



HEAPS ESTRIN

REAL ESTATE TEAM



341A Wellesley Street East



341A Wellesley Street East

341A Wellesley Street East is a beautiful example of a classic, three-storey Edwardian, iconic to the charming streetscapes of Cabbagetown. This impressive house embodies the best of both worlds, as the classic architecture and stunning curb appeal are further enhanced by the newly renovated and thoroughly modern interior, as well as the contemporary flow throughout the home.

The focal point of the open-concept living- and dining area is undoubtedly the open-air gas fireplace with stone surround – a perfect spot for unwinding from the stresses of the day or for entertaining a gathering of friends. The space also features white oak hardwood floors, high ceilings, designer light fixtures and pot lights throughout.

The sun-filled gourmet kitchen is certain to inspire one's inner chef or foodie. It was recently remodelled to exacting standards by Weenen and has been outfitted with Bellini custom cabinetry, stone counters, brand new, high-end appliances, a built-in breakfast table and stunning floor-to-ceiling pantry with walk-out to the private rear garden.

This level also features a functional and highly practical main floor mudroom – perfect for busy families and pets. This space offers two potential walk-outs to the side of the home and includes a large closet for valuable extra storage.

Once you ascend the contemporary, glass-railed staircase, you are met with the equally impressive second-floor layout, including the primary suite featuring a spa-like four-piece bath with double vanities, extra-large windows for maximum sunlight and enviably large closet with custom cabinetry. The second bedroom offers wonderful views of the historic streetscape below and features a double closet and a practical three-piece, semi-ensuite bathroom. This level also offers the convenience of a second-floor laundry room outfitted with custom cabinetry, stone counters and an invaluable extra storage closet.

The third level is comprised of a spacious, open-concept family room or office; a third bedroom with double closet and access to a large rooftop with great potential for a terrace; a sparkling four-piece bathroom and hall closet. The open-concept home office could easily be closed off and converted into a fourth bedroom. It features extra-high vaulted ceilings, a spectacular floor-to-ceiling exposed brick accent wall and a skylight.

The home's lower level offers an abundance of space and endless possibilities with an existing gym area, additional reading/relaxing space set up as well as storage. Alternatively, one could expand and customize this level using the already in place architect's plans and rough-in plumbing available.

The private rear garden includes an irrigation system, a beautiful stone fountain, and a modern steel pergola engulfed in the branches of a mature wisteria that provides a shaded space for entertaining.

The property also features every urbanite's dream: a detached double-car garage with French doors, high ceilings and plenty of storage – potential for a laneway suite or green roof abounds.

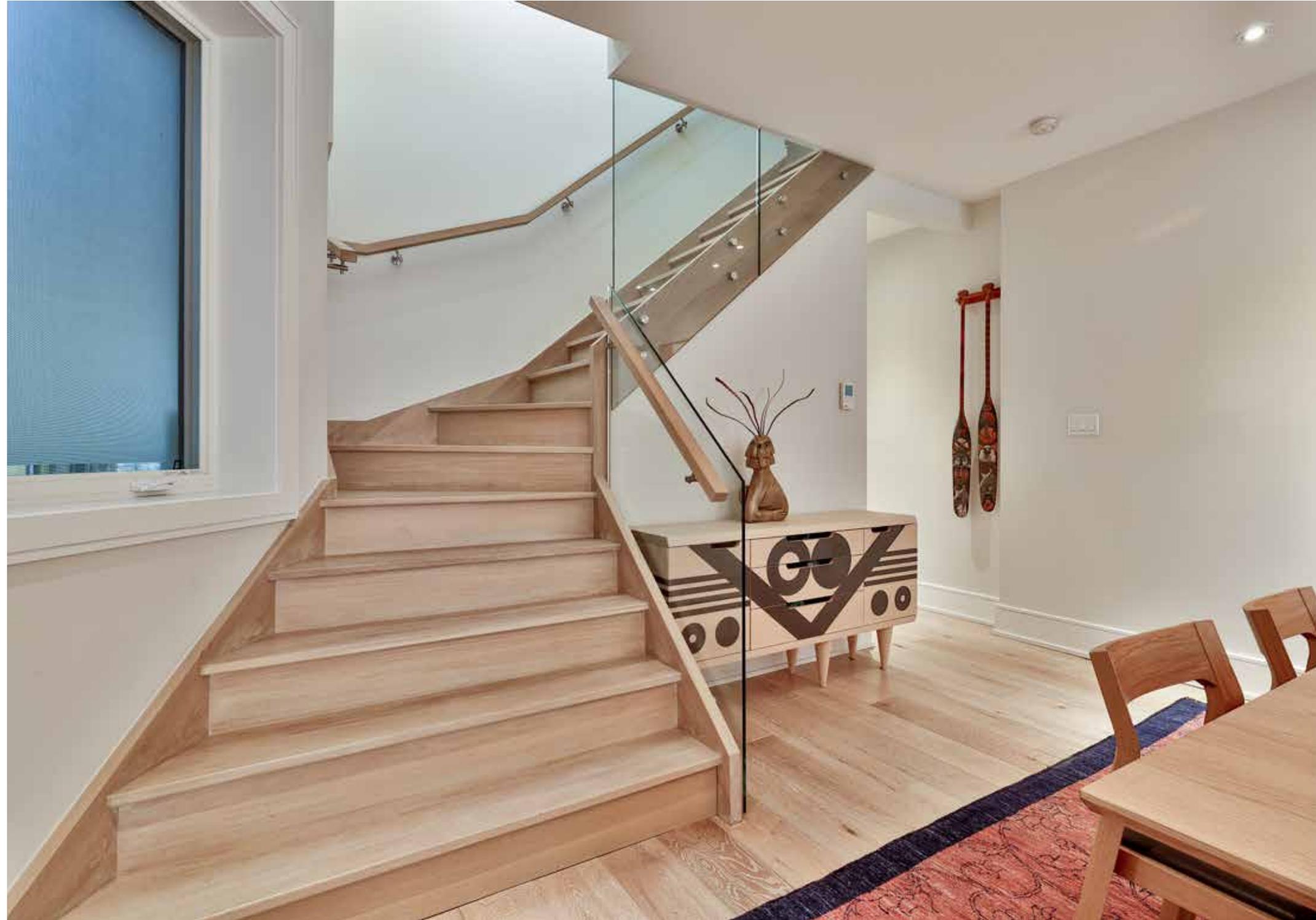
Sitting just a stone's throw away from Parliament Street with its village-like vibe filled with bakeries, shops, restaurants, cafes and gourmet grocers, this home truly brings the best of urban living to your doorstep.

It is also near some of the city's best parklands, including Riverdale Park and Riverdale Farm, cycling and hiking trails, excellent public and private schools and is just minutes away from the DVP with direct access to the downtown core.







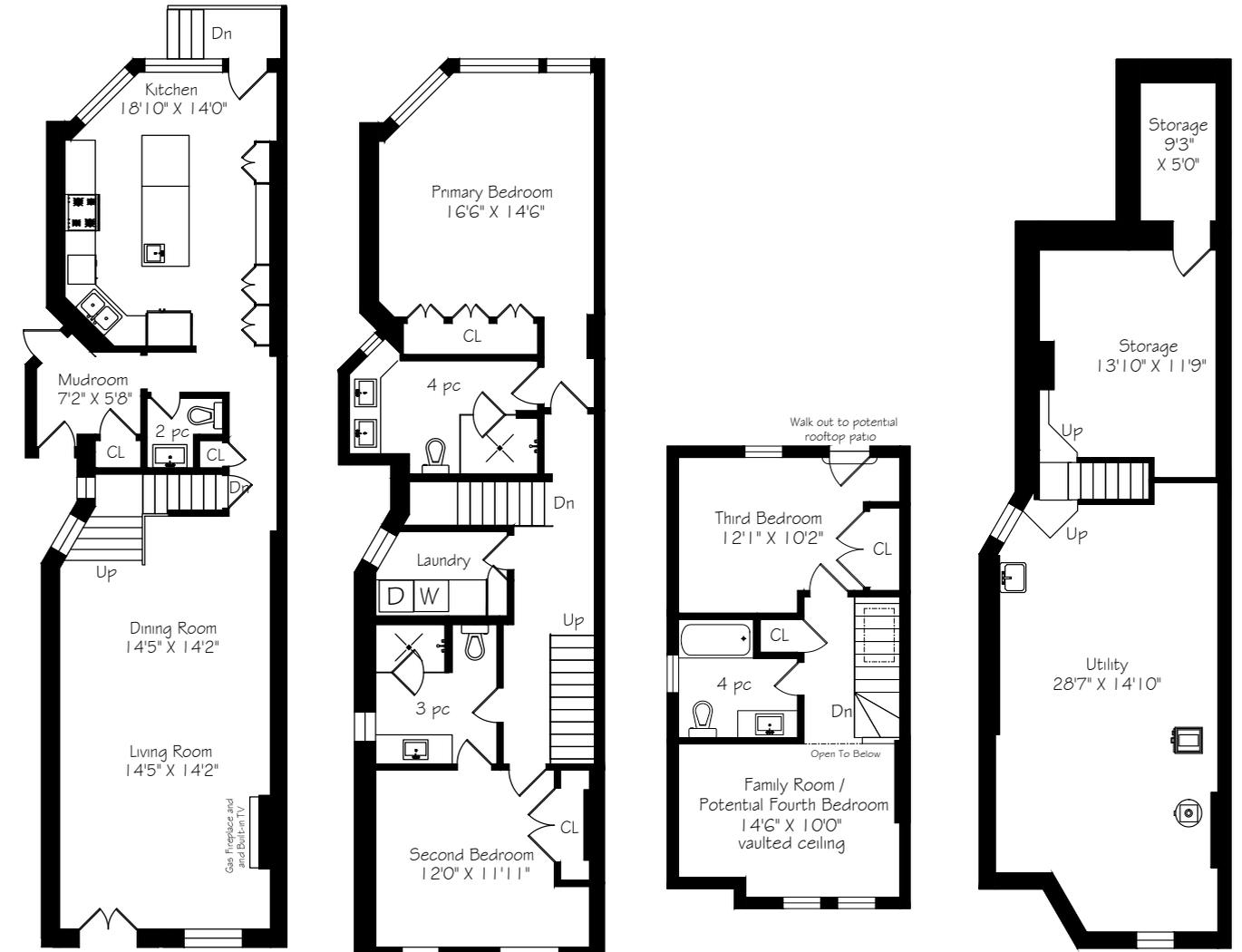
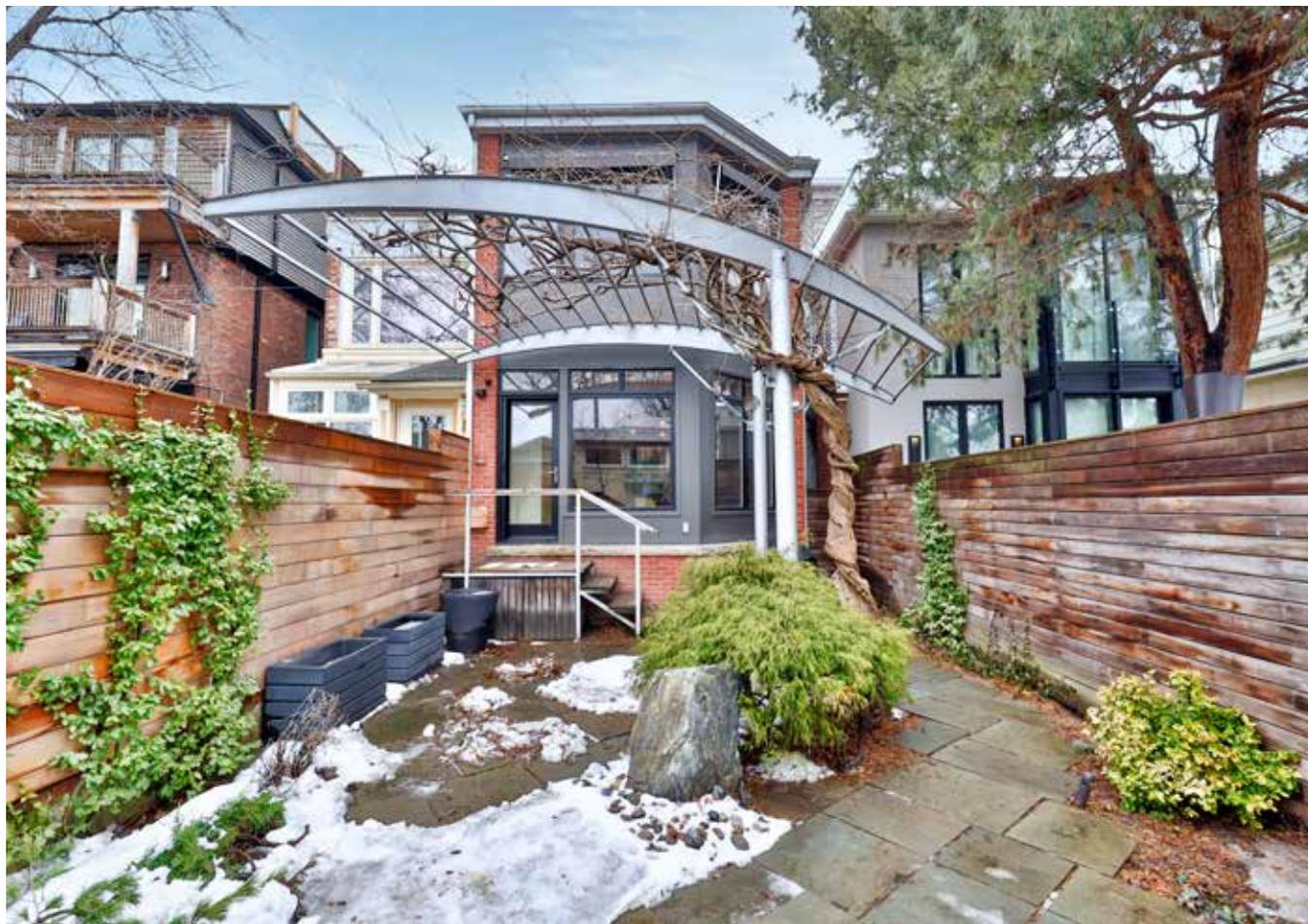












Details

LOT SIZE

19.09 feet by 128 feet

TAXES

\$8,279.22 (2021)

POSSESSION

End of May (60 days to be arranged)

HEATING

High efficiency forced air gas

COOLING

High efficiency central air conditioning plus additional wall-mounted air conditioner

DRIVEWAY

Laneway access to detached double car garage with parking for two cars

Features

- Three-storey semi-detached Edwardian home fully gutted and renovated with a modern aesthetic
- Featuring three, with the potential for four bedrooms, and four bathrooms with a detached garage and two-car parking off the lane
- Beautiful curb appeal with historic wrought-iron gate and professionally landscaped gardens including a stunning magnolia tree that blooms a brilliant yellow in the spring and summer months
- Stylish and functional fully turn-key home with high ceilings, modern white oak hardwood flooring and tremendous entertaining space
- Stunning open concept living room and dining room gas fireplace
- Above the fireplace, a cleverly concealed inset television set is covered by a custom glass panel where one can place a custom work
- The sun-filled gourmet Bellini kitchen at the rear of the home is a showstopper. It was remodelled by Weenen and outfitted with custom cabinetry, stone counters, new high end appliances, an eat-in breakfast table and stunning floor to ceiling pantry with walk-out to private rear garden
- Functional main floor powder room and as well as a mudroom that offers two potential walk-outs to the side of the home. There are two closets on the main floor as well, allowing plenty of storage
- Ascend the glass railed staircase to the primary suite featuring a spa-like four-piece bath with double vanities, extra large south-facing windows for maximum sunlight and wall-to-wall closets with custom built-ins
- The second bedroom is generous in space and offers wonderful views of the historic streetscape below. It features a double closet with a stylish three-piece semi ensuite bathroom.
- Second floor laundry room is outfitted with custom cabinetry, stone counters, pull-out laundry basket and plenty of storage
- The third floor features a spectacular open concept family room/office that can be closed off to create a fourth bedroom, if desired. With extra high vaulted ceilings and a floor to ceiling exposed brick accent wall with skylight, this is one of the many highlights of the home
- Down the hall, separated by a sparkling four-piece bathroom and linen closet, is the gracious third bedroom featuring a large double closet; there is also a glass door access to the large flat rooftop; excellent potential for a private rooftop terrace here.
- The lower level offers an abundance of space and endless possibilities with rough-in plumbing, just waiting for a designer's vision; there is space for a second laundry as well as a fifth bathroom here and it is currently configured for a home gym space as well as lounge area with storage
- Not only is the interior of the home perfectly appointed, but the exterior spaces have been beautifully upgraded as well. The private rear garden is a low-maintenance urban oasis complete with beautiful stone fountain and irrigation system, perfect for summer evenings with family and friends
- Behind the garden is the newly constructed double car garage with French doors, including high ceilings and plenty of storage. Potential for laneway suite or green roof.
- Rare in Cabbagetown is a place for concealed and easily accessible recycling and waste bins; this home offers easy access to the bins along the east side where they have a space to reside out of sight
- A stone's throw to Parliament Street with its village-like feeling filled with bakeries, shops, restaurants, cafes & gourmet grocers
- Near some of the city's best parklands, hiking trails, public and private schools
- Minutes to the DVP with direct access to the downtown core

IMPROVEMENTS

All three upper levels of the home have been fully remodelled in recent years. The high-quality work was performed by Weenan Contracting, a renowned construction company in the city.

Specifically, the work undertaken was as follows:

- 2019: Full to-the-studs renovation of second and third floors, including new white oak hardwood flooring, three new baths, new laundry room and new custom closets and lighting throughout.
- 2017: Complete renovation of the living and dining rooms on the main floor
- 2015: Kitchen fully remodelled with Bellini custom cabinetry, new appliances and high-end natural stone counters
- 2012: Exterior improvements including new porch, construction of new garage and new clear cedar perimeter fencing

There were also many improvements to the home's comfort systems in recent years, including:

- New furnace in 2013 (Note: furnace motor replaced in 2018 and under warranty)
- New Space Pak air central conditioner in 2015
- New water heater in 2013
- New washer and dryer installed in 2012
- Upgraded incoming water main to a 3/4 inch copper line

INCLUSIONS

- Kitchen appliances including: KitchenAid double French door fridge with bottom drawer freezer, Wolf 6-burner gas range with oven, extraction fan, panelled Miele dishwasher, gas fireplace, built in TV, Samsung Steam cycle washer and dryer
- 6 in-ceiling speakers
- AV equipment
- All electrical light fixtures and window coverings
- 2 air conditioners one at ground level and second roof mounted
- Garage door opener and two (2) remotes
- Automatic sprinkler system in the exterior garden
- Smart home monitoring (monitoring extra)

EXCLUSIONS

- All artwork and furnishings
- Artwork inside the glass panelled television cover in the living room
- Dining room light fixture
- Wall-mounted Dyson

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.



Judy Campbell

B.Comm.

REAL ESTATE AGENT

416.301.0198
Judy@HeapsEstrin.com



Christina Pinelli

Hon. BSc.

REAL ESTATE AGENT

647.995.9379
Christina@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