

# 61 Brunswick Avenue

Lot Size: 25 x 137 Feet  
Possession: 30 Days/TBA  
Taxes: \$7,051.06/2011  
Bedrooms: 5  
Bathrooms: 1x5 3x4 1x3 1x2

Electrical: 200amp/Breakers  
Heating: Gas/Hot water  
Plumbing: Copper/Pex  
Roof: slate & asphalt shingles  
Parking: 3 spaces

Welcome to 61 Brunswick Avenue

An award-winning restoration in Harbord village. Blending late 19<sup>th</sup> century charm with top of the line finishes, no expense was spared in bringing this piece of history into the 21st century. Once the home of rabbi Solomon Langner of Kensington's The Kiever Shul (synagogue) from 1929 until his death in 1973, the home has been left vacant and in disrepair over recent years. Exceeding the heritage conservation's recommendations, 61 Brunswick Avenue has become the example of what future restorations should aspire to.

- From the curb side one is immediately drawn to this stunning three storey home with large Anderson windows, stain glass with lites inset and the intricate brick work that has been restored to its original glory. The heated walkway leading to the front door is bordered by modern landscaping perfect for those looking for a low maintenance yet lovely garden. The exterior is rounded out by the sleeping porch with classic Queen Anne spindles and ornaments, slate shingles and copper eaves troughs and downspouts.
- Once through the front door, one is in awe with the blend of original charm like the ten foot ceilings, one foot high baseboards, ceiling medallions and crown moulding coupled with the modern flare of the 5 1/4 inch plank hardwood floor, travertine stone, and the large kitchen island in this open concept main floor. The foyer is comprised of a double closet, guest closet and a heated travertine floor. A casted limestone fireplace with a granite hearth is the center point of the living room which is offset by the large bay window allowing for ample sunshine to drench the main floor. With black granite countertops, stainless steel appliances, travertine tile, and plenty of cupboard space, this kitchen is perfect for those looking to cook and those who love to entertain. A separate wine fridge, wine rack and toe sweep cater to today's modern needs of a kitchen. Just off the kitchen is the family room with yet another fireplace and an out to a cedar deck. Rounding out the exquisite main floor is a powder room with heated floors and travertine tile.
- The second floor is comprised of the large master bedroom featuring hardwood floors, crown moulding, Transom window hardware, a limestone fireplace and a beautiful cedar balcony that overlooks the garden with a beautiful view of Downtown. The master ensuite boasts a stunning claw foot tub, limestone flooring, a separate seamless glass shower with a sunflower showerhead, a European towel warmer and his and her pedestal sinks. Tucked away in the master is a walk-in closet with a dark wood closet organizer already installed. Towards the front of the second floor is another generous sized bedroom featuring a classic bay window, double closet and a 4-piece ensuite with travertine tile. Conveniently located between both bedrooms is a laundry closet with a 2 in 1 LG washer/dryer unit, a linen closet, and yet another double closet.
- The third floor features a large bedroom in the front with cathedral ceilings that sky to almost 11 ft tall. The sleeping porch overlooks Brunswick ave and a 4-piece Jack and Jill bathroom is

shared between this bedroom and another bedroom which also boasts the same cathedral ceilings. Just off to the side of this bedroom is yet another fair sized room that can either be used as a bedroom or den/office. This room boasts classic wall sconces, half of the Romeo and Juliet balcony shared with the aforementioned bedroom, and plenty of closet space. The balconies overlook the garden with a stunning view of downtown. The third floor features yet another bathroom with a claw foot tub, limestone flooring and a towel warmer. The third floor is rounded out by a large hallway closet that is roughed-in for a washer and dryer if needed.

- Common in many western European churches is the stunning spiral cast iron staircase that leads down to a large open lower level. The entire lower level boasts a heated travertine floor, pot lighting, a 3-piece bathroom and walkout to the backyard. The glass door and large windows allow natural light to fill the entire lower level. Along the north wall the plumbing is already roughed-in for a kitchen.
- The backyard is comprised of a lovely cedar deck, cedar fence and a heated stone walkway leading to a stone parking pad which fits 3 cars. Towering over the backyard is a Bur oak tree said to be one of the oldest in the city. A definite oasis in the heart of the city!
- The quintessential block in Harbord Village, within walking distance to trendy shops & restaurants along Harbord & College Street, Kensington Market and Chinatown. Just minutes to the U of T campus and TTC, it is in the heart of the city yet with a serene neighbourhood feel.

#### **More Features**

- **200 amp service panel**
- **energy-efficient radiant floor heating system for all tiled floors throughout the entire home**
- **Snow melting system. Heated front and rear walkways, along with exterior staircase leading to basement**
- **new modern radiators with individual thermostats throughout the home**
- **2-2 ton ductless air conditioning units**
- **Heat recovery ventilation system provides fresh air and improved climate control, while also saving energy by reducing heating (and cooling) requirements**
- **on demand hot water system**
- **new 1" water line and main drain pipes installed**
- **backflow prevention assembly**
- **separate gas shutoffs for each gas line in the home and separate shutoffs for all plumbing lines all conveniently located in the mechanical room**
- **2 Pound Polyurethane Spray Foam insulation was used to insulate the entire home**
- **new energy efficient Triangle Tube boiler**
- **security system with keypad**
- **central vacuum system**
- **new weeping tile system**
- **2 hose bibs front and rear for all your gardening needs**
- **Every floor joist in the home has been reinforced**

**Inclusions:** Samsung refrigerator, LG 5 burner gas stove, Bosch built-in dishwasher, Wine fridge, Range hood, LG 2in1 Washer/Dryer combo, all electrical light fixtures, Closet Organizer in master bedroom

