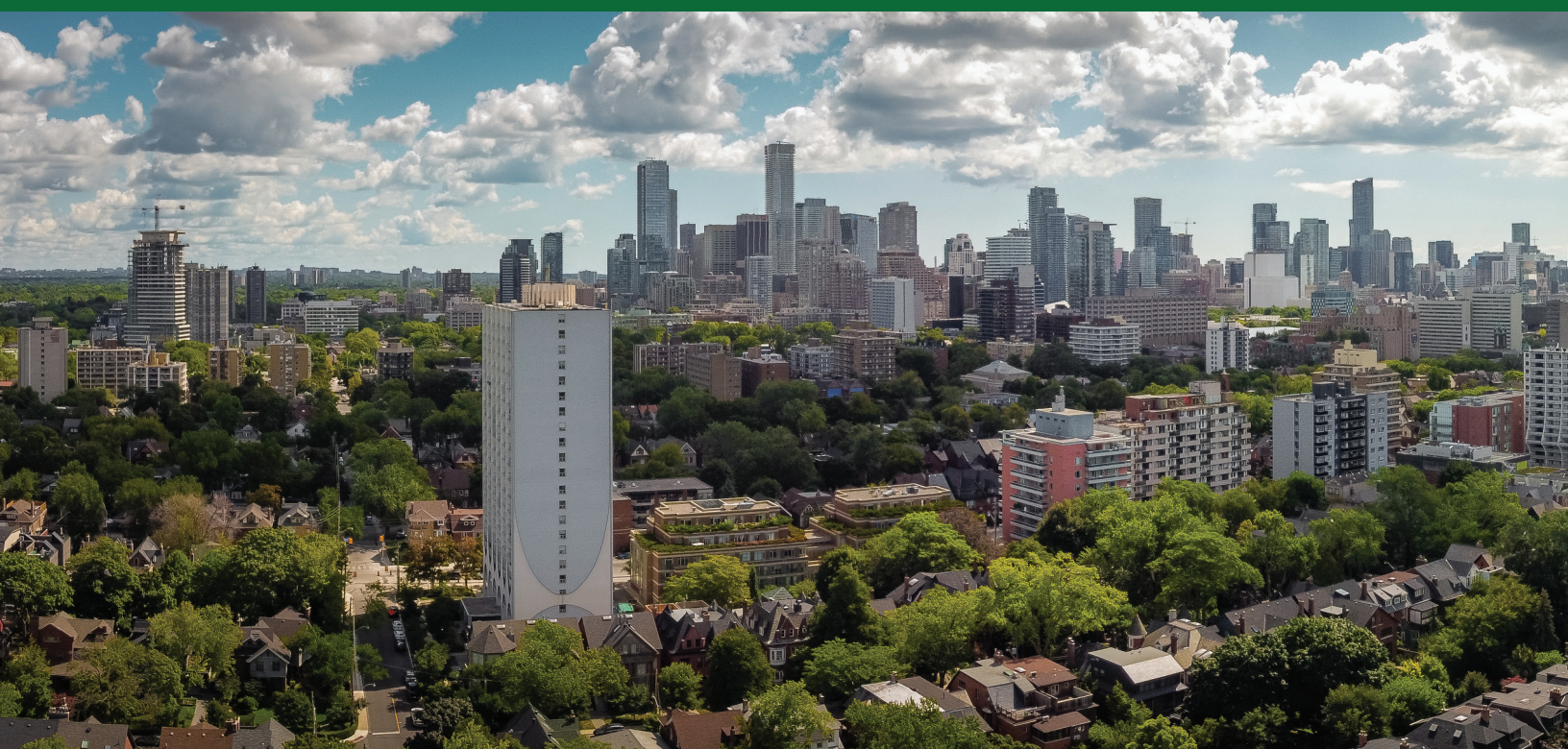




407 Brunswick Avenue







# Welcome to 407 Brunswick Avenue

Welcome to this wonderful and rare opportunity in the Annex. Beautifully situated in a prime location on Brunswick Avenue, this house behind a period façade is a 12 year old contemporary home built by Shram Homes. Offering nearly 4000 square feet on four floors, this house is a standout. Rarely is a house of this calibre offered with soaring ceilings, quality finishes, four plus one bedrooms all with ensuite washrooms, a kitchenette in the lower level, a two car garage with heated driveway just to name some of the features. The house was originally built in the late 19th century, and has a rich history in the Annex. The main floor offers an open concept living room and dining room, a gourmet kitchen, breakfast area, and combined family room walking out to the stone patio and garden. The second floor is devoted to a sensational primary bedroom with sitting area, walk-in closet and five piece ensuite washroom. A laundry room is also offered on the second floor as is another spacious bedroom. The third floor features two more bedrooms, one with a balcony overlooking the garden, and an open area which can be used as a lounge or home office. The lower level features a fantastic recreation room with home theatre, a bedroom, kitchenette and ample storage. The house has a modern flair throughout and is in mint condition, with excellent mechanics and two heating and cooling systems. Ready to move in! Enjoy this home just steps to Jean Sibelius Square, Bloor Street shops and transit, excellent area schools, and all that is the Annex with its tree lined streets and character homes, one of Toronto's most coveted neighbourhoods.

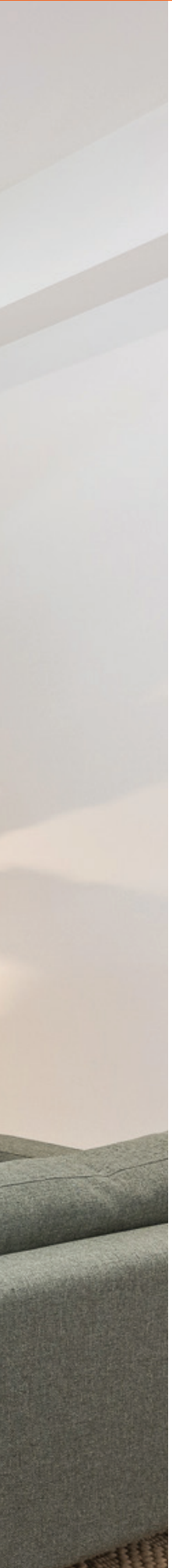
*The psychiatrist Ernest Jones lived at 407 Brunswick with his mistress and his maid from 1908 to 1913 before returning to Europe where, many years later, he wrote his classic two-volume biography of Sigmund Freud.*





























## MAIN FLOOR

### Foyer

- Slate tile floor
- Double coat closet
- Front door with frosted glass
- Recessed halogen lighting

### Living Room

- Hardwood floor
- Open concept
- Windows overlooking front porch and pretty views of Brunswick Avenue
- Recessed halogen lighting

### Dining Room

- Hardwood floor
- Open concept
- Open staircase with glass railings
- Recessed halogen lighting

### Powder Room

- Tile floor
- Vanity with brushed chrome fixtures and taps
- Built-in wall mirror

### Kitchen

- Hardwood floor
- Open to breakfast area and family room
- Custom cabinetry
- KitchenAid concealed double door fridge
- Sharp stainless steel microwave drawer
- Wolf four burner gas stove with grill and oven
- Miele stainless steel exhaust hood
- Miele stainless steel dishwasher
- Under cabinet lighting
- Butcher block
- Maple centre island
- Stainless steel farmer's sink
- KWC brushed chrome faucet
- Large pantry
- Recessed halogen lighting

### Breakfast Area

- Hardwood floor
- Open to kitchen and family room
- Recessed halogen lighting

### Family Room

- Hardwood floor
- Open to kitchen and breakfast area
- Gas fireplace with stone wall
- Built-in floating maple shelves and cabinets
- Double doors walk out to stone patio and garden
- Recessed halogen lighting

## SECOND FLOOR

### Primary Bedroom

- Hardwood floor
- Walk-in closet with custom built-ins
- Built-in shelves and cabinets
- Large windows overlooking stone patio and garden
- Coffered ceiling
- Recessed halogen lighting

### Five Piece Ensuite Washroom

- Heated tile floor
- Freestanding soaker tub
- Vanity with double sinks and built-in wall mirrors
- Chrome fixtures and taps
- Glass enclosed shower with bench and rain showerhead
- Separate water closet
- Skylight
- Coffered ceiling
- Recessed halogen lighting



**Laundry Room**

- Tile floor
- Quartz countertops
- Laundry sink
- Built-in cabinets and cupboards
- Miele frontloading washer
- Miele frontloading dryer

**Bedroom**

- Hardwood floor
- Walk-in closet with custom built-ins
- Bay window with lovely views of Brunswick Avenue
- Recessed halogen lighting

**Four Piece Ensuite Washroom**

- Heated tile floor
- Vanity with polished chrome fixtures and taps
- Built-in wall mirror
- Soaker tub with showerhead

**THIRD LEVEL****Recreation Room**

- Office
- Hardwood floor
- Open concept
- Built-in floating shelves
- Built-in custom desk
- Skylight
- Recessed halogen lighting

**Mechanical Room****Bedroom**

- Hardwood floor
- Walk-in closet with custom built-ins
- Walk out to balcony overlooking stone patio and garden below
- Recessed halogen lighting

**Four Piece Ensuite Washroom**

- Tile floor
- Vanity with polished chrome fixtures and taps
- Built-in wall mirror
- Soaker tub with showerhead

**Bedroom**

- Hardwood floor
- Double closet
- Wall-to-wall built in shelves and cabinetry
- Sitting area with pretty views over Brunswick Avenue
- Recessed halogen lighting

**Three Piece Ensuite Washroom**

- Tile floor
- Vanity with polished chrome fixtures and taps
- Built-in wall mirror
- Glass enclosed shower

**LOWER LEVEL****Bedroom**

- Hardwood floor
- Double closets
- Walk-in closet
- Recessed halogen lighting

**Kitchenette**

- Tile floor
- Quartz countertops
- Custom shaker style cabinetry
- Sink with polished chrome fixtures and taps
- Diplomat bar fridge
- Frigidaire stove and oven

**Storage Room****Furnace Room**



### Four Piece Washroom

- Tile floor
- Vanity with polished chrome fixtures and taps
- Built-in wall mirror
- Soaker tub with showerhead

### Recreation Room

- Hardwood floor
- Double closets
- Projector and screen
- Above grade window
- Recessed halogen lighting

## ADDITIONAL INFORMATION

Taxes: \$15,457.08 (2022)

Lot Size: 19.32' x 144.42'

Parking: Two parking spaces in detached garage, two additional parking spaces in driveway.

Possession: 30 days / TBA

Inclusions: All kitchen appliances, Miele washer, Miele dryer, all electric light fixtures, all Hunter Douglas blinds, all custom built-ins, alarm system (monitoring extra), gas line for BBQ in backyard, irrigation system.

**Offered For Sale at  
\$3,998,000.<sup>00</sup>**























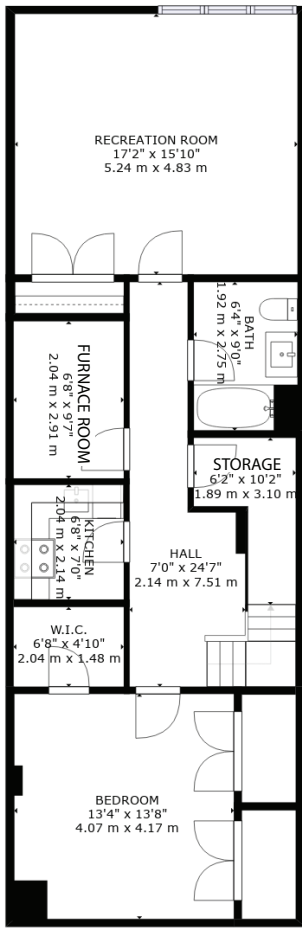




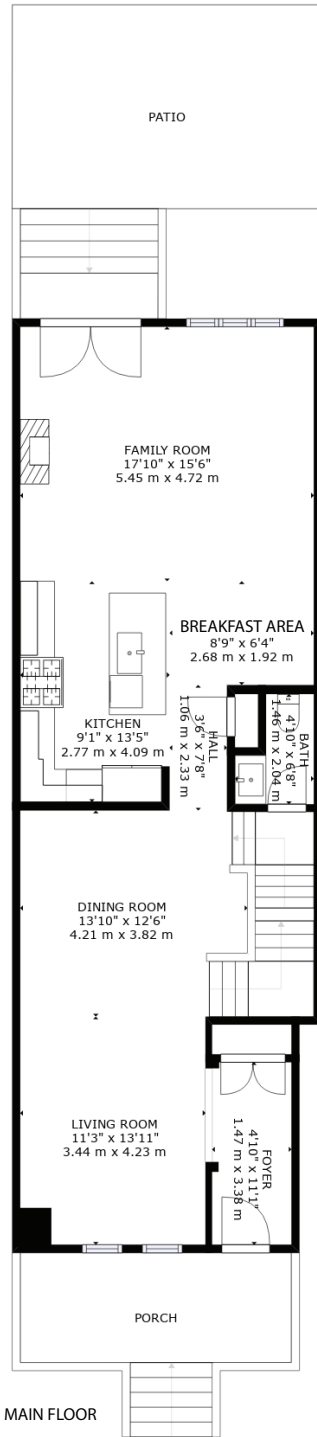




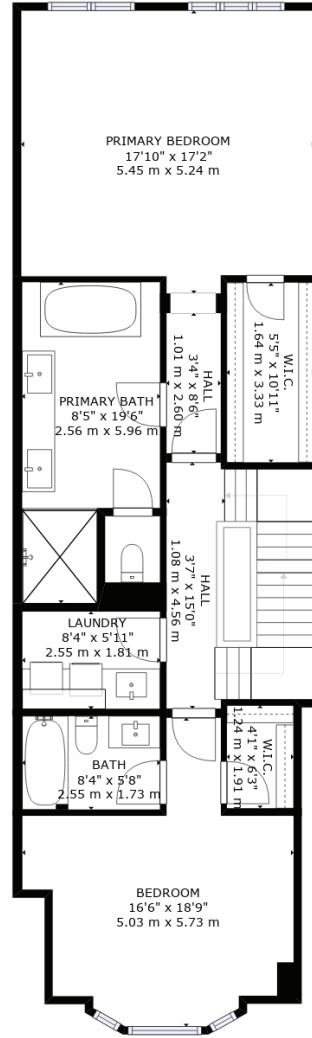




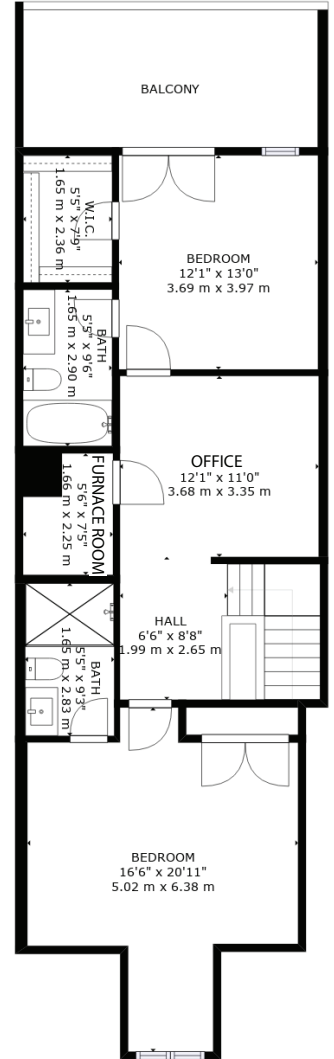
LOWER LEVEL



MAIN FLOOR



SECOND FLOOR



THIRD FLOOR



























## Dear Prospective Buyer:

Thank-you for your interest in 407 Brunswick Ave. This house has been our wonderful family home for the past twelve years. The original building on the site was of historic interest in the Annex neighbourhood and has been written up in local chronicles. When we purchased the property, it was still under construction by the well-regarded builder Shram Homes, who took the building down to the foundations and created a fully-modern house with a traditional façade. We then helped to select the finishes to make the house our home. We love the soaring ceilings on all four levels, the glass stair railings, and the numerous skylights. I particularly love the five-inch butcher block built into the kitchen island, and the highly functional kitchen with a 36-inch Wolf range and oven. Each bedroom in the house has its own three- or four-piece ensuite bathroom with high-quality finishes; the upstairs room at the back also leads onto a private balcony with a view of the neighbourhood. Downstairs you will find a fully equipped bathroom and a kitchenette if you wish to have a nanny suite. There is also a full-size home-theater.

The house has some wonderful outdoor spaces including a backyard oasis that is cool and green in the summer, and a large front porch with original design features characteristic of the Annex neighbourhood. At the same time the two-car garage and heated driveway are rare amenities to find in a downtown property and are immensely useful for couples or a family with an active lifestyle.

The Annex itself must be one of the finest urban neighbourhoods in Canada. This is a very friendly, vibrant community. 407 Brunswick is steps away from Jean Sebelius Park, a community gathering point for games, picnics, and play; in the winter there is an ice rink. We are also steps from lively Bloor Street, with its restaurants and bars, as well as close to fabulous shops such as Summerhill Market and Farm Boy. Just a little further afield you will find the University of Toronto, Koerner Music Hall, the Royal Ontario Museum, and the boutiques of Yorkville. We are also close to prestigious private schools including Royal St. Georges, Branksome Hall and UTS. The Annex is at the intersection of TTC Subway lines 1 and 2, which gives you easy access to the rest of Toronto.

Speaking of neighbours, we have been fortunate to have excellent neighbours sharing our building. You may be concerned that there will be sound transmission between units in a semi-detached house, but the builders knew that they were making a high-end construction for discerning clients, and in all of our years of residence we have barely heard any noise from next door, even with children around.

We are sad to be leaving our beautiful house and neighbourhood, and we hope the new owners will love it as much as we do and make it a happy home again.





**LEEANNE WELD KOSTOPOULOS**

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*Gairdner Award Winner*  
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*Lifetime Chairman's Award Winner*  
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