



HEAPS ESTRIN

REAL ESTATE TEAM



66 Tranby Avenue



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Perfectly situated on one of Yorkville's finest streets, this stunning three-storey red brick Victorian residence has been completely transformed into a contemporary masterpiece.

Complete with four bedrooms, four bathrooms, and over 4,000 square feet of living space, 66 Tranby Avenue seamlessly marries the elegance of the Victorian era with modern luxury and functionality.

Captivating architecture designed by Williamson and Williamson Inc., highlighting clean sight lines, soaring ceilings, grand principal rooms, extensive custom millwork, and beautiful stained-glass windows. Featured in *The Globe in Mail* as 'one of the best modernist renovations in Toronto'.

A stone's throw away from Yorkville's upscale boutiques, Michelin star dining, and a plethora of high-end amenities. Near the downtown core, vast green spaces, highly-ranked public and private schools, and transportation.













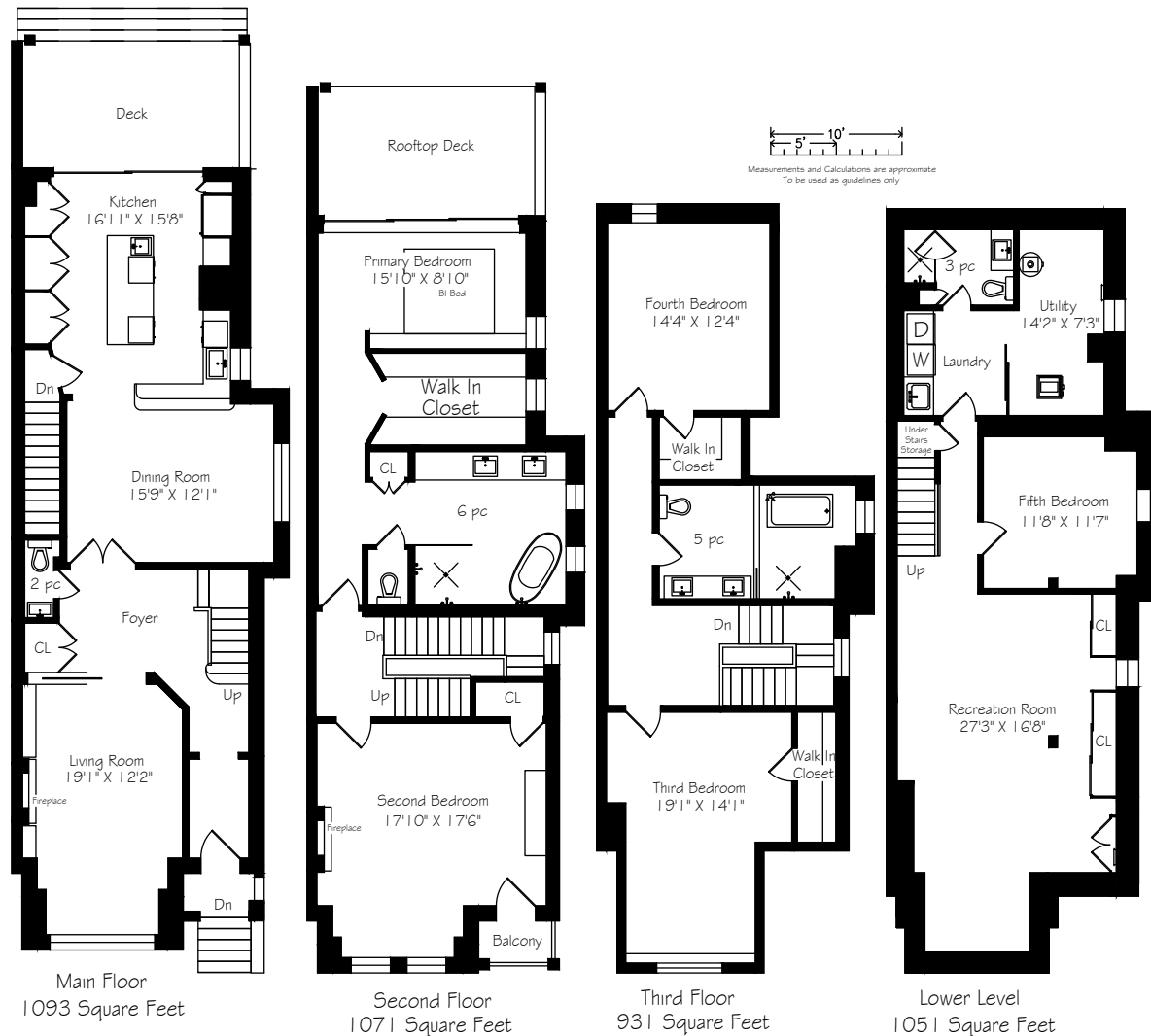








Features



Details

LOT SIZE
22.50 feet by 100 feet

TAXES
\$18,968.82 (2023)

POSSESSION
To be arranged

HEATING
Forced air / gas

COOLING
Central air conditioning

- Step into a light-filled open-concept main floor featuring soaring ceilings, beautiful grey-washed white oak floors, grand principal rooms, and exquisite millwork. The living room is adorned with custom-built bookshelves, a gas fireplace with marble surround, oversized windows, and moldings with fluted ornament detail. A concealed powder room and coat closet are tucked away and designed to perfection.
- The chef's kitchen is a remarkable sight. It is equipped with top-of-the-line appliances, floor-to-ceiling built-in custom cabinetry, a gorgeous quartz waterfall island wrapped in Quartex, pot lights, integrated speakers; and is open to the large dining room.
- Massive floor-to-ceiling sliding glass doors line the rear of the home and open to the covered deck, allowing seamless indoor-outdoor living.
- The ultra luxurious primary suite boasts a spacious bedroom featuring a large walk-in closet complete with custom shelving and integrated lighting, and a jaw dropping 6 piece spa-like en-suite bathroom. The bathroom features a freestanding soaking tub, a grand glass-enclosed double shower with marble surround, a floating double vanity, and heated herringbone ceramic tile floors. Step out to the oversized walkout covered balcony with glass surround, overlooking the serene rear terrace and gardens
- The second floor also hosts a large family room, that could also act as an additional bedroom or den; complete with a gas fireplace, walkout balcony, and grand South facing windows overlooking the picturesque quiet streetscape.
- The upper-level hosts two additional generously sized bedrooms, each with large closets, sizable windows; and are complemented by an outstanding 5-piece bathroom.
- The lower level offers a versatile space designed to cater to various needs. Boasting a generously sized recreational room that can serve as a hub for entertainment and relaxation, a fifth bedroom is well-appointed, ensuring comfort and privacy for its occupants. It can function as a guest room, an additional bedroom for a large family, or a nanny suite. Completing the lower level, is a conveniently located laundry room equipped with cabinetry and modern appliances; as well as the fifth bathroom, providing added convenience for residents and guests. This bathroom is thoughtfully designed with contemporary fixtures and finishes, ensuring both style and functionality.
- Private manicured backyard oasis, lush gardens, and raised stone terrace; perfect for enjoying outdoor meals, hosting gatherings, or simply unwinding in the fresh air.
- A stone's throw away from Yorkville's upscale boutiques, Michelin star dining, and a plethora of high-end amenities. Near the downtown core, vast green spaces, highly-ranked public and private schools, and transportation.
- This meticulously renovated Victorian home in Yorkville is the epitome of architectural excellence, seamlessly blending the best of the past with the present. It offers the perfect blend of classic charm and modern luxury, making it a true masterpiece in one of Toronto's most prestigious neighborhoods.

INCLUSIONS

- All stainless-steel kitchen appliances:
 - Wolf six burner gas range
 - Subzero refrigerator
 - Two Bosch dishwashers
 - Marvel integrated wine refrigerator
- Water Filtration system (beneath kitchen sink)
- LG Washer and Dryer
- All custom window coverings and drapes (inclusive of motorized shades in the kitchen and primary bedroom)
- All electrical light fixtures (except where excluded)

EXCLUSIONS

- BBQ on rear covered deck
- Light fixtures above the kitchen island (3), and the light fixture on second floor landing
- All three wall-mounted Televisions located in the living room, second floor family room, and primary bedroom
- Light fixture on the third-floor landing



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