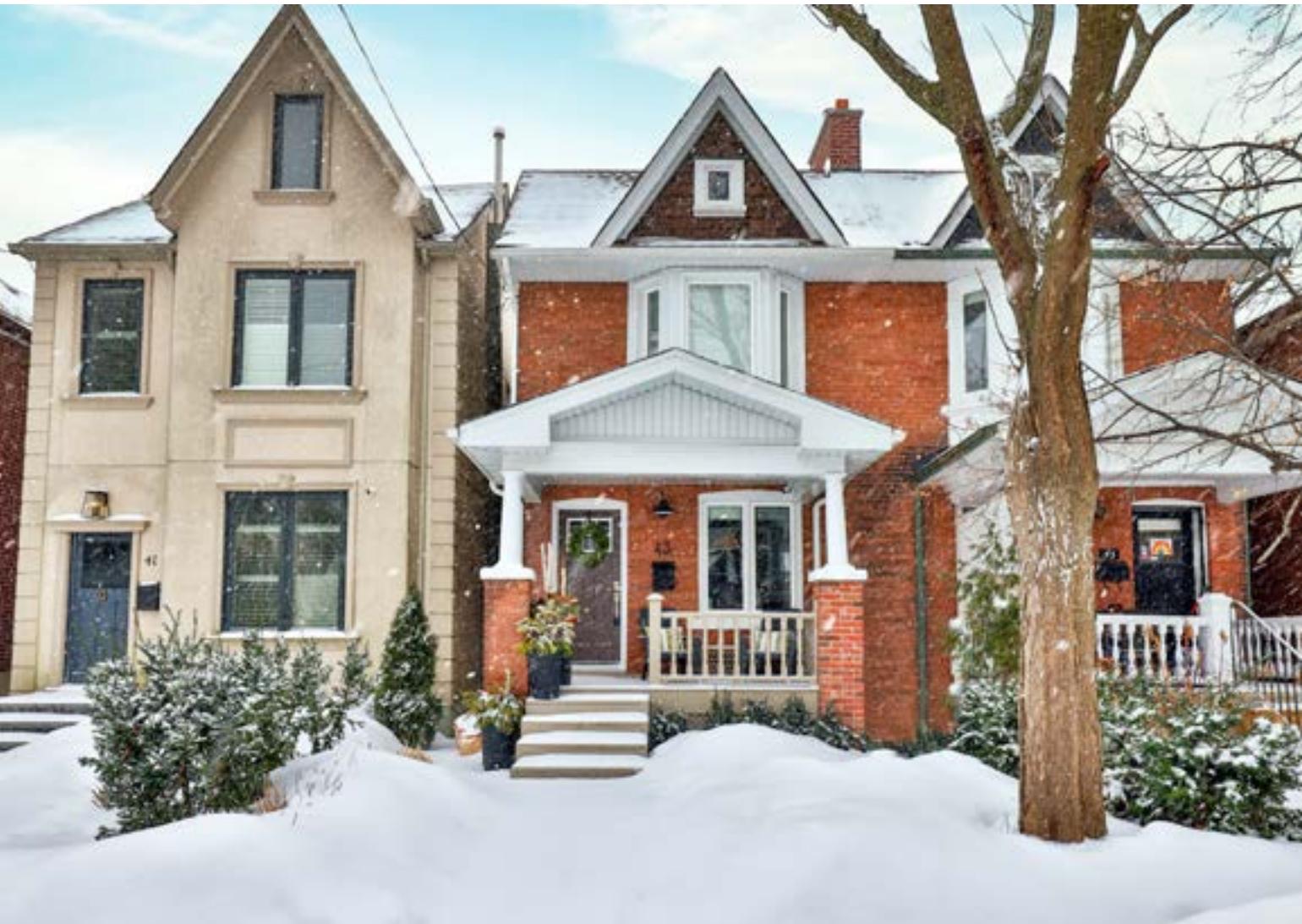




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REAL ESTATE TEAM



43 Helena Avenue



43 Helena Avenue

Magazine-worthy family home situated on highly sought-after Helena Avenue in the coveted Wychwood neighbourhood. Featured in 'Style at Home' and 'Collective Studio' for its thoughtfully redesigned main floor layout and gorgeous design details, this stylish home at 43 Helena Avenue has it all!

Renovated to perfection inside and out, this three-plus-one bedroom, four-bathroom home with a modern boho vibe blends impeccable style, space and functionality. Add to that its exceptional curb appeal, featuring a professionally landscaped garden, and a truly unbeatable location and you know you have found the one!

Every detail in this stunning home has been thoughtfully selected, from the to-the-minute colour palette, flawless millwork, designer faucets & fixtures, custom drapery and gorgeous home furnishings. Just try not to be awestruck as you amble through.

Be part of the wonderful community here, steps to beloved Wychwood Barns with its year-round farmer's market, playground and community space, and enjoy stepping out your door to St. Clair West's hottest restaurants and cafés. Run errands with ease coming and going from your generous parking spot, with space for two cars, off the lane where children learn to ride and play. Consider the added potential of a laneway suite and access to transit with the subway just minutes away.

This friendly family-oriented neighbourhood with its tree-lined streets, picturesque parks, lush greenery and wonderful schools makes this an incredible opportunity in the heart of the city.

Features

- Stunning red brick semi-detached home on beloved Helena Avenue in the cherished Wychwood neighbourhood
- Steps to iconic Wychwood Barns with St. Clair West shops, restaurants and transit at your doorstep
- Exceptional curb appeal with charming flagstone walkway to a covered front porch, framed by blooming hydrangea bushes in the spring and summer months
- Phenomenal interior design by local firm Collective Studio, who reimaged and reworked the home's layout to optimize functionality, flow and style
- High end design updates including custom drapery and window coverings, new lighting and wall sconces, new faucets & fixtures, as well as custom millwork and stair runner bring this home to the next level
- Beautiful hardwood floors and modern windows throughout with double brick insulation for greater soundproofing
- Desirable open concept main floor allows for a great entertaining space with incredible natural light from the south-facing garden
- Dine in style in the custom-crafted dining area at the front of the home with modern display cabinetry and black accent detailing. The new shiplap accent wall was added to create a beautiful focal point for the room covering the existing fireplace, but this could easily be reopened and brought back to life as the chimney was completely rebuilt.
- The dining room seamlessly flows to the combined family room and open-air kitchen, with a powder room conveniently tucked in between
- Enjoy the beautifully renovated designer kitchen at the heart of the home, featuring an oversized centre waterfall island with seating for four at the breakfast bar and an abundance of storage with a floor-to-ceiling pantry spanning the length of the space
- Wonderful colour palette with white quartz counters, patterned backsplash, stainless steel appliances and designer gas range
- The former family room at the rear of the home was converted to a delightful breakfast nook with banquette storage seating and custom stain-resistant upholstery
- A large picture window from the eat-in kitchen looks out over the cleverly designed green roof addition
- Off the rear entrance, a practical mudroom was added providing excellent storage and convenient access from the fully fenced rear garden and lane and features a spacious built-in closet, wall-hooks and pull-out drawers with bench seating; plenty of space for the entire family's needs
- A covered exterior entryway via a new exterior build was also added
- The spacious second floor offers three generous bedrooms and two baths; all beautifully styled and updated
- Enjoy the expansive primary suite with bay windows, custom drapery and on-trend wall sconces. There is a feature shiplap wall concealing a working fireplace. Overlooking the front garden, it is outfitted with a walk-in closet and sparkling three-piece ensuite bathroom.
- There are two additional bedrooms with closets and a stylish four-piece hall bathroom The finished lower level features a convenient walk-up and offers a fantastic recreation area perfect for the whole family to relax and share quality time.
- An additional bedroom can serve as a guest suite, nanny suite or or much desired private work from home space.
- A fresh three-piece bathroom with walk-in shower and floating vanity, as well as a walk-in laundry room completes the lower level. There is also a functional walk-up to the rear garden, leading to a concealed storage shed.
- The backyard garden is truly second to none! While hard to imagine in the current snow covered conditions, the existing summer photos provide a glimpse of the absolutely gorgeous outdoor space. At 140 feet deep, with a sunny south-facing view, it's a wonderful reprieve from the hustle and bustle of the city. Completed redesigned and rebuilt in 2018 by "Carved in Stone" landscaping firm, it features wonderful exterior lighting, multiple seating areas and space for children to play. There is a low-rise cedar deck, full exterior perimeter fencing, and built-in storage shed.
- A detached garage could easily be added off the rear lane, and to facilitate easy hook-up to electrical a long PVC pipe has been buried under the ground along the east wall. Wiring could be added through this pipe to easily connect to the back without having to tear up the backyard renovation to do so.
- Consider the added potential of a laneway suite; and the benefits of children having access to play

safely in the lane with their neighbours and friends nearby

- Enjoy the family friendly neighbourhood with an incredible sense of community including Helena's annual Street Party
- Fabulous parks, restaurants and amenities all within walking distance
- Hillcrest Elementary School, Winona Public School, Oakwood Collegiate And Central Tech School Districts
- St. Clair streetcar at your doorstep with a short walk to St. Clair subway station will take you to the downtown core in no time

IMPROVEMENTS

The home was completed gut-renovated by the previous owners in 2016. Since possession by the current owners in 2017, they have invested over \$250,000 in interior and exterior improvements, including:

- Complete repainting of the home by Wilkens Contracting (2020)
- Installation of new back door with retractable screen and Emtek hardware (2019)
- Extensive backyard renovation with Carved in Stone Landscaping (2018) including:
 - Full take back of all the siding, insulation, new Maibec Siding installed
 - New exterior build for storage and entryway with live green roof
 - Removal of 3 huge trees to open up the space
 - Low-rise cedar deck and fence + wire fencing around perimeter of deck to prevent critters
 - Opened up the parking pad to accommodate two cars
- Fabulous interior design upgrades by Q Design Drapery & Collective Studio Interior Design including:
 - \$10,000 plus in custom drapery, shades & hardware throughout the home
 - Extensive custom millwork with new dining nook bench, cutlery dividers, back door entry bench + closet, and French doors in dining room
 - Runner for staircase by Dominion Rug
 - Electrical and lighting updates by @Home Electric Inc.
 - New kitchen faucet and Buster & Punch hardware

- Custom family room foam + feather sofa
- Fireplace panelling by Oakwood Contracting
- New powder room vanity + faucet

- Beautifully redesigned front of house with full landscaping, tree removal, new exterior parging, front porch improvements and handsome flagstone walkway and retaining wall.
- A full chimney rebuild by A1 Quality Chimney was also undertaken after purchasing in 2017.

MECHANICALS

- 100-amp electrical service with modern copper wiring
- Sound asphalt roof shingles, installed 6-7 years ago
- Updated ABS plastic waste plumbing throughout
- High efficiency furnace and air conditioning
- Half inch pipe incoming water service
- Modern vinyl framed windows
- Double brick construction between the homes
- Back

INCLUSIONS

- All custom window coverings and electric light fixtures (except where excluded)
- All kitchen appliances including Fisher Paykel fridge, Samsung dishwasher, KitchenAid gas burner/oven, microwave, hood vent and Whirlpool washer/dryer
- All mounted baby gates
- All exterior lighting

EXCLUSIONS

- Dining room chandelier and front entrance mirror/peg rail
- All art and furnishings
- Wall-mounted televisions and brackets
- Wall-mounted bookshelves in bedrooms

RENTAL ITEMS

- Hot water tank (if applicable)



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REAL ESTATE TEAM

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