



Welcome to 129 Springhurst Avenue

Stately Edwardian home in trendy Parkdale built in 1904 by the then Water Commissioner of Toronto. Designer renovated top-to-bottom for a modern, growing family. 5+1 bedrooms, 5 bathrooms, main floor family room/powder room, 3 gas fireplaces, heated floors in the extension and upper bathrooms, tons of stained glass, high ceilings, finished basement, ductless air conditioning. Rare private drive and 2 car garage. Perfectly positioned. Live downtown walking distance to trendy shops, restaurants and beautiful Lake Ontario, the western beaches and the Boulevard Club, Under 5km to Bay Street.

Features

Foyer and Living Room

Custom tile entrance way
Convenient 2 piece powder room
Modern gas fireplace with custom mantel and built-ins
Large bay window with stain glass (re-built in thermopanes)
Pot lights
9 foot ceilings
Engineered hardwoods floors - Brushed Oak. Consistent throughout
Under stairs storage drawers (full width of the stairs)

Kitchen and Dining Room

Well appointed. Great flow for entertaining.
Sit up centre island
Cesarstone countertops
Under mounted double sink
Custom cabinetry from Next Generation Woodwork
Hardwood Floors
Pot lights

Family Room and Backyard

Radiant in floor heating
Modern gas fireplace
Pot lights
Hardwood floors
Vaulted ceilings
Walkout to a low maintenance back deck. Made of Trex composite material. Lasts 20+yrs
Double car garage with ample storage. Ready to be transformed into a studio or coach house
Rare private drive. Parking for up to 5 cars



Interlocking stone - front drive

2nd Floor

Spacious master bedroom
Bright bay window with stain glass
Modern gas fireplace
Ceiling fan
Pot lights
Hardwood floors
Double closet fully outfitted by Simply Closets

3 piece en-suite
Radiant in floor heating
Heated towel rack

Linen closet fully outfitted by Simply Closets
Vintage - retrofitted light switches
Professionally installed wool carpet runner

Large 5 piece family bathroom
Double sink
Vintage claw foot tub and stand alone shower
Radiant in floor heating
Heated towel rack
Vintage tin ceiling

Back bedroom
Ceiling fan
Pot lights
Hardwood floors
Double closet fully outfitted by Simply Closets

3rd Floor

3 good sized bedrooms
Custom built-ins and closets designed and outfitted by Simply Closets
Hardwood floors
Pot lights
Ceiling fans

3 piece en-suite
Radiant in floor heating
Heated towel rack
Exposed brick

Linen closet outfitted by Simply Closets
Skylight



Stainless window

Lower Level

Finished basement with an abundance of storage.

Spacious Bedroom

Pot lights

Sizeable laundry room with custom cabinetry and stylish backsplash

3 piece washroom

Durable vinyl Flexi Plank - Golden Prairie. Consistent throughout

Radiant in floor heating - basement extension

Three stand alone storage closets with organizers

Notables

Bolier and HRV - 2017

Ductless air conditioners - 2017

Roofing systems - 2017 and xxx

Windows - 2017 and 2005

Skylight - 2018

All appliances - 2017

Central Vac - 2017

Waterproofing - 2017

Sump pump and backwater preventer - 2017

200 amp service

100 amp subsurface cable between the house and the garage for future electrification
and electric car charging station (currently not connected)

Interlocking stone driveway - 2018