



322 Berkeley Street Beautiful Cabbagetown!

Check out the YouTube video at www.LovelyTorontoHomes.com

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Victorian Splendour in Cabbagetown!

This absolutely stunning, renovated 1890's Victorian is situated on a quiet and pretty tree-lined one way street, easy walk to all the shops, parks, schools etc.

Deceptively spacious 2.5 storey, 4 bedroom end of row (just like a semi) home includes a 3rd floor master retreat and an extra room on the main floor. Enjoy a magical combination of period charm and soaring ceilings while integrating modern open concept design and conveniences throughout!

Highlights include a preferred Victorian exposed brick façade, open front porch with classic double door entry, unique Gothic windows, cook's kitchen, transom windows, 2 options for a master bedroom, plenty of natural light, skylight in stairwell, main floor laundry/mud room and powder room, luxurious 2nd floor bath plus a 3 piece on the third floor!

Thoughtful quality renovations and many mechanical upgrades (see below for more details) creates a real opportunity for a growing family or executive couple looking for plenty of space to work from home or entertain guests.

Bonus of 2 car parking off the back laneway plus low maintenance mature perennial gardens with healthy trees and bushes! Private and fully fenced-in deep yard for entertaining family and friends!

Cabbagetown is one of Toronto's most popular urban neighbourhoods. Residents come from a wide variety of backgrounds, and it is very inclusive, as they all share a strong sense of community spirit and pride in their neighbourhood. It is a true walking location - easy to reach King/Bay business district, Dundas Square, and Riverdale Farm. Nearby plenty of TTC routes and highways in and out of town. With the school across the street it attracts families, and it is a safety zone so calmer traffic, and the nice school yard and recess is at the opposite end of the school, so noise is not a factor.

Pretty as a Portrait Inside & Out!

• Alluring brick exterior façade right out of a storybook with gothic inspired windows.

• Enter into the vestibule where there is space for your coats and shoes. The double door entry keeps it cool in the summer and warm in the winter.

• Elegant open concept main floor principal rooms with impressive ceiling height and pristine hardwood floors throughout.

• Antique fireplace & mantle, pretty crown mouldings/ceiling medallion and halogen pot lights which accent your artwork beautifully.

• Sleek kitchen renovation! High end stainless steel appliances includes a gas cooktop, double wall oven and a farmhouse style sink. Granite countertops, large centre island, stylish red glass backslash.

• Large mud/laundry room off the back with a closet and sliding glass doors that lead out to the patio for ease of carrying all your groceries in from the car. No more mess being dragged through the rest of the house if the kids get dirty in the yard you can chuck their clothes right in the wash ☺

• Must have main floor powder room with granite counters, tiled floor and glass tiled accents. Well located door for discretion.

• Upstairs you'll find a remarkable 2nd floor plan with a long hallway that nicely separates the 3 bedrooms for optimal privacy.

• Grand front facing bedroom with over 9' ceilings, a large double closet, hardwood floors and a sun-filled sitting area to enjoy a good book. A great master bedroom alternative.

• Retreat to the renovated and expansive 5 piece bath. Rainhead shower, marble surround, separate soaker tub and double sinks.

• The 2nd bedroom has a large closet and hardwood floors.

• Dressing room/walk-in closet with custom built-ins for all you shopaholics.

• Large 3rd bedroom faces the backyard, includes berber style broadloom and a closet.

• New stairs treads going to the 2nd and 3rd floors. There is a fabulous skylight in stairwell going up to third floor that floods the area with natural light. Important to note that stairs are easy to climb to 3rd!

• Private 3rd floor 450 square foot master suite! Over 9' ceilings, 3 piece ensuite, 2 large closets, hardwood floors and slim line fireplace keeps it cosy at night. Would make a great family room or home office as well. An idea is to perhaps add a deck off the master where the windows currently are.

• Basement is notoriously dry and is the full lower level - not all homes built in this era have a such a good quality basement.

• Abundance of space and an empty canvas to finish as you desire. Large open area could be an ideal family recreation room. Huge storage closet for all your seasonal decorations.

Significant Upgrades & Improvements

2017

- Living/dining: crown moldings, pot lights, and hardwood floors
- Stair treads to 2nd & 3rd floors
- Painting

2009

- New kitchen, also moved from back room to centre of home
- Built laundry room/ back doors / mudroom storage and powder room (well situated layout for privacy for guests)
- New 2nd floor bath - expanded size
- Electrical
- Forced Air Gas Furnace
- Central Air Conditioning

Beautiful Cabbagetown!

Located in the block south off Gerrard St., one block west of Parliament St., and north of Dundas St. 322 Berkeley is in a prime location. There are a plethora of reasons to love this amazing location and all it has to offer.

The Cabbagetown neighbourhood was once described by the New York Times as "containing the largest collection of Victorian homes in North America". Most of these houses have been lovingly restored under the watchful eye of the Cabbagetown Preservation Association. The Association, comprised of local residents, plays a vital role in ensuring that all Cabbagetown renovations and new developments are in keeping with this historical neighbourhood.

Shopping a plenty! The 'Old Cabbagetown' shopping district on Parliament Street features many one-of-a-kind shops and a vast array of restaurants. The Carlton Street also expands with services, shops and quaint restaurants.

Lots of local recreation! Cabbagetown's recreational centre is popular Riverdale Park. This park is the home of Riverdale Farm which is modelled after a late 19th century Victorian farm and includes horses, cows, pigs, sheep, goats, chickens, geese and ducks.

Riverdale farm is open seven days a week and admission is free. Riverdale Park also contains sports fields and serves as an access point to the Lower Don Recreation Trail.

Cabbagetown Farmers Market located in the heart of Cabbagetown at the cross streets of Winchester & Sumach in the beautiful West Riverdale Park, open on Tuesdays from May 23rd to October 17th from 3-7pm.

The Cabbagetown Community Arts Centre on Parliament Street has music, drama and dance programs for children. The Cabbagetown Youth Centre on Lancaster Avenue offers sports, and arts and crafts programs.

The neighbourhood Toronto Public Library is located at the corner of Gerrard and Parliament.

Go Green! The Parliament streetcar connect passengers to CastleFrank station on the Bloor-Danforth subway line. The Carlton Street 506/Gerrard 506 connect commuters to the Yonge-University-Spadina subway line.

For motorists, the Don Valley Parkway is approximately five minutes away, Walk to Toronto's downtown business and entertainment districts.

Great school district! Lord Dufferin Jr. & Sr. P.S., (right across the street - come home for lunch!) popular Jarvis Collegiate, as well as many private, Catholic & alternative schools. You can also apply for optional attendance at Northern S.S and Central Toronto Academy.

For more information about this neighbourhood please visit: <https://juliekinnear.com/toronto-neighbourhoods/cabbagetown-real-estate>

2017 Approx. Annual Expenses

Taxes: \$4614.98
Heat/Gas: \$1562.41
Hydro: \$1020.00

Inclusions: Stainless steel: Fridge, gas cooktop, built-in double wall & convection oven, built-in dishwasher and farmhouse sink; front loading washer and dryer, window coverings, electric light fixtures, alarm equipment, 3rd floor wall fireplace.

Rentals: Gas Hot Water tank. Furnace and central air conditioning 2009 (see maintenance included and buyout options)

Bedrooms: 4

Baths: 3

1x2 Piece - Main Floor
1x5 Piece - Second Floor
1x3 Piece - Third Floor

Parking: Up to 2 car parking off the back laneway

Possession: 60 Days/TBA

Lot Size: 16.5 x 122.00 Feet (minor encroachment of about 1 inch from the neighbours shed in the back)

Square Feet: 3180 sq ft (includes the lower level)



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