



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 historic Victorian is located on the best block of Bernard; just steps to Yorkville, Bloor Street and the University of Toronto.

Boasting 3,685 square feet with tall ceilings throughout, this house is wonderfully spacious and airy. 40 Bernard retains its historic charm blended seamlessly with contemporary style in an artfully designed package. You can truly bring your suitcases and move in. The main floor is open concept with a gorgeous gas log set stone fireplace in the living room, elegant panel moulding, bespoke chef's kitchen and banquette.

This designer's own home has extensive custom built-ins, top of the line finishes and new mechanical systems. There is a lovely private garden and legal pad parking completes this special offering.



The chef's kitchen has custom rift oak and white cabinetry, including gorgeous fluted oak on the oversized island, coffee pantry and range hood. The quartzite counter and backsplash is a natural work 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.

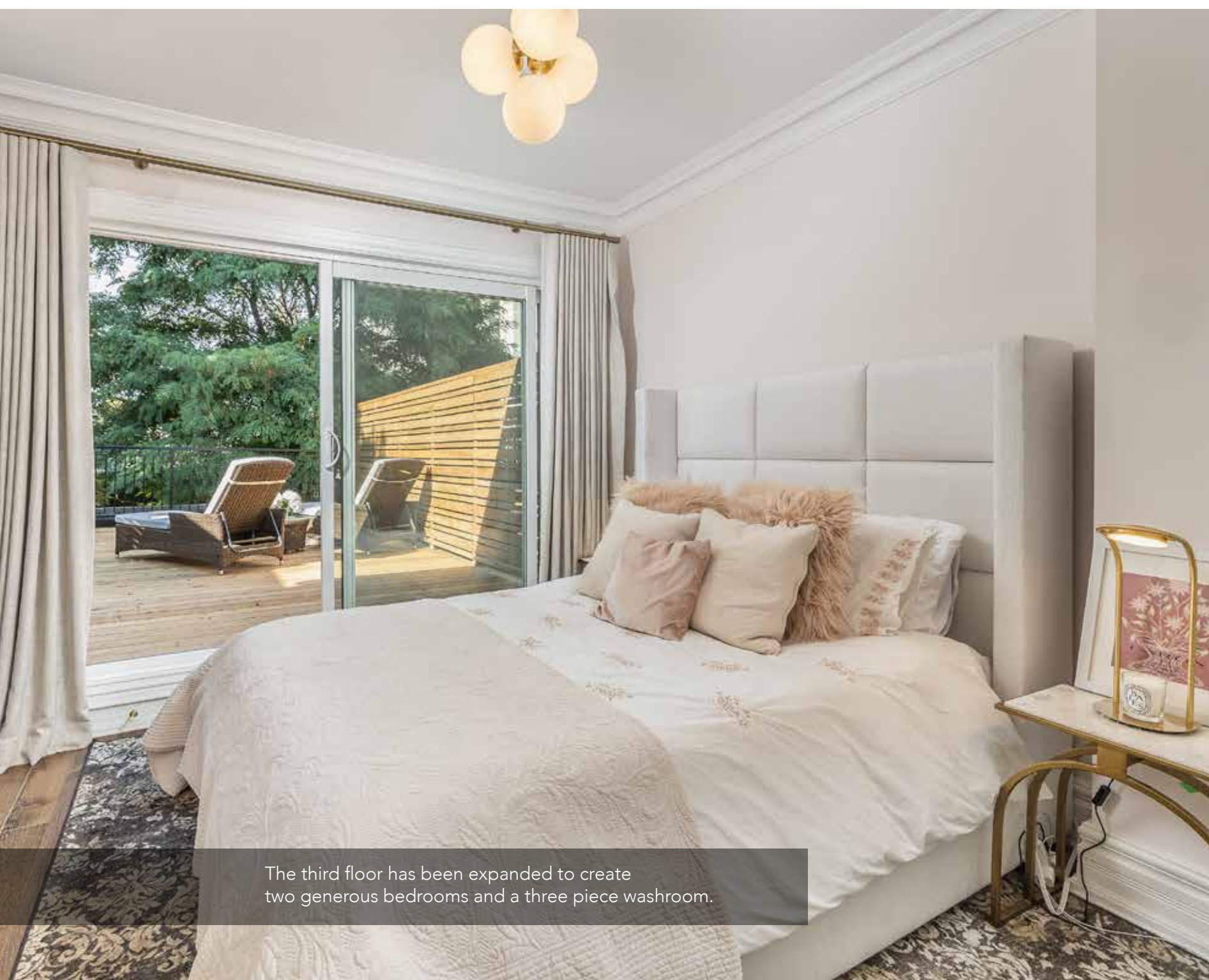




The stunning primary retreat features a generous sized walk-in closet, elegant wainscoting and Juliet balcony. The ensuite is encased in gorgeous oversized tile with custom walnut vanity, matte resin freestanding tub and separate W.C. This is a tranquil escape from our busy lives.

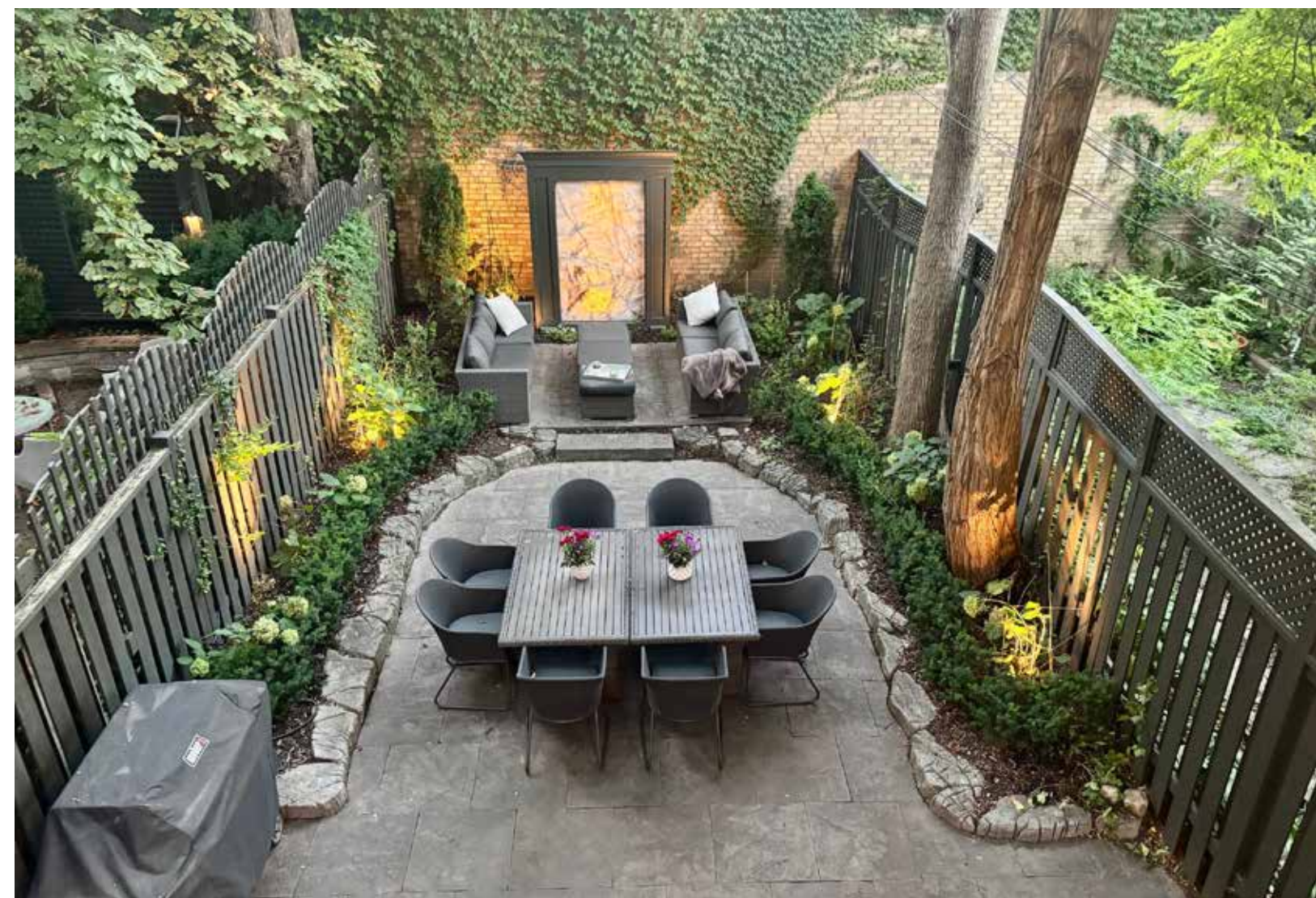


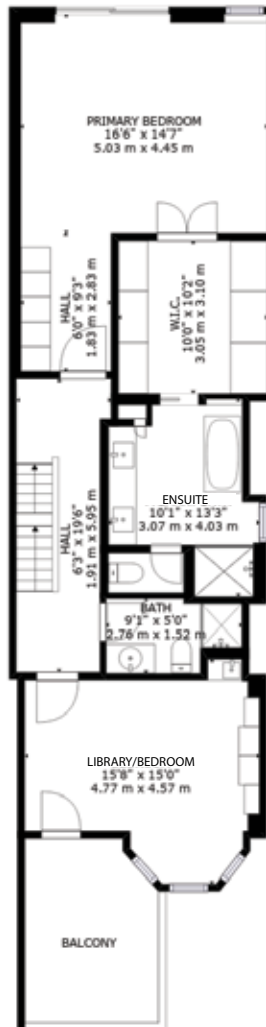




The third floor has been expanded to create two generous bedrooms and a three piece washroom.







SQUARE FOOTAGE

Main Floor:	1042 sqft
Second Floor:	1042 sqft
Third Floor:	631 sqft
Lower Level:	970 sqft
Total:	3685 sqft



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