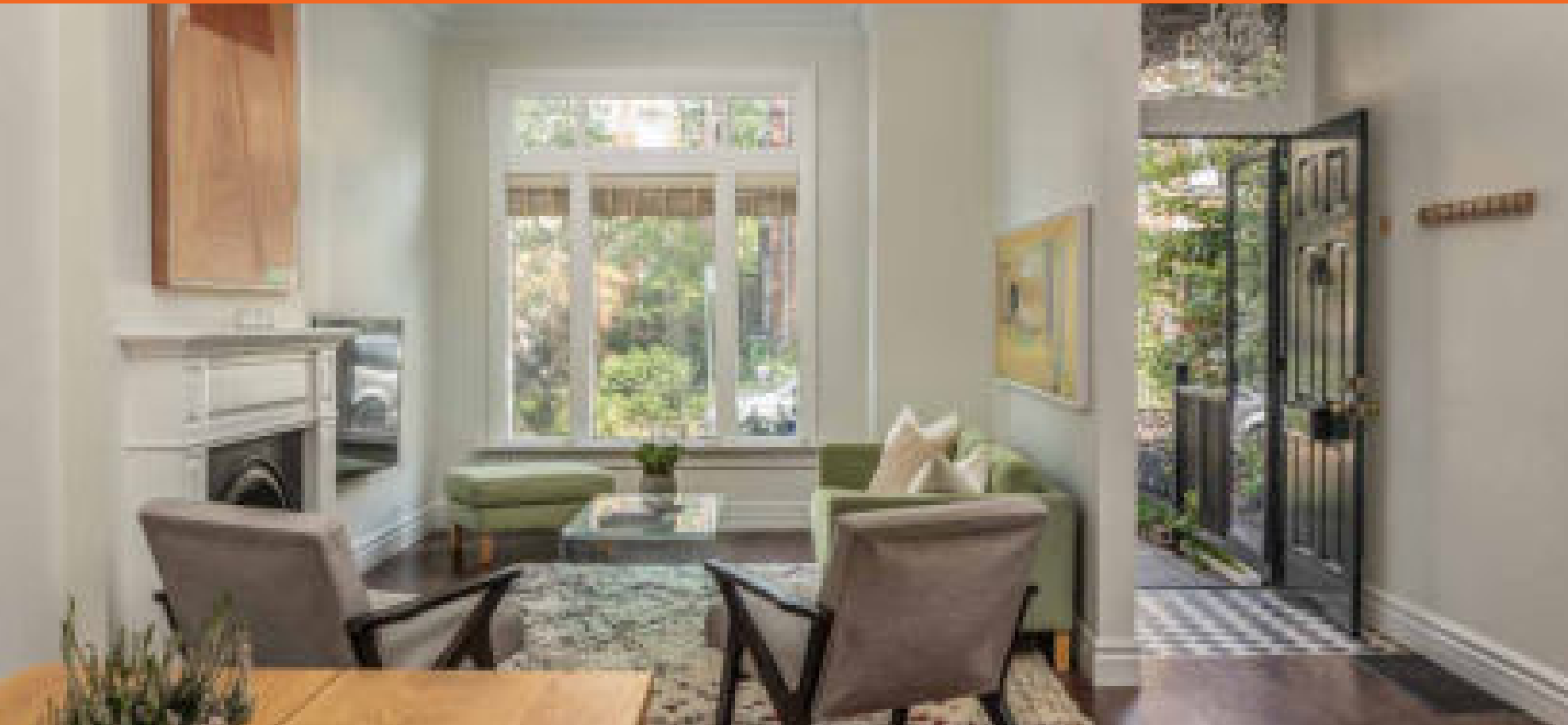




99 Amelia Street



Welcome to 99 Amelia Street

Welcome to the prettiest street in Cabbagetown. This Amelia Street gem offers a bright and airy main floor with tall ceilings, rich crown moulding, a lovely gas fireplace and a rarely offered powder room. The modern kitchen walks out to a sundrenched deck and patio below. On the second floor three bedrooms are offered with a newly renovated three piece washroom. The lower level features a separate entrance and basement apartment, the laundry room can be shared. Enjoy the character and contemporary aesthetic that are blended beautifully in this house. Walk to Riverdale Park and farm, shops on Parliament & Carlton and enjoy all that Cabbagetown has to offer.









MAIN FLOOR

Foyer

- Tile floor
- Original etched glass over front door
- Crown moulding

Living Room

- Hardwood floor
- Beautiful front window with original etched glass overlooking the front garden
- Gas fireplace with decorative mantle and surround
- Crown moulding

Dining Room

- Hardwood floor
- Crown moulding
- Pretty south views

Powder Room

- Hardwood floor
- Pedestal sink
- Recessed halogen lighting

Kitchen

- Hardwood floor
- Granite countertops
- Modern cabinetry
- Tile backsplash
- Samsung stainless steel fridge
- Bosch stainless steel dishwasher
- Panasonic stainless steel microwave/range hood
- KitchenAid stainless steel oven
- Sliding glass doors walkout to deck and patio below
- Recessed halogen lighting

SECOND FLOOR

Bedroom

- Broadloom
- Pretty south views overlooking the garden
- Recessed halogen lighting

Three Piece Washroom

- Porcelain tile floor
- Glass enclosed shower with rain shower head
- Floating sink
- Polished chrome fixtures and taps
- Recessed halogen lighting

Bedroom

- Broadloom
- Plate rail
- Double closet with mirrored sliding doors
- Open bookshelves/cupboard
- Pretty south view

Primary Bedroom

- Broadloom
- Double glass French doors
- Wall to wall his and her custom closets
- Pretty views overlooking Amelia Street
- Recessed halogen lighting

LOWER LEVEL (BASEMENT APARTMENT)

Recreation Room

- Broadloom
- Closet
- Above grade window

Four Piece Washroom

Kitchen

- Separate entrance with glass door
- Kitchen cabinetry
- Sink with gooseneck faucet/spray
- Outlet for oven
- Storage under stairs

Utility Room/Storage

Bedroom

- Broadloom
- Two closets
- Above grade window
- Open bookshelves

Laundry Area

- Electrolux frontloading Luxcare washer
- Electrolux frontloading dryer

Storage Room

UPGRADES BY THE CURRENT OWNERS

- Freshly painted throughout
- Installed new bathroom on 2nd floor
- New carpet in 3rd front bedroom
- Pot lights kitchen, Master bedroom, 3rd bedroom, 1st floor bathroom
- New lights both basement bedrooms
- Basement kitchen sink and bench improved
- Door hung on basement kitchen storage room
- Custom, full width, inbuilt, California Closets in Master bedroom
- New Washer and dryer
- New basement entry door
- Backflow valves installed in basement
- Re-built neighbouring retaining wall at basement exit
- Re-built deck and made it all one level
- Paved under deck storage
- Paving completed lower backyard
- Raised planter lower backyard
- Built and installed back, bi-folding gates for vehicle parking; 2 vehicles possible if shed removed
- Installed large shade umbrella on back deck
- Front garden designed with space for rubbish bin storage at front of house



ADDITIONAL INFORMATION

Taxes:
\$6,483.63 (2022)

Lot Size:
15.42' x 93'

Possession:
30days / TBA

Inclusions:
All kitchen appliances, washer, dryer, all electric light fixtures, television bracket in living room, all window coverings, all custom built-ins, built-in flower boxes, electric awning on deck, built-in umbrella, garden shed, barbeque, shelving in storage room.

Possible Two Car Parking off Laneway

Utility costs:

- Water + solid waste management: \$1200 - 1500pa
- Hydro: \$800pa
- Gas: \$1100pa

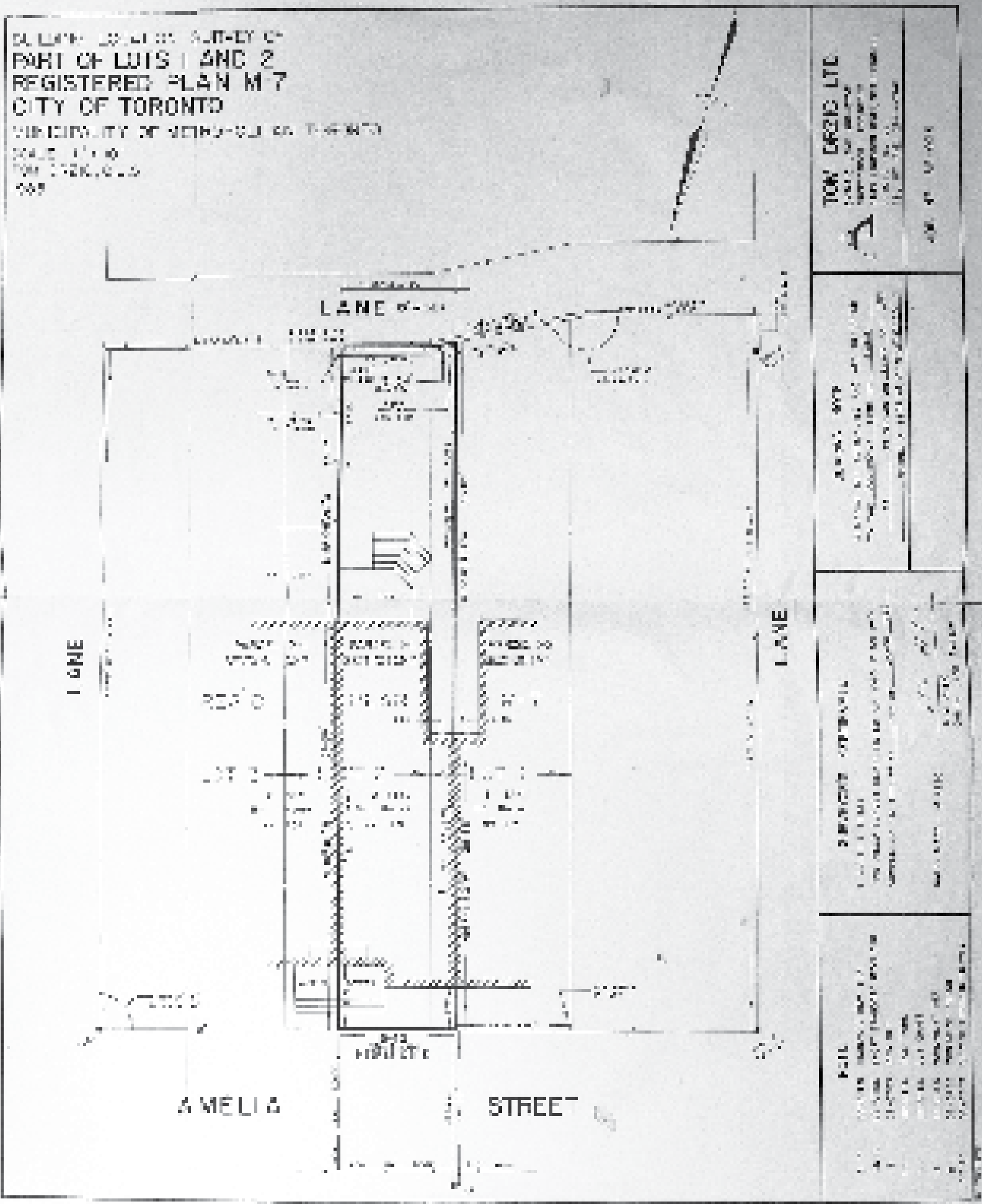
Offered For Sale at
\$1,879,000.⁰⁰



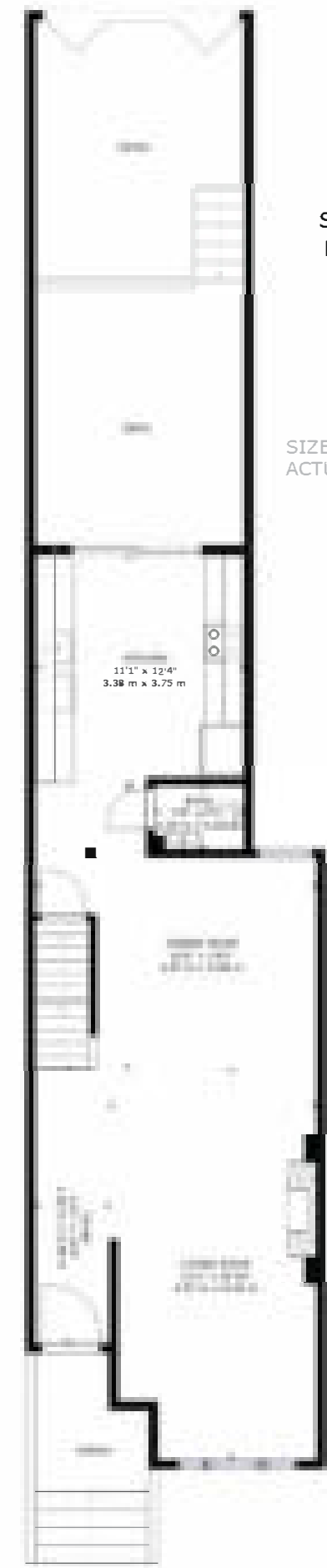




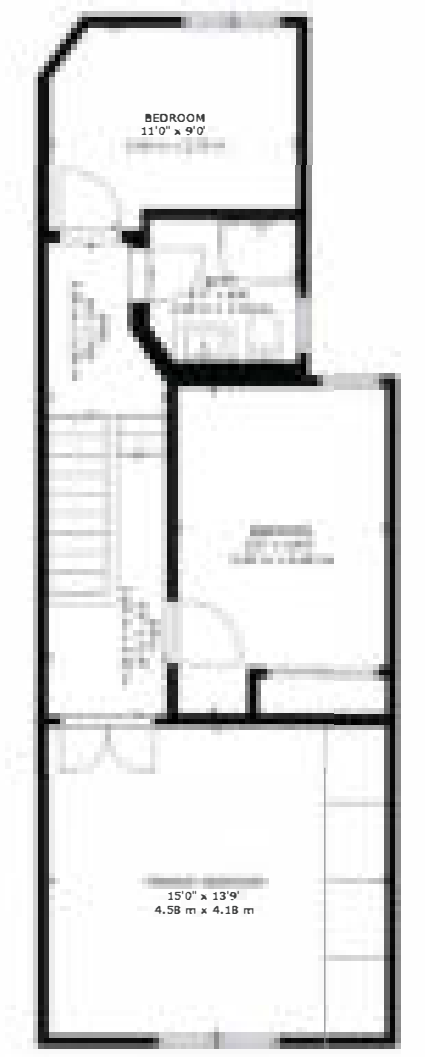




LOWER LEVEL



MAIN FLOOR



SECOND FLOOR

GROSS INTERNAL AREA
 MAIN FLOOR: 534 sq. ft, 50 m²,
 SECOND FLOOR: 626 sq. ft, 58 m²
 LOWER LEVEL: 608 sq. ft, 56 m²,
 EXCLUDED AREAS:
 PATIO: 169 sq. ft, 16 m²,
 DECK: 158 sq. ft, 15 m²
 PORCH: 38 sq. ft, 4 m²
 TOTAL: 1768 sq. ft, 164 m²

SIZES AND DIMENSIONS ARE APPROXIMATE,
 ACTUAL MAY VARY.



Dear Prospective Buyer:

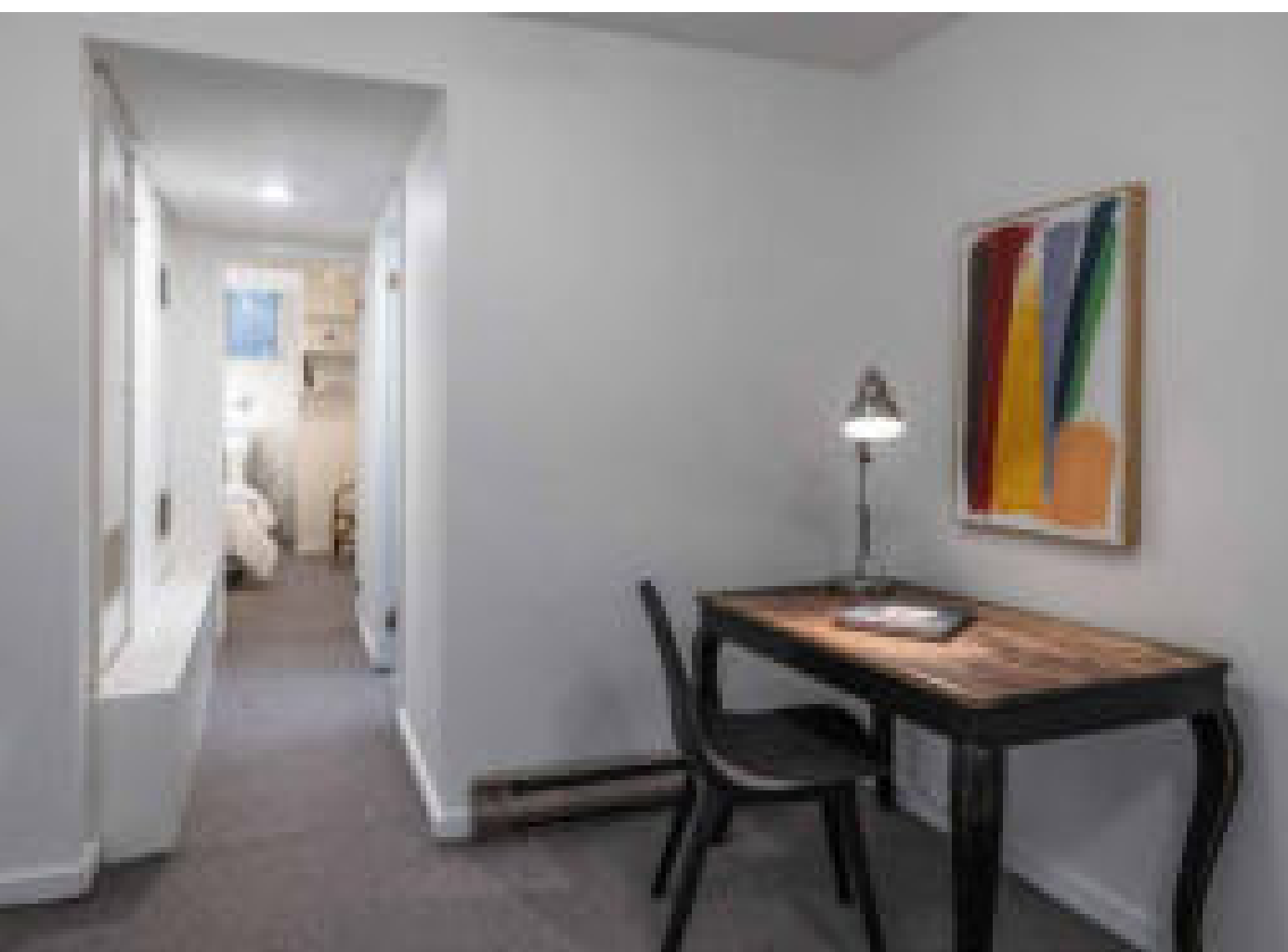
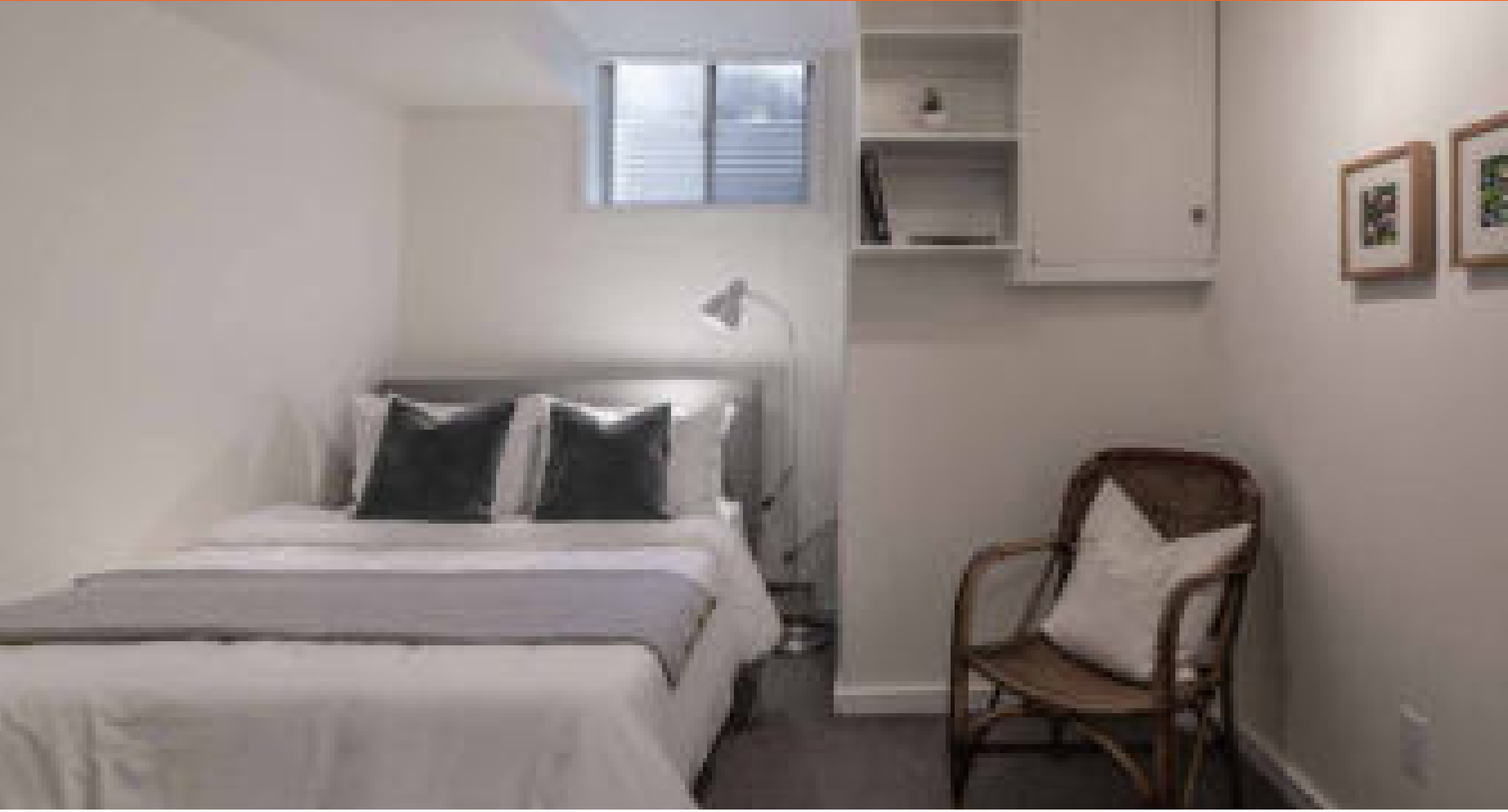
Over the last 5 years we have loved living and raising our 2 children in this beautiful home and wonderful neighbourhood. It is with mixed emotions that we bid farewell to Toronto and continue the next chapter of our lives in Australia.

Cabbagetown is the largest area of Victorian houses in North America. This little pocket of the city is beautiful, quiet, abundant with greenery and amazing neighbours, feeling miles away from the bustle of Toronto. Yet only steps away lies downtown Toronto with all that it has to offer. Living here allows us to walk and ride most places and minimise car driving.

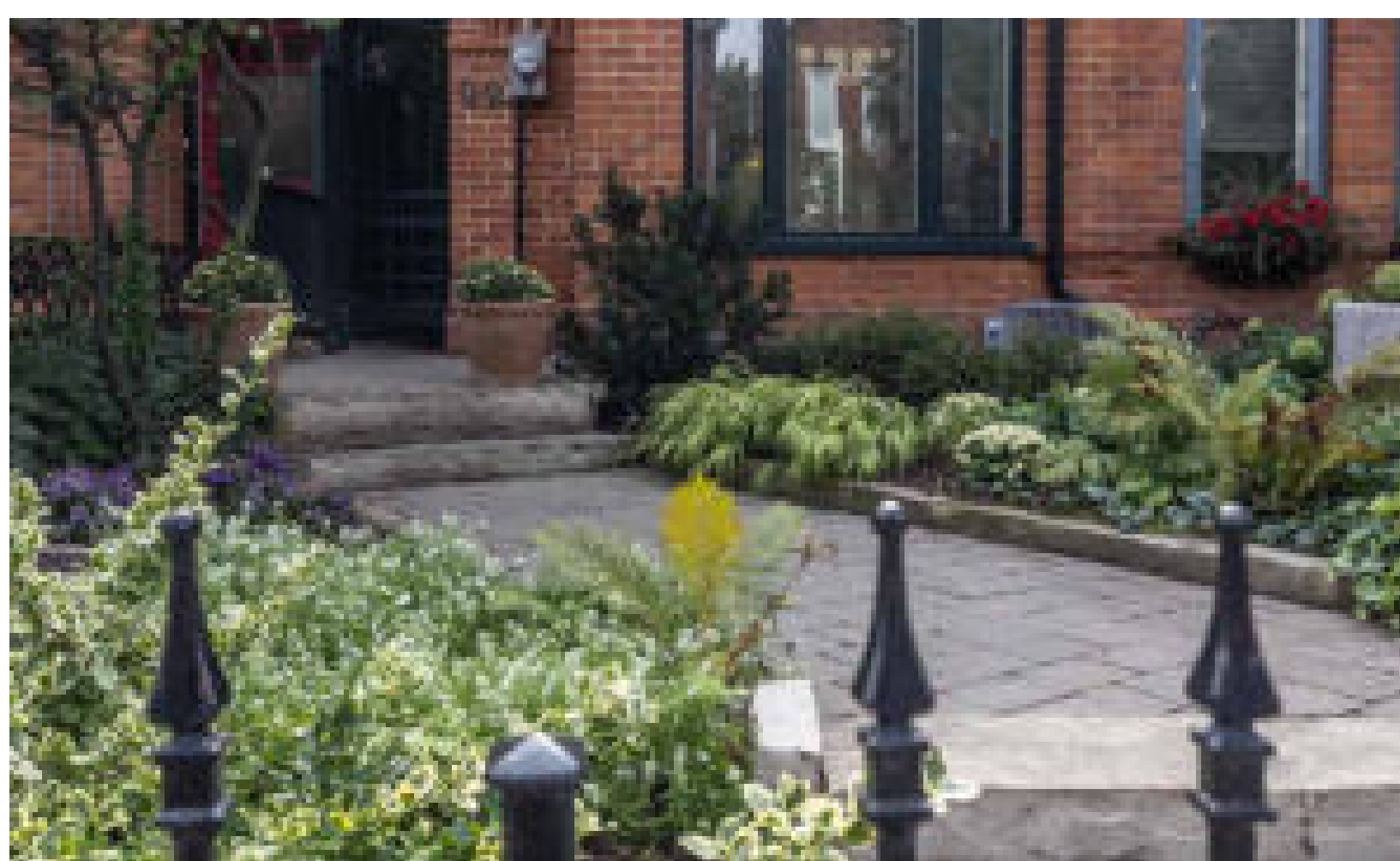
We fell in love with the beautiful high ceilings and south facing aspect of our house. Through some small changes, we have made this house our home. We love the beautiful warm, sunlit back room, which we used as a play space; we love the large connected kitchen, dining and living room to watch the kids play whilst working in the kitchen; we have loved watching the seasons change from our kitchen window, seeing our backyard blossom with green as we grew our own vegetables and radiate colour as the trees changed during Autumn. The huge back deck is used all year round as we eat outside as much as possible and can shade the entire area to allow little ones to play all day. We used the basement for extended stays of Grandparent and friends which allowed them their own space and entrance.

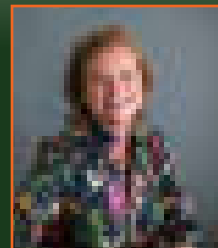
With two little ones, we took full advantage of all of Cabbagetown's amenities, especially the animals at Riverdale City Farm and wading pool, Wellesley park splash pad and playground, Regent Park swimming pool and playground, the Necropolis for evening walks and nature spotting, Riverdale West park hill for tobogganing during winter. This location has abundant Parks and Rec programs, drop in centres and is within easy walking and bicycle distance to the Don Valley, Corktown common, Evergreen Brickworks and Distillery District, which we frequented regularly.

Cabbagetown is a unique community and, nestled neatly in the thick of it all is our home, surrounded by our friends and family-away-from family. We are truly sad to say goodbye.









LEEANNE WELD KOSTOPOULOS

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Gairdner Award Winner
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Chairman's Award Winner



JOHNSTON & DANIEL