



HEAPS ESTRIN

REAL ESTATE TEAM



39 Marlborough Avenue



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Perfectly situated in the heart of Summerhill and the Cottingham School District, this charming Victorian home offers the opportunity to experience Toronto's classic architecture with a tastefully updated interior.

The charming foyer is complete with stone floors, high ceilings, and an abundance of natural light. There are hints of Victorian character throughout the main level, from carved plaster crown mouldings and corbels to heavenly stained glass, all of which make this property especially unique.

The gracious living room features beautiful mouldings, hardwood floors, a fireplace with a marble surround, and leaded windows. With sightlines to the dining room, it is an ideal space for entertaining guests.

The spacious dining room boasts hardwood floors, high ceilings, impressive mouldings, and has a south-facing window that allows an abundance of natural light to shine through.

The gorgeous open concept kitchen features high ceilings, hardwood floors, wall-to-wall storage, stone countertops with a tiled backsplash, and pot lights.

There is also a dedicated light-filled breakfast area complete with south-facing wall-to-wall windows and doors leading to the rear deck and garden.

Ascend up the grand staircase to the second floor and find two bedrooms, an oversized family room, and a family bathroom.

The two spacious bedrooms feature 9-foot ceilings, hardwood floors, and custom built-in closets. The bedroom to the rear of the home has a spectacular view of the garden.

The generous family room at the front of the home is complete with high ceilings, large windows, pot lights, hardwood floors, a built-in bookcase, and a media centre.

The three-piece family bathroom features a large vanity with a stone countertop, heated marble floors, pot lights, and a glass-enclosed stand-up shower enveloped in marble.

On the third level, enter the magnificent primary retreat. With ten-foot vaulted ceilings, hardwood floors, custom wall-to-wall built-in closets, and an abundance of natural light, the primary bedroom offers the opportunity for calm and repose. There is also a spectacular walk-out to an oversized south-facing terrace that offers a rare glimpse of the city's immaculate skyline.

The light-filled five-piece ensuite features stone floors, a double vanity with a stone countertop, ample storage, a tub and shower clad with stone, and a south-facing window.

The lower level features a cozy recreational room with a dedicated office area, a three-piece bathroom, and a laundry and storage area. The recreational room is complete with a focal fireplace wall, pot lights, and hosts a dedicated office area. The modernized three-piece bathroom is complete with stone floors, pot lights, a floating vanity, and a standing shower enclosed in glass.

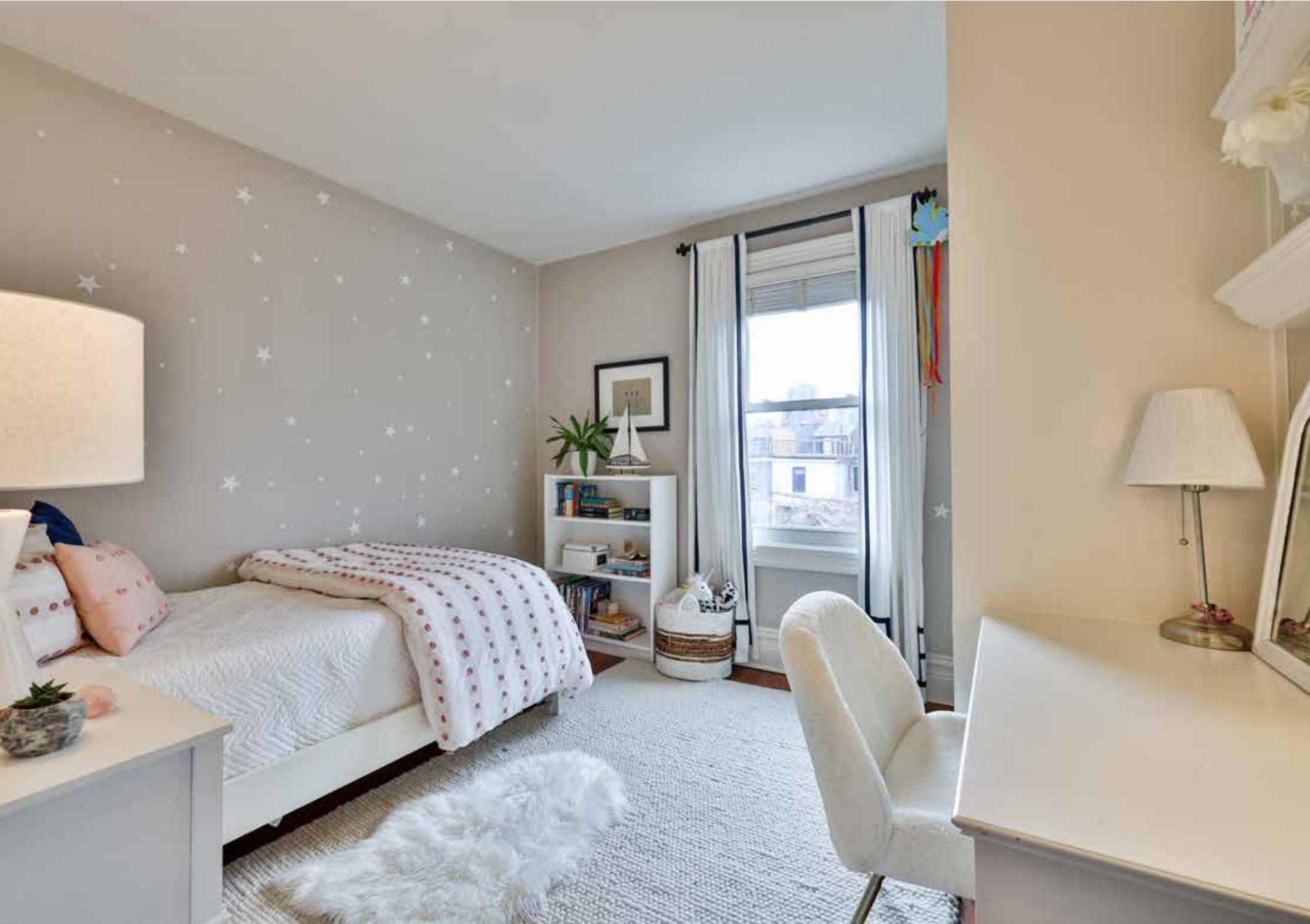
With an extra-long backyard, this property features a beautiful deck, a large stone terrace, mature trees, and a walkway to the potting shed and playhouse.

This property is within walking distance to Yonge Street and is central to many local restaurants and shops, parks, schools, and public transportation routes. 39 Marlborough presents a rare opportunity to live on a Victorian-lined street, making this property a truly special place to live.







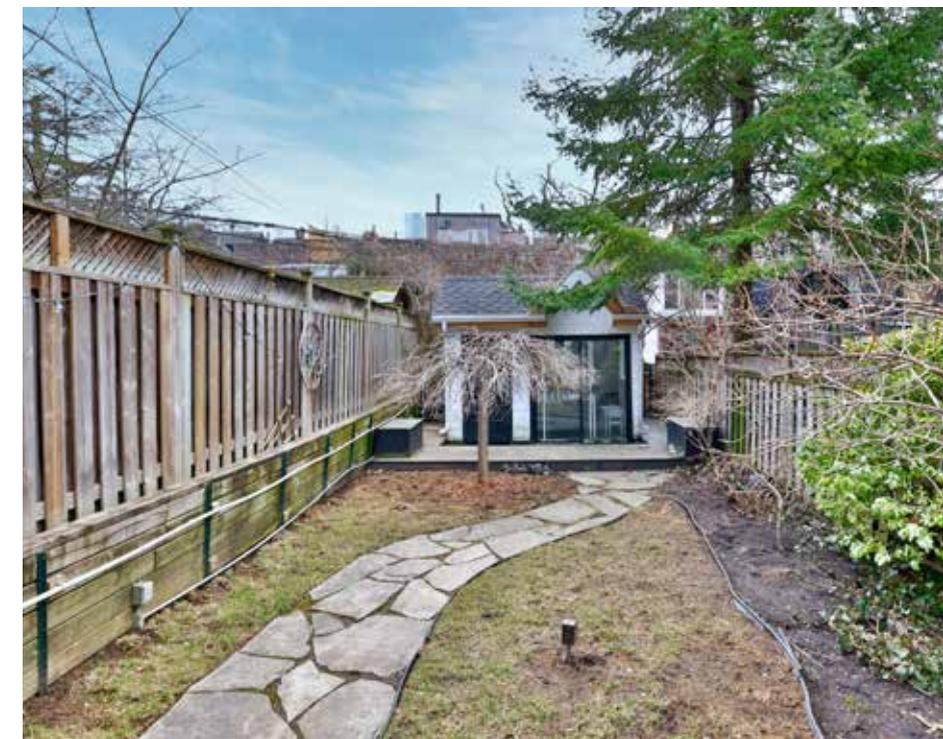
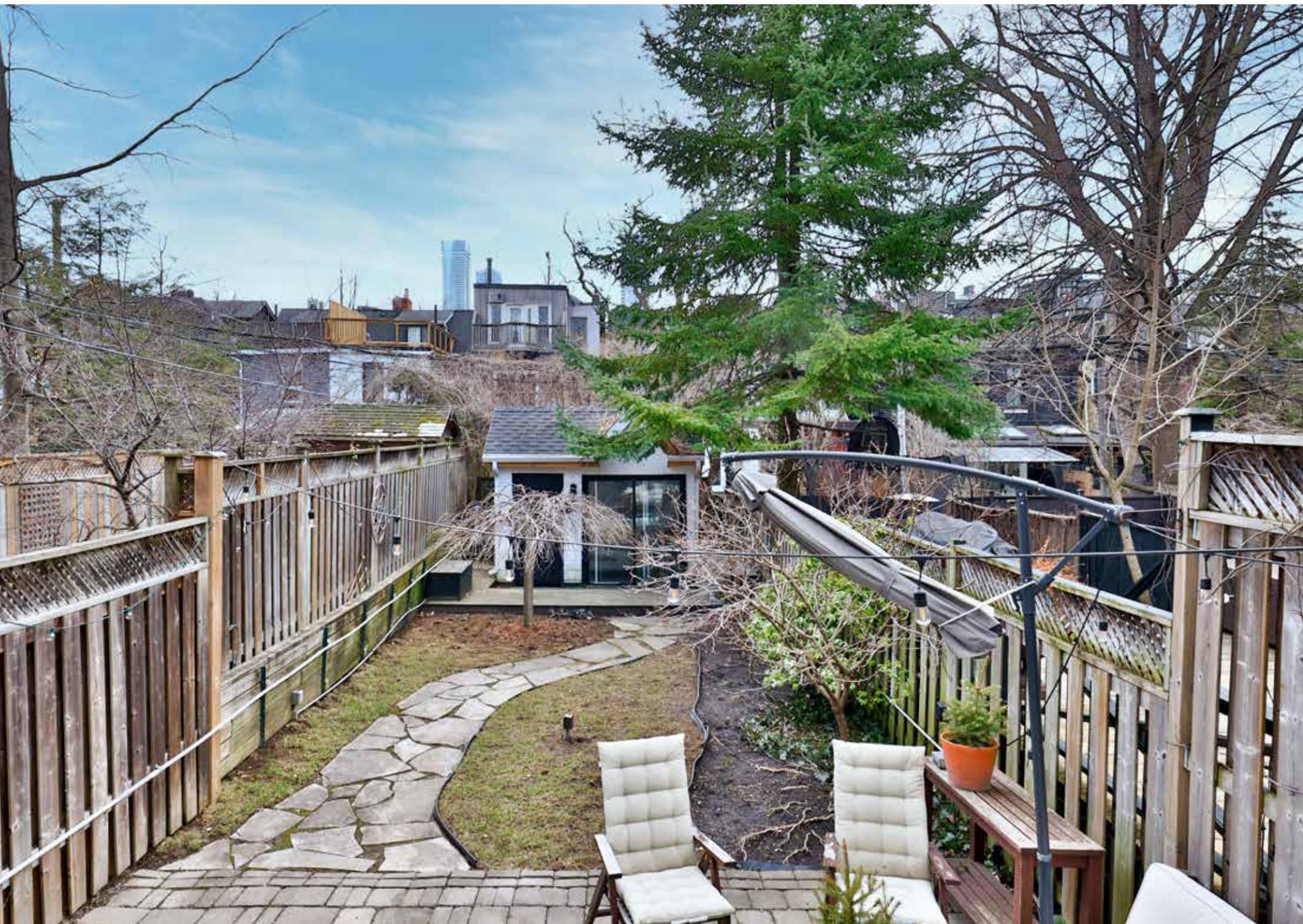














Features



- Beautiful Victorian home that is located in the heart of the desirable Summerhill neighbourhood.
- Enter into this tasteful home and be greeted by 9-foot ceilings, impressive mouldings, and stunning hardwood floors.
- The foyer is complete with stone floors, high ceilings, and an abundance of natural light.
- The living room features high ceilings, a beautiful fireplace with a marble surround, hardwood floors, built-in shelving, and sightlines to the dining room.
- The dining room features high ceilings, elegant mouldings, hardwood floors, and a south-facing window.
- The spacious open concept kitchen boasts cabinetry with ample storage, a stone countertop and backsplash, hardwood floors, and pot lights.
- The breakfast area features hardwood floors, pot lights, and has wall-to-wall windows and doors leading to the rear deck and garden.
- The second floor features two spacious bedrooms, an oversized family room, and a three-piece family bathroom.
- The bedrooms feature high ceilings, hardwood floors, and custom built-in closets, with the rear bedroom offering an incredible view of the back garden.
- The spacious family room is complete with hardwood floors, large windows, pot lights, custom built-in bookcases, a media centre, elegant mouldings, and ample storage.
- The three-piece family bathroom features a large vanity with a stone countertop, heated marble floors, and a glass-enclosed stand-up shower enveloped in marble.
- The third level hosts a spacious primary bedroom, accompanying ensuite, and a beautiful walk-out to an oversized terrace.
- The primary bedroom features 10-foot vaulted ceilings, hardwood floors, and a walk-out to an oversized terrace that overlooks the skyline of the city.
- The five-piece ensuite is complete with stone floors, a large double vanity with a stone countertop, and a glass-enclosed shower. It also has a gorgeous view of the rear garden.
- The lower level features a recreational room with a dedicated office area, a three-piece bathroom, and a combined laundry and storage room.
- The recreational room features a focal fireplace wall, pot lights, ample storage, and a dedicated office area.
- The modern three-piece bathroom is complete with stone floors, pot lights, a floating vanity, and a glass-enclosed standing shower with modern chrome hardware.
- The generous utility room offers ample storage and a laundry area.
- If you want an escape from city life, you can ensconce yourself in the ultra-private backyard that features lots of green space, mature trees, a beautiful stone patio, and a walkway leading to the potting shed and playhouse to the rear.
- There are many parks and green spaces in the area including Ramsden Park, Lionel Conacher Park, and Pricefield Road Playground.
- Steps to the Toronto Lawn Tennis Club.
- Close to many of the city's finest restaurants and local favourites including Quanto Basta, Terroni, Black Camel, and Harvest Wagon.
- In close proximity to top-rated public schools including Cottingham Junior Public School, Rosedale Junior Public School, and Brown Junior Public School. It is also in range of world-class private schools including The York School and Branksome Hall.
- There is a licensed front parking pad with room for one car.

Details

LOT SIZE

18 feet by 120 feet

TAXES

\$8,963.56 (2021)

POSSESSION

90 to 120 days, flexible

HEATING

Forced air / gas

COOLING

Central air conditioning

PARKING

Licensed front pad parking.

INCLUSIONS

- All existing kitchen appliances including: KitchenAid dishwasher, Amana gas cooktop, GE built-in oven, microwave, and Amana fridge.
- Kenmore Washer and Samsung Dryer.
- Central air conditioner, plus ductless air conditioning/heating unit on the third floor.
- All electric light fixtures except where excluded
- All window coverings except where excluded.

EXCLUSIONS

- Dining room chandelier.
- Curtains in the living room and dining room.
- Chandelier in the middle bedroom.
- Television in lower level.
- Gold antique mirror on the third floor.



HEAPS ESTRIN

REAL ESTATE TEAM

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