

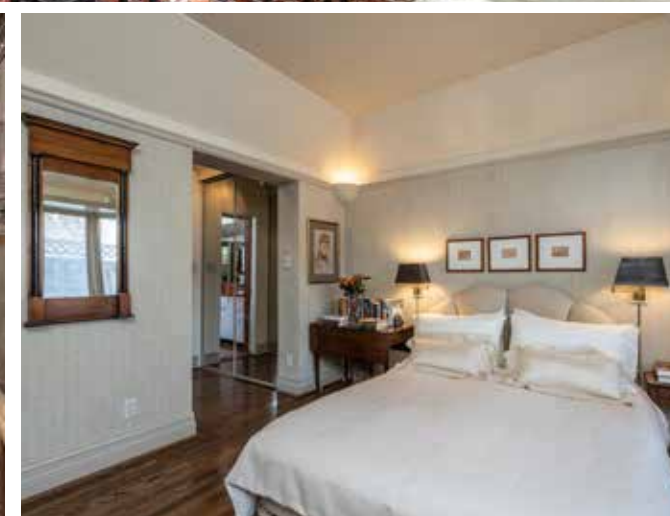


**LW** Leeanne  
Weld

# Welcome to 24 Austin Terrace

Beautiful Georgian style home situated on a cul-de-sac with Casa Loma & its grounds as your neighbour! Incredible 80x140 foot lot with private front and rear gardens surrounded by mature trees. The spacious principal rooms are bathed in natural sunlight. The main floor offers a living room with wood burning fireplace and separate sunroom with a walk out to the front gardens. As well, there is a main floor bedroom and four piece ensuite washroom which could be an inlaw suite. The gourmet kitchen has just been renovated and features custom white oak cabinetry, stainless steel appliances, a center island with seating, and a wood burning fireplace. The second floor has four bedrooms including the master suite with sitting area and ensuite washroom. The third floor offers a spacious family room with office area, a walk out to a balcony with stunning south views, and an additional bedroom. Finally, the lower level is dug down and has a large recreation room, storage rooms, three piece washroom, and spacious wine cellar. This lovely family home has a quality contemporary aesthetic throughout that is blended with the original character and charm. This is a rare and special offering! Walk to the transit and shops on Dupont as well as Hillcrest School.





## main floor

### Vestibule

- Brick floor
- Beautiful front door with sidelites
- Pressed wallpaper
- French door to foyer

### Foyer

- Hardwood floor
- Open staircase
- Coat closet
- Recessed halogen lighting

### Living Room

- Hardwood floor
- Wood burning fireplace with stone mantel and surround
- Built-in bookshelves and cupboards
- Plaster crown moulding
- Large bay window overlooking front garden
- Recessed directional halogen lighting

### Sunroom

- Hardwood floor
- Built-in bookshelves and cupboards
- Plaster crown moulding
- Double French doors walk out to front patio and garden
- Halogen track lighting

### Bedroom

- Hardwood floor
- Bay window
- Crown moulding with corner sconces
- His and Hers mirrored closets

### Four Piece Ensuite Washroom

- Marble tile floor
- Marble walls
- Large vanity with marble countertop
- Soaker tub
- Glass enclosed shower
- Polished chrome fixtures and taps
- Picture window overlooking rear garden
- Pot lighting

### Dining Room

- Hardwood floor
- Built-in display shelves and cupboards
- Plaster crown moulding
- Large window with beautiful views over Austin Terrace
- Built-in ceiling speakers
- Swing door to kitchen
- Recessed directional halogen lighting

### Kitchen

- Hardwood floor
- Custom white oak modern cabinetry
- Under cabinet lighting
- Large pantry
- Granite countertop
- Stainless steel farmer's sink with gooseneck faucet
- Subway tile backsplash
- Centre island with breakfast bar
- SubZero stainless steel double door fridge
- Wolf induction cooktop
- Miele vent hood
- Wolf stainless steel oven
- Wolf warming oven
- Wolf stainless steel microwave
- Miele dishwasher
- Built-in bookshelves
- Wood burning fireplace with storage for wood
- Large picture window overlooking rear garden
- Pendant lighting over center island
- Recessed halogen lighting

## Rear Mudroom Entrance second floor

### Landing

- Hardwood floor
- Open display shelves
- Two linen closets
- Recessed halogen lighting

### Bedroom

- Wool sisal carpet
- Windows with north and west views over the back gardens
- Built-in bookcases
- Closet
- Recessed halogen lighting

### Office/Bedroom

- Wool sisal carpet
- Built-in desk
- Windows with south and west views over the front gardens
- Closet
- Track lighting

### Three Piece Semi-Ensuite

- Mosaic tile floor
- Vanity
- Glass shower
- Built-in medicine cabinet

### Bedroom

- Hardwood floor
- Closet
- Two picture windows with south view over the front gardens

Master Bedroom & Sitting Area

- Hardwood floor
- Built-in bookshelves and cupboards
- Crown moulding
- Beautiful large windows with views over Casa Loma and its grounds
- Double mirrored closets
- French doors walk out to rooftop
- Recessed halogen lighting

Four Piece Ensuite

- Marble tile floor
- Large vanity with marble countertop
- Polished chrome fixtures and taps
- Soaker tub with marble tub deck
- Shower with glass enclosure
- Wall to wall mirrors
- Recessed halogen lighting

# third floor

Family Room

- Wool sisal carpet
- Built-in shelves and entertainment center
- Mini bar with built-in fridge
- Built-in desks
- Built-in cupboards
- Closets
- Walk-out to balcony overlooking front garden
- Recessed halogen lighting

Three Piece Washroom

- Heated limestone tile floor
- Glass enclosed shower
- Large vanity
- Crown moulding
- Recessed halogen lighting

Bedroom

- Broadloom
- Built-in shelving with end tables
- Built-in window bench
- Window with pretty views east, view of Casa Loma
- Double closets
- Recessed halogen lighting

# lower level

Recreation Room

- Wool sisal carpet
- Built-in bar with bar sink and mini fridge
- Storage closet under stairs
- Stairwell with accent lighting
- Large above grade windows
- Recessed halogen lighting

Three Piece Ensuite

- Tile floor
- Glass enclosed shower
- Pedestal sink
- Polished chrome fixtures and taps
- Built-in medicine cabinet
- Sconces

Storage Closet

- Broadloom
- Built-in shelves
- Recessed halogen lighting

Utility Room

Storage Room

Laundry Room

- Tile Floor
- Samsung MultiSteam frontloading dryer
- Samsung Steam frontloading washer
- Stainless steel laundry sink with brass gooseneck faucet and hardware
- Built-in shelves
- Built-in cabinets
- Folding counter
- Under cabinet lighting

Wine cellar

# upgrades by current owners

- 2016 new kitchen
- 2019 new leaf guard gutters, downspouts and soffits
- 2020 new laundry room
- 2021 new shingles and enhanced ice shield

# additional information

Taxes: \$15,208.11 (2021)

Lot Size: 79.75' x 139.17'

Possession: End of May / TBA

Inclusions: All stainless steel kitchen appliances (Wolf/ Subzero), washer, dryer, all electric light fixtures, all window coverings, ductless air conditioners, alarm system (monitoring extra), two mini fridges, landscape lighting, irrigation system, generator.

# offered for sale at \$4,998,000.00



### Letter From The Owners

We moved into 24 Austin Terrace in September, 1976. At that time it consisted of five one bedroom units. We occupied the first floor which was essentially the same layout as it is currently. There was one unit in the basement, two on the second floor and one on the third floor. Between 1976 and 1990 we renovated the first floor, expanded the basement and built the wine cellar. We added the French doors in the sunroom in order to give additional access to the front terrace and garden (which we use a lot, is very private and has a great view of Casa Loma). The space was perfect for two busy lawyers who liked to entertain and travel (and had no children).

Everything changed for us in 1990 when our son was born. We thought about moving but decided to stay and convert the house to its original status as a single family dwelling. We kept the smallest unit on the second floor as separate accommodation for a live-in Nanny. The other unit we incorporated into the first floor as a bedroom and ensuite for us and a bedroom for our son. When our Nanny became live-out we converted her rooms to an office and work-out room and when our son was 12 we renovated the third floor as a space for him. A few years later we created the basement family room. In 2016 we renovated the kitchen again and in 2020 we, finally, did the laundry room.

The house has been perfect for our family, There is lots of space to be together when we want to be and apart when we don't. It was a great hang out place for our son and his friends. They could shoot hoops, throw a baseball and chip golf balls in the back yard and hold BBQs in complete privacy on the front terrace. The fact that the house is at a cul de sac means there is very little traffic and the street is a good place for baseball, road hockey, skate boarding, roller blading etc.

But we no longer need this amount of space. Our son has his own house. He is getting married in May. He and his wife will live in Toronto. We only need space for two retired lawyers who like to entertain and travel and have no children (at home). We considered converting the house back to five one bedroom units but decided that after 46 years it was time for a new address. We will move to a condominium which has principal spaces that are very similar to those we love at 24 Austin Terrace. We will miss our neighbours and our neighbourhood but we will still be able to see Casa Loma from our terrace.

*Linda Currie and Sidney Robinson*















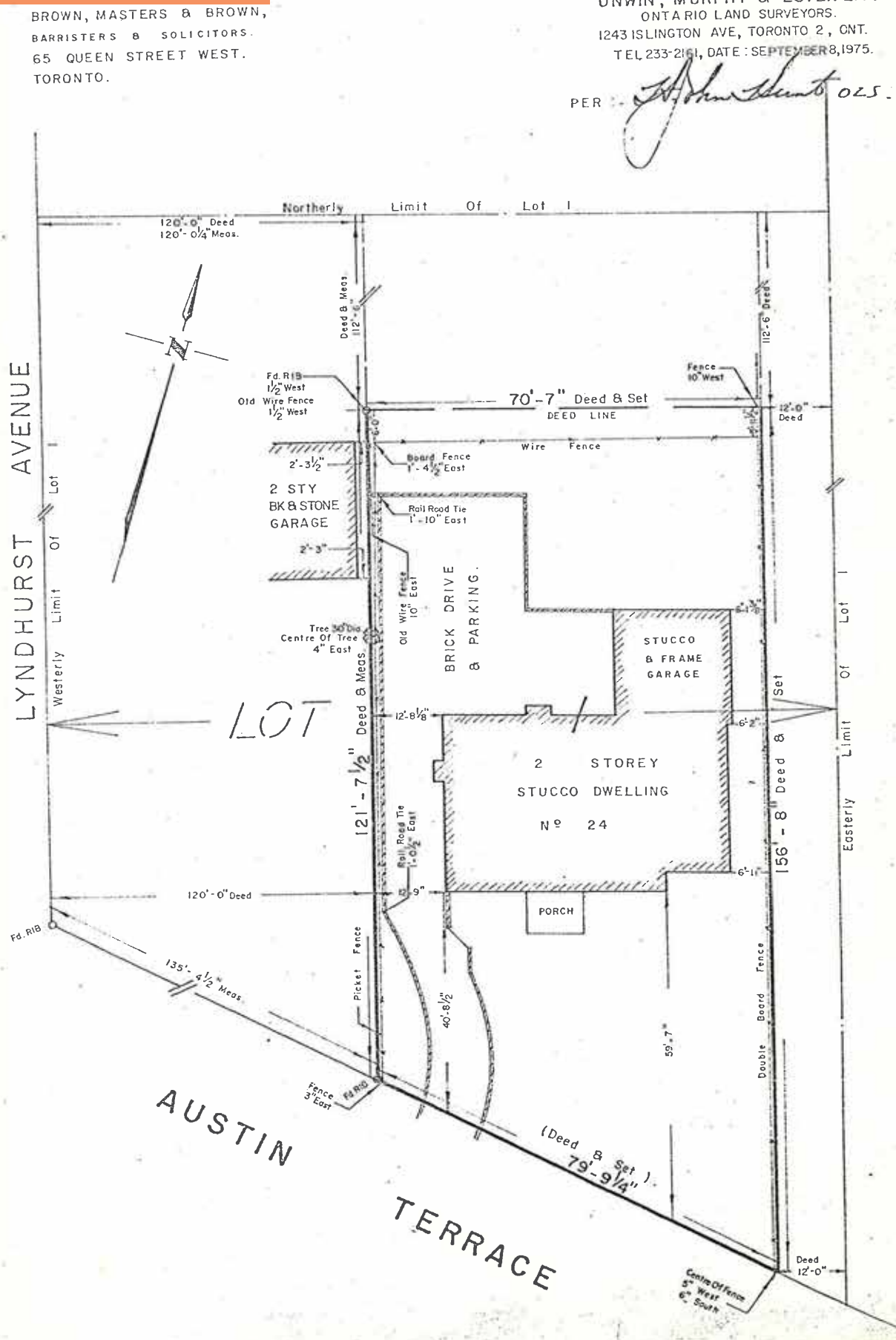


PLAN OF SURVEY OF  
OF LOT 1, PLAN 1282 YORK  
CITY OF TORONTO.

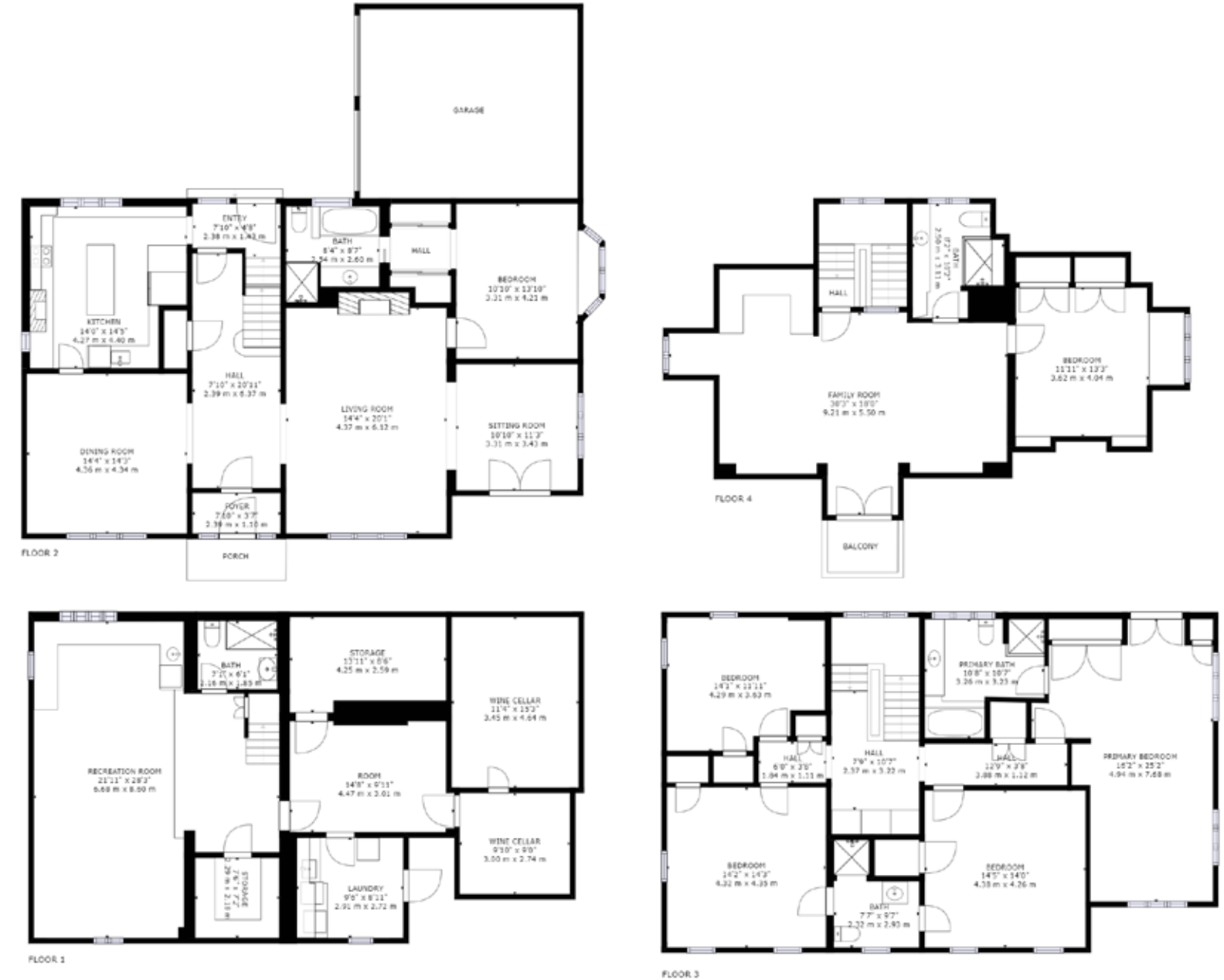
SCALE :- 1" = 20'

UNWIN, MURPHY & ESTEN LTD.  
ONTARIO LAND SURVEYORS.  
1243 ISLINGTON AVE, TORONTO 2, ONT.  
TEL 233-2161, DATE : SEPTEMBER 8, 1975.

PER *John Hunt 025*



Floor Plan



GROSS INTERNAL AREA  
 FLOOR 1: 1287 sq. ft, 120 m<sup>2</sup>, FLOOR 2: 1405 sq. ft, 131 m<sup>2</sup>  
 FLOOR 3: 1386 sq. ft, 129 m<sup>2</sup>, FLOOR 4: 823 sq. ft, 76 m<sup>2</sup>  
 TOTAL: 4901 sq. ft, 455 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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**LEEANNE WELD KOSTOPOULOS**, *Sales Representative*  
c 416.566.8603 | o 416.489.2121 | f 416.489.6297  
leeanne@leeanneweld.com  
[leeanneweld.com](http://leeanneweld.com)



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.