



HEAPS ESTRIN

REAL ESTATE TEAM



40 Wardell Street



40 Wardell Street

Welcome to 40 Wardell Street, A Riverside gem where no detail has been overlooked. Fully renovated in 2020, this home is a rarity where historic charm and character have been perfectly blended with contemporary design for modern living. Situated across from Bruce Mackey Park, this spectacular home is just a few short steps from the heart of Riverside – bustling Queen Street East – and its restaurants, boutiques, galleries, and bars. Featuring three generously sized bedrooms, spa-like bathrooms, and airy living and entertaining spaces, 40 Wardell Street is an incredibly special home that's not to be missed.

The home's warm red brick façade with picturesque bay window and rooftop gable overlook Wardell Street and the park, beckoning you inside. Passing through the tall front door with a transom window, one can't help but be struck by the exquisite interior – soaring ceilings, blonde hardwood floors, generous living and dining areas and a beautiful kitchen beyond with sliding doors to the rear yard combine to create a visually-engaging and immediately calming sense of place. Continuing upstairs to the second floor, you will find two generously-sized bedrooms – one of which features vaulted ceilings with exposed beams – along with a family bathroom with heated floors, and laundry room.

The third-floor primary retreat is a truly special part of the home, nestled in the treetops and designed for relaxation. A cleverly designed sliding door serves double purpose to ensure privacy, leading from the bedroom through a walk-in closet illuminated in light, and to a bright four-piece ensuite with heated floors. A west-facing enclosed balcony is the perfect place for a morning coffee, or an evening glass of wine as the sun sets over the neighbourhood, or cozy up in front of the electric fireplace as the leaves fall.

Renovated back to the studs in 2020 to the designs of Julia Francisco, no detail in the home has been overlooked. From high quality flooring throughout, to updated windows, mechanical and electrical systems, 40 Wardell Street was designed with ease and comfort in mind.

The property is located a short walk to the heart of Riverside – Queen Street East – and its numerous cafes, restaurants, boutiques and amenities, along with other close by neighbourhoods including Leslieville and Riverdale. Numerous popular parks and within easy access, including Jimmy Simpson and Riverdale, and you are just a short run or bike ride away from the Don Valley Trail and Leslie Street Spit. The home offers unparalleled access to public transit via numerous streetcars, bike lanes and highways, and in close proximity to local public schools. Easy on-street permit parking is available on Wardell Street.







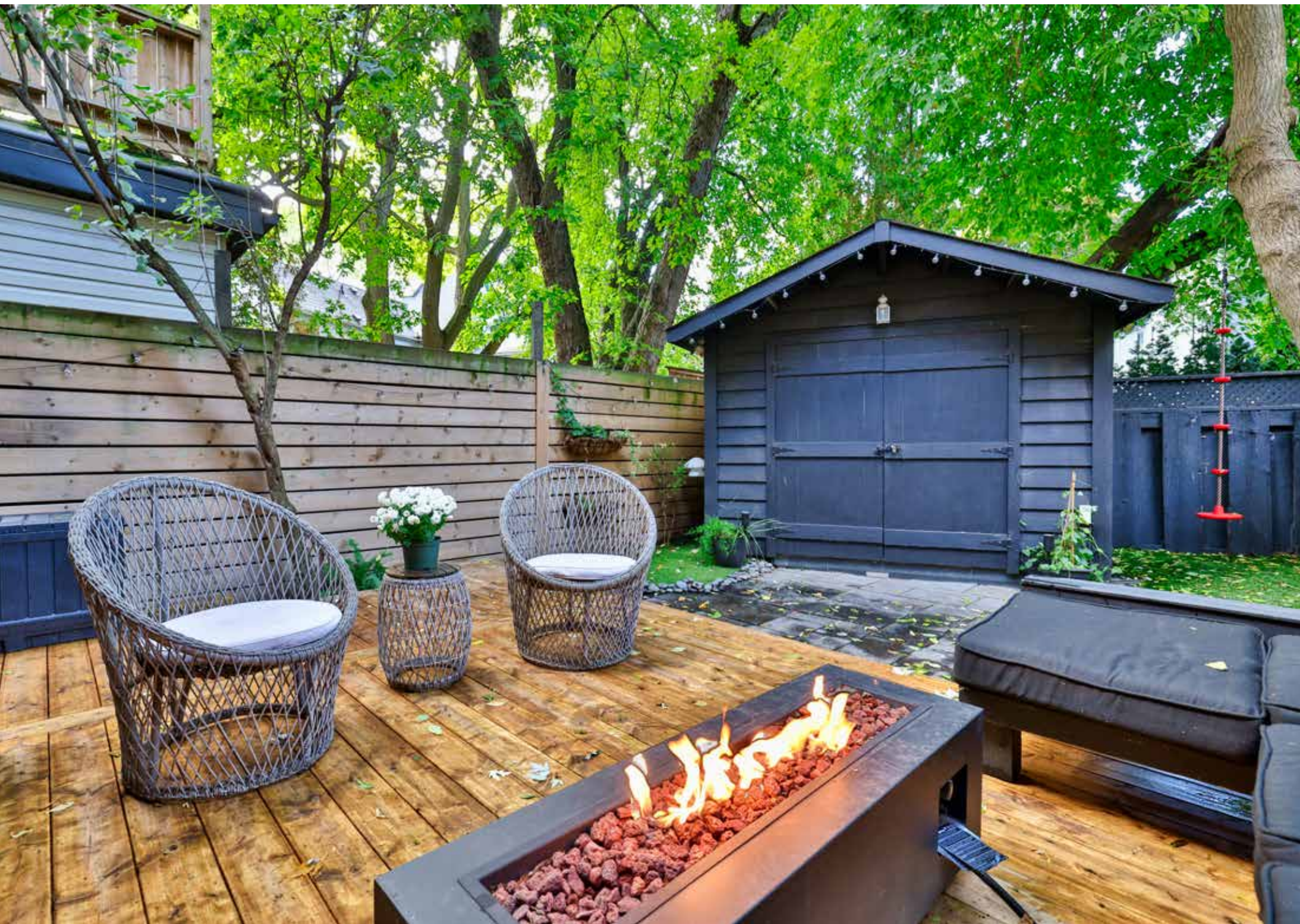














Features

- Striking two and a half storey semi-detached home fully renovated in 2020 and featuring three bedrooms two and a half bathrooms
- Welcoming street presence overlooking Bruce Mackey Park
- Exquisite first floor with mosaic tiled foyer, soaring ceilings, and beautiful blonde hardwood flooring
- Front living room with wall-to-wall built-in bookshelves and entertainment unit
- Dining room with custom designed banquet seating and storage
- Spacious kitchen featuring quartzite countertops, integrated appliances and breakfast nook set within custom wall-to-wall storage
- Two well-proportioned second floor bedrooms, one of which features soaring vaulted ceilings and exposed beams
- Second-floor laundry room with oversized washer and dryer and two chutes from the third-floor primary bedroom
- Second-floor family bathroom featuring heated floors and a ‘wet room’ with shower and bathtub
- Stunning third-floor primary bedroom retreat, with a fireplace, walk-through closet illuminated in natural light from the skylight, and a four-piece ensuite bathroom with heated floors, two sinks and a glass enclosed shower
- Relaxing and enclosed west-facing balcony off primary bedroom overlooking the neighbourhood
- Partially finished lower level with recreation room, two-piece washroom, and storage
- Private rear yard with large deck and garden shed, set-below a shady tree canopy with gated access
- Fantastic location steps to bustling Queen Street East and Riverside, and a short walk to Leslieville and Riverdale

INCLUSIONS

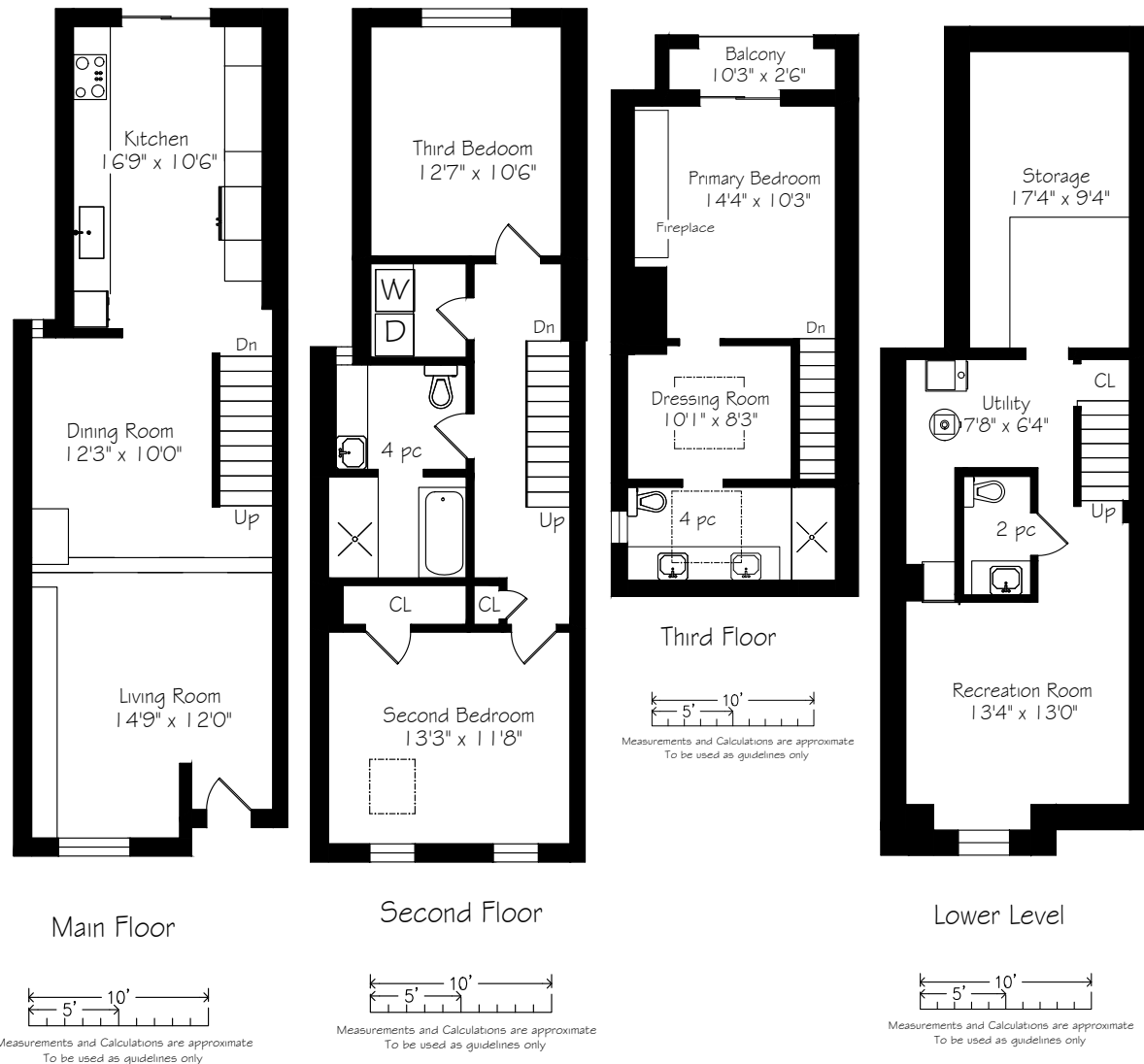
- Kenmore oven
- Ikea dishwasher
- KitchenAid refrigerator
- LG refrigerator
- Maytag washer and dryer
- All light fixtures (except where excluded)
- All window coverings
- Furnace and equipment
- Air conditioner and equipment

EXCLUSIONS

- Ring doorbell
- Foyer flush mounted light fixture
- Primary Bedroom side tables
- Primary Bedroom wall sconces
- Primary Bedroom television and mount
- Living Room television and mount
- Lower level television and mount

RENTALS

- Hot water heater



Details

LOT SIZE

17.21 feet by 80.5 feet

TAXES

\$6,136.06 (2022)

POSSESSION

Flexible

HEATING

Forced air gas

COOLING

Central air conditioning

PARKING

Street permit (seller currently has two)



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.



Amanda Gaskey

REAL ESTATE AGENT

647.923.2238

Amanda@HeapsEstrin.com

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