

# Welcome to 40 Bernard Avenue

40 Bernard, with its recently completed and to the bricks restoration/renovation, is one of the most beautiful homes in the East Annex. This beautiful, historic Victorian is located on the best block of Bernard; just steps to Yorkville, Bloor Street and the University of Toronto.

Boasting 3600 square feet, ten foot main floor ceilings and 21.5" wide frontage with legal boulevard parking; this house is wonderfully spacious and airy. 40 Bernard retains its historic charm married with contemporary style in an artfully designed package. You can truly bring your suitcases and move in. The main floor is open concept and offers custom front closet, generous living room with a gorgeous open gas log set and stone fireplace, elegant panel moulding, formal dining space, chef's kitchen, delightful powder room and cozy dining banquette.

The chef's kitchen has pro appliances, custom rift oak and white cabinetry, including gorgeous fluted oak on the oversized island, coffee pantry and range hood. The leathered quartzite counter and backsplash is, unique, durable and a natural piece of art. The kitchen is bathed in light with a beautiful bank of side windows and an oversized sliding door leading to the private city garden.

The stunning primary retreat features a generous sized walk-in closet, elegant wainscotting and Juliet balcony. Custom ufold linen draperies add to the tranquility. The ensuite is encased in gorgeous oversized tile with custom walnut vanity, matte resin free standing tub and separate W.C. This is a tranquil escape from our busy lives.

The third floor has been expanded to create two generous bedrooms and a three piece washroom. The dug out lower level with 8 ft ceilings maintains the graciousness of the rest of the home with built ins, guest suite, laundry and three piece washroom. This designer's own home has numerous custom built-ins, top of the line finishes and new mechanical systems.

## Detailed Features

### General

- Plaster mouldings
- 10 foot ceilings on main floor
- 9 foot ceilings on second and third floor
- 8 foot ceilings in basement
- 9 inch baseboards and designer casings and window trim
- 8 foot solid core doors with brass handles and hinges

- European white oak engineered flooring. Herringbone on main floor and wide plank on second and third floor.
- LED recessed lighting
- Custom Black Iron railings with crystal ball finial
- LED stair light
- Custom air returns
- Custom wood floor grates
- Third Floor skylight and access to rear deck

### **Foyer**

- Gorgeous double french doors with centre brass knobs and mail slot
- Marble mosaic floors
- Panel moulding
- Elegant panelled coat closet

### **Living and Dining**

- Panel moulding; perfect for hanging art
- Elegant bay window
- Open gas log fireplace with custom quartzite surround
- Smoked glass crystal faceted ball and satin brass fixtures
- In ceiling speakers

### **Kitchen**

- 8ft wide by 9ft tall oversized sliding doors to gorgeous deck and garden
- Rift cut white oak and white contemporary slim shaker cabinets
- Fluted oversized island, coffee station and custom hood.
- One of a kind leathered quartzite counters and oversized backsplash
- 48" Bertazzoni range, built in 42" Jenn air fridge and freezer, Fisher Paykal dish drawers, Jenn air wall oven, built-in Panasonic microwave, Frigidaire Wine Fridge
- Full size pantries one with ribbed glass and lit for elegant storage
- Brass staggered pendants over the island
- Highly functional coffee station and bar with in cabinet lighting and power to operate small appliances – safety kill switch for toaster outlet
- Brass knobs and brass plumbing fixtures
- Siligranite farm sink by Blanco with garburator
- Custom built in banquette

### **Main Floor Powder Room**

- Stunning onyx back lit wall and vinyl grass cloth on three other walls
- Floating black granite sink with Brass tap
- Unique brass tinted glass pendant fixture

### **Primary Bedroom**

- Elegant and restful soft grey wainscotting
- 8 foot bi parting sliding doors with iron Juliet balcony
- Striking brass and glass chandelier and recessed lighting

- Custom linen drapery on a brass u fold rod
- Generous walk-in closet with timeless grey gloss cabinetry with brass oversized pulls
- French doors to walk-in closet
- Additional bank of grey gloss cabinetry in entry

### **Primary Ensuite**

- Floor to ceiling oversized porcelain tile
- Brass and glass custom shower door, linear shower drain
- Separate WC with Toto Washlet toilet
- Double oversized custom walnut vanity with pull out inserts, curved walnut door fronts and quartzite counter top
- Stunning brass plumbing fixtures, towel rods and washroom accessories
- Nu heat flooring
- Recessed brass framed medicine cabinets
- Built in linen cabinet
- Glass and brass chandelier
- Under cabinet LED lighting
- Matte resin free standing tub with brass free standing tub filler
- Curved walnut shelving
- Pocket doors to walk in closet

### **Second Floor Study**

- Gorgeous and moody built-ins and panel moulding
- Sunny front deck with entry from family room
- Coffee nook including sink.
- Could be fourth bedroom

### **Second Floor Three Piece Bath**

- Carrara subway tile shower walls and carrara and bluestone hexagonal mosaic floors
- Period mural in soft blue and white
- Carrara marble and polished nickel wash stand
- Polished nickel mirror, plumbing and light fixtures
- Custom glass shower door

### **Third Floor Rear Bedroom**

- Oversized reach in closet with custom closet organizers
- Custom floating desk
- Large sliding door to large rear deck
- Custom linen drapery on a brass u fold rod
- Brass and milk white light fixtures

### **Third Floor Front Bedroom**

- Oversized double reach in closets with custom closet organizers
- Unique Italian Murano light fixtures and brass and milk white light fixtures

### **Third Floor Washroom**

- Elegant handmade glossy subway tile
- Porcelain blue and cream floor tile and blue penny tile in shower
- Oversized 42inch vanity with porcelain countertop
- Oversized round mirror
- Contemporary black plumbing and light fixtures
- Custom glass shower door

### **Lower Level**

- 8 ft ceilings
- Vinyl hardwood look flooring
- Family room with built- ins and wainscotting for continued elegance
- Laundry room with sink and storage and stackable washer and dryer
- Large storage room
- Basement fridge nook

### **Lower Level Three Piece Washroom**

- Black and white modern tile
- Floating vanity with modern white resin integrated sink and countertop
- Glass shower enclosure
- Industrial mirror

### **Lower Level Guest/Nanny Suite**

- Murphy bed
- French doors

### **Mechanicals and Construction**

- New furnace and air conditioner
- Wiring installed for Split Air conditioners on third floor
- Water heater - owned
- Sump pump with back up
- Sewage ejector
- New electrical and plumbing throughout
- New flat roof on second and third rear floors
- Spray Insulation, new drywall and resilient channeling to dampen sound

### **Exterior**

- Victorian Grande Dame that fits in beautifully on this historic street.
- Main floor covered porch and upper second floor patio
- One car legal boulevard parking and one guest spot in front of porch
- Rear garden is a serene oasis with rear brick wall that provides excellent privacy
- Lit onyx feature cascades warm light at night

- Electrical and water on upper deck
- Landscape lighting
- Gas line for barbeque
- New third floor private deck with water and custom iron rear railing

### **Miscellaneous**

- House restoration complete February 2023
- Final inspection February 2024
- Wireless alarm system
- Anti-theft laminated glass on rear sliding door

### **Neighbourhood**

- 5 Minute walk to Yorkville Village with the Equinox and Whole Foods
- Bloor and Yorkville's High Street shopping is a short stroll
- Toronto's best flower markets and Italian restaurants at the end of the street
- Ramsden Park with off leash dog park, tennis, ice rinks and fantastic playground is a 5 minute walk
- St. George subway 5 minute walk and Rosedale subway 12 minute walk
- Huron Street Public School
- Holy Rosary Catholic School
- Royal St. Georges, Branksome, Upper Canada, Bishop Strachan, and Del La Salle are all a short distance away
- Blinds to Go is the tenant at the rear and their lease is more than ten years!
- Wonderful neighbourhood community with an annual social and a real commitment to the street and each other

### **Additional Information**

- Lot Size: 21.5' x112.5'
- Taxes: \$20,450.84
- Square Footage: 2800 sq ft above grade plus approximately 970 sq ft finished basement
- Possession: Flexible

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