

227 Cottingham Street



Welcome to 227 Cottingham Street

This fantastic family home in sought after Republic of Rathnelly is beautifully situated on a quiet street, enjoying southern exposure and offering a park like setting. The main floor features a combined living room and dining room with many charming features including the original turn of the century staircase and two large bay windows. The modern eat-in kitchen opens out to the deck and overlooks the stunning deep garden. The second floor offers a den, two bedrooms, and a five piece washroom. The third floor master bedroom features both his and her walk-in closets, a three piece ensuite and walk-out to a private deck with tree line views. There is also a further office, bedroom or dressing room on this level. The lower level offers 7.5' ceilings throughout and a spacious recreation room with wet bar. There is another bedroom and washroom on this level with heated, polished concrete floors throughout.

This renovated home is ready to move in and enjoy in this vibrant neighbourhood. Incredible proximity to the downtown core, shops, restaurants and the Dupont Subway are what make this location so coveted. Brown School, The Mabin School and the Pump Park are also just steps away!





main floor

Foyer:

- . Decorative Mexican tile floor
- . Skylight
- . Large armoire (coat closet)
- . Recessed halogen lighting

Living Room:

- . Hardwood floor
- . Bay window
- . Wood burning fireplace with marble surround and hearth, elegant mantle
- . Built-in display shelving
- . Recessed halogen lighting

combined with

Dining Room:

- . Hardwood floor
- . Bay window
- . Open original staircase
- . Recessed halogen lighting

Kitchen: (Eat-in)

- . Hardwood floor
- . Granite countertops
- . Custom designed white gloss cabinetry
- . Wall-to-wall cabinets and drawers with large pantry
- . Floating shelves
- . Stainless steel farmers sink with KWC hand spray
- . Stainless steel Maytag oven and four burner gas stove
- . Stainless steel exhaust hood
- . Stainless steel GE Profile bottom mount fridge
- . Concealed GE dishwasher
- . Glass wall with sliding doors walking out to the deck and garden below
- . Recessed halogen lighting

second floor

Den:

- . Hardwood floor
- . Pretty south views over the garden
- . Closet
- . Double wooden French doors
- . Recessed halogen lighting

Five Piece Washroom:

- . Carrara marble tile floor
- . Double vanities with Carrara marble counter

- . Custom medicine cabinet
- . His & Hers mirrors
- . Large soaker tub
- . Polished chrome fixtures/taps and sconces
- . Plantation shutter
- . Recessed halogen lighting

Bedroom:

- . Hardwood floor
- . Large armoire (closet)

Bedroom:

- . Hardwood floor
- . Large bay window overlooking Cottingham Street
- . Wall-to-wall custom closet

third floor

Master Bedroom:

- . Hardwood floor
- . His and her walk-in closets
- . Glass sliding doors walk-out to private deck with tree line views

Three Piece Ensuite Washroom:

- . Heated porcelain tile floor
- . Large vanity with storage and Caesar stone countertop
- . Glass enclosed shower with bench
- . Skylight
- . Polished chrome fixtures and taps
- . Built-in medicine cabinet and mirror
- . Pretty tree line views
- . Recessed halogen lighting

Linen Closet

Office/Bedroom/Dressing Room:

- . Hardwood floor
- . Built-in bookshelves
- . Large bay window with views over Cottingham Street
- . Recessed halogen lighting

lower level

Recreation Room:

- . Heated polished concrete floor
- . Wall-to-wall high gloss storage cupboards
- . Built-in bar sink with marble counter
- . Recessed halogen lighting

Storage Closet

Utility/Storage Room

Bedroom:

- . Heated polished concrete floor
- . Large above grade window
- . Double closet
- . Recessed halogen lighting

Three Piece Washroom/Laundry Room:

- . Heated polished concrete floor
- . Floating vanity
- . Large glass enclosed shower with bench and Carrara marble surround
- . Miele washer and dryer

additional information

Inclusions: All kitchen appliances, washer, dryer, plantation shutters and blinds, all electric light fixtures, central alarm system, hot water tank, built-ins & armoires

Exclusions: Dining room light fixture, two microwaves, lower level bar fridge, curtains in master bedroom, children's bedrooms, third floor office, flag & flagpole

Possession: 30 Days/TBA

Lot size: See attached survey

Taxes: \$ 7,355.87 (2018)

Note: National Home Inspection Report available through listing agent

improvements by current owners

2008

- . New hardwood throughout (1st, 2nd & 3rd floors)

2009/2010

- . Kitchen gut including 12' of windows across the back of the house (with support beam)
- . All new appliances, cabinets, countertops.
- . Gut of 2nd floor washroom with new window
- . Creation of 3rd bedroom (son's room)
- . Wiring of den TV
- . New deck in the backyard

2011

Basement Renovation:

- . Dug the basement out by 2', laid under-floor heating, closed in the ceiling, recessed halogen lights, new stairway down, relocated the furnace and boiler, installation of sump pump and back flow preventer valve.
- . Added a bedroom with expanded window to provide a secondary exit. (ie. Bedroom is to code).
- . Added a 3pc washroom with laundry
- . Convenience "kitchen" with bar sink
- . Closets and storage cupboards

2012

- . Backyard landscaping including addition of flagstones around the silver maple and backyard lighting
- . Addition of porch, expanded the front entry, new door, tiles, lighting
- . Outside of house painted

2013

- . 3rd floor washroom gut. All new fixtures, new skylight, new windows, under-floor heating.
- . New stucco on outside of washroom pop-out
- . New deck off master bedroom with new glass railing
- . Pot lights installed in 3rd floor office, 2nd & 3rd floor hallways, 2nd floor den, and 1st floor living/dining room

2015

- . New fences in backyard

2017

- . Extensive interior painting
- . New rear fence

Offered For Sale At: \$2,298,000.00







LEEANNE WELD KOSTOPOULOS

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Chairman's Award Winner - Gairdner Award Winner 2001-2017

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