



HEAPS ESTRIN

REAL ESTATE TEAM



315 Westmoreland Avenue



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This contemporary, turn-key, stacked townhome provides the ultimate in hip, urban, luxury living. The Piano Towns are perfectly situated in one of the most sought-after locations, offering a unique mix of cool and refinement.

Ideal for entertaining and family living, from the open concept, thoughtfully designed main floor all the way up to the gorgeous private primary suite.

Extensive upgrades, high-end finishes, an abundance of storage, custom closet systems and beautiful bespoke built-ins throughout will please the most discerning purchaser. Oversized windows throughout provide incredible natural light.

The sophisticated, sun-drenched primary suite offers a spacious ensuite and ample custom storage, including a fabulous shoe closet. The adjacent sundeck offers unobstructed westward views, making it a lovely place to enjoy evening cocktails, while watching the sunset. The second floor comprises two additional bedrooms, a full bathroom with bathtub and a laundry room. The second bedroom features a Murphy bed, making it a perfect guest room and office combination.

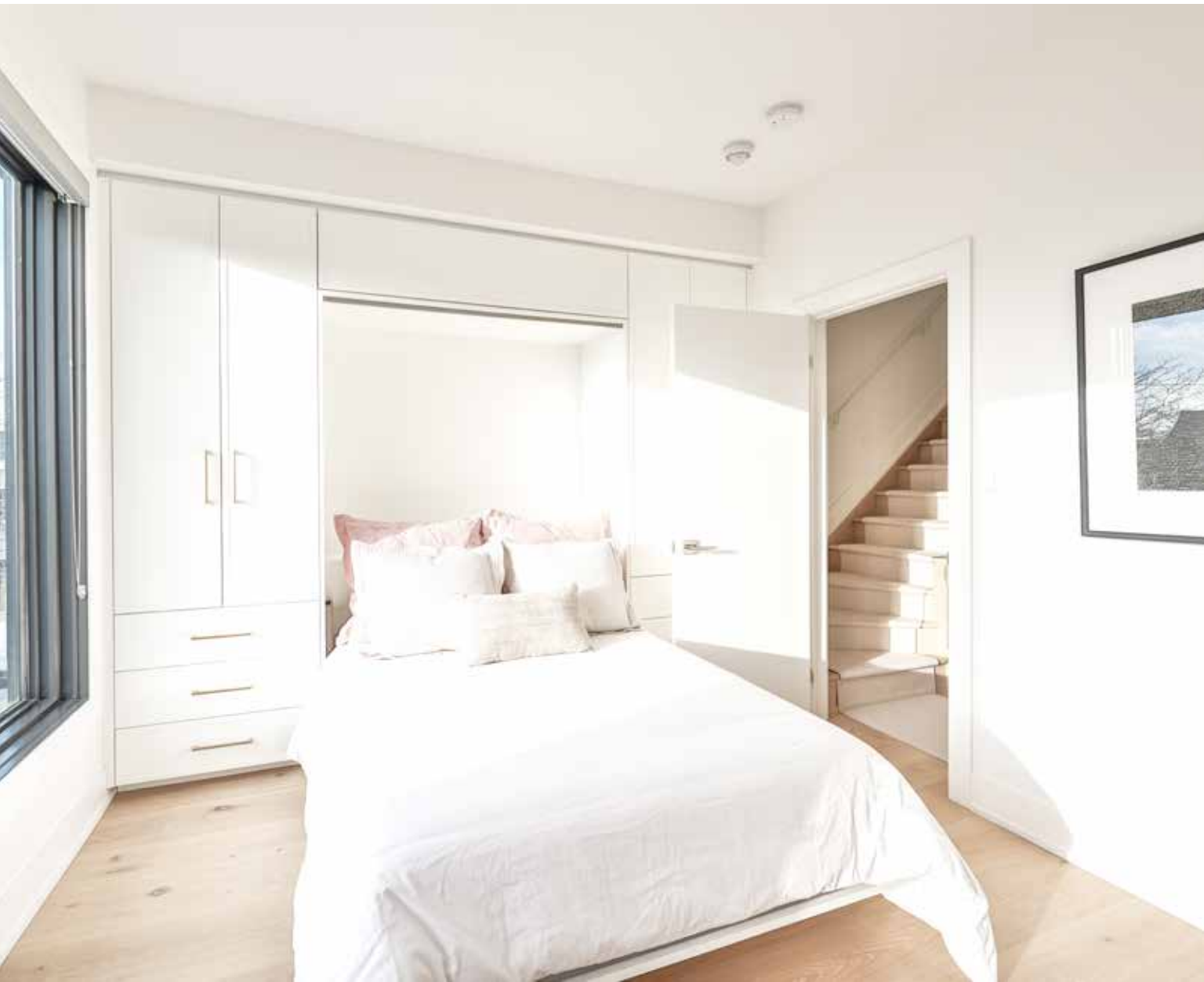
The private one car garage is accessed via covered rear laneway. With its extra ceiling height, the garage is spacious enough for a large SUV, and provides convenient direct access into the home.







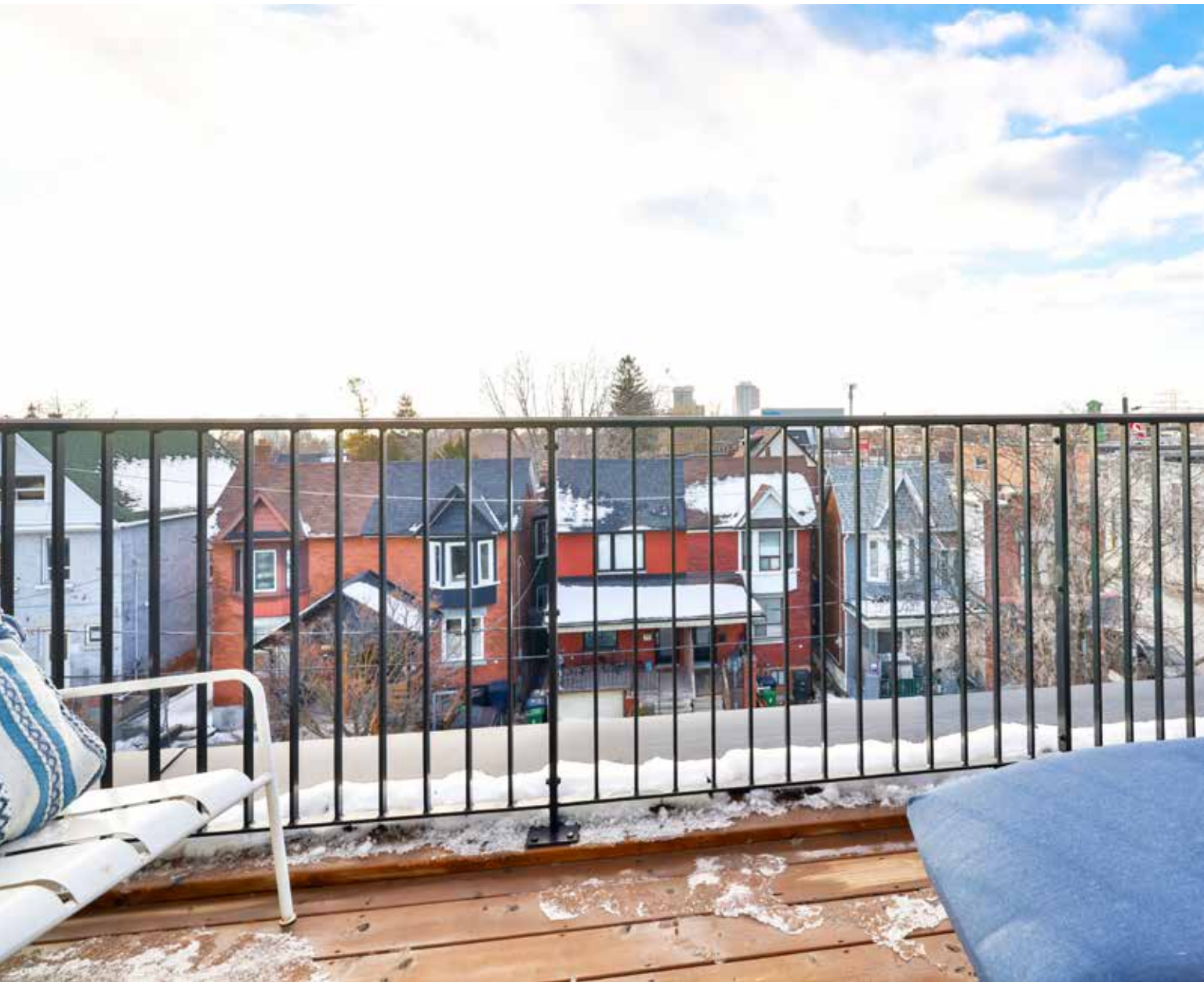


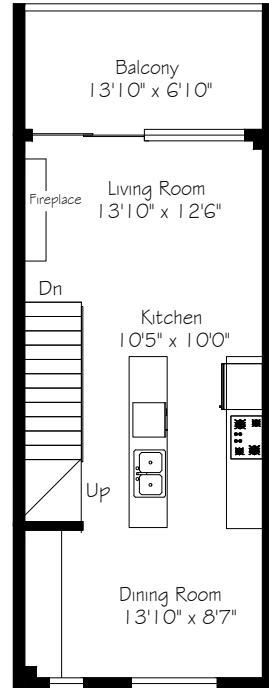




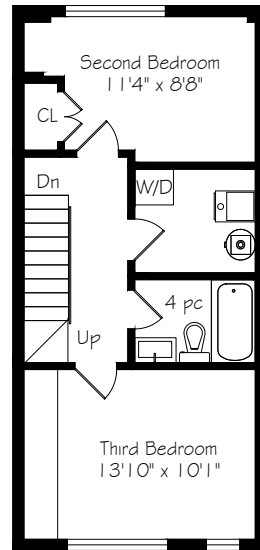




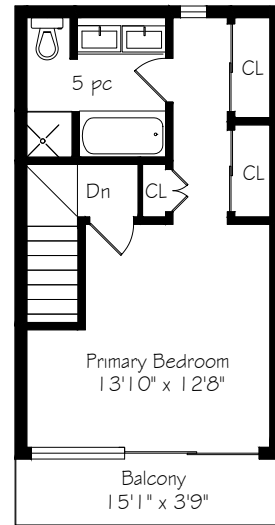




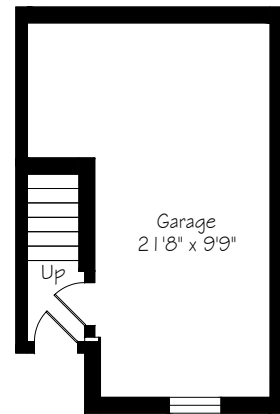
Entry and Main Floor
490 Square Feet



Second Floor
472 Square Feet



Third Floor
374 Square Feet



Garage
288 Square Feet

Details

LOT SIZE

14.7 feet by 44 feet

TAXES

\$5,124.97 (2022)

Maintenance Fees

\$235.08 per month

POSSESSION

45 to 60 days

HEATING

Forced Air Gas

COOLING

Central air conditioning

Features

- Spectacular townhome in one of Toronto's coolest locations
- Wide plank hardwood floors throughout
- Heated main floor and entryway floors
- Oak staircase with custom stair runner
- Spacious, open-concept main floor living space, ideal for entertaining and for daily living
- Napoleon electric fireplace
- Incredible ceiling height- 9'6" on the main floor
- Brand new kitchen with bespoke cabinetry and backsplash
- High-end Stainless Steel appliances and integrated refrigerator/freezer
- Gorgeous custom bar with built-in wine fridge and 20 AMP Direct service line
- Main level terrace with gas barbecue hookup
- Tri-Zone climate control
- Stunning and serene primary bedroom with custom closets and a luxurious ensuite bathroom
- West facing terrace off the primary suite
- Second and third bedrooms on the second level, with full bathroom
- Second bedroom is complete with built-in custom Murphy bed
- Custom blinds throughout
- Private garage with ample storage and direct access to home
- Very close to Bloor Street, Dupont Strip, Ossington Strip, Casa Loma
- Close to parks, kids' playground and tennis courts
- Close to George Brown, U of T, public schools
- Easy access to downtown, TTC and highways

IMPROVEMENTS

- \$60,000+ In builder upgrades
- \$20,000+ Additional upgrades
- Custom bar with direct 20 amp service outlet, installed summer of 2022
- Bespoke closet systems throughout
- Electric fireplace with hidden side storage
- Gas barbecue hookup on main terrace
- Raised garage ceiling
- Doorbell video system with remote access
- Various electrical upgrades
- Custom window coverings
- Custom stair runner
- Water hookup on third floor sundeck
- Heated floors on main floor and in front entryway

INCLUSIONS

- Integrated Liebherr Fridge with Two Freezer Drawers
- Five Burner Fisher and Paykel Cooktop and Oven
- Jenn-Air Dishwasher, Panasonic Microwave
- Whirlpool Washer and Dryer
- All Custom Window Coverings.

EXCLUSIONS

- Feather pendant light in kitchen
- Ceiling lights in second and third bedrooms
- Murphy Bed mattress

RENTALS

- None



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.



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