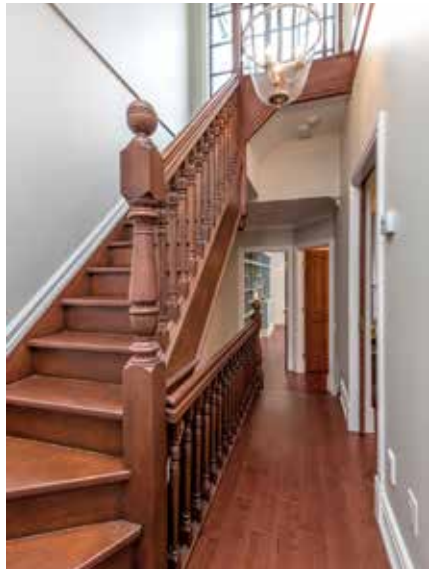


# 358 SUMACH STREET











# WELCOME TO 358 SUMACH STREET

This elegant renovation/restoration was recently completed maintaining many period details and features of the Victorian era. The renovation encompassed taking the house back to the bricks, the foundation was rebuilt while under pinning, and features 9.1ft. ceilings. All new systems, windows and amenities were installed. The coveted location across from Riverdale Park provides year round enjoyment of the park and its incumbent views. Enjoy the restaurants, shopping culture and community of vibrant Cabbagetown.

## MAIN FLOOR

### Vestibule

- Ceramic tile floor
- Original inner glass French doors with stained glass
- Crown moulding

### Foyer

- Ceramic tile floor
- Crown moulding
- Original plaster ceiling medallion
- Original staircase and knoll post
- Recessed halogen lighting

### Dining Room

- Wide plank hardwood floor
- Bay window
- Ornate crown moulding
- Gas fireplace with period insert, custom mantle and slate hearth
- Built-in speakers
- Stunning views overlooking the park
- Original pocket doors with stained glass
- Recessed halogen lighting

### Hallway

- Ceramic tile floor
- Double door coat closet
- Ornate crown moulding
- Recessed halogen lighting

### Kitchen

- Wide plank hardwood floor
- Crown moulding
- Custom shaker style kitchen cabinetry
- Ceasar stone backsplash
- Miele stainless steel built-in steam oven
- Miele stainless steel exhaust hood
- Miele stainless steel built-in speed oven (microwave & convection)
- Miele induction cooktop
- Concealed Miele dishwasher
- Concealed Fisher Paykel dishwasher drawer
- Dacor stainless steel oven
- Concealed Sub Zero fridge and freezer drawers
- Stainless steel farmers sink with chrome gooseneck faucet and filtered water faucet
- Centre island with breakfast bar and Ceasar stone counter
- Built-in speakers
- Custom wall pantry with glass display case
- Under cabinet lighting
- Recessed halogen lighting

### Family Room

- Wide plank hardwood floor
- Custom made entertainment and display unit
- Crown moulding
- Recessed halogen lighting
- Sliding modern French doors walk-out to deck
- Private deck with privacy lattice, awning, access gate to parking, gas line for BBQ

## SECOND FLOOR

### Office/Bedroom

- Wide plank hardwood floor
- Custom built-in bookcase and cupboards
- Crown moulding
- Lovely west view
- Custom roller blind
- Recessed halogen lighting

### His and Her Walk-in Closet

- Wide plank hardwood floor
- Custom built-ins
- Custom makeup vanity and built-in mirror
- Plantation shutters

## Six Piece Washroom

- Wide plank hardwood floor
- Coffered ceiling
- Crown moulding
- Custom double vanity with marble countertop and crystal handles
- Infinity Jacuzzi soaker tub with custom marble tub deck
- Glass enclosed shower with built-in bench and rain shower head
- Matte nickel hardware
- Matte nickel towel warming bar
- Custom mirrored His and Her medicine cabinets
- Plantation shutter
- Pocket door
- Concealed laundry chute
- Recessed halogen lighting

## Master Bedroom and Sitting Area

- Custom broadloom
- Coffered ceiling
- Crown moulding
- Bay window
- Stunning views overlooking the park and surrounding neighbourhood
- Recessed halogen lighting

## THIRD FLOOR

### Bedroom/Office

- Wool sisal carpet
- Sliding modern French door and wall-to-wall window facing west
- Wonderful western light
- Walk-out to large roof top deck with views of the city skyline and surrounding neighbourhood
- Built-in custom desk and drawers
- Angular ceilings
- Large closet
- Custom lighting
- Custom roller blinds

## LOWER LEVEL

### Bedroom

- Wool carpet
- Above grade leaded window
- Large closet
- Recessed halogen lighting

### Washroom

- Ceramic tile floor (heated)
- Vanity
- Large soaker tub
- Subway tile wainscoting
- Chrome fixtures

### Laundry Room

- Terra Cotta tile floor (heated)
- Stainless steel laundry sink
- Whirlpool Duet Steam front loading washer and dryer
- Custom cabinetry

### Furnace Room/Storage Room

### Components Closet

### Linen Closet

### Large Cedar Closet

### Mud Room

- Terra Cotta tile floor (heated)
- Custom cabinets and hooks
- Walk-out to rear parking

### Wine Cellar

# ADDITIONAL INFORMATION

## Inclusions:

Awning, wine cellar humidifier and racking, security system and cameras, solid brass hardware throughout, central vacuum and related equipment, all kitchen appliances, washer and dryer, shutters, all built-in speakers, stereo and networking components, roller blinds and plantation shutters.

## A Note from the Architect:

The objective of the project was to bring all aspects of the house and its systems to a high contemporary standard of utility, energy efficiency and reliability in a way that respected and enhanced the Victorian character of the original structure.

All work was carried out under the direction and supervision of a professional team of architects, engineers and interior designers all with extensive experience in the renovation and restoration of historic buildings.

The team worked closely with both the Toronto Building Department and the Toronto Historical Board to insure that all work was in compliance with the building code and historical board requirements.

The building was completely gutted and extensive foundation reinforcement was carried out. The basement floor was lowered and part of the third floor roof was raised. The brick walls were repaired and rebuilt where required and new stone window sills were installed. The wood floor and roof structures were completely re-engineered and either reinforced or replaced.

The only elements that were salvaged and reused after extensive restoration were the double front doors, the double vestibule doors, the double dining room pocket doors, the plaster moulding around the entrance hall hanging light and the stair to the second floor including the handrail and newel posts.

All other elements and systems in the house were newly installed at the time of the renovation.

Some of the more significant energy saving features are as follows:

- The entire building envelope was insulated to a much higher level than required by the building code.

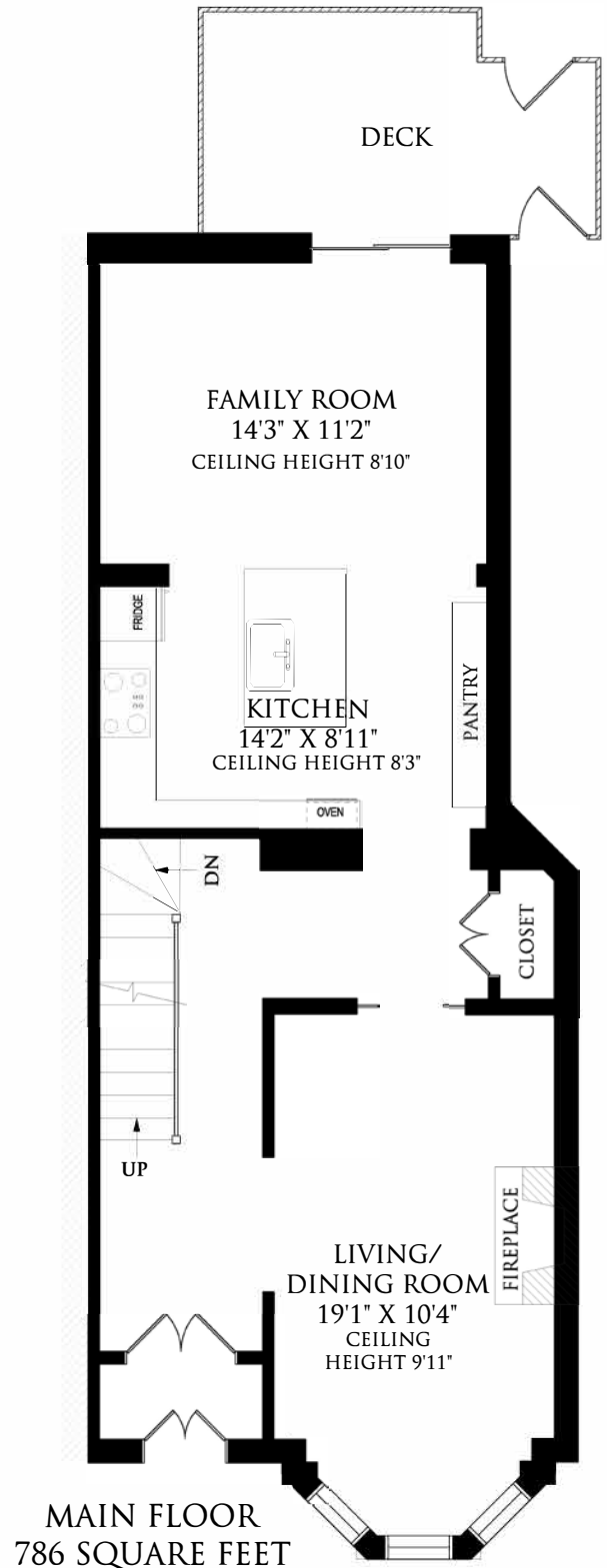
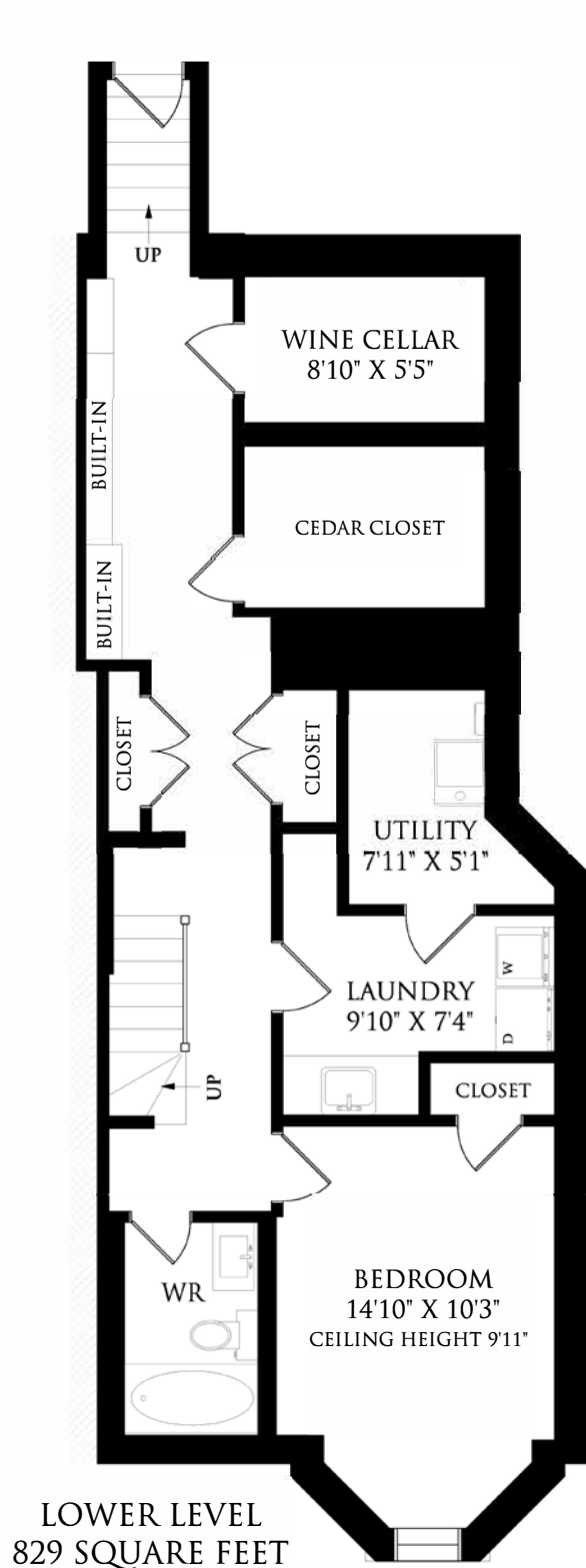


- Hot water is provided by a highly efficient “on demand” gas fired boiler system.
- Two independent energy efficient heating and air conditioning systems were installed to enable the house to be divided vertically into two zones - basement and ground floor - second and third floors. The main advantage of this, apart from the ability to control each zone separately, is the ability to maintain a more even temperature throughout the house using significantly less energy compared to a single system. Another non energy related benefit is that there are no ducts running up through the principal rooms on the ground floor.
- The basement bedroom, washroom, laundry room and hall have separate “in floor” hot water heating system.
- All toilets are water conserving dual flush units.

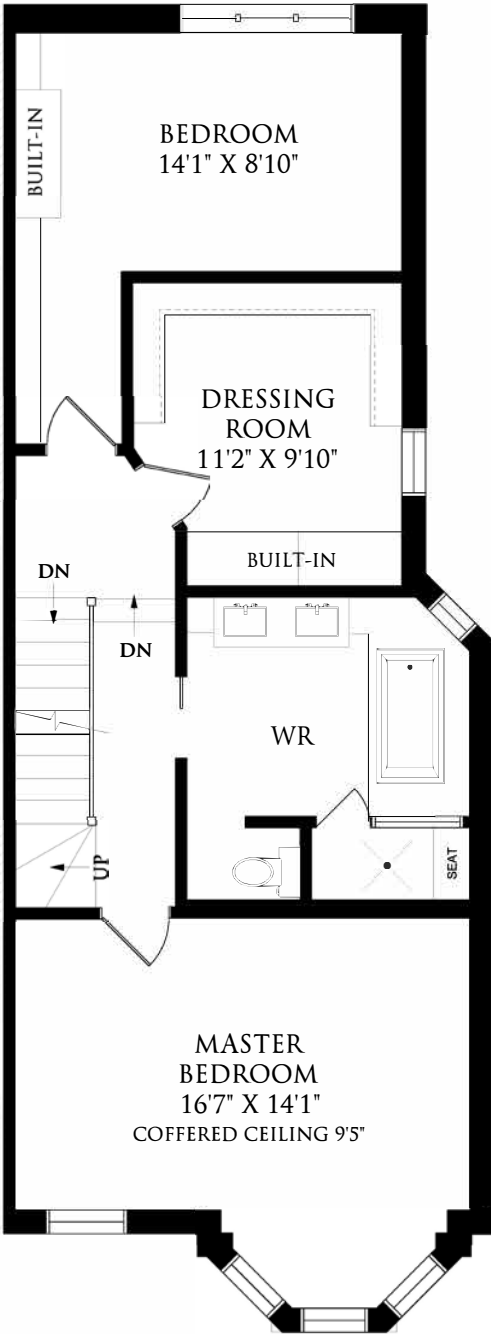
Lot Size: 19.33 x 95 Feet  
Taxes: \$7,120.52 (2016)  
Possession: 30 days / TBA  
Note: Heritage Designation

OFFERED FOR SALE AT:  
\$ 2,199,000.00

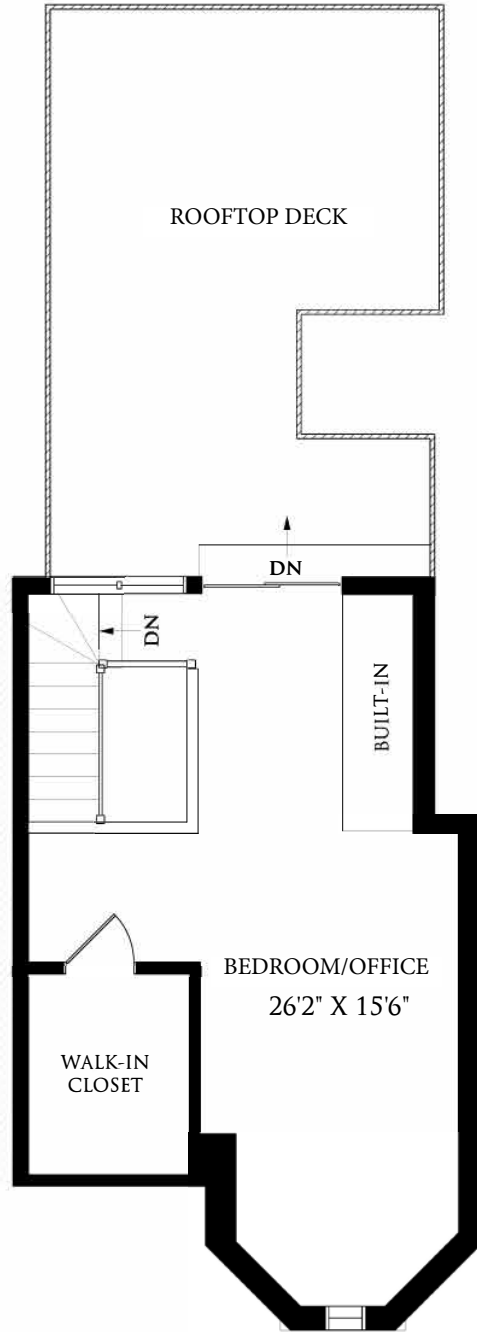
# 358 SUMACH STREET, TORONTO



# 358 SUMACH STREET, TORONTO



SECOND FLOOR  
787 SQUARE FEET



THIRD FLOOR  
415 SQUARE FEET

September 7, 2016

Note: Although measurements and area believed to be accurate they should be considered approximate. This drawing was prepared by Plans4U for the sole benefit and use by the client. No third party may rely on this drawing without the receipt of reliance letter from Plans4U



**LEEANNE WELD KOSTOPOULOS**

Sales Representative  
Gairdner Award Winner 2004 - 2016

**JOHNSTON & DANIEL**  
A DIVISION OF ROYAL LEPAGE REAL ESTATE SERVICES LTD. BROKERAGE

o: 416.489.2121 c: 416.566.8603  
e: [weld@trebnet.com](mailto:weld@trebnet.com) w: [www.leeanneweld.com](http://www.leeanneweld.com)



**RYAN BARNES**

Sales Representative  
Re/Max Professionals Inc. Brokerage

c: 416.729.2707  
e: [ryanrobertbarnes@gmail.com](mailto:ryanrobertbarnes@gmail.com)  
w: [alltorontoareahomesforsale.com](http://alltorontoareahomesforsale.com)



The information in this feature sheet has been provided by principals and sources we believe are reliable. Prospective Purchasers should satisfy themselves regarding its accuracy. All measurements are approximate.