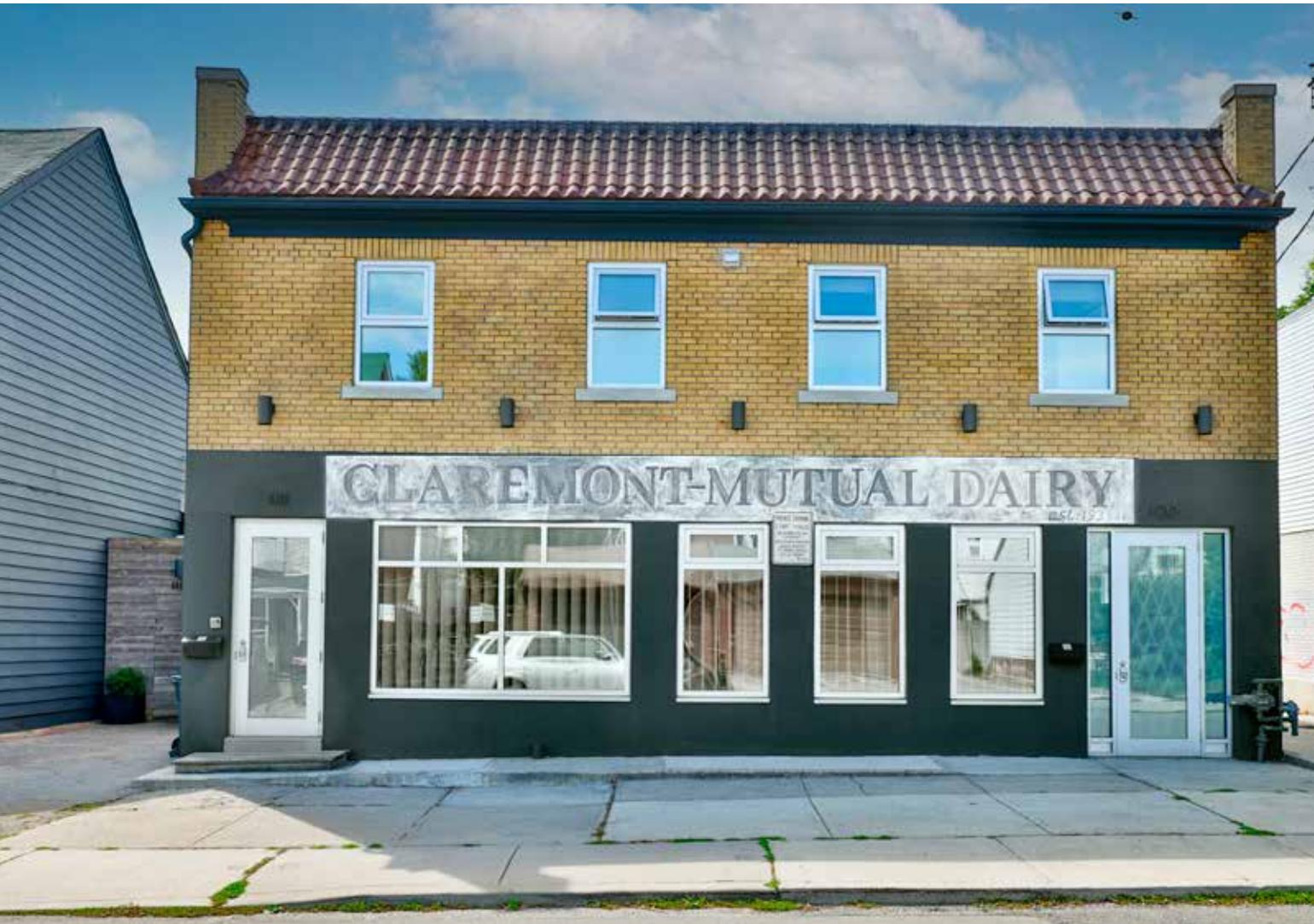




HEAPS ESTRIN

REAL ESTATE TEAM



118 Claremont Street



118 Claremont Street

It's the reaction you get from every visitor.

Last of a breed...tranquility...privacy...proximity...potential...

118 Claremont Street is one of the last remaining small-scale former industrial buildings residentially situated in the Toronto downtown core.

Pull into your private parking space (one of five), sit back and sigh. That was easy. It is comforting to know that 118 Claremont Street is close to everything, including highways leading to and from Toronto.

You are home, your own cool, New York-style loft building, one of a vanishing breed in Toronto. This building has been enjoyed by only three owners over its almost 100 years, including the current owner since 1988. This is a building that is done right. Concrete floors are 12" thick, electrical panels are aligned for a potential switch to solar power (the building lies east-west with its 125 foot length offering unbroken southern exposure), there's no lawn to seed, fertilize, or mow. Time to move up—you're off lawn duty!

Enter the tranquil elegance of the intimate East Garden courtyard, and the city vanishes.

Ahead, magnificent eight-foot tall, large-pane glass and Spanish cedar Bauhaus doors beckon you into a light-filled atrium where plants and people easily flourish—and children can run themselves tired.

The ambiance is calm, clean, quiet, thanks to dust-free in-floor heating and triple glazing custom-manufactured to nullify exterior sound transmission to the interior. You might never know you are mere steps from bustling Queen West, home of the original (and still the best) Terroni, legendary Cumbrae's foods, the namesake Nadege bakery, Sanko Japanese market and Trinity Bellwoods Park—that is, until it's time to dine, shop, walk the dog or bike to the lakefront.

Honey-hued Douglas fir panelling runs as far as the eye can see, it seems, 75 feet in total, where mirror-image, eight-foot Bauhaus doors open to a sun-flooded West Garden patio. Here, elegant, colour-correct, awnings shade an intimate outdoor dining and relaxation area complete with natural gas for cooking and patio heating.

The West Garden patio opens to a pine-panelled custom-built kitchen "studio" with fireplace, terrazzo floors, exposed beams on high ceilings, and also features a full-size garage door opening to Bellwoods Place, making it the perfect access point for art, sculpture and prized automobiles. A traditional sauna and three-piece bathroom complete the "studio."

One principal living area, suitable for a yoga studio, is an open living space measuring a cavernous 40x 35 feet and features double-height ceilings, amazing acoustics, Douglas Fir panelling, heated polished-concrete floors, a four-piece bath with floor to ceiling marble tile and ensuite laundry. On the north wall, behind a wood panel, is a hint to the building's past...it was originally a dairy. (Please ask us for a demonstration!)

A few gentle steps down from the Great Room is a custom kitchen featuring Wolf, Leibherr, and Meile appliances and magnificent views of Claremont street life from storefront-style windows and a brasserie-style bar. The stunning hand-railing was designed by a local artist using discarded wrought iron from a neighbouring job site. A black stone waterfall island and golden Douglas Fir cabinetry are custom. Blum hardware throughout.

This kitchen also provides street access for caterers or simply unloading groceries.

Marble stairs lead up from the Great Room through sound-lock doors (party on!) to a two-bedroom suite, with a fully tiled 3-piece bath (even the ceiling is tiled with epoxy grout used throughout), maple flooring and generous storage. Imagine a splendid master with roof-access potential or a perfect self-contained apartment for nanny or granny.

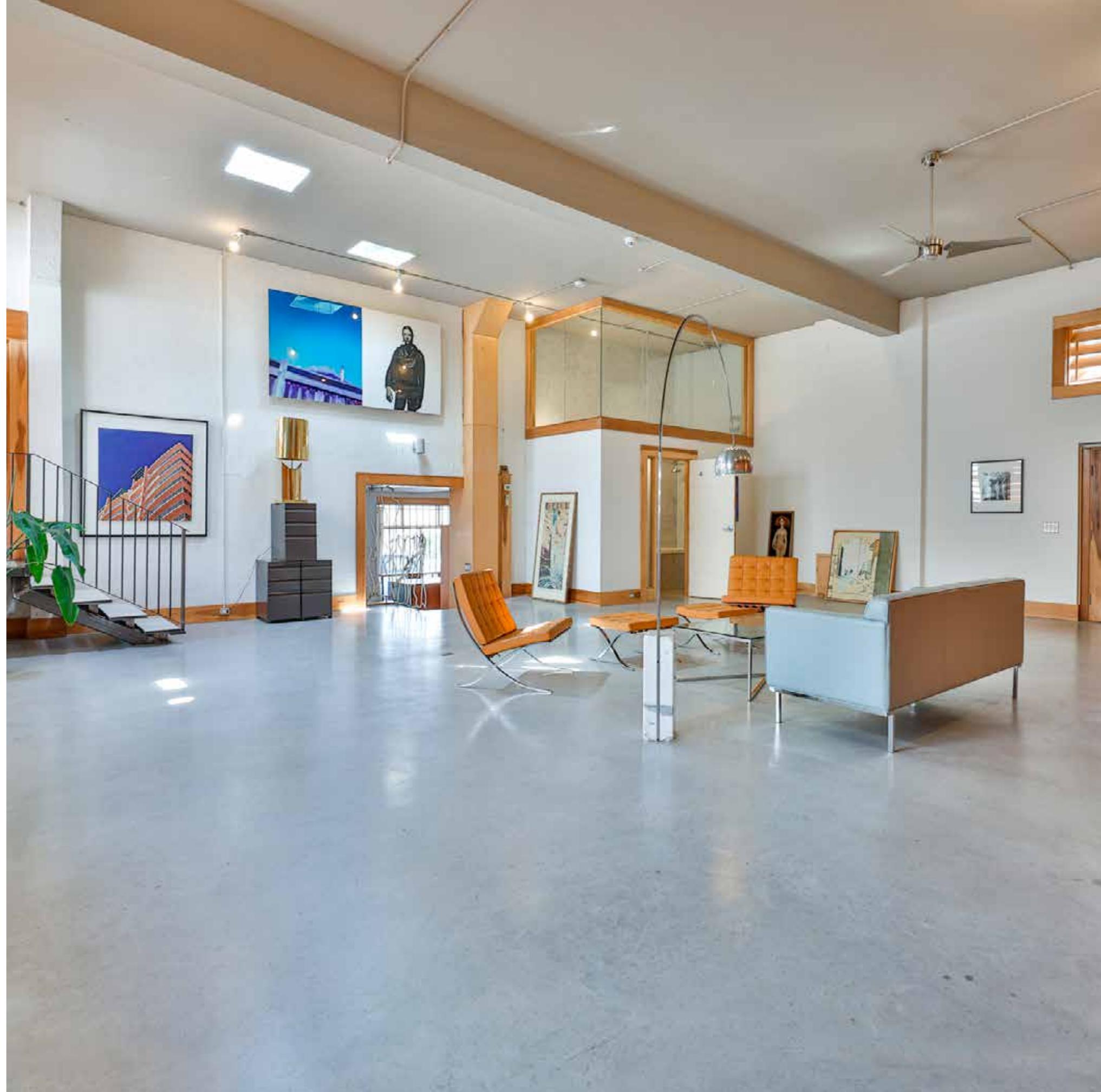
But one cannot live on excellence alone—one also need exercise!

The 1200 square foot games room features scads of natural light, official-height basketball net, space for an indoor badminton or pickle ball court. A 3-piece bath and laundry adjoin this area, as does a three-unit office and/or bedroom space framed in structural steel. An additional stainless-steel kitchen caters to many post-workout entertainment options.

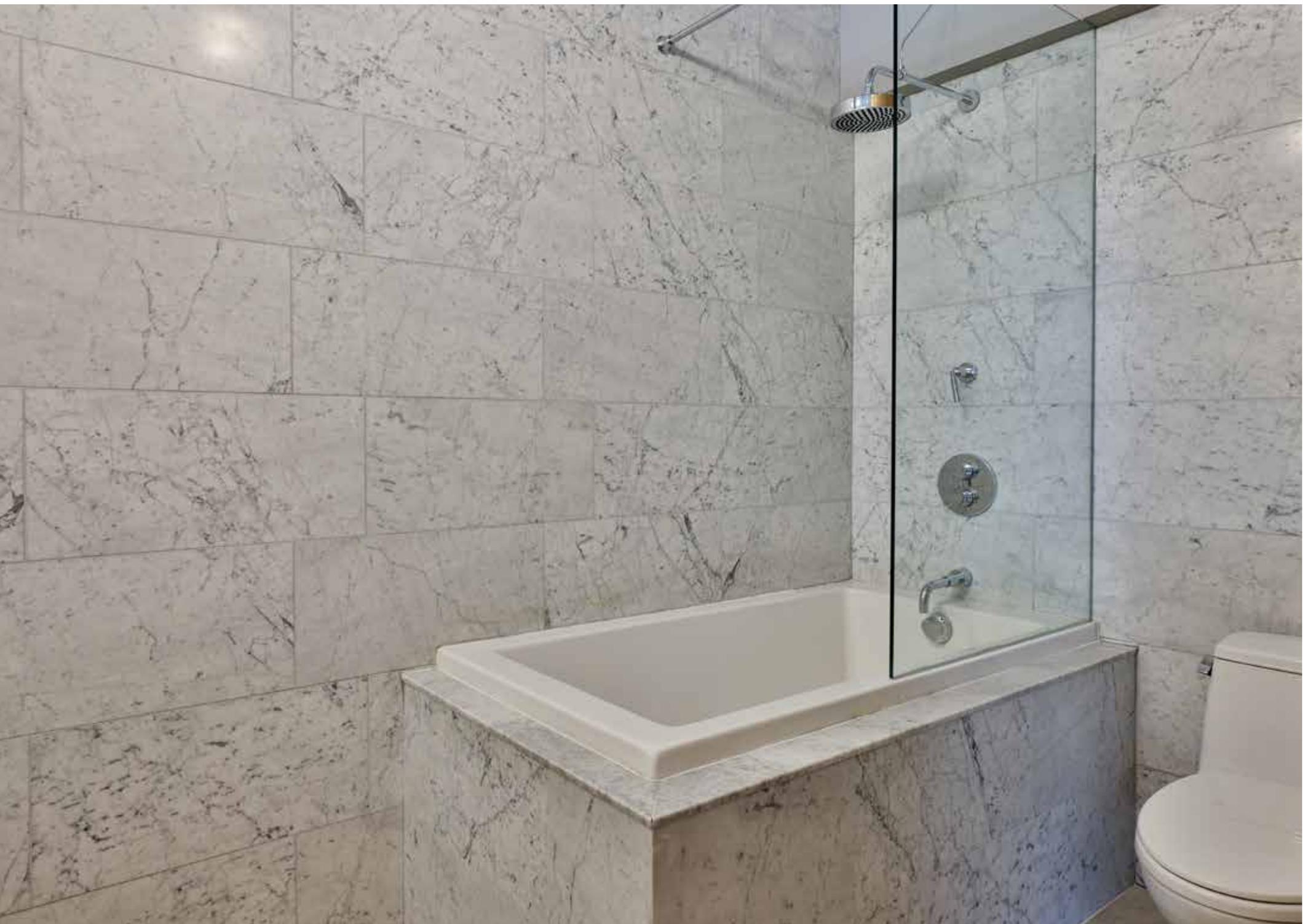
Upstairs from the exercise area is the master suite, 1640 square feet of sophisticated comfort, large windows on three sides, a Juliet balcony, a sunroom, roof patio with awning, three-piece bathroom with separate bathing area, bird's eye maple original flooring, large dressing room, and access to the upper roof.

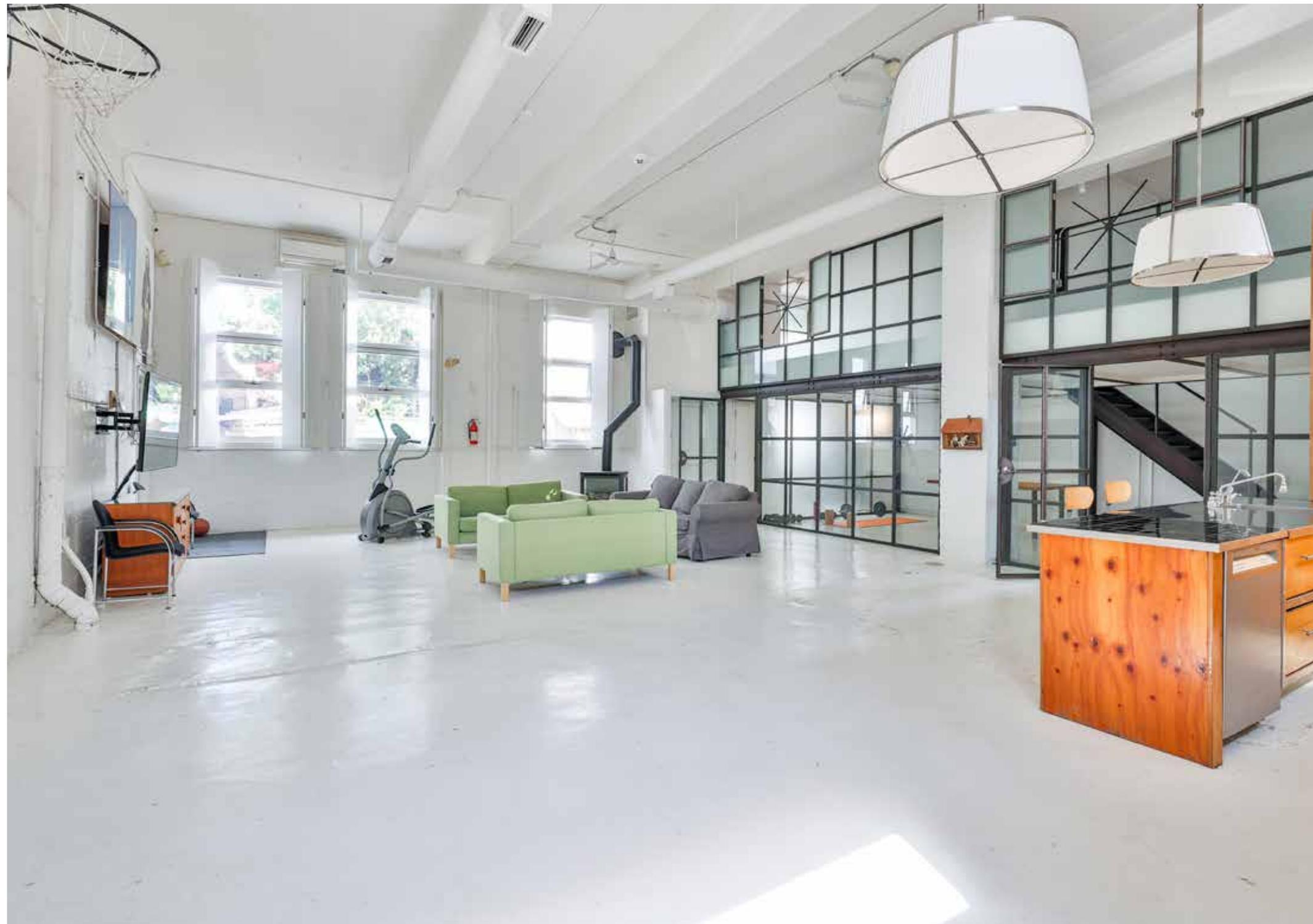
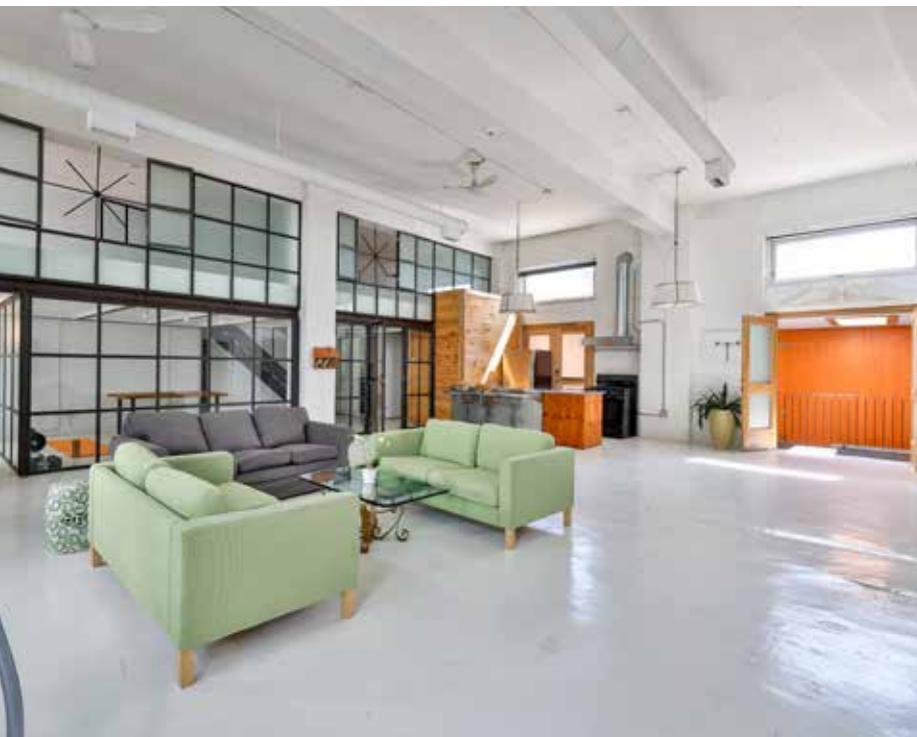
The upper roof provides uninterrupted views in all directions, including of the downtown skyline and the CN tower. Use your imagination on future uses: roof gardens, solar farm, decks, another storey for additional living area or a separate unit.

The basement, over 3000 square feet of wonderful space for a workshop, sewing room, and a kid's rec room, with 10-foot ceilings, heated floors, generous 3-piece, laundry room and massive storage potential, which, for once in your life, is actually enough for all of your things.



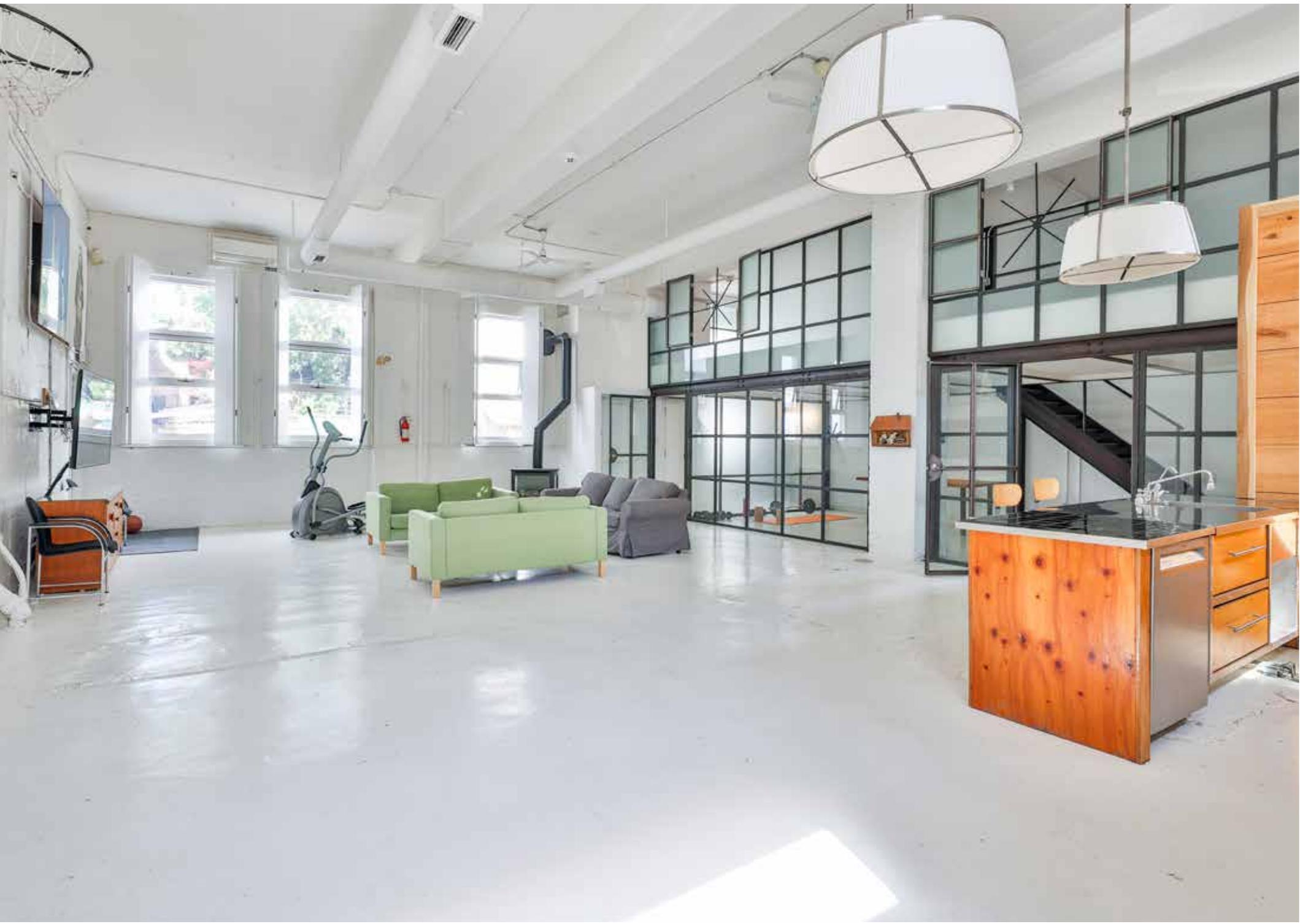


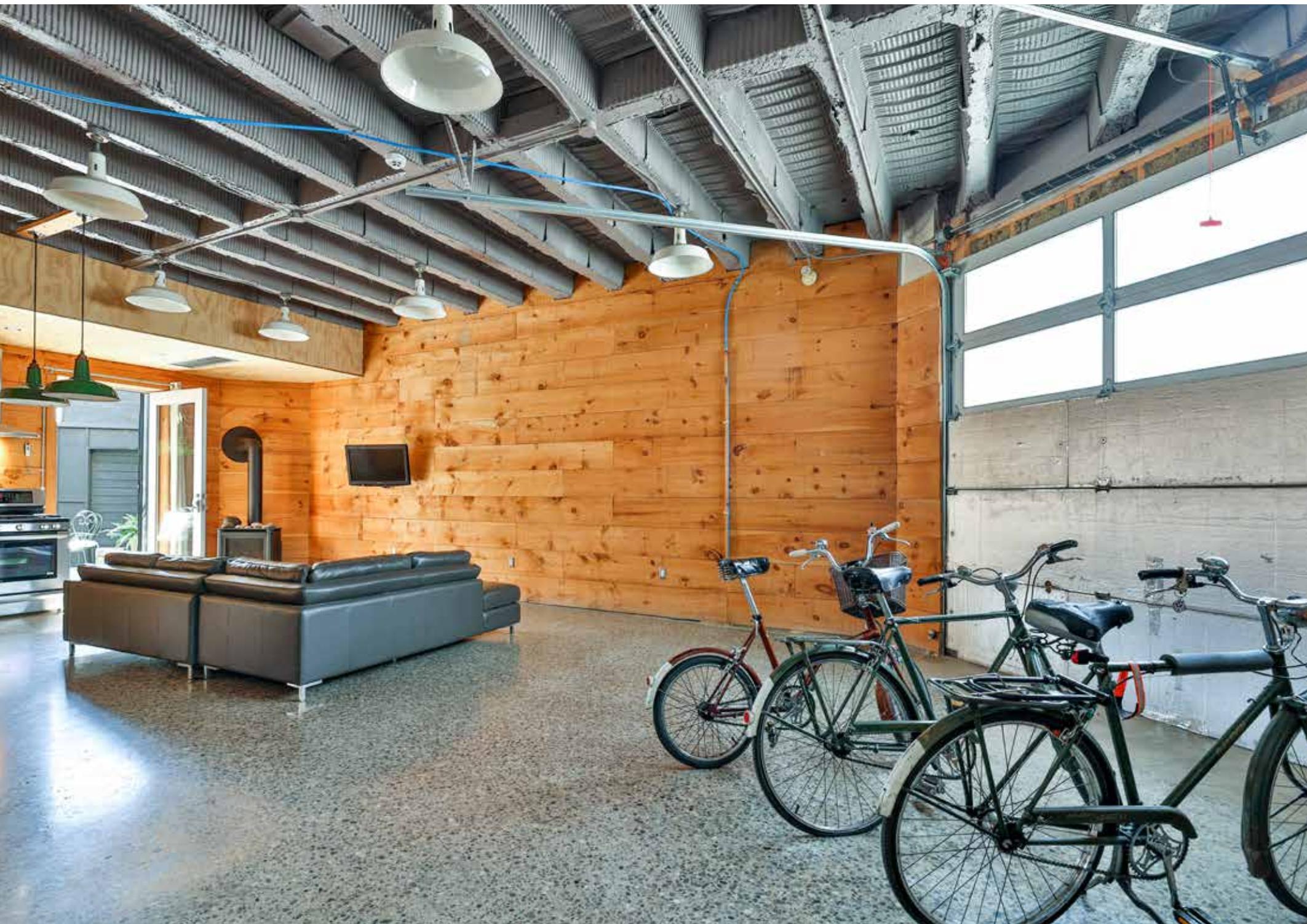


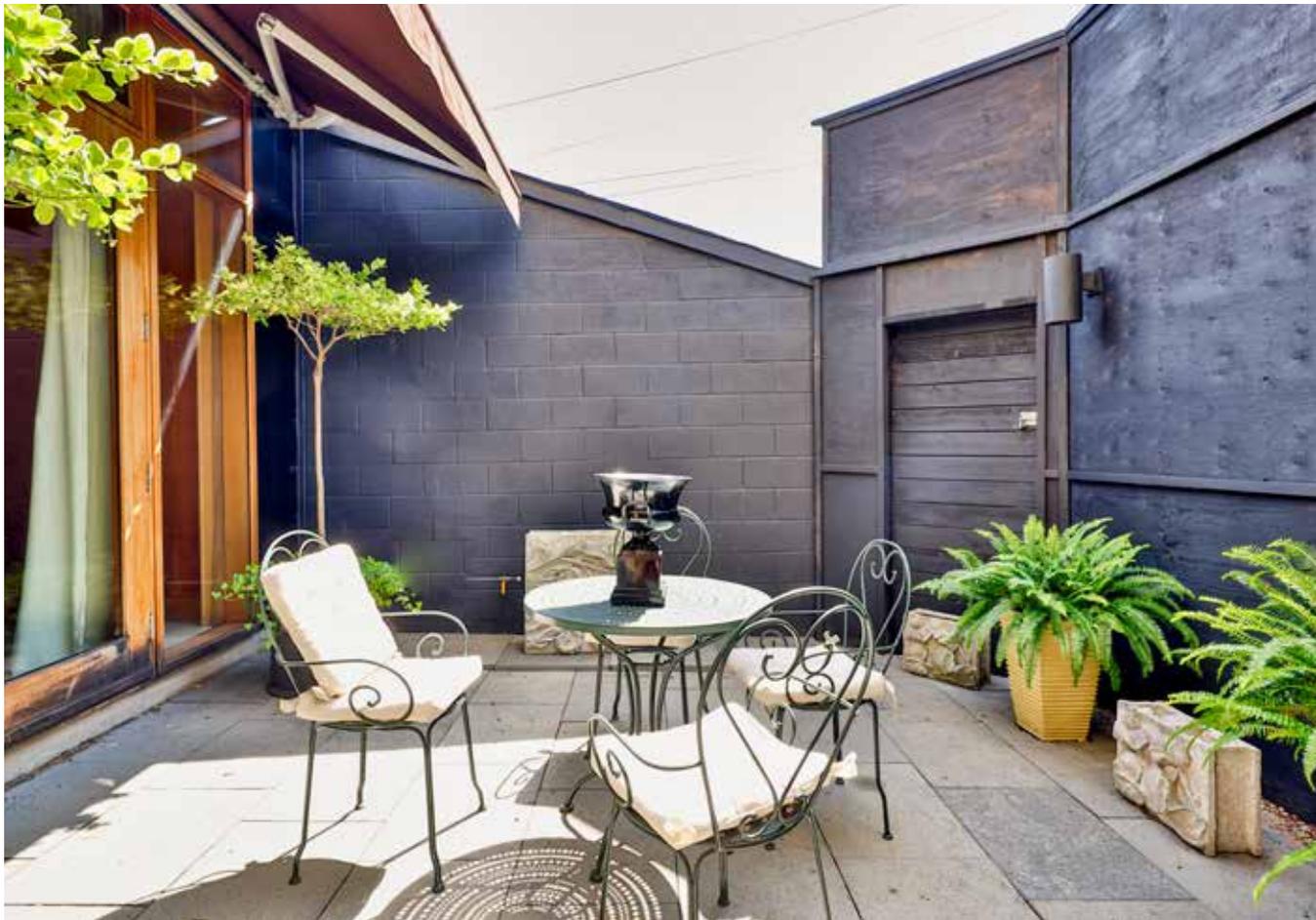














Features

ADDRESSES (5)

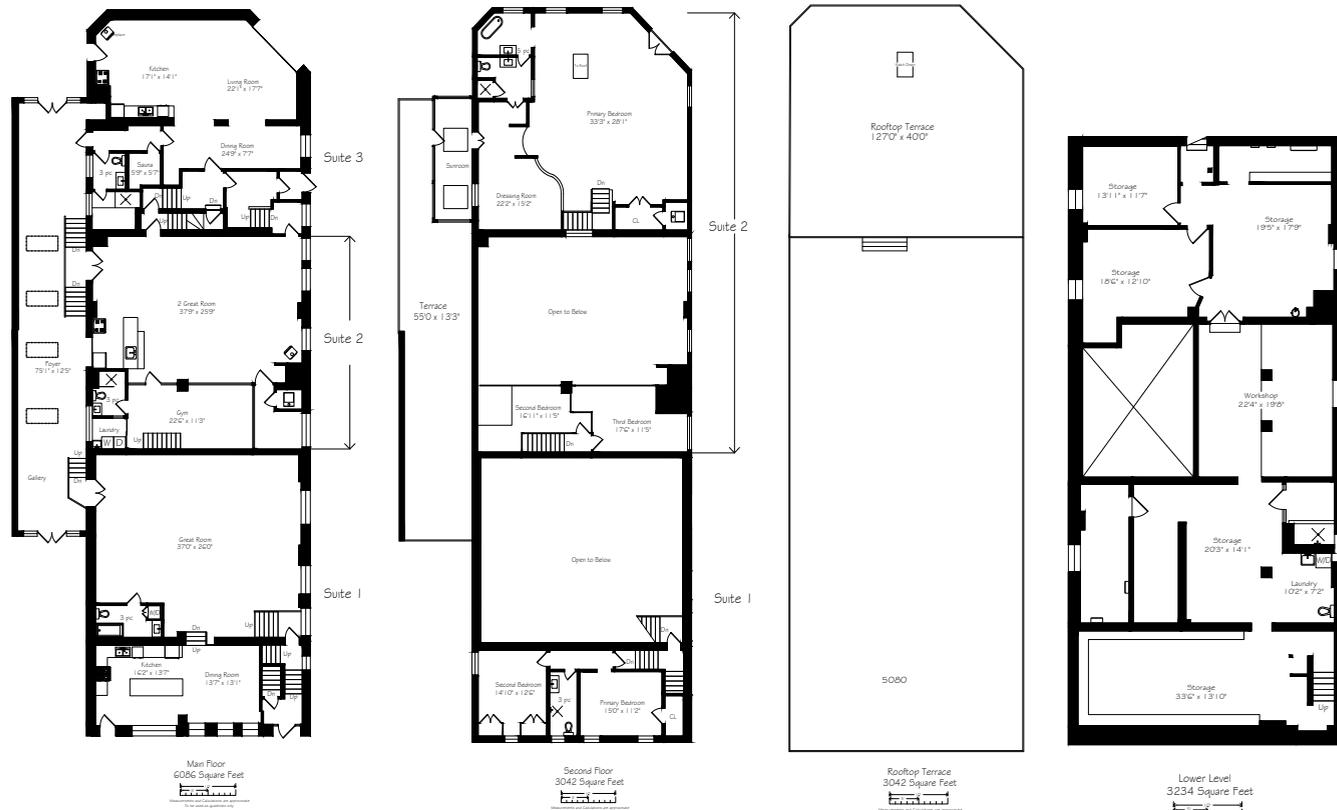
- 118, 118a, 120 Claremont Street, 17, 19 Bellwoods Place, Toronto, ON
- * Front section of the building is zoned commercial

IMPROVEMENTS

- The interior was completely retrofitted in the early 1990's. Reinforced concrete floors throughout; steel frame with brick/concrete block load bearing exterior walls.
- The upper flat roof was replaced in 2010 and the lower flat roof was replaced in 2020.
- Two new high efficiency furnaces were installed within the last two years.

INCLUSIONS:

- Wolf 4 burner gas stainless steel range
- Panelled stainless steel Miele dishwasher
- Panasonic stainless steel built-in microwave
- Panelled Liebherr refrigerator
- Bosh washer and dryer
- Spectra 4 burner gas oven
- Stainless steel hood fan
- Bosch stainless steel dishwasher
- Maytag refrigerator
- LG washer and dryer
- Bosh dishwasher
- LG stainless steel 4 burner gas oven
- Stainless steel hood fan
- LG refrigerator
- Bosch washer and dryer
- All window coverings
- All light fixtures (except where excluded)
- All heating and cooling systems



Details

LOT

54 X 127 feet

TAXES

\$8,106.10 (2020)

POSSESSION

To be arranged

HEATING

Hot water boiler, two high-efficiency furnaces (installed within the last two years) and two natural gas fireplaces

COOLING

Split-coil heat pump system, with three air handling units and a conventional air conditioning system attached to the upper level furnace

DRIVEWAY

Private driveway. Parking for four cars with additional built-in garage at the rear.

ACCESS

Claremont Street, St Mathias Place, (West laneway), and Bellwoods Place (North laneway).

EXCLUSIONS

- Ceiling light fixtures in upper west loft bathroom and bedroom area
- Light fixture in upper east bedroom
- Light fixtures in gallery

RENTAL ITEMS

- Hot water tank



HEAPS ESTRIN

REAL ESTATE TEAM

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Cailey Heaps

B.Comm.

BROKER OF RECORD

416.424.4910

Cailey@HeapsEstrin.com



Megan Till-Landry

B.A

REAL ESTATE AGENT

416.886.2491

Megan@HeapsEstrin.com

HEAPSESTRIN.COM



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