



68 Winchester Street



Welcome to 68 Winchester Street

Welcome to this 1880 Victorian home situated in prime Cabbagetown. This house offers nearly 2,200 square feet above grade. Original period details can be seen throughout; original staircase, deep baseboards, rich crown moulding, ceiling medallions and two wonderful wood burning fireplaces with marble mantels and tile hearths. This home is a wonderful example of the Victorian Era. 11 foot ceilings are featured on the main floor, and 9 foot ceilings on the upper floors. Light streams throughout the house. Enjoy modern conveniences and systems combined with exceptional character. Previously there was an apartment at the rear of the property with separate entrance offering a combined living room, kitchen and upstairs bedroom and washroom, this apartment could be restored for additional income. Enjoy this convenient location close to shops, restaurants, parks and transportation. The best of Cabbagetown is at your doorstep!



















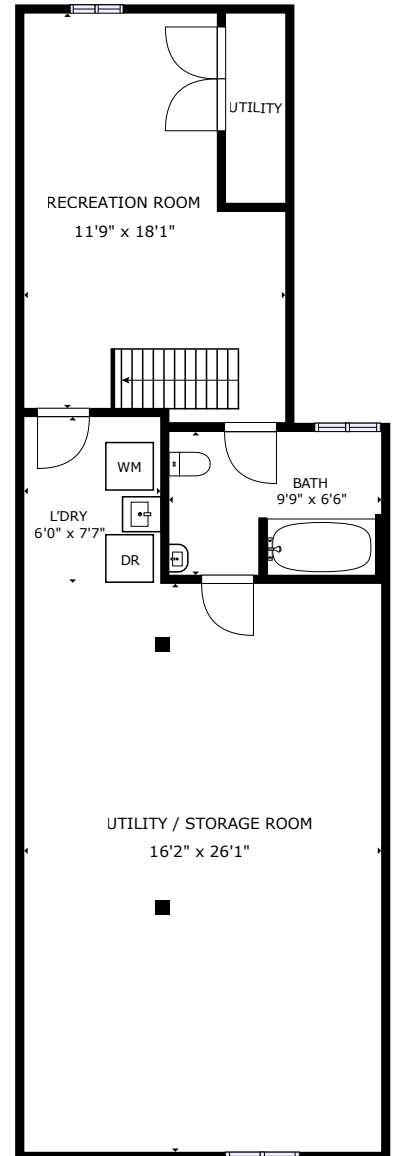
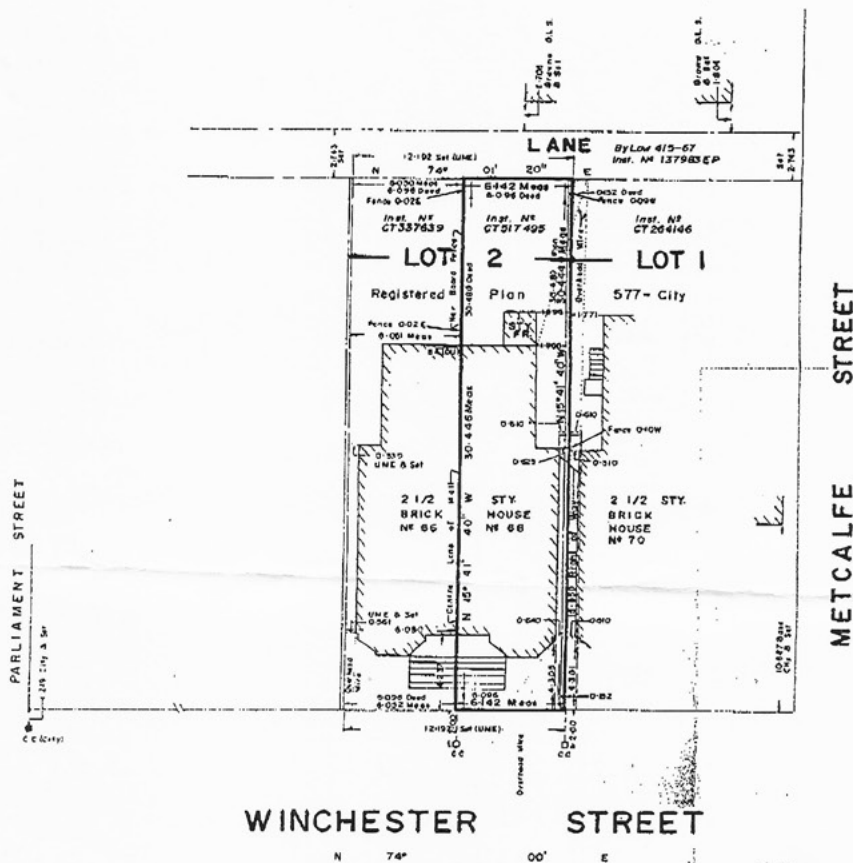


BUILDING LOCATION SURVEY OF PARTS OF LOT 1 & 2 REGISTERED PLAN 577-CITY CITY OF TORONTO

MUNICIPALITY OF METROPOLITAN TORONTO

SCALE 1:200

C. E. DOTTERILL O.L.S. 1987



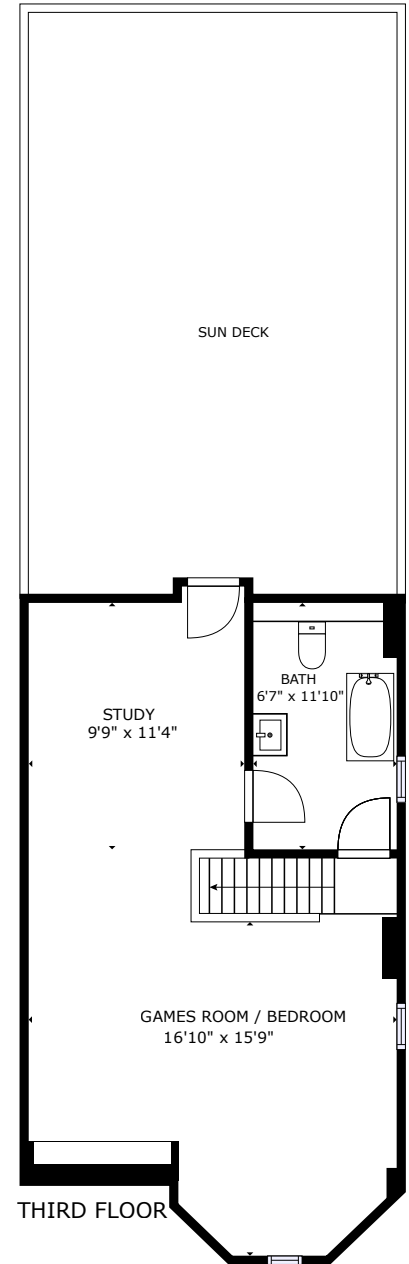
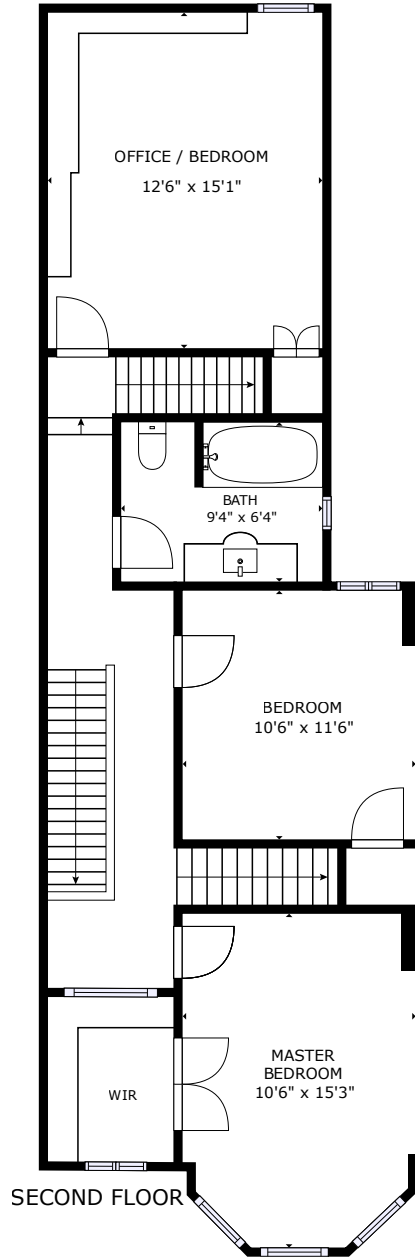
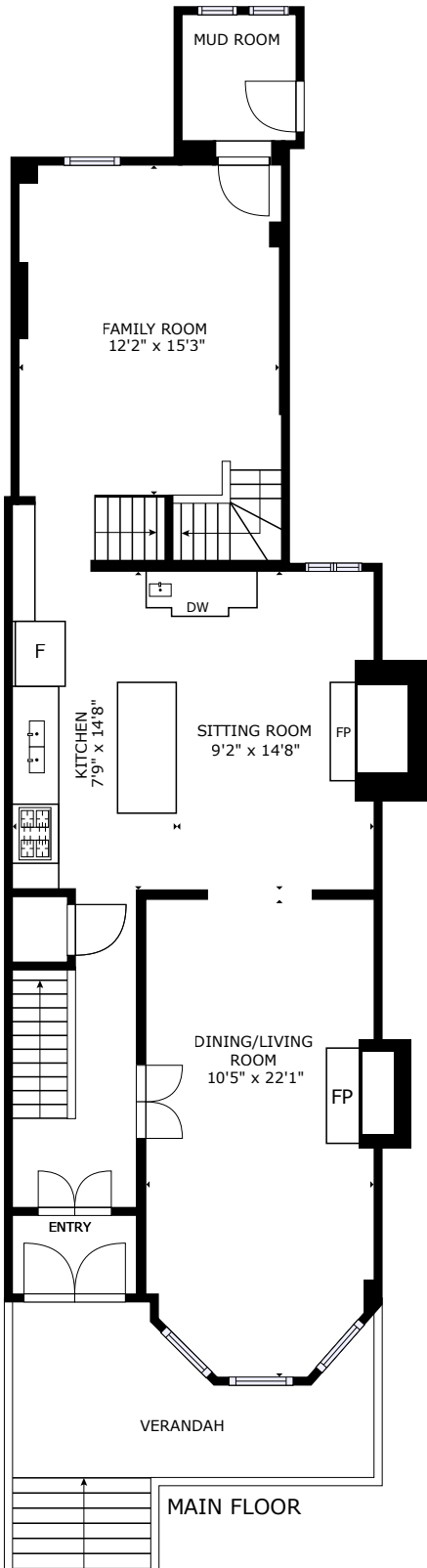
LOWER LEVEL

NOTE
 S.I.B. denotes standard iron bar.
 S.S.I.B. denotes short standard iron bar.
 I.B. denotes iron bar.
 I.T. denotes iron tube.
 C.C. denotes cut cross.
 ⊙ denotes set.
 ⊕ denotes found.
 U.M.C. = Urwin Murphy & Egan O.L.S.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT
 The field survey represented on this plan was
 completed on the 21st day of April 1907.
 C. E. Dotterill
 G. E. Dotterill
 Ontario Land Surveyor

BEARING NOTE
 Bearings are astronomic and are referred
 to the Northerly line of Winchester
Street as shown on Plan
577 City having a bearing of N 74° 00' E
METRIC
 Distances shown on this plan are in metres and
 can be converted to feet by dividing by 0.3048.





GROSS INTERNAL AREA

FLOOR 1: 766 sq ft, FLOOR 2: 870 sq ft FLOOR 3: 801 sq ft FLOOR 4: 472 sq ft
TOTAL: 2909 sq ft

MAIN FLOOR

VESTIBULE

- Hardwood floor
- Double French doors with transom
- High baseboards
- Double inner french doors with leaded/stained glass transom

FOYER

- Hardwood floor
- Open staircase
- High baseboards
- Crown moulding
- Ceiling medallion
- Coat closet under staircase

LIVING ROOM & DINING ROOM (Combined)

- Hardwood floor
- Bay window
- Plantation shutters
- High baseboards
- Crown moulding
- Wood burning fireplace with original marble decorative mantle, cast and tile surround and tile hearth
- Double inner French doors
- Pretty views over Winchester Street

KITCHEN & SITTING ROOM (Combined)

- Hardwood floor
- Custom shaker style cabinetry
- Stainless steel KitchenAid four burner gas stove
- Stainless steel GE Profile microwave
- Stainless steel KitchenAid bottom mount fridge
- Stainless steel Bosch dishwasher
- Stainless steel bar sink with polished chrome faucet
- Stainless steel double sinks with polished chrome faucet and spray
- Glass display cabinets
- Granite Countertops
- Granite Backsplash
- Servery
- Built in speakers
- Plantation shutters
- Wood burning fireplace with original etched marble mantle with cast iron tile surround and tile hearth
- Built-in mirror above fireplace
- Recessed halogen lighting
- Built-in speakers

FAMILY ROOM

- Hardwood floor
- Open staircase
- Recessed halogen lighting

SEPARATE ENTRANCE/MUD ROOM

- Hardwood floor
- Walk-out to parking and garden

SECOND FLOOR

MASTER BEDROOM

- Hardwood floor
- High baseboards
- Bay windows (pretty views over Winchester Street)
- Plantation shutters
- Walk in closet
- Door with transom
- Ceiling fan

BEDROOM

- Hardwood floor
- Door with transom
- Plantation shutters
- Closet

FOUR PIECE WASHROOM

- Limestone tile floor
- Large custom vanity with limestone counter
- Large soaker tub
- Built in mirror
- Brushed chrome fixtures and taps

OFFICE/BEDROOM

- Hardwood floor
- Custom built wall to wall bookshelves
- Closet
- Ceiling fan
- Recessed halogen lighting

THIRD FLOOR

GAMES ROOM / BEDROOM

- Hardwood floor
- Built in bookshelves
- Faux mantle
- Angular ceilings
- Built in bookshelves
- Recessed halogen lighting
- Walk out to terrific large sundeck

FOUR PIECE WASHROOM

- Tile floor
- Vanity
- Cast iron soaker tub
- Recessed halogen lighting

LOWER LEVEL

RECREATION ROOM

- Linoleum tile floor
- Above grade windows
- Utility closet

FOUR PIECE WASHROOM

- Tile floor
- Vanity
- Soaker tub

UTILITY ROOM / STORAGE ROOM

LAUNDRY AREA

- Washer and dryer
- Laundry tub



INCLUSIONS

All kitchen appliances, washer, dryer, all electrical light fixtures, Nest thermostat, all plantation shutters, central vacuum and related equipment, garage door remotes, two heating and cooling systems, two hydro meters, built in speakers built in book shelves, built in mirrors.

EXCLUSIONS

Dining room chandelier, pine chest in kitchen, fireplace fenders.

LOT

20ft x 100 feet

PARKING

Two cars off laneway in secure parking area through automatic garage door.

POSSESSION

End of March / TBA

OFFERED AT \$1,898,000



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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.