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126 Withrow Avenue



Welcome to this fantastic family home on one of the most coveted streets in the neighbourhood. This is truly prime Riverdale! This house is turn key with the current owners having extensively renovated it and offering a cool contemporary aesthetic throughout. The open concept main floor is bathed in natural sunlight with windows/doors on the south, west and north sides. The kitchen had been redesigned with generous workspace for the cook, breakfast bar as well as ample storage. There is a main floor powder room which is rare. The house is over 2000 square feet above grade with five generous sized bedrooms. The third floor features a spectacular sundeck with treetop views and sunny exposure particularly from the west in the afternoon. The lower level offers a spacious and bright recreation room with entertainment centre and a mudroom entrance - what every busy household needs. Walk to Withrow Park for tobogganing, playing or letting the dog loose, it's four seasons of fun at your door step! The Danforth is also within easy walking distance for transit, shopping and dining. In district for Withrow Public School, this home really offers it all.





main floor

- Foyer:**
- Porcelain tile floor
 - Double sliding barn doors/coat closet
 - Coat hooks/rack and matching bench
 - Sliding glass door to living room
 - Recessed halogen lighting
- Living Room:**
- Wide plank maple hardwood floor
 - Large picture window overlooking the front porch and Withrow Avenue
 - Recessed halogen lighting
- Dining Room:**
- Wide plank maple hardwood floor
 - Open bookshelves with display lighting
 - Floor to ceiling window overlooking the side garden
 - Open to kitchen
- Kitchen:**
- Wide plank maple hardwood floor
 - Bay window
 - Large picture window allowing natural light to penetrate in
 - Custom shaker style cabinetry
 - Corian stone counter
 - Breakfast bar
 - Double stainless steel sinks with brushed chrome goose neck faucet
 - Stainless steel Miele dishwasher
 - Stainless steel Panasonic microwave
 - Stainless steel Electrolux stove
 - Stainless steel Allure exhaust fan/light
 - Stainless steel Fisher & Paykel double fridge/freezer with ice and water dispenser
 - Custom built pantry
 - Pharmacy lights above breakfast bar
 - Recessed halogen lighting
- Powder Room:**
- Heated porcelain tile floor
 - Floating vanity shelf/drawers
 - Two windows overlooking side and rear gardens
 - Pocket door
 - Polished chrome fixtures and taps
- Rear Entrance:**
- Heated porcelain tile floor
 - Walk out to porch and garden below
 - Recessed halogen lighting

second floor

- Bedroom:
- Wide plank maple hardwood floor
 - Large window overlooking the garden
 - Skylight
 - Built-in armoire
 - Wall heater
 - Halogen track lighting
- Four Piece Washroom:
- Tile floor
 - Custom vanity with marble counter
 - Tile wainscotting
 - Window
 - Soaker tub
 - Brushed chrome fixtures and taps
 - Metal shelf
 - Recessed and display halogen lighting
- Bedroom:
- Wide plank maple hardwood floor
 - Built-in window bench
 - Large picture window with pretty north view over garden
 - Double closet with custom shelving
- Master Bedroom:
- Wide plank maple hardwood floor
 - Bay window with lovely view over Withrow Avenue
 - Wall to wall attached armoire
 - Custom Hunter Douglas blinds
 - Recessed halogen lighting

third floor

- Sundeck:
- Sliding glass doors walkout
 - Cedar deck
 - Contemporary design
 - Incredibly private
 - Tree top views
 - Sunny exposure
- Office/Bedroom:
- Wide plank maple hardwood floor
 - Angular ceilings
 - Large picture window overlooks the sundeck
 - Double closet
 - Wall to wall storage cabinet
 - Halogen track lighting
- Linen Closet
- Bedroom:
- Wide plank maple hardwood floor
 - Angular ceilings
 - Pretty views over Withrow Avenue
 - Double closet

lower level

- Recreation Room:
- Wide plank engineered wood flooring
 - Custom lacquer entertainment centre and storage
 - Above grade windows
 - Lots of natural light
 - Storage under stairs
 - Wall to wall storage closet
 - Glass display shelves
 - Recessed halogen lighting
- Laundry Room/
Five Piece Washroom:
- Heated tile floor
 - Double floating vanity
 - Glass enclosed shower
 - Mirrored medicine cabinet
 - Large jacuzzi tub
 - Polished chrome fixtures and taps
 - Whirlpool front laundry washer & dryer
 - Concealed ironing board
 - Towel bar
- Utility Room/Storage
- Mudroom Entrance:
- Tile floor
 - Above grade window
 - Wall heater
 - Double closet and storage
 - Folding glass door
 - Walk up to garden

additional information

Inclusions: All custom window blinds + curtains, all electrical light fixtures & chandelier, all kitchen appliances, washer + dryer, halogen track lighting, central alarm system, bench and rack in foyer, all bedroom armoires and storage units, all built-ins, garage remotes

Exclusions: Two shelves in dining room and living room.

Lot: 17.83' x 116'

Taxes: \$7,208.44 (2020)

Parking: Laneway access to two car garage and parking for one car behind

Possession: Early July/TBA

Note: Pre-Listing National Home Inspection Report available through Listing Agent.

Improvements By Current Owners

2016

- Floors changed everywhere. Hardwood floor on main, 2nd and 3rd floors and engineered hardwood in basement
- New interior doors every where
- Front entrance re-designed with a closet with new tiles
- Removed all arches on main floor
- Re-designed the kitchen to be open concept and changed all appliances to high end.
- Island
- Pantry around the fridge
- Storage in the dining room
- Removed walls in the basement to make it open concept
- Added glass railing on all stairways
- Re-designed 3 bedrooms on the second floor and added closets in each of them
- Added a closet in the bedroom on the third floor
- Added pocket lights on the main floor and basement
- Added ceiling lights in the kitchen, and every room
- Installed two new heating systems in two rooms (rear bedroom & mudroom basement)
- Installed all blinds

2017

- Concrete at the back of the house and the foundation redone

2018

- Furnace changed in November
- Corian counters re-polished

2019

- Created a separate entrance at the back of the house of the main floor
- Installed heated tiles in the new entrance and powder room
- Re-painted exterior of the house and garage
- Changed the fence with the east neighbour
- Garage door and motor changed
- Integrated storage installed in the basement (around the TV)
- Backward landscaping and interlock completed
- Insulated the shared wall with the neighbour on all 4 floors

2020

- New roof everywhere except the one under the 3rd floor (under the deck)
- Rebuilt the balcony on the third floor
- Change the fence with the west neighbour
- Basement entrance wall and ceiling changed from wood to dry wall
- Outdoor basement entrance redesigned with concrete under the door instead of wood

Offered for sale at:

\$1,989,000.⁰⁰







The Desbiens-Hamel Family

It has been 5 years and a half now that we moved in the wonderful city of Toronto and landed in Riverdale which is one of the most family friendly neighborhood in town. At the first sight, we fell in love with all the green parks and especially the very well-known Withrow Park and the awesome view of Toronto from Broadview Avenue. At Withrow Park we can easily spend hours and hours tobogganing, skating, biking, enjoying the farmer's market in summer and letting the kids play safely in the playgrounds. Withrow and Riverdale Parks are fun for the whole family.

From home, it is so convenient to access the bike path along the Don Valley Parkway and the Waterfront Trails along the Ontario Lake. Also, it's safe and easy to run all around in the neighborhood and even farther to get to the Beaches, a neighborhood that we really enjoy to go on weekends. Another good reason why we choose this street is the proximity from Withrow Avenue Junior Public School which is well listed on the Toronto School Board. We wanted to be central and to be able to walk everywhere, like on the Danforth and Broadview Avenue. There, you can find a variety of stores; excellent restaurants (Pizzeria Libretto), yoga classes (Modo Yoga), healthy groceries (Big Carrot), friendly meat and fish markets (Ella's & De La Mer) and local bakeries (Cobs & Dough). For the lovers of coffee and at five minutes' walk from home, you will find one of the best coffee shops in town which is Rooster Coffee House. Right at the corner we have Riverdale Perk Cafe, a lovely place to enjoy a good coffee and a lunch. What is also essential is to have our family doctor, specialists, dentists, and pharmacy nearby. You will find all of them on Danforth and especially at Albany Clinic on Broadview.

Now, it's time to leave because of a work relocation and it breaks our hearts to quit this fabulous house, the fun neighbours and good friends that we met in our memorable journey. This house brought us happiness day after day and we keep unforgettable memories.





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Inducted 2020

Chairman's Award Winner 2019
Top 5 Dollar Volume

Gardner Award Winner 2004-2020

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.



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