

LW Lecanne
Weld



97 Amelia Street



To the new prospective buyers:

We would like to share some of our thoughts and feelings about your possible new home.

Although we are excited to move on with our lives, we feel considerable sadness and regret to be leaving one of the best neighbourhoods in Toronto and a house of wonderful, warm memories. I think of the times when we invited family and friends for holiday dinners, joining tables through the opening between the dining and living room. We often sat on the deck at the front of the house watching the procession of people walking by, often stopping to chat with us. Or we would enjoy our meals on the back deck, with the waft of our two lilac bushes in the early spring, anticipating the blossoming of the peonies or collecting tomatoes from planters on the top balcony. In the winter, we both loved to curl up by fire in the family room with a book and coffee. The kitchen/family room was where we did much of our socializing, where we could prepare meals while being part of the conversation. The fire in the living room lent itself to gracious entertaining.

But the best part of living at 97 Amelia was the neighbourhood. There were lane parties and holiday gatherings throughout the year. The neighbours could be counted on in times of need, providing food baskets when we returned from trips or asking how they could help when moving furniture or when we had car mishaps. Involvement with neighbours is always a matter of choice; we availed ourselves fully of the kindness and sociability of many, making a number of lifelong friends and joining various groups such as walking, hiking, reading and a French conversation club.

Some of our earliest memories include taking our granddaughters to the farm and the wading pools (now splash pads). We would go to Riverdale Park to walk our dogs or to shop at the Farmers' Market., stopping at the cafe for fries or an ice cream cone. One of the loveliest places to take the dogs was in the historic necropolis. For running, we had quite a number of possible routes: through the Don Valley ravine system, behind the Brick Works and the Moore Ravine, through Queen's Park, Philosophers' Walk and the grounds of the University of Toronto, etc.

Our street is known for the restaurant, F'Amelia, and a new restaurant, l'Avenue, both a short walk away. As well, there are a number of popular pubs, including one that welcomes dogs. Cabbagetown Blog is a useful resource for other activities, events and restaurants which are available. Our neighbourhood is quiet and serene. At the same time it is alive with energy. It is truly the best of all worlds.

Sylvia and David

Welcome to this fabulous semi-detached Victorian home, situated on one of the prettiest streets in Cabbagetown and not offered for sale for more than 25 years! The principal rooms are incredibly spacious with tall ceilings, beautiful hardwood floors throughout the main and second floor, and abundant natural light. The main floor features a formal living room and dining room, plus a kitchen combined with a family room at the back with a gas fireplace. The family room walks out to the large south facing deck with fabulous big automatic awning and charming garden below. The second floor offers the master bedroom with a sitting area, double closets, and a five piece ensuite washroom. There is a second bedroom with a balcony overlooking the garden plus an additional four piece washroom. Numerous recent upgrades throughout. There is a charming front garden with a patio to enjoy watching the world go by. Access to one car parking at the rear with a secure automatic door. Walk to Riverdale Park (with farmer's market), shops on Parliament and Carlton, and enjoy all that Cabbagetown has to offer!







MAIN FLOOR

VESTIBULE

- Slate tile floor
- Stained glass window over leaded front door
- Inner door with leaded transom above
- Pot lighting

LIVING ROOM

- Hardwood floor
- Two large picture windows with stained glass transoms
- Wood burning fireplace with marble surround and hearth
- Large opening to dining room
- Crown moulding

DINING ROOM

- Hardwood floor
- Open to staircase
- Open to living room
- Beamed ceiling

KITCHEN

- Hardwood floor
- Granite countertops
- Stainless steel sink with gooseneck faucet and spray
- Whirlpool oven
- Panasonic built-in microwave
- Jenn-Air five burner gas cooktop
- Whirlpool dishwasher
- Samsung double door refrigerator
- Centre island with breakfast bar
- Wall-to-wall built-in pantry
- Open bookshelves
- Built-in desk with granite countertop
- Built-in wine rack
- Decorative painted tile backsplash

- White shaker style cabinetry with glass display doors
- Under cabinet lighting
- Halogen track lighting

FAMILY ROOM

- Hardwood floor
- Gas fireplace with stone surround
- Hanging open bookshelves
- French doors walk out to large deck and garden below
- Numerous windows to allow the southern light in
- Halogen track lighting

SECOND FLOOR

LANDING WITH SKYLIGHT

LINEN CLOSET

MASTER BEDROOM WITH SITTING AREA

- Hardwood floor
- Double closets with custom built-ins
- Two large windows
- Pretty views over Amelia Street

FIVE PIECE ENSUITE WASHROOM

- Limestone tile floor
- Wainscotting
- Pedestal sink
- Polished chrome fixtures and taps
- Freestanding clawfoot bathtub and spray
- Glass enclosed shower
- Wall mirror/medicine cabinet
- Pot lighting

FOUR PIECE WASHROOM

- Tile floor and walls
- Tub with shower
- Frosted window
- Skylight
- Polished chrome fixtures and taps

BEDROOM

- Hardwood floor
- Double French doors walk out to balcony
- Pretty views south over the garden
- Double closet

LOWER LEVEL

LAUNDRY ROOM

- Laundry tub
- LG DirectDrive washer
- LG SensorDry dryer
- Access to large crawl space for storage

RECREATION ROOM

- Broadloom
- Double mirrored closets
- Built-in shelves

UPGRADES BY CURRENT OWNERS

- New operable Pollard windows throughout house (2004)
- Gas fireplace (2017)
- Complete backyard redesign, deck and railing, parking, and automatic garage door (2018)
- Complete redesign of front yard (2019)
- Electric cable in front eaves and downspout (2019)
- Two high efficiency toilets (2021)
- Extra large automatic awning (2021)
- New attic furnace (2022)
- New air conditioner compressor (2022)
- New gutter guards in front eaves and downspout (2022)

ADDITIONAL INFORMATION

PARKING:

Laneway access to parking at rear with automatic secure door

TAXES:

\$6,673.21 (2022)

LOT SIZE:

15.50' x 92.00'

POSSESSION:

60 Days / TBA

INCLUSIONS:

All kitchen appliances, washer, dryer, deep freezer in lower level, all electric light fixtures, all window blinds, all built-ins, central vacuum and related equipment, shelving in lower level laundry room, ceiling fans, fireplace remote, garage door remote, automatic awning remote.

NOTE:

Excellent National Home Inspection available through LA

**OFFERED
FOR SALE AT
\$1,879,000.⁰⁰**

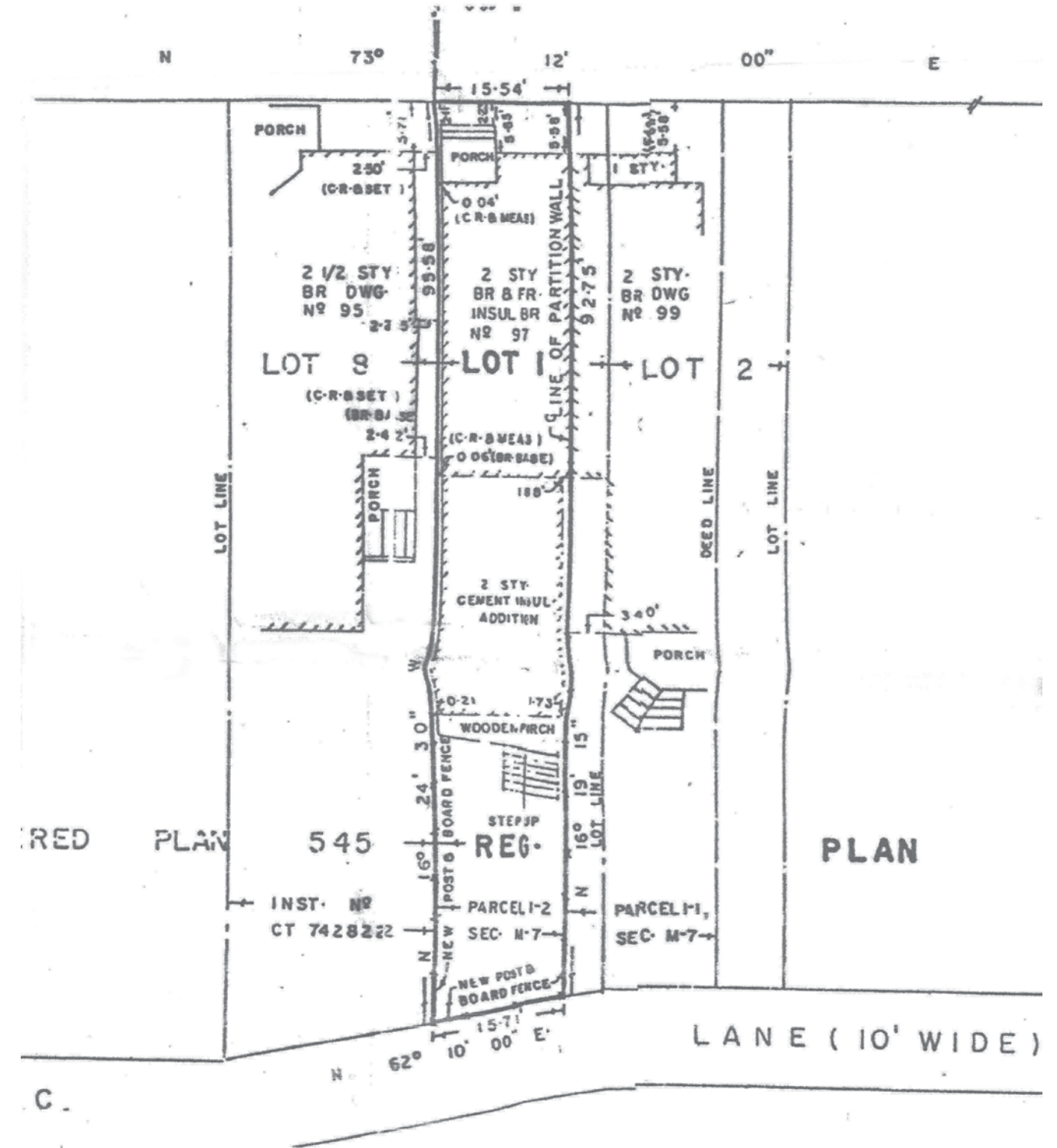






Floor Plan

Survey



GROSS INTERNAL AREA
 LOWER LEVEL: 430 sq. ft, 40 m², MAIN FLOOR: 781 sq. ft, 73 m²
 SECOND FLOOR: 776 sq. ft, 72 m², EXCLUDED AREAS:
 DECK: 102 sq. ft, 9 m², PORCH: 20 sq. ft, 2 m²
TOTAL: 1987 sq. ft, 185 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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*Chairman's Award Winner Top 5, Dollar Volume and Units Sold
2022*

Gairdner Award Winner

2004-2022

Lifetime Chairman's Award Winner



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