



30 Rathnelly Avenue

Welcome to 30 Rathnelly Avenue

This home was extensively renovated by its current owners creating this sophisticated two bedroom plus upstairs family room or it can be enjoyed as a three bedroom home.

A turn of the century house with abundant charm; tall ceilings and herringbone hardwood floors, Art Deco inspired French doors and windows. An eyebrow window with original watermark glass in the family room, and a serene and stylish kitchen and washrooms complete this special offering.

The gardens are sublime featuring boxwood, hydrangea, ornamental pear trees, magnolias offering total privacy and bathed in western light.

Enjoy this vibrant location and neighbourhood yet tranquility in the heart of the city.







main floor

FRONT ENTRANCE

- Classic checkered black and white marble tile floor
- Crown moulding
- Pretty view over front garden

LIVING ROOM

- Herringbone white oak hardwood floor
- Crown moulding
- Woodburning fireplace with antique marble mantle surround and hearth
- Art Deco inspired leaded windows
- Built-in speakers
- Recessed halogen lighting

DINING ROOM

- Herringbone white oak hardwood floor
- Leaded glass “Art Deco inspired” French doors walk out to deck
- Crown moulding
- Built-in speakers
- Recessed halogen lighting

KITCHEN

- Herringbone white oak hardwood floor
- Custom shaker-style solid wood cabinetry
- Under cabinet lighting
- Two large stainless steel farmer’s sinks
- Polished nickel gooseneck faucet and handspray
- Nickel hardware
- Calcutta marble tile backsplash
- Frigidaire Gallery stainless steel dishwasher
- Viking stainless steel four burner gas stove
- Viking stainless steel exhaust hood
- Viking stainless steel bottom mount fridge
- Crown moulding
- Built-in speakers
- Glass French doors walk out to deck and garden below
- Recessed halogen lighting

second floor

FOUR PIECE WASHROOM

- Heated marble mosaic tile floor
- Custom vanity with marble counter
- Soaker tub
- Crown moulding

- Custom built-in shelves and cupboards
- Picture window with pretty view over the rear garden
- Polished nickel hardware
- Polished nickel faucets and taps
- Solid French doors
- Plantation shutters
- Recessed halogen lighting

BEDROOM/DEN

- Herringbone white oak hardwood floor
- Crown moulding
- Grasscloth wallpaper
- Closet
- Pocket doors
- Picture window with west view over the rear garden
- Recessed halogen lighting
- Plantation shutters

FAMILY ROOM

- Herringbone white oak hardwood floor
- Woodburning fireplace with Calcutta marble surround
- Custom built entertainment centre
- Stunning eyebrow window overlooking Rathnelly Avenue with original watermark glass
- Surround sound ceiling speakers

- Recessed halogen lighting
- Solid French doors

third floor

MASTER BEDROOM

- Herringbone white oak hardwood floor
- Crown moulding
- Double French door entrance to walk-in closet with custom built-ins
- Picture window overlooking the rear garden
- Plantation shutters
- Recessed halogen lighting

FOUR PIECE ENSUITE WASHROOM

- Heated marble tile floor
- Custom double vanity with marble counter
- Custom built-in open shelves and cupboards
- Glass enclosed shower with rainshower head
- Polished nickel faucets and taps
- Recessed halogen lighting
- Pocket door

improvements by current owner

- Renovated top to bottom in 2011
 - o All new wiring, plumbing, furnace, air conditioning.
 - o New windows supplied by Ridley.
 - o Bathroom hardware is Restoration Hardware and Gingers. Bathroom tile, third floor, Calcutta Marble. Bathroom, second floor, Blue Stone/ Limestone.
 - o All doors are custom made, solid wood, hardware from Gingers.
 - o Front Door, Ridley/ hardware/ADH/ Baldwin. Back door, Bauhaus Doors
 - o Kitchen hardware is Gingers. Calcutta backsplash and counter tops. Custom Kitchen cabinets. Viking Fridge, stove and fan.
 - o Fireplace second floor, new wood burning fireplace/ Calcutta and custom built ins.
 - o Custom built-ins in third floor washroom and closet.
 - o Lights on outside of house are, front of house are Electric Light Company, back of house coach lights are from Union lighting.
 - o Nest home remote monitoring - heat/cool - buyer to assume
 - o Ring door bell - remote monitoring - buyer to assume
 - o Wood fireplaces - swept and inspected every year since install
 - o Custom marble mantel from Igne Ferro 1with herringbone insert on main floor.
 - o New roof shingles and dishwasher in 2020
- Landscaping - Gardens, French inspired gardens, boxwood, Hydrangea, Ornamental Pear Trees and the front yard has a Magnolia tree in the middle.
Custom stone work done in front of house and back of house.

other information

Inclusions: All kitchen appliances, washer and dryer, all electric light fixtures, all window coverings (except excluded), built-ins, built-in speakers, Lutron dimmers, central alarm system

Exclusions: Front entrance light, drapes and hardware in living room, dining room chandelier, wall lights second floor washroom and mirrors in washrooms.

Lot: 16.67' x 151.83'

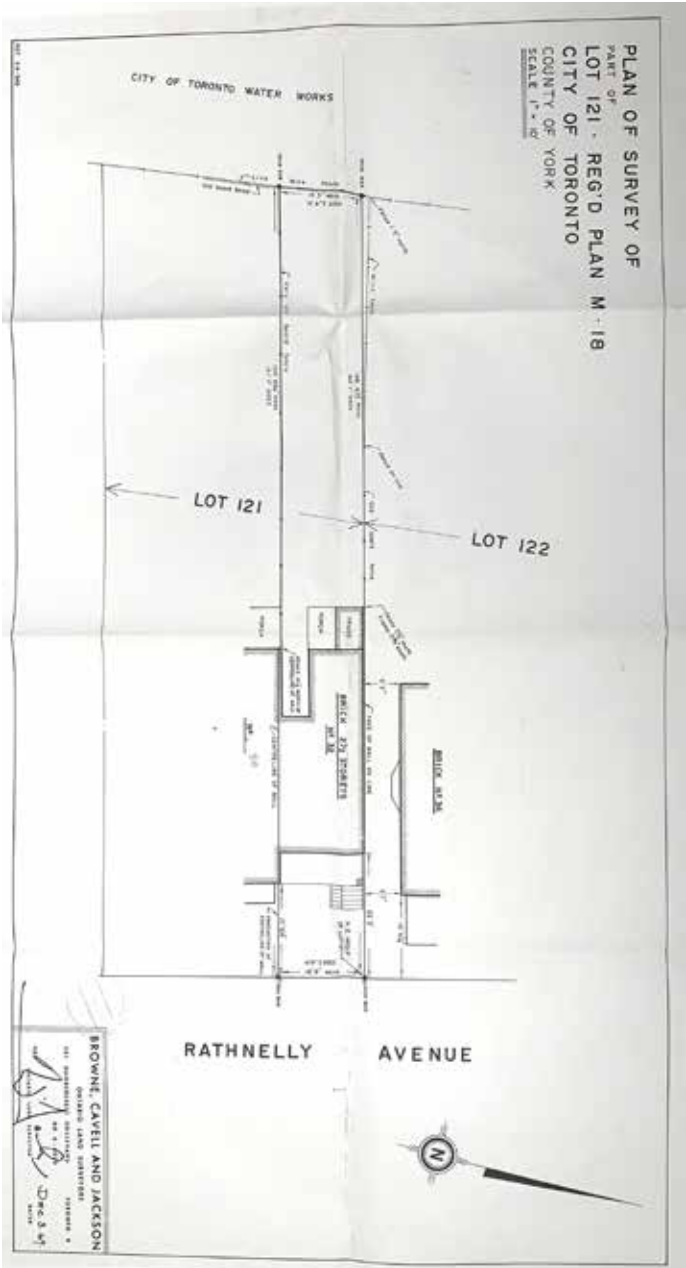
Possession: Mid November / TBA

Taxes: \$8,287.91 (2020)

Rental Items: HWT, Nest Home Monitoring, Ring Door Bell

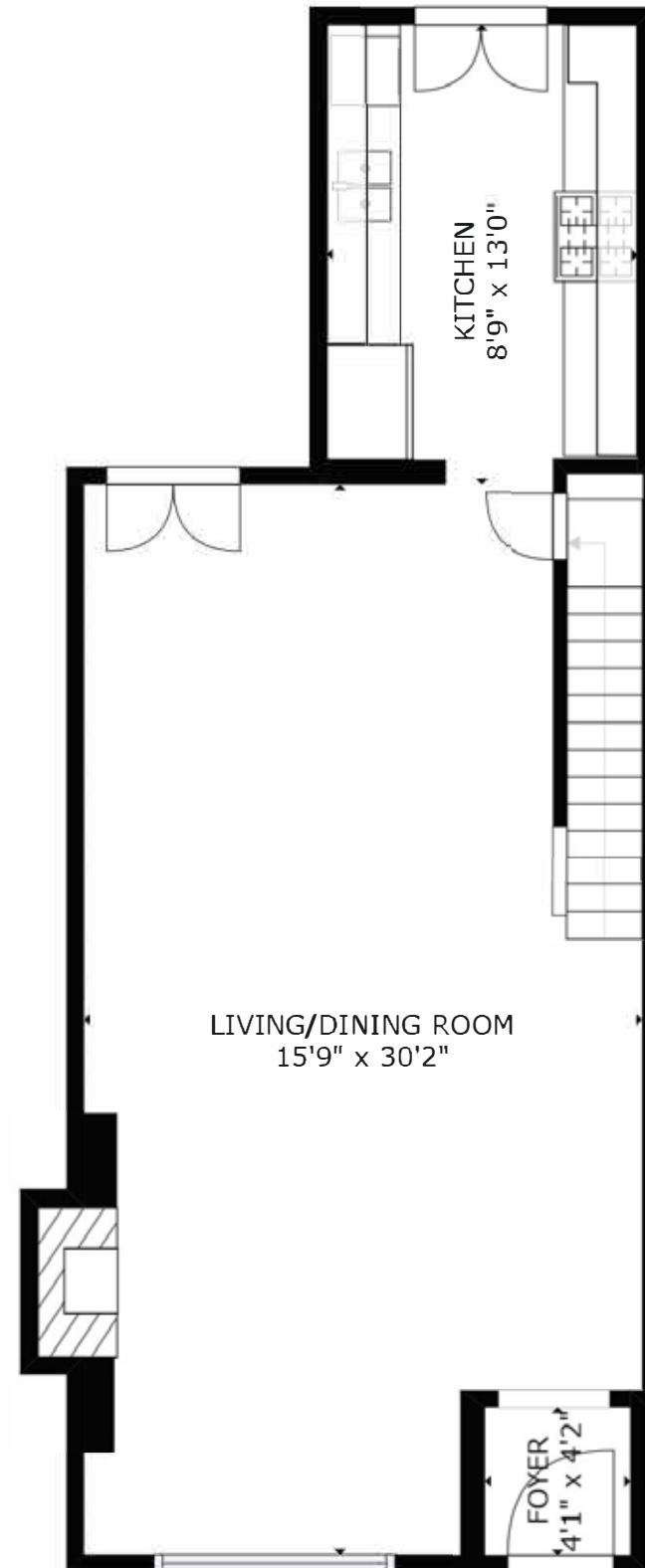
Speak to LA regarding Home Inspection

offered at \$1,899,000.





FLOOR 1



FLOOR 2

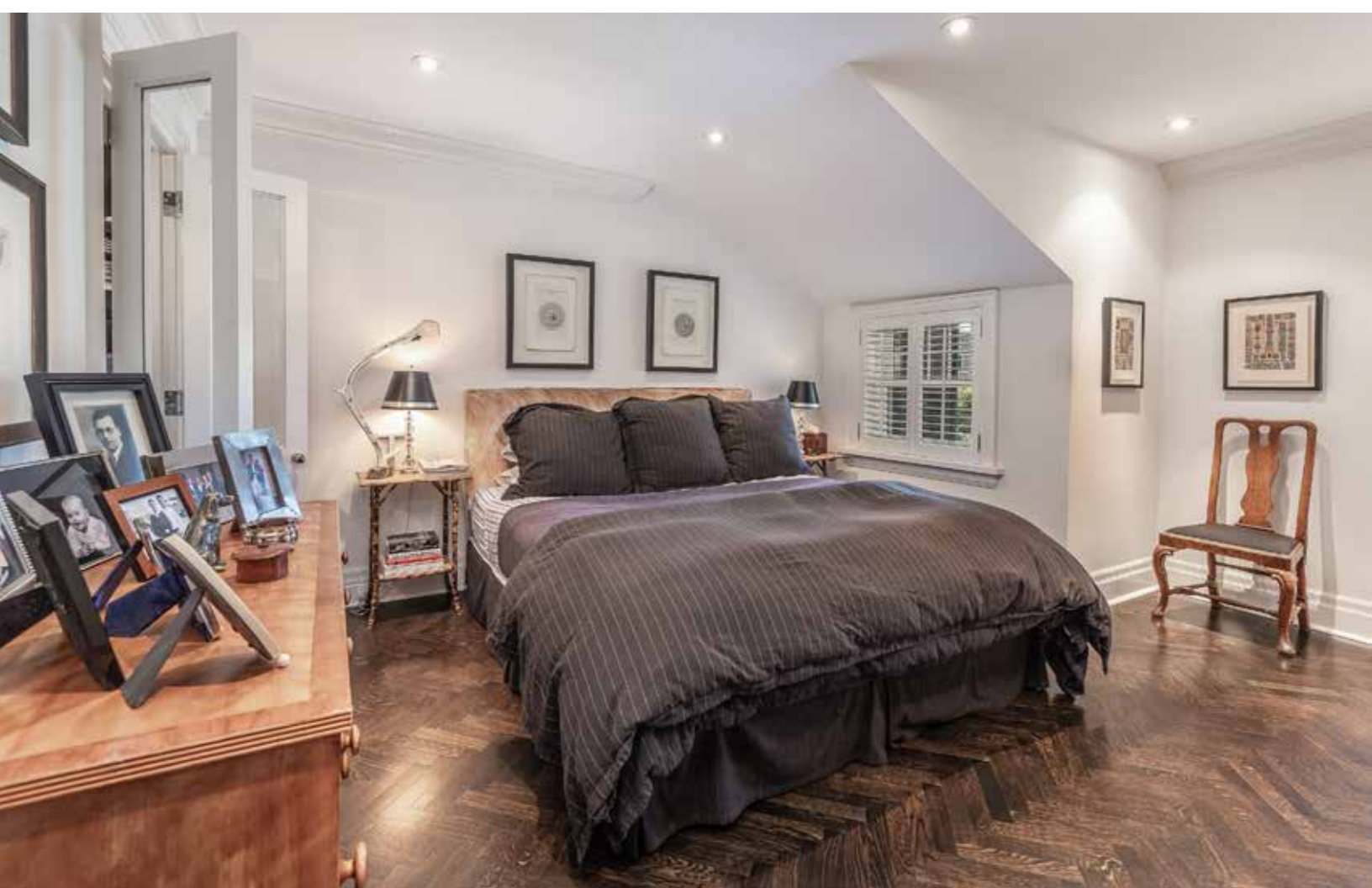


FLOOR 3



FLOOR 4

GROSS INTERNAL AREA
 FLOOR 1: 538 sq ft, FLOOR 2: 593 sq ft
 FLOOR 3: 582 sq ft, FLOOR 4: 434 sq ft
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 24 sq ft
 TOTAL: 2147 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.











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