



133 Bedford Road

Welcome to 133 Bedford Road

133 Bedford Road, with its recently completed and to the bricks restoration/renovation, is one of the most beautiful homes in the East Annex. Boasting 3700 sq ft feet above grade and 37.5" wide frontage with three car parking, garage and lovely city garden; this house is wonderfully spacious and airy. 133 Bedford retains its historic charm married with contemporary style in an artfully designed package. You can truly bring your suitcases and move in. The chef's kitchen has custom framed cabinetry, an oversized island, and professional grade appliances including a La Cornue range. The breakfast area with custom tufted banquette and cozy seating area overlooks the garden through 9 foot high sliding doors. The stunning master retreat features walnut "his and hers" walk in closets, gorgeous panelling, peaked ceilings and an ensuite encased in gorgeous porcelain tile with steel and glass shower and Water Closet doors. Grammercy Park meets Yorkville with 10 foot ceilings on the main floor and 9 feet in the lower level, second and third floors. The lower level features heated polished concrete floors, recreation room, exercise room, guest suite and 3 piece wash room. This designer's own home has numerous custom built ins, top of the line finishes and modern and efficient mechanical systems. 133 Bedford is just steps to Yorkville, Bloor Street and the University of Toronto.



Detailed Features

GENERAL

- Plaster Mouldings
- 10 foot ceilings on main and second floor
- 9 foot ceilings in basement and third floor
- Underpinned basement
- 9”inch baseboards, designer casings and window trim
- 8 foot solid core doors with brass handles and hinges
- European white oak engineered flooring. Herringbone on main floor and wide plank on second and third floor. Flooring has been handcrafted to create a unique finish and appearance. With wood custom vent covers
- LED recessed lighting
- Period style mother of pearl and brass Switches and dimmers. CSA approved. It is not a knob and tube switch
- Custom Black Iron railings with elegant curved white oak stair detail and crystal ball finial
- LED pin stair lights
- Brass and milk glass sphere and stem pendants in upstairs hallways
- oversized wood and aluminum clad casement windows in dark navy

FOYER

- Heated marble mosaic floors
- Panel Moulding
- Coat closet

LIVING AND DINING

- Panel Moulding; Perfect for hanging art
- Window seat in bay window
- Soaring windows
- Gas fireplace with custom art deco tiered marble surround
- Lindsey Adelman dining light fixture and Currey and Co. piano fixture
- In Ceiling speakers

KITCHEN

- 12ft wide by 9 ft tall oversized sliding doors to gorgeous deck and garden
- Framed dark navy kitchen cabinetry with double box height
- Vintage Putnam library ladder for easy access to top cabinets
- Modern porcelain counters and oversized backsplash

- La Cornue dual source oven, GE Monogram professional 42” inch refrigerator, two Fisher Paykal dish drawers and Miele wall oven and microwave
- Double full size pantries
- Oversized island accommodates 4 barstools and extra storage on dining side
- Brass industrial chandeliers over island, under and in cabinet lighting
- Undercabinet lighting
- Brass knobs and brass plumbing fixtures
- Deep Siligranit sink by Blanco with garburator
- Fabulous custom built in 6 seat banquette. Brass sconces embedded in tufted banquette.
- Comfortable seating area for morning coffee.
- TV mount and cabinet

MAIN FLOOR POWDER ROOM

- Heated floors
- Marble and brass washstand with brass fixtures
- Stunning round mirror
- Navy Flocked wall paper in a contemporary pattern
- Brass pendant fixture

SIDE ENTRY AND MUDROOM

- Heated floors
- Closet
- Storage cabinet
- Electronic keyless entry
- Covered entry

SECOND FLOOR FAMILY ROOM

- Oversized multi arm brass light
- Large deck with entry from family room
- Huge over sized window with custom blind
- Vintage coal fireplace with period mantel and tiles (non functioning)
- Could be fifth bedroom

MASTER BEDROOM: YOUR HOTEL SUITE TO DIE FOR

- Walnut encased entry with flush doors to his and hers walk in closets
- Recessed lighting and drop walnut ceiling
- French doors to bedroom
- Gable roof with panel moulding on walls and ceiling
- 12 foot bi parting sliding doors with glass Juliet balcony
- Striking brass multi light chandelier
- Brass moveable wall sconces on either side of the bed
- Contemporary dark oak built ins featuring a brass trim
- Custom sheers and drapery on a brass rod and

- modern Lucite finial
- USB port and plugs on either side of bed

MASTER ENSUITE

- Floor to ceiling white and black with brass streaked oversized porcelain tile
- Oversized shower and separate toilet encased in stunning glass door with black metal industrial grill work
- Double oversized custom oak vanity with brass trim and porcelain counter top
- Stunning brass plumbing fixtures, towel rods and washroom accessories
- Toto washlet toilet
- Nu heat flooring
- Antique brass medicine cabinets
- Oversized frosted windows for light and privacy
- Sputnik brass chandelier
- Linear LED shower light

SECOND FLOOR GUEST ROOM/OFFICE

- Oversized multi arm brass light
- Bright and sunny with oversized windows looking onto side deck
- Recessed lighting and modern multi globe light fixture
- Room for queen sized bed and space for closet for a fourth bedroom

SECOND FLOOR THREE PIECE BATH

- Navy herringbone porcelain floors and shower walls
- Oversized linen texture porcelain tile washroom walls
- Custom navy painted vanity with Caesarstone countertop
- Bright frosted vinyl shower window for zero maintenance
- Custom glass shower doors

THIRD FLOOR 5 PIECE WASHROOM

- Stand alone soaker tub
- Porcelain shower with glass enclosure
- Separate toilet area with frosted glass privacy screen
- Double vanity with porcelain countertops
- Wall mounted pendant sconces for excellent facial lighting
- Floating make up vanity
- Custom mirrors
- Soft grey and white mini mosaic marble floors

LAUNDRY ROOM AND LINEN CLOSET

- Custom laundry sink and cabinet with Caesarstone

- countertop
- Stacked full sized washer/dryer
- Efficient hanging bars for laundry
- Oversized linen and storage closet in hallway

LOWER LEVEL

- Radiant floor heating throughout
- 9 foot ceilings
- Attractive barnboard and iron stair case
- Polished concrete floor
- Warm in winter and cool in summer
- Bar with brick back splash, custom cabinetry and stainless wine fridge
- Ovesized great room, with wiring for television
- Glassed in Exercise area with fan and wiring in place for television
- Oversized bank of storage closets

LOWER LEVEL THREE PIECE WASHROOM

- Concrete modern tile
- Floating vanity with modern white resin integrated sink and countertop
- Custom glass shower enclosure
- Industrial mirror

LOWER LEVEL GUEST/NANNY SUITE

- Closet
- Oversized casement window for fire safe eqress
- Custom roman blinds

MECHANICALS AND CONSTRUCTION

- Two air handler systems with humidifiers
- Two air conditioners
- Gas boiler with heat pump and storage water heater
- Sump pump with back up
- Two Wireless routers, with Unify’s to boost wireless strength
- Ring door bell
- Garage has electrical conduit in place for an electric car charger
- New electrical and plumbing throughout
- New Roof
- New windows: Wood in the front and Aluminum clad in the rear
- Resilient channeling to dampen sound
- Mostly new joists

EXTERIOR

- Modern, exterior façade with cohesive tonality in the brick and panel detail with Period finishes including custom Victorian Shingles, wood decks, columns and spindles

- Full size garage that fits an SUV and additional storage
- Extra driveway with room for 3+ cars. Note there is a right of way to allow neighbours to easily move cars in and out
- Elegant wood fencing
- Hardy perennial gardens
- Rear garden is a serene oasis with tall Cedars and columnar
- Ash Trees
- Cedar deck and stone patio
- Electrical on patio and for rear fountain
- Stone water fountain
- Landscape lighting and a Rain Bird irrigation system
- Gas line for barbeque

MISCELLANEOUS

- House restoration complete December 2018
- Permit closed May 2020
- Alarm system, monitored by Counterforce

NEIGHBOURHOOD

- 5 Minutes walk to Yorkville Village with the Equinox and Whole Foods
- Toronto's best flower markets and Italian restaurants at the end of the street
- Ramsden Park with off leash dog park, tennis, ice rinks and fantastic playground is a 5 minute walk
- St. George Subway 5 minute walk and Rosedale Subway 12 minute walk
- Huron Street Public School
- Holy Rosary Catholic School

ADDITIONAL INFORMATION

- Lot Size: 37.5' x112.5'
- Taxes: \$16,929.64 (2020)
- Square Footage: 3724 sqft above grade plus 942 sq ft finished basement
- Possession: 60 Days or TBA

Furniture available for purchase, please speak to Listing Agent.

EXCLUSIONS

- suspended brass light fixture over living room cocktail table. Available for purchase.

offered for sale at
\$5,798,000.00

Lower Level



GROSS INTERNAL AREA
 FLOOR 1: 93 m², FLOOR 2: 109 m²
 FLOOR 3: 106 m², FLOOR 4: 81 m²
 TOTAL: 389 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

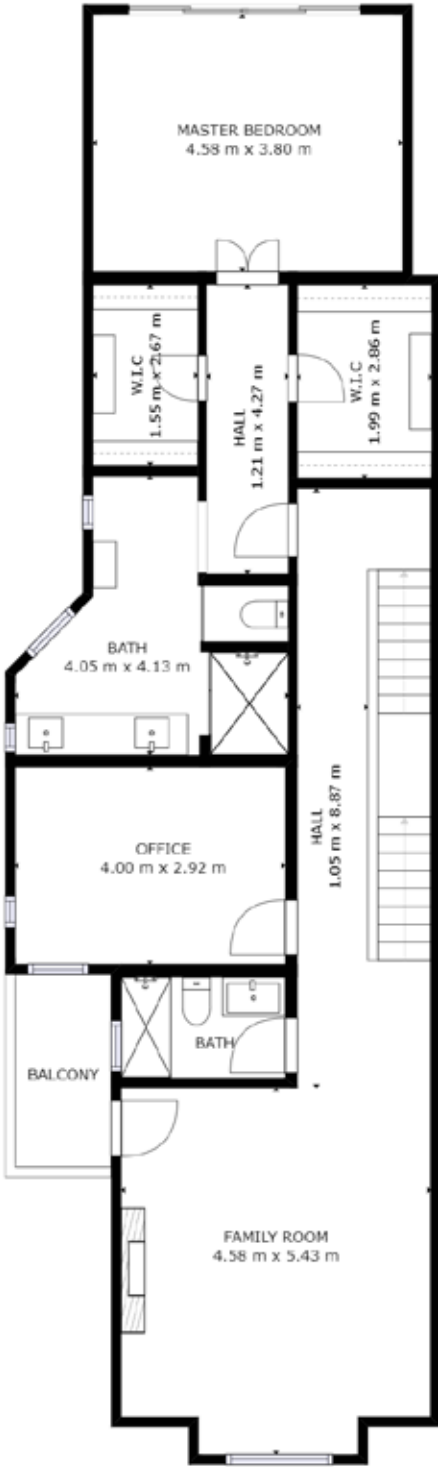
Main Floor



GROSS INTERNAL AREA
 FLOOR 1: 93 m², FLOOR 2: 109 m²
 FLOOR 3: 106 m², FLOOR 4: 81 m²
 TOTAL: 389 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

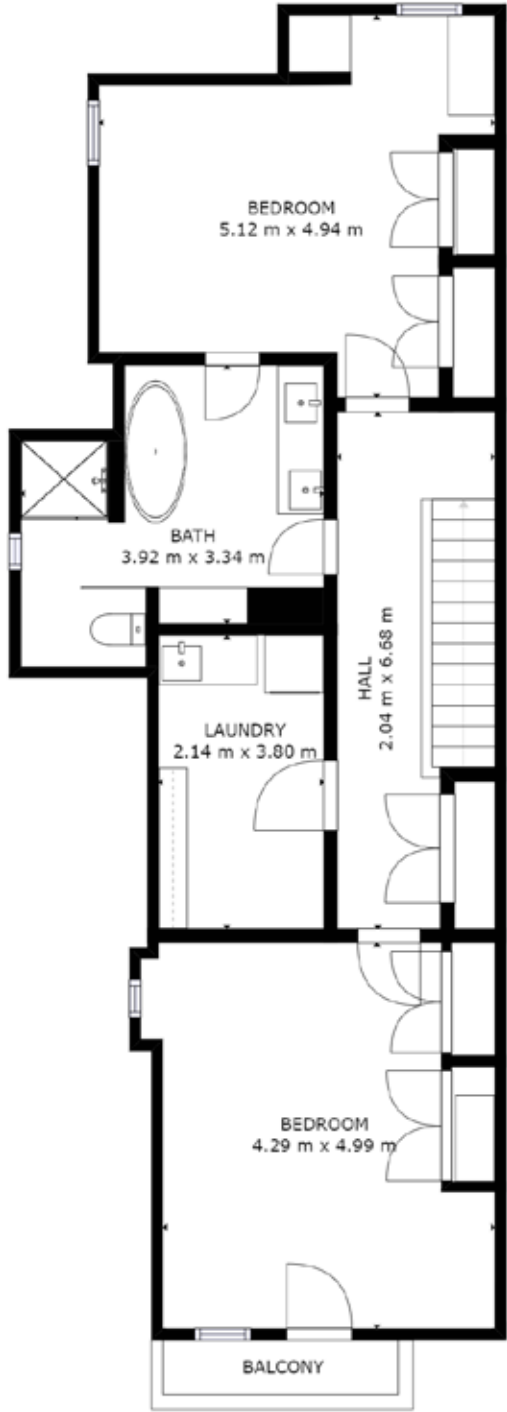
Second Floor



GROSS INTERNAL AREA
 FLOOR 1: 93 m², FLOOR 2: 109 m²
 FLOOR 3: 106 m², FLOOR 4: 81 m²
 TOTAL: 389 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

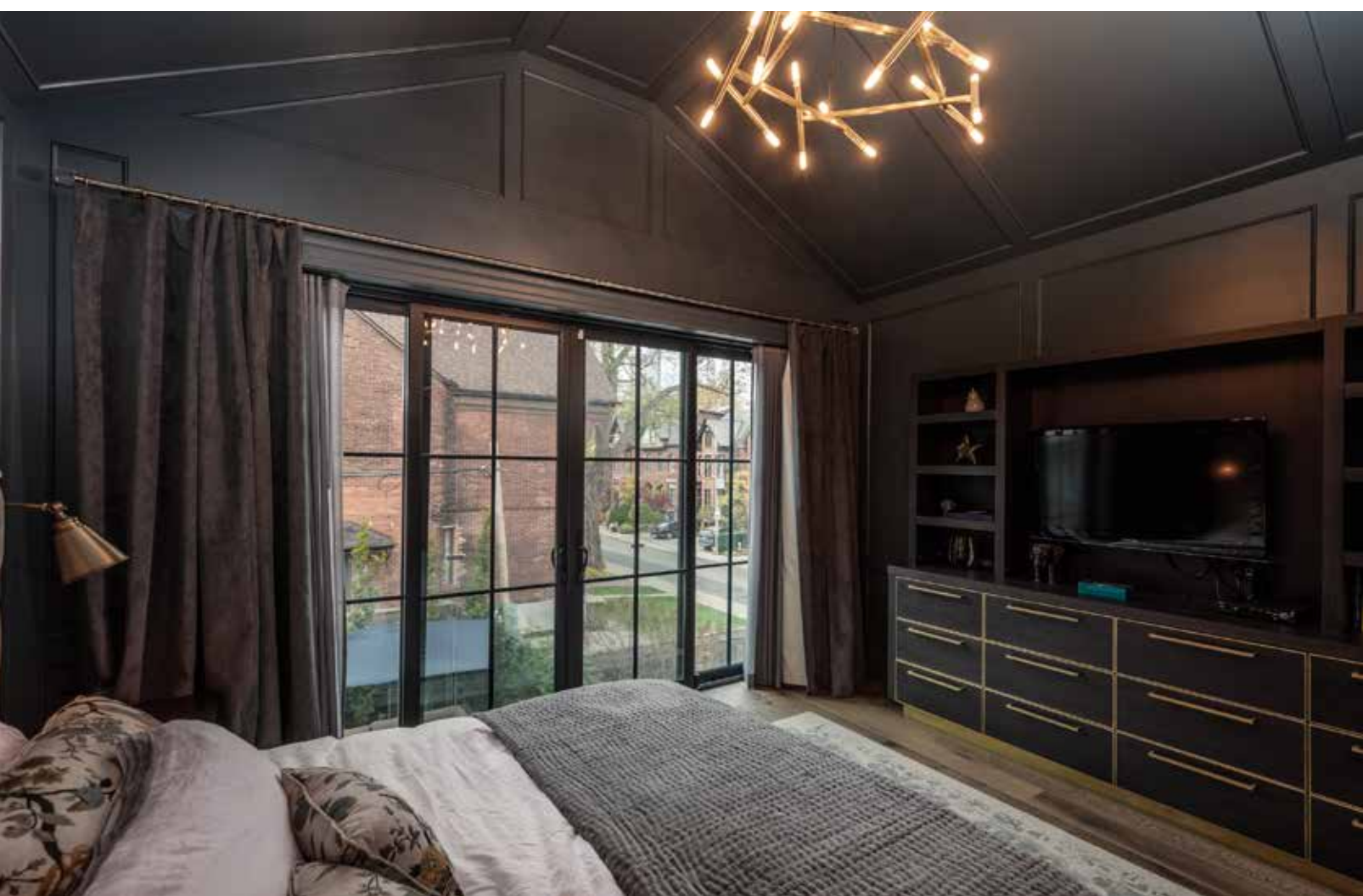
Third Floor



GROSS INTERNAL AREA
FLOOR 1: 93 m², FLOOR 2: 109 m²
FLOOR 3: 106 m², FLOOR 4: 81 m²
TOTAL: 389 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

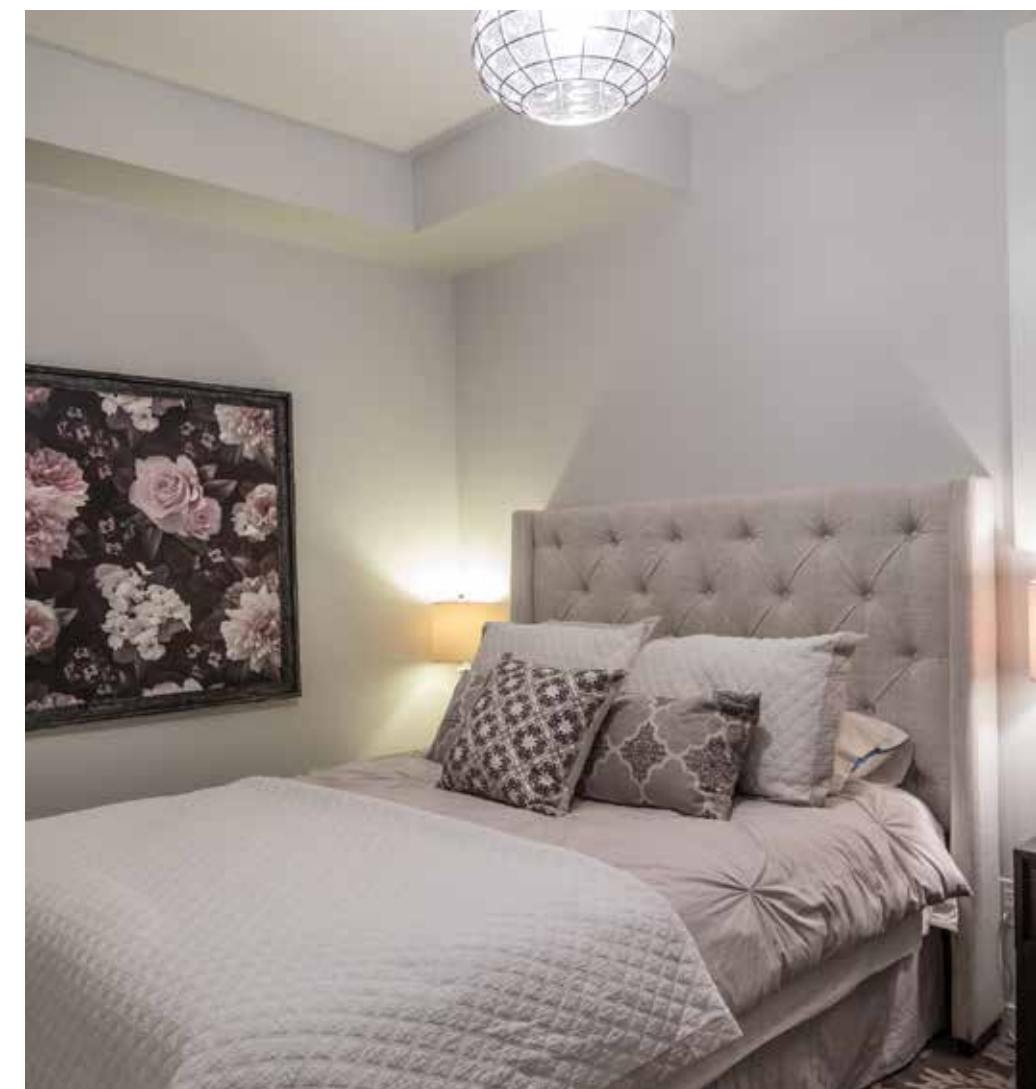
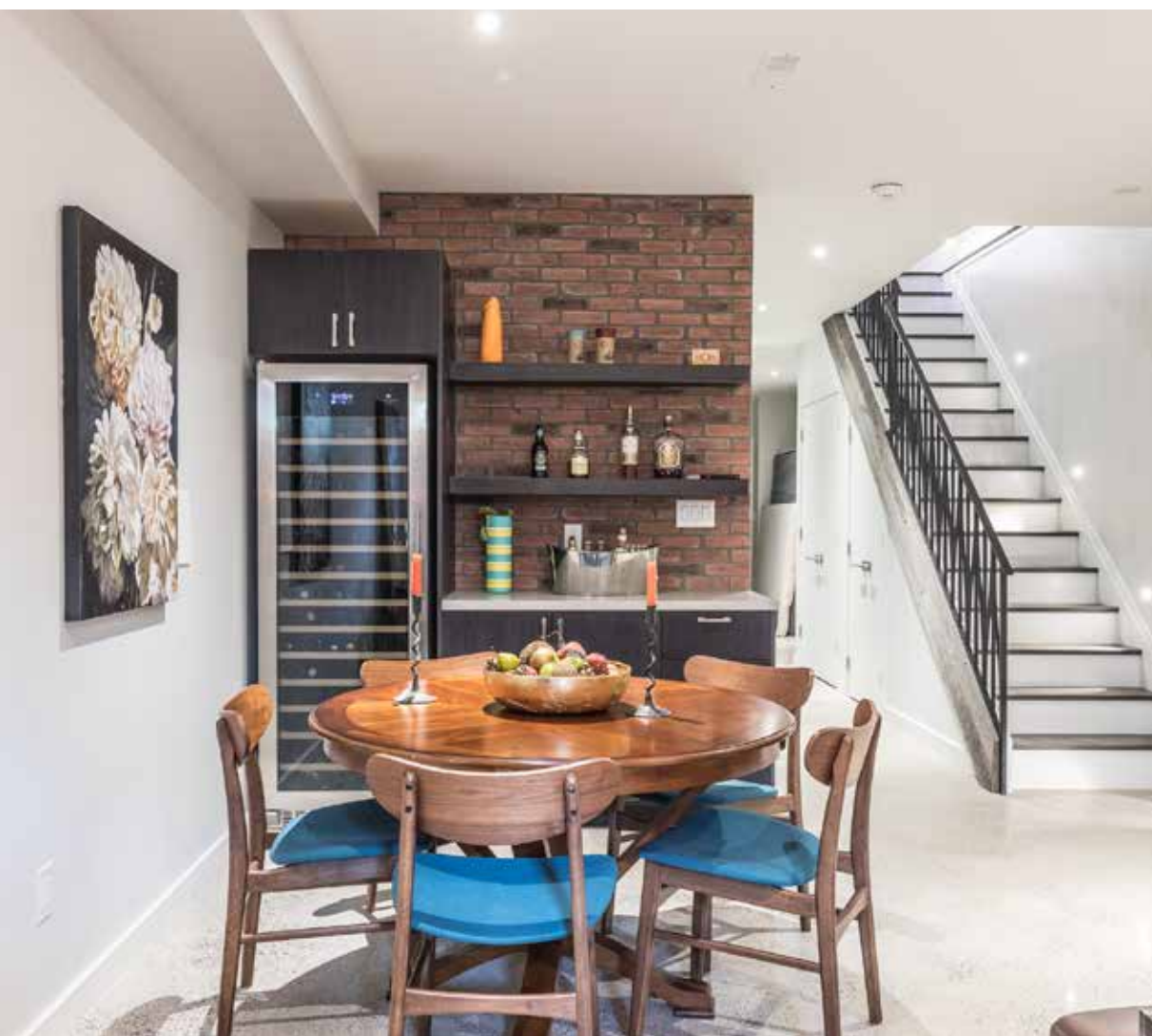


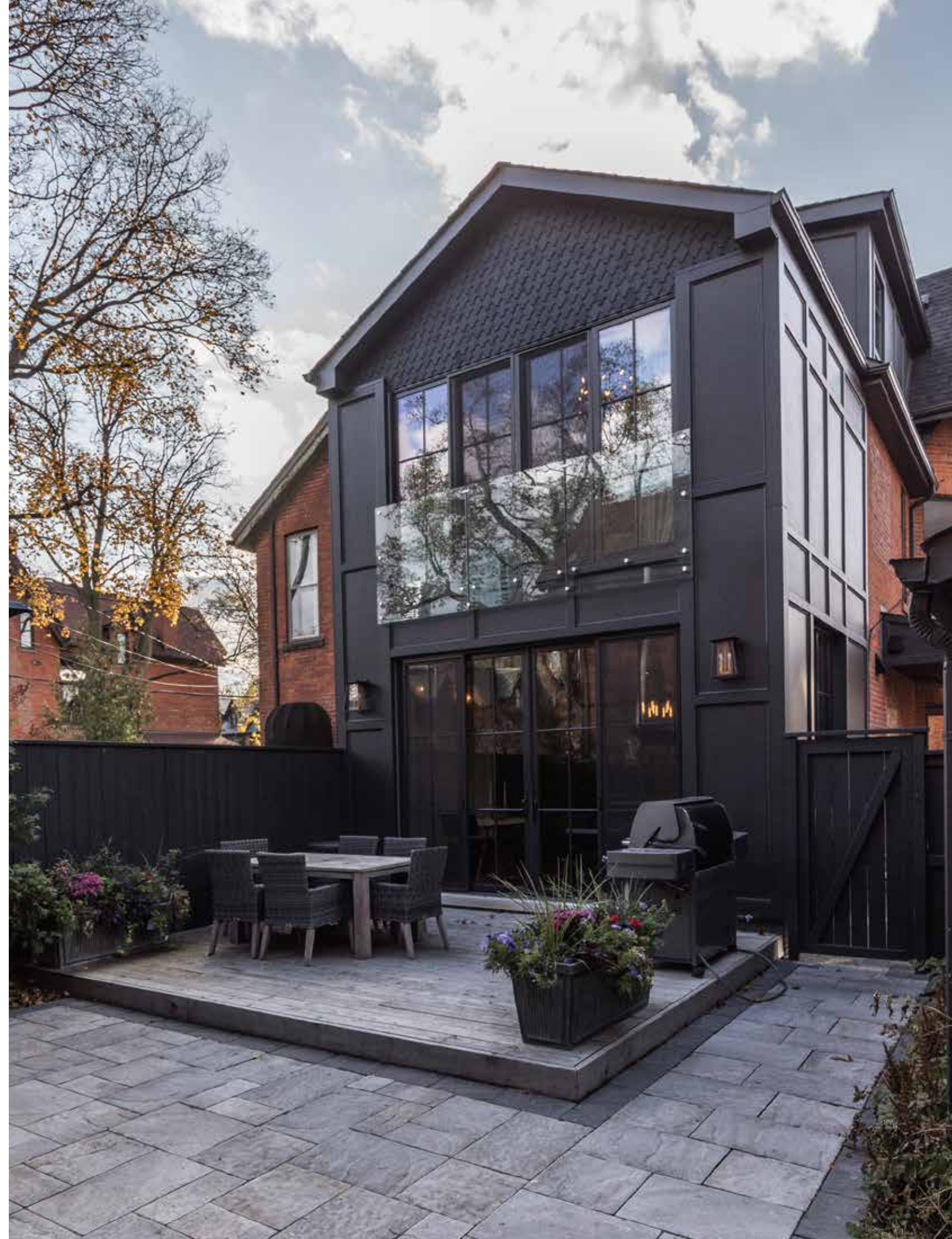














LEEANNE WELD KOSTOPOULOS

Sales Representative

c 416.566.8603 | o 416.489.2121

leeanne@leeanneweld.com

leeanneweld.com

Gairdner Award Winner

2004-2019

Chairman's Award Winner



JOHNSTON & DANIEL

A DIVISION OF REAL LYPAGE REAL ESTATE SERVICES LTD. BROKERAGE

KELLY DRISCOLL

Sales Representative

o 416.489.2121

kelly@kdriscoll.ca

kdriscoll.ca

