a rarity in the neighbourhood
- The second floor features three generous bedrooms in a fantastic layout
- Primary suite boasts an expansive wall-to-wall built-in closet, in-ceiling speakers, French door walk-out to private deck and a four-piece spa-like ensuite with separate soaker tub
- Two additional bedrooms featuring hardwood floors and walk-in closets round out the second floor along with a tastefully renovated four-piece family bath with the original cast iron soaker tub
- The lower level is a fantastic space for the family, extended family or even a basement apartment with separate walk-out
- Wonderful recreation room is complete with built-in shelves, as well as built-in seating with storage. An ideal space to study, play or simply unwind
- Oversized in-law/nanny suite features a convenient open concept kitchen, heated floors, a beautiful wall-to-wall media unit with electric fireplace and wall-mount television and a separate entrance to the front garden
- Lower level is complete with a four-piece family bath, walk-in laundry room and numerous closets for multiple storage opportunities
- Charming urban oasis in the rear garden is perfect for entertaining with intimate covered porch with built-in seating surrounded by lush landscaping
- Two garden sheds for ample storage; one built into the side of the covered porch and the other conveniently located off the lane
- Generous laneway parking for two cars, plus room for bikes
- Just steps to the cafes, boutiques, restaurants and cultural centres of Cabbagetown; including F'Amelia, 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 the downtown business core and the Don Valley Parkway

IMPROVEMENTS

2021

- Freshly painted throughout
- High-end broadloom installed on lower level stairs and recreation room
- Custom closets added to second and third bedrooms

2020

- Installed in-floor heating and new floors in lower level, as well as pot-lights, new ceiling and improved storage

- Installation of new main floor rear entry door to garden
 - Installation of new lower level walk-out door
- 2019
- Extensive renovations including:
 - Taking down the wall between the dining room and extension to create an open concept space
 - Gutted and renovated the kitchen with the following improvements:
 - beautiful new Urban Wood tiled flooring
 - new kitchen lighting by Lamp Cage
 - designer wallpaper by Cole and Sons
 - custom quartz counters with waterfall single slab oversized island
 - custom cabinetry by boutique firm Richview Custom Cabinetry
 - new KitchenAid appliances from Canadian Appliances

2018

- Redesigned upper level deck off the primary suite
- Installation of new perimeter fencing and patio stones
- Front door winterized with copper casement and new lock added

- Renovated lower level bathroom (2015)
- Front landscaping by Michael Hepburn with added irrigation system (2013)
- Redesigned back porch with wraparound walkway, custom built-in bench and cushions (2011)
- Installation of new hardwood flooring throughout the house (2010)
- Renovated side roof (2010)
- Replaced the wood, drywall and beam in the lower level (2008) with Aetna guarantee and annual inspection

INCLUSIONS

- All existing appliances including: Kitchenaid refrigerator, Kitchenaid five burner gas range, Kitchenaid hood, Kitchenaid dishwasher, Vinopazzo wine fridge, LG front load washer and dryer, built-in electric stove and hood in lower level

- All electrical light fixtures
- All window coverings (except where excluded)
- Central vacuum (“as is” condition, not used by clients)
- Wall mount TV in lower level “InLaw/Nanny Suite”
- Electric fireplace in lower level “InLaw/Nanny Suite”
- Alarm system (monitoring extra)
- Driveway shed & garden shed
- Sump pump
- Built-in speakers
- Irrigation system in front garden
- Water feature in rear garden (“as is” condition)

EXCLUSIONS

- Wall mount TV and wall mount TV console in living room
- Drapes in second bedroom
- Planters in rear garden

RENTAL ITEMS

- Hot Water Tank



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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