



202 Berkeley
Street

Welcome to 202 Berkeley Street



Welcome to 202 Berkeley Street. The Victorian inspired front pergola and portico welcomes you to this fully renovated home on a quiet tree lined street within walking distance to the Eaton Centre, St. Lawrence Market, the Distillery and Financial Districts.

Inside the home has been renovated to the highest standard with fine cabinetry and woodworking but retains period details such as 12 inch base boards and ceiling medallions. The combined living and dining rooms feature 10 ft ceilings with crown moulding, a built in window seat and a china cabinet surrounding the entrance to the kitchen. The kitchen itself was professionally designed with the custom cabinets, leaded glass cabinet doors, quartz island, butcher block and granite counters, a greenhouse window and a bar area with Sub-Zero refrigerated drawers. A Viking professional gas cook top with BBQ grill and three fan Vent-a-Hood exhaust fan, GE Profile double ovens, Amana fridge, KitchenAid dishwasher and double stainless steel sink round out the kitchen appliances. A two piece powder room is conveniently tucked away just inside the kitchen.







Just off the kitchen is a den/sitting room with built in cabinets, map drawers, retractable desk and integrated computer workstation. Gothic casement windows look out the fully landscaped yard and a secure double carport with an automatic door opener.





The second floor family room features a Napoleon gas fire place, built in bookcases with storage below and two large double hung Pella windows. The attached office area could easily be converted to a third bedroom.





The newly renovated guest suite has double closets, double sliding glass door to a private balcony and a large 3 piece ensuite with a soaker tub, a granite vanity and heated porcelain floors. The third floor primary suite has a walk in closet, two concealed closet, one with access to the attic storage, and French doors opening to the large city view deck. The primary ensuite features heated marble floors, a large shower and a bright window.

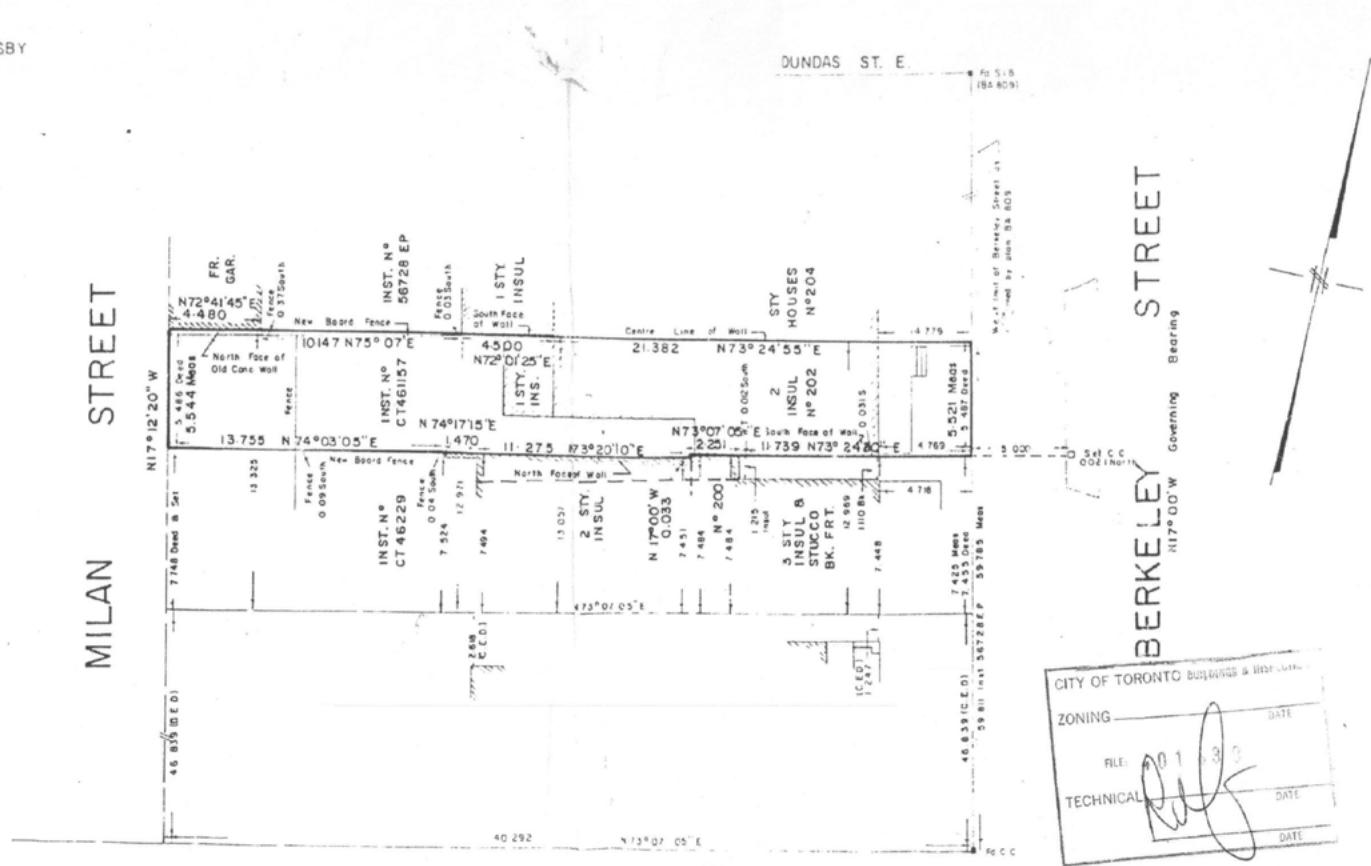




PATRICIA THURSBY

PART OF PARK LOT 13
CONCESSION I FROM THE BAY
CITY OF TORONTO

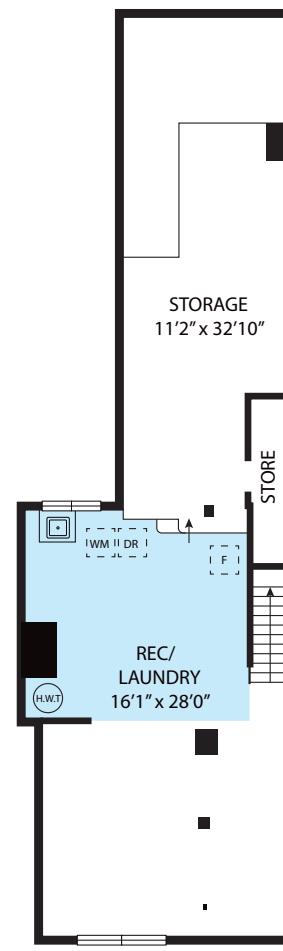
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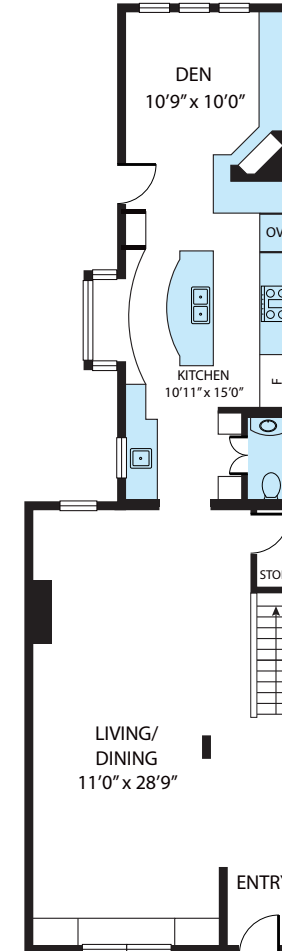
SHUTER STREET By-LAW 19312
Formerly Sydenham Street

CITY OF TORONTO BUILDINGS & BEST USE
ZONING _____ DATE _____
FILE: 01-30
TECHNICAL _____ DATE _____

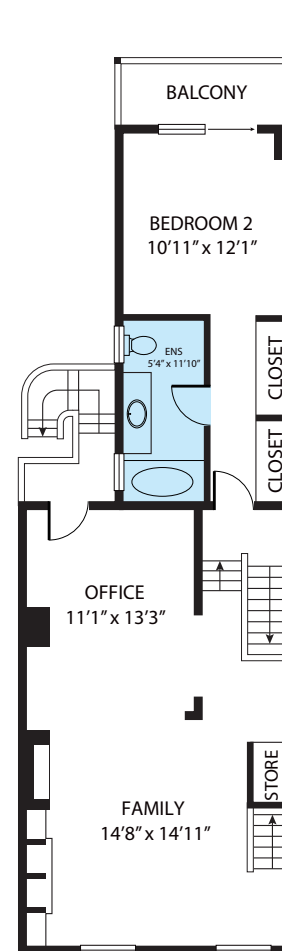
C. E. DOTTERILL LTD.
ONTARIO LAND SURVEYOR
122 CAMBRIDGE AVENUE, TORONTO
461-0381 JANUARY 31st 1983



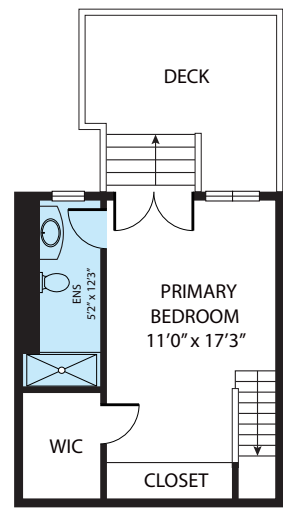
BASEMENT



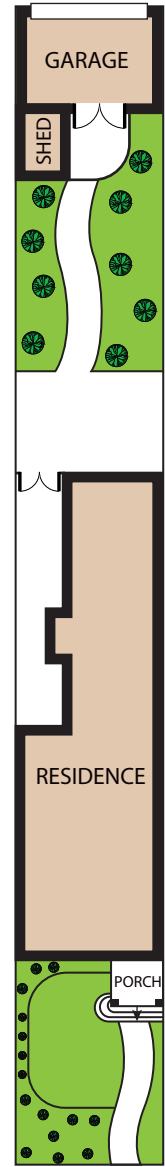
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



202 Berkeley Street, Toronto M5A 2X4
TOTAL APPROX. FLOOR AREA 2,774 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.





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