



HEAPS ESTRIN

REAL ESTATE TEAM



12 MacPherson Avenue
Townhouse 5

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Nestled on a picturesque street in the heart of Toronto's sought-after Summerhill neighbourhood, this century-old historic Methodist church was converted into five multi-level luxury townhouses. The magnificently preserved façade features lancet windows, hood moulds, and a commanding bell tower that incorporates the former gothic design's aesthetic quality and refined style with a modern metropolitan flair. Designed by Janet Rosenberg, one of Canada's most distinguished landscape architecture and urban designers, the striking gardens surrounding the building create a sense of tranquility that extends both inside and out. Townhouse Five offers a private retreat of unrivaled quality, and traditional bespoke finishes representing the quintessence of sophisticated urban living.

Upon entering the expansive 4,300 square foot home completely re-designed in 2017, one is immediately struck by the dramatic proportions, soaring ceilings, elaborate millwork, and stylish accents at every turn. The design incorporates contrasting colours and textures that add a rich and sophisticated aesthetic to the living space which evokes the feel of an Upper East Side Manhattan brownstone.

The main level boasts an open concept living and dining area perfect for entertainment and relaxation and showcases elegant crown moulding, pendant lighting, and a gas-burning fireplace. The double French doors flow to a stone terrace with an outdoor fireplace and seamlessly integrate the indoor and outdoor spaces. The gourmet chef's kitchen is complete with a breakfast nook, an expansive marble island, bespoke cabinetry, marble counters with a mosaic backsplash, professional-grade appliances, a built-in coffee system, and a built-in pantry that offers an abundance of storage. A convenient main floor powder room, a temperature-controlled wine cellar, and the potential to install an elevator define this home as an entertainer's paradise.

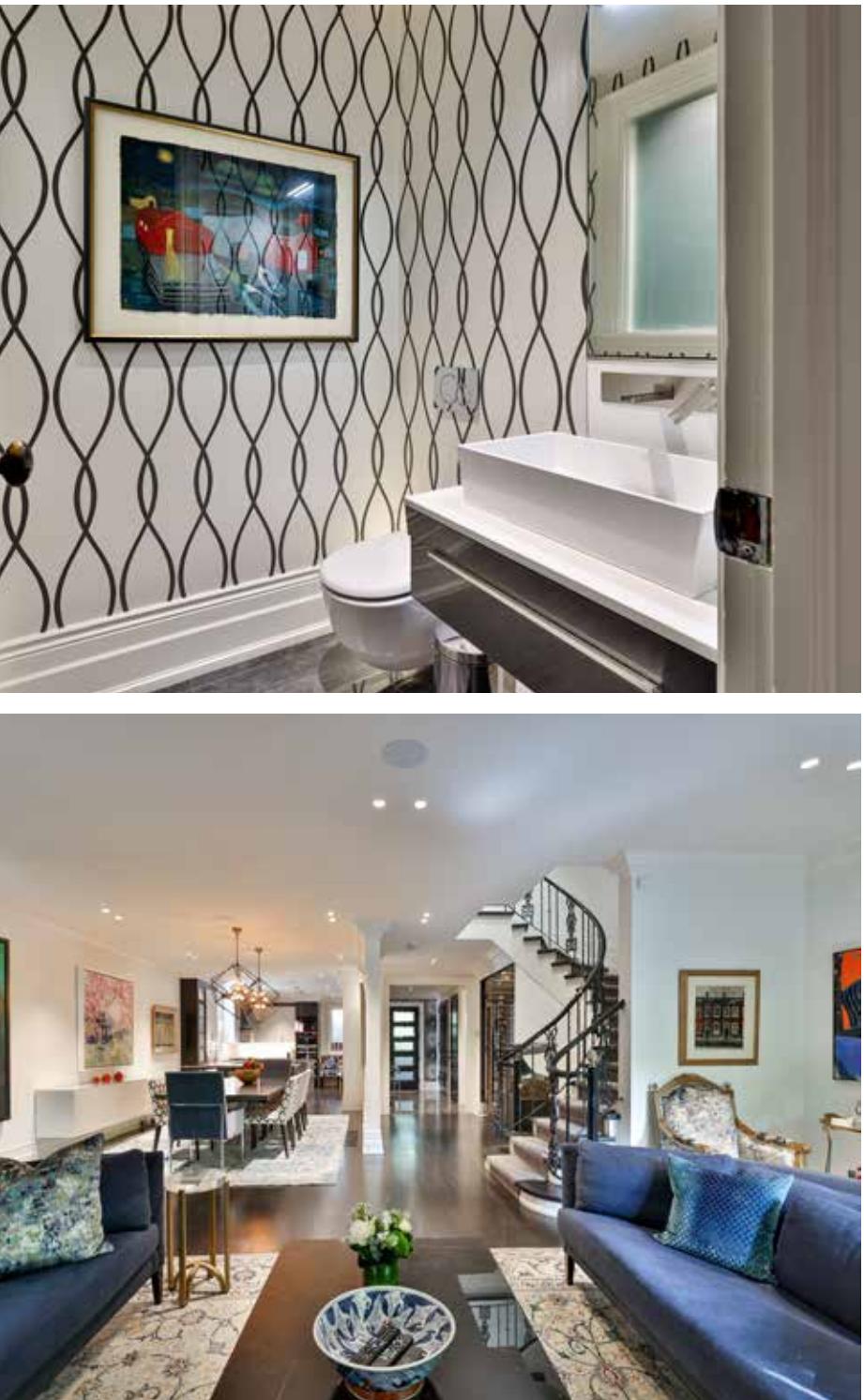
The second level features sophisticated detailing complete with a wrought iron railing and warm-toned herringbone hardwood floors. The expansive and ultra-private primary retreat boasts a stunning floor-to-ceiling fireplace, multiple walk-in closets shrouded with built-in cabinetry, and pot lights throughout. The five-piece spa-style ensuite bathroom is complete with a custom-designed his and hers vanity lined with quartz counters, a glass-enclosed shower, a soaker tub, a separate water closet with a multifunctional Japanese toilet, and a full-sized adjoining laundry area. Two additional well-proportioned bedrooms featuring spacious closets, herringbone flooring, and romantic Juliette balconies overlooking the rear gardens complete this level.

The light-filled third level features an open concept family room boasting built-in cabinetry, a large central skylight, a home movie theatre with a projector and a drop-down screen, vaulted ceilings, a mid-century modern inspired gas burning fireplace, and a custom wet bar with backlit glass. The three-piece bathroom is complete with a custom vanity with a top-mount basin, a standing glass shower, and a sauna that immediately evokes a sense of relaxation. The well-proportioned office and the adjoining media room with potential as a fourth bedroom features custom built-in cabinetry, in-ceiling speakers, a skylight, and French doors opening to a Juliette balcony offering serene views of the rear gardens.

The lower level boasts additional storage space and features a unit-specific mechanical room along with direct access to the underground parking garage that provides parking for two cars. Two storage lockers offer an abundance of additional storage space.

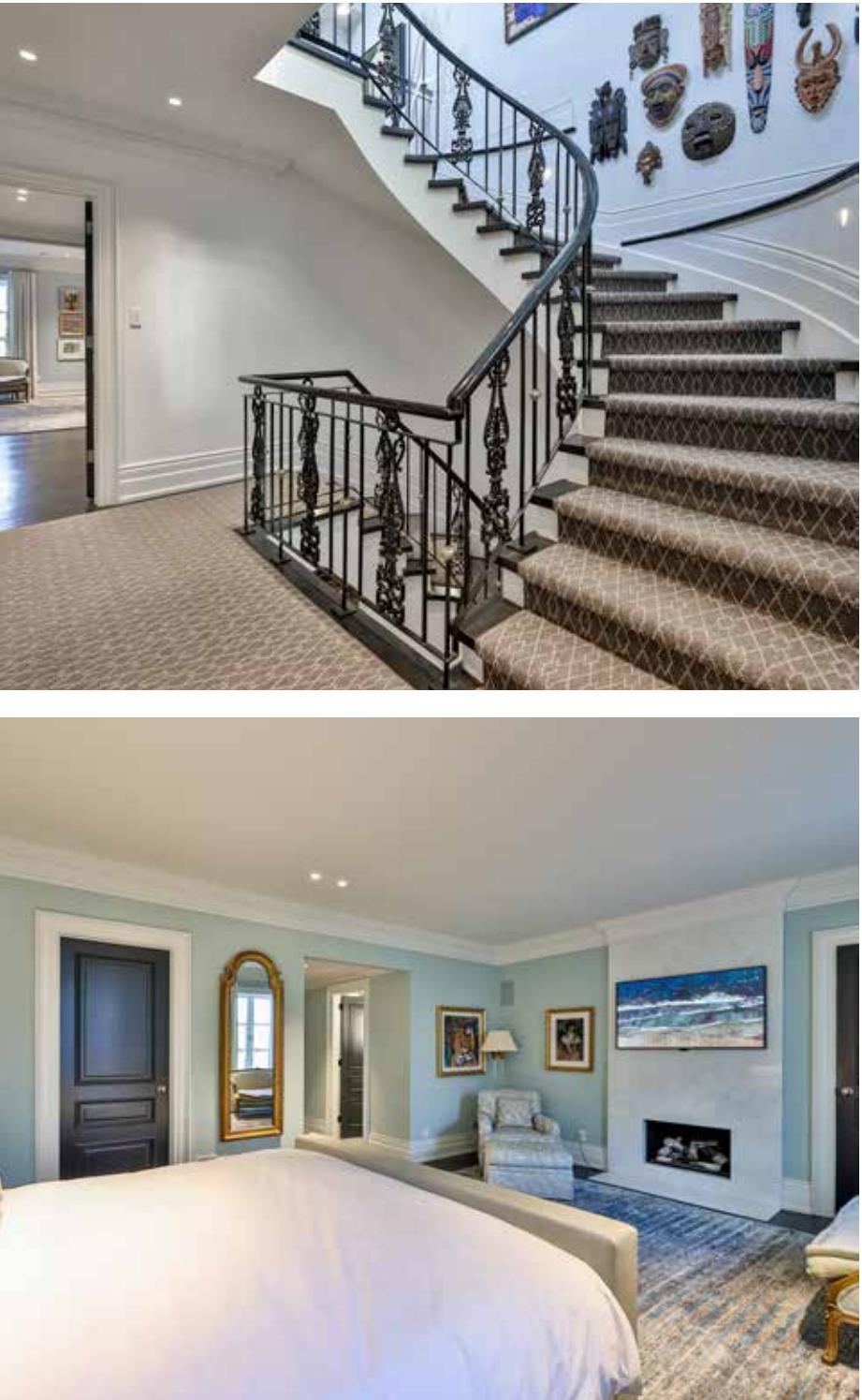
12 Macpherson, Townhouse Five is only a short drive from the downtown core, steps away from grocery and retail stores of Yonge and Summerhill, close proximity to some of the best green spaces in the city and surrounded by some of the top-ranking public and private schools that the city has to offer. This stellar property provides a rare and unique opportunity to own a one-of-a-kind townhouse situated in one of Toronto's most sought-after neighbourhoods.





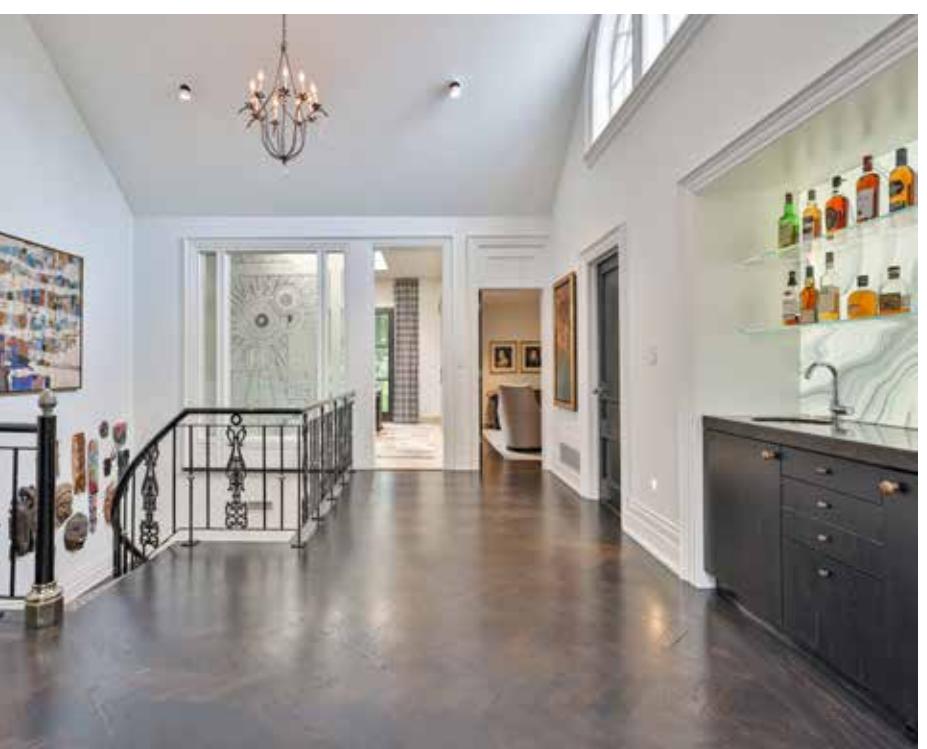


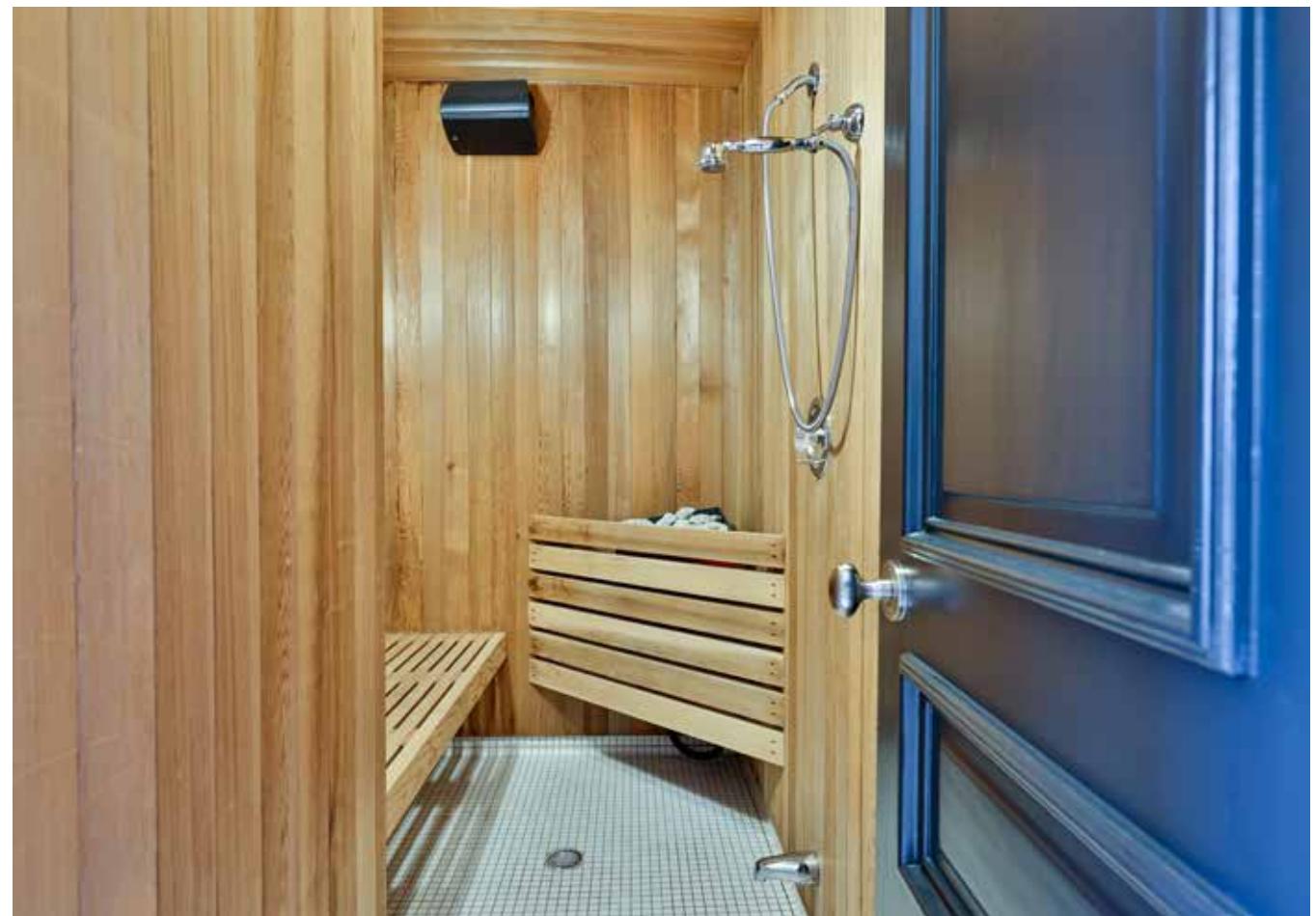


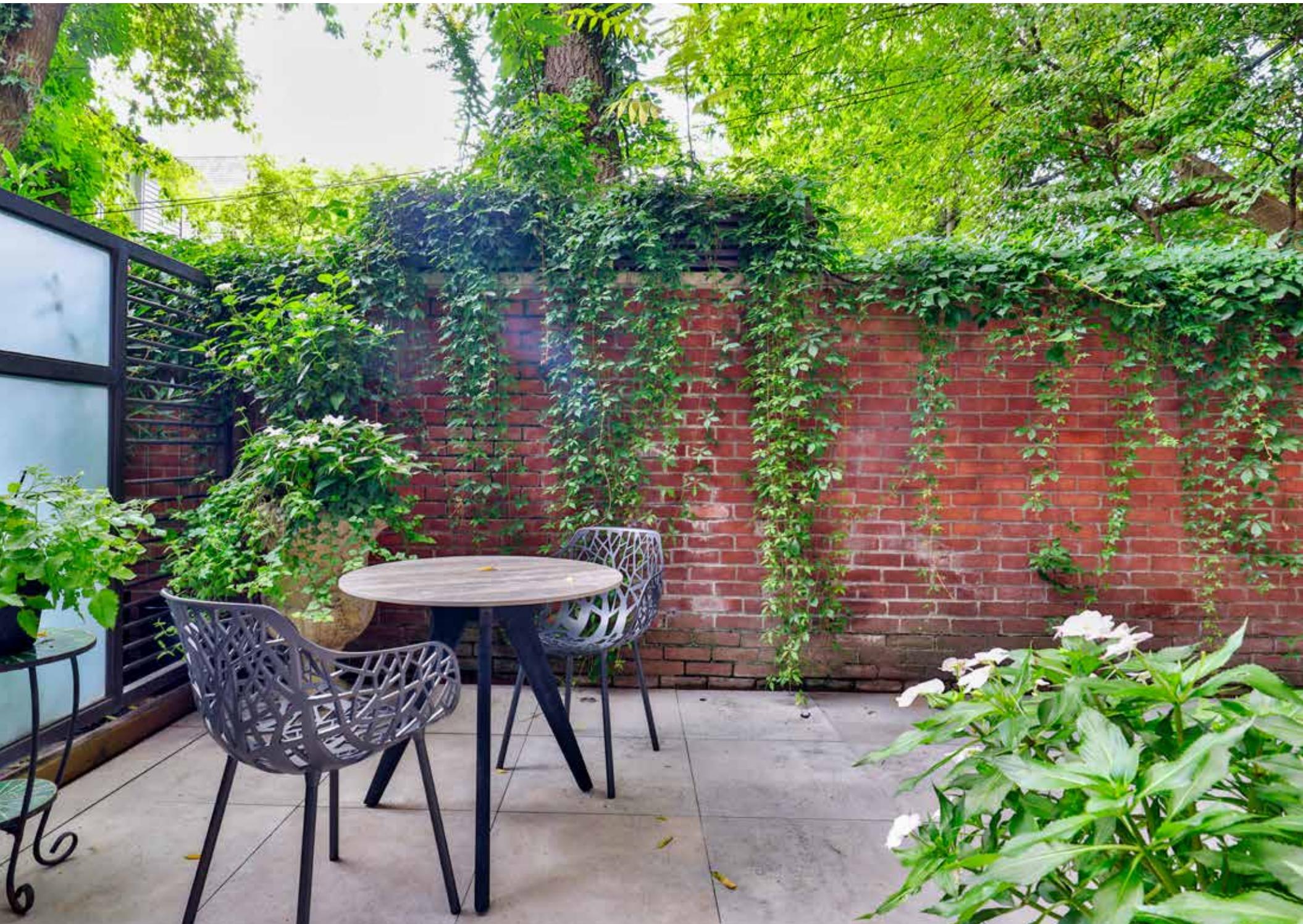














Features

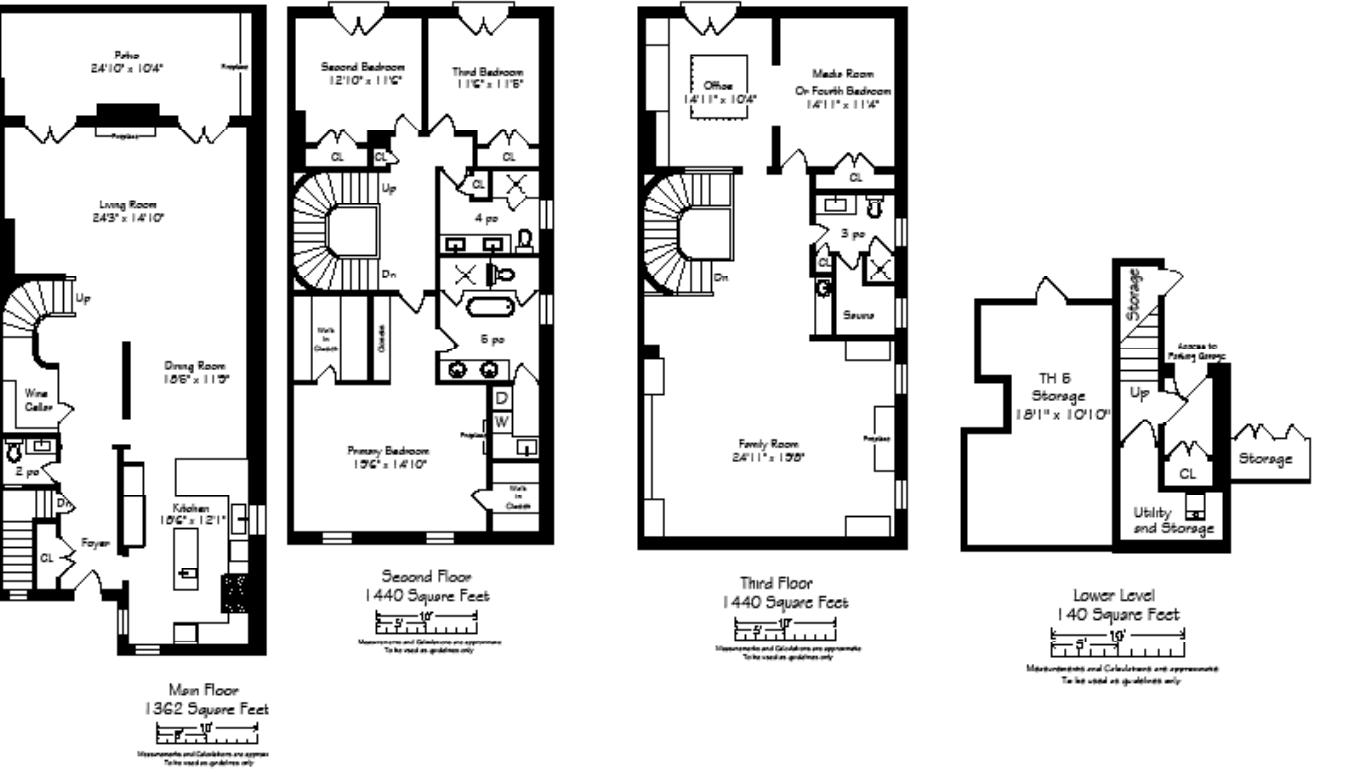
- Situated in the heart of the popular Yonge and Summerhill neighbourhood, this century-old historic Methodist church was converted into five multi-level luxury townhouse lofts
- The historic façade boasts architectural elements that pay homage to the former gothic design's aesthetic quality
- Janet Rosenberg, one of Canada's most distinguished landscape architects, designed the stunning gardens that surround the property
- Upon entering the home one is immediately struck by the dramatic sight lines, soaring ceilings, and the exquisite finishes
- The main level powder room boasts character-rich wall coverings, a custom vanity with a top-mount basin, and a wall-hung self-cleaning toilet complete with an in-wall flush system
- The entry hallway features monochromatic wall coverings and porcelain flooring that gracefully compliment the quartzite stone countertops in the kitchen
- The stunning eat-in chef's kitchen opens to the main living area and is complete with quartzite slab countertops, an immaculate mosaic back splash, professional grade Miele appliances including a built-in coffee system, a steam oven and a speed oven, a charming breakfast nook, multiple windows that offer an abundance of natural light, and a built-in pantry that allows for additional storage space
- A temperature-controlled walk-in wine cellar inspires one to entertain and offers the perfect focal placement of one's collection
- The open concept living and dining area is perfect for entertaining guests or relaxing with family and features warm-toned oak hardwood floors, pot lights, artistic light fixtures, in-ceiling speakers, a stunning gas-burning fireplace, and sophisticated millwork
- Two double French doors open to a private and tranquil patio complete with large slab stones, a gas-burning fireplace, a brick wall with lush ivy, and a buttress wall reminiscent of the former Methodist church
- Inspired by the celebrated New York brownstone style design, the hand painted wrought iron railing leads up an elegant spiral staircase that has a well-proportioned stairwell to accommodate an elevator
- The ultra-private primary bedroom boasts warm-toned herringbone hardwood floors, a stunning floor-to-ceiling white porcelain fireplace, his and hers walk-in closets complete with built-in cabinetry, in-ceiling speakers, and pot lights throughout
- The five-piece spa-style ensuite bathroom boasts patterned porcelain flooring with underfloor radiant heating, a custom-designed his and hers vanity lined with quartz counters, a glass-enclosed shower, a handcrafted Victoria and Albert soaker tub, a recessed in-wall television, and a separate water closet with a wall-hung toilet complete with an in-wall flush system
- A full-sized adjoining laundry area is complete with custom built-in cabinetry, quartz counter tops, a glass tile backsplash, and a full-sized Miele washer and dryer
- Two spacious bedrooms boasting ample closet space, romantic Juliette balconies overlooking the rear gardens, and herringbone flooring complete this level
- An additional four-piece bathroom completes this level
- The bright and airy third level creates a striking impression and boasts an open concept family room with built-in cabinetry, a large central skylight, vaulted ceilings, and a warm toned roman brick cladded gas burning fireplace
- A custom home movie theatre is perfect for relaxing with family and features a high definition projector and an automated drop-down screen
- The custom designed wet bar with backlit glass mimics natural blue onyx stone and is perfect for entertaining
- The three-piece bathroom is complete with a custom vanity with a top-mount basin, a standing glass shower, and a sauna
- The spacious and private office is complete with a skylight, custom built-in cabinetry, French doors opening to a Juliette balcony offering serene views of the rear gardens.
- The adjoining media room has potential as a fourth bedroom and is complete with in-ceiling speakers, tasteful millwork, and ample closet space
- Enjoy some of the best green spaces in the city including Ramsden Park, Lionel Conacher Park, and the ravine systems of Rosedale
- Easy access and only minutes to Rosedale and Summerhill TTC subway stations and only a short drive to the downtown core
- Surrounded by some of the best restaurants in the city including Sorrel, Terroni, and Quanto Basta
- Wonderful neighbours and a tremendous sense of community

INCLUSIONS

- All existing appliances including Miele six burner gas cooktop, Miele panelled stove vent, Miele dishwasher, Miele refrigerator, Miele in-wall coffee machine, Miele steam oven, Miele speed oven
- Miele front loading washer and dryer
- All electric light fixtures
- All window coverings
- Security system (monitoring extra)
- Heating and cooling systems
- Wine racks and related cooling system
- Projector and screen

EXCLUSIONS

- All wall-mounted art, accessories, and sculptures
- Barbeque
- All televisions and related equipment



Details

MONTHLY MAINTENANCE FEES
\$2,941.49. Monthly fees include common elements, garbage disposal, water and sewage charges, heat, and air conditioning, parking, gardening, and snow removal

TAXES
\$14,230.50 (2021)

POSSESSION
60 to 90 Days, or to be arranged

HEATING

Forced Air Gas

COOLING

Central Air Conditioning

DRIVEWAY

Two owned underground parking spaces with direct access to unit



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416.424.4910
Cailey@HeapsEstrin.com

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