

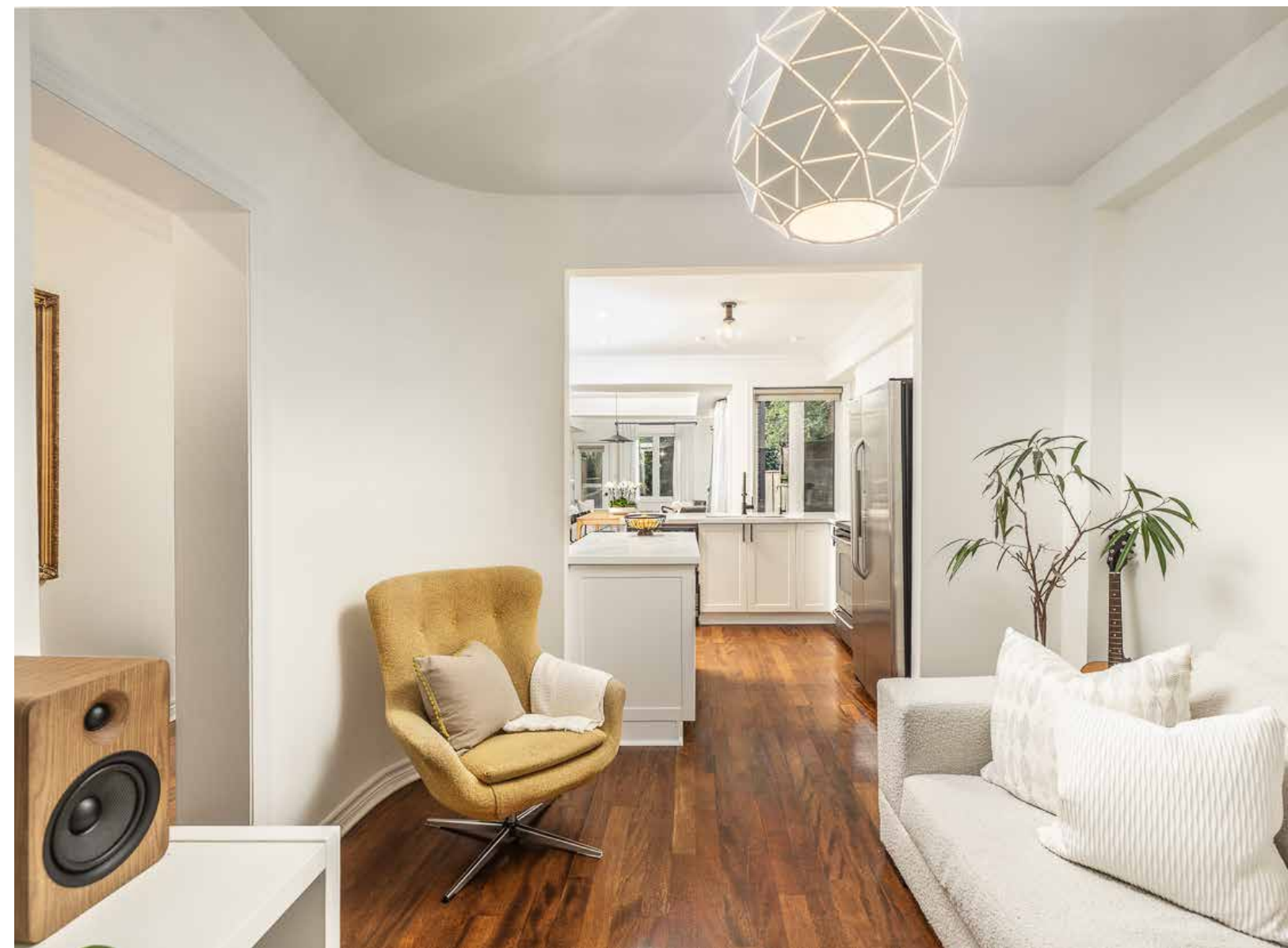
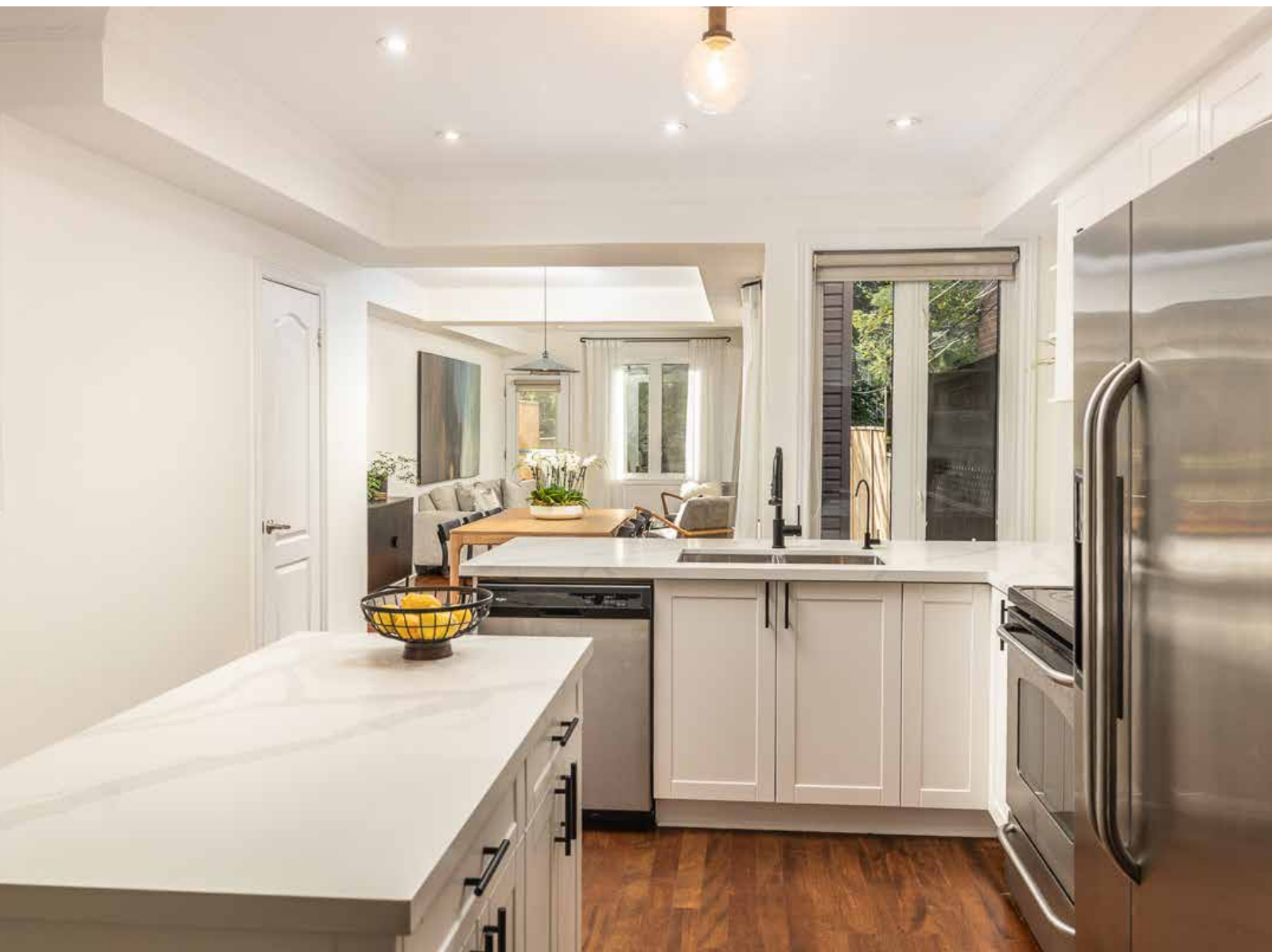


Welcome to 74 Lewis Street

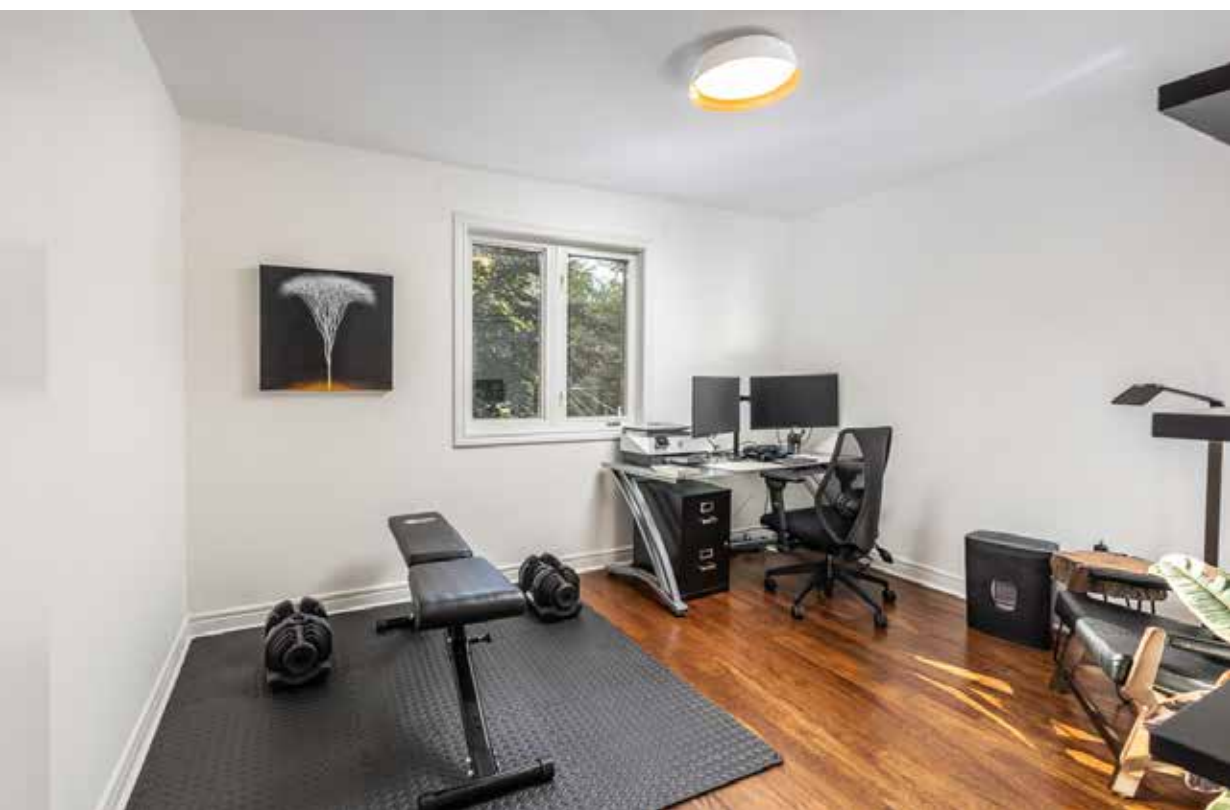
Welcome to this incredible Leslieville home, recently and extensively renovated. Beautifully situated on a quiet treelined street, a tranquil setting in an urban locale. 1650 square feet is offered on three floors, plus a further 600 square feet in the basement apartment with a separate entrance. The main floor features a living room, open concept kitchen combined with dining room and family room. Note there is a powder room on this floor. Three spacious bedrooms, a washroom and laundry room are offered on the second floor. On the third floor is a master retreat with dramatic vaulted ceilings which walks out to a large sundeck drenched in western light. The lower level is devoted to the basement apartment with excellent above grade windows and an egress. Recent improvements include professional landscaping (hard and soft) of the front garden, extensive interior painting throughout, and the installation of an egress window in the lower level bedroom. Absolutely turnkey! The garden is deep with lovely mature trees and benefits from the beautiful western exposure. Enjoy being steps to vibrant Queen Street East and the nearby Jimmy Simpson Park, plus many of Toronto's finest shops and restaurants. Transit is at your doorstep as is convenient highway access. The East Harbour Transit Hub is being built just south and will be a major transit hub for TTC and GO trains, connecting with the Ontario Line (under construction) and the Stouffville line.

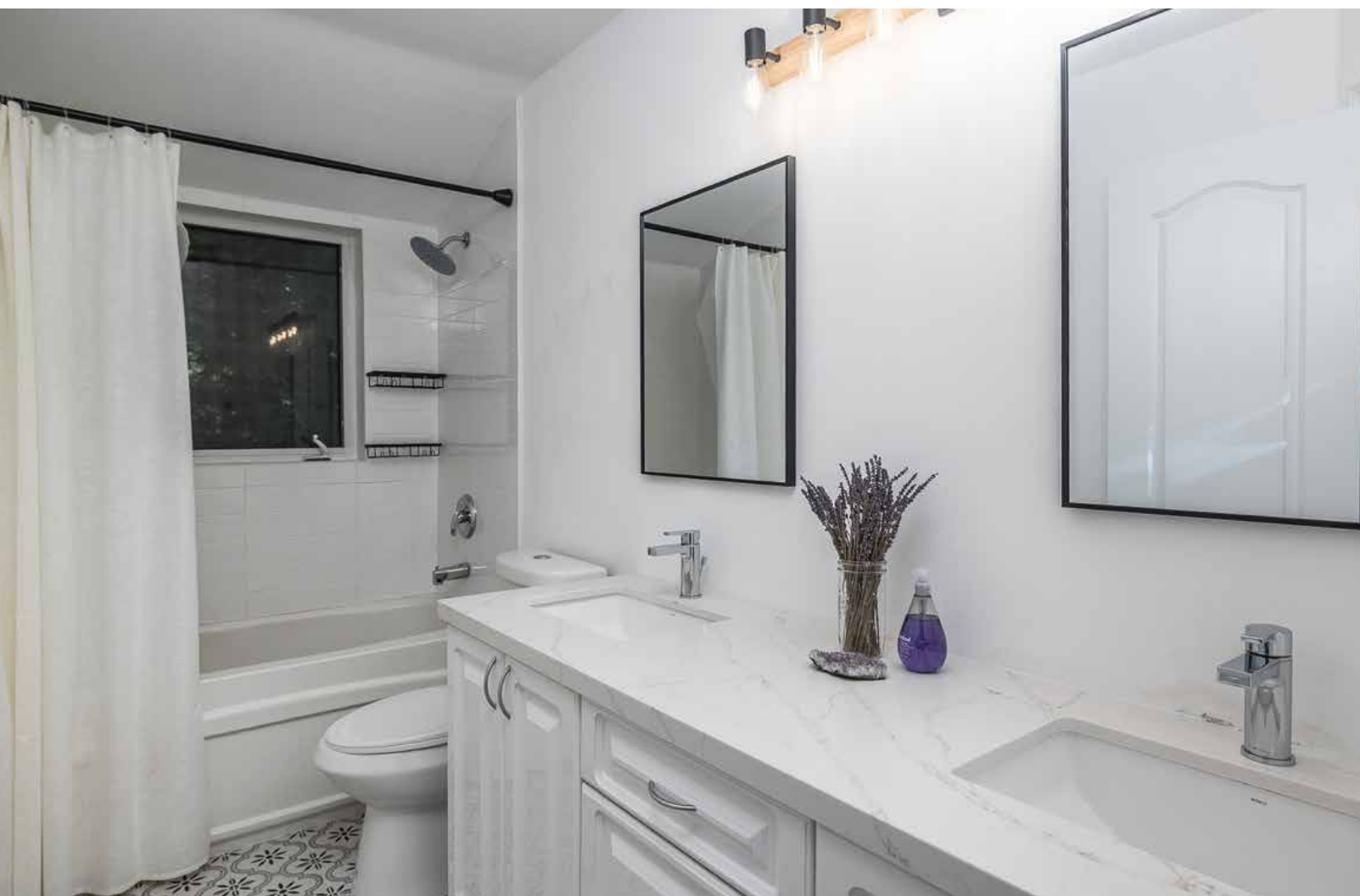














MAIN FLOOR

Foyer

- Tile floor
- Double coat closet
- Recessed halogen lighting

Living Room

- Hardwood floor
- Large picture window overlooking front garden
- Pendant lighting

Kitchen

- Hardwood floor
- Crown moulding
- Shaker style cabinetry
- GE stainless steel double door refrigerator with water dispenser
- GE stainless steel cooktop and oven
- Allure stainless steel range hood and vent
- Whirlpool stainless steel dishwasher
- Centre island
- Breakfast bar
- Double farmer’s sink with gooseneck faucet and spray
- Matte black fixtures and taps
- Quartz countertops
- Built-in shelves
- Large window
- Recessed halogen lighting

Powder Room

- Vanity with matte black fixtures and taps
- Built-in wall mirror

Dining Room

- Hardwood floor
- Open concept
- Large window
- Pendant lighting

Family Room

- Hardwood floor
- Gas fireplace
- Large picture window overlooking back garden
- Recessed halogen lighting
- Walk out to patio and garden

SECOND FLOOR

Bedroom/Office

- Hardwood floor
- Double closet
- Large window overlooking back patio and garden

Laundry Room

- Tile floor
- Samsung stackable washer and dryer
- Laundry tub
- Built-in shelving

Four Piece Washroom

- Decorative tile flooring
- Vanity with integrated sink and matte black fixtures and taps
- Built-in wall mirror
- Soaker tub with shower
- Frosted window

Bedroom/Nursery

- Hardwood floor
- Closet
- Window overlooking back garden

Bedroom/Sitting Room

- Hardwood floor
- Closet
- Bay window

THIRD FLOOR

Primary Bedroom

- Hardwood floor
- Vaulted ceilings
- His and hers double mirrored closets
- Sitting area
- Walkout to private sundeck with treetop views
- Pendant lighting
- Large windows

Five Piece Ensuite Washroom

- Decorative tile flooring
- Soaker tub with rain showerhead
- Double vanity with quartz countertops
- Polished chrome fixtures and taps
- Built-in wall mirrors
- Wall sconces
- Window

LOWER LEVEL APARTMENT

Living Room/Dining Room

- Hardwood floor
- Above grade windows

Kitchen

- Hardwood floor
- Double sink
- Stainless steel fixtures and taps
- GE refrigerator/freezer
- GE four burner electric stove
- GE all-in-one washer/dryer

Utility Room

Four Piece Washroom

- Tile floor
- Vanity
- Polished chrome fixtures and taps
- Built-in wall mirror
- Wall sconce

Bedroom

- Hardwood floor
- Closet
- Above grade window

ADDITIONAL INFORMATION

Taxes: \$6,417.28 (2025)

Lot Size: 15.75’ x 135’

Possession: 90-120 days

Inclusions: All kitchen appliances, washer, dryer, all kitchen appliances in basement, combined washer/dryer in basement, all electric light fixtures, all window coverings (except excluded), NEST Thermostat, Ring doorbell, all custom built-ins.

Exclusions: Dining room mirror, curtain rods and curtains from main floor and in nursery, RO filter from kitchen.

Note: Excellent Elements Home Inspection available through LA

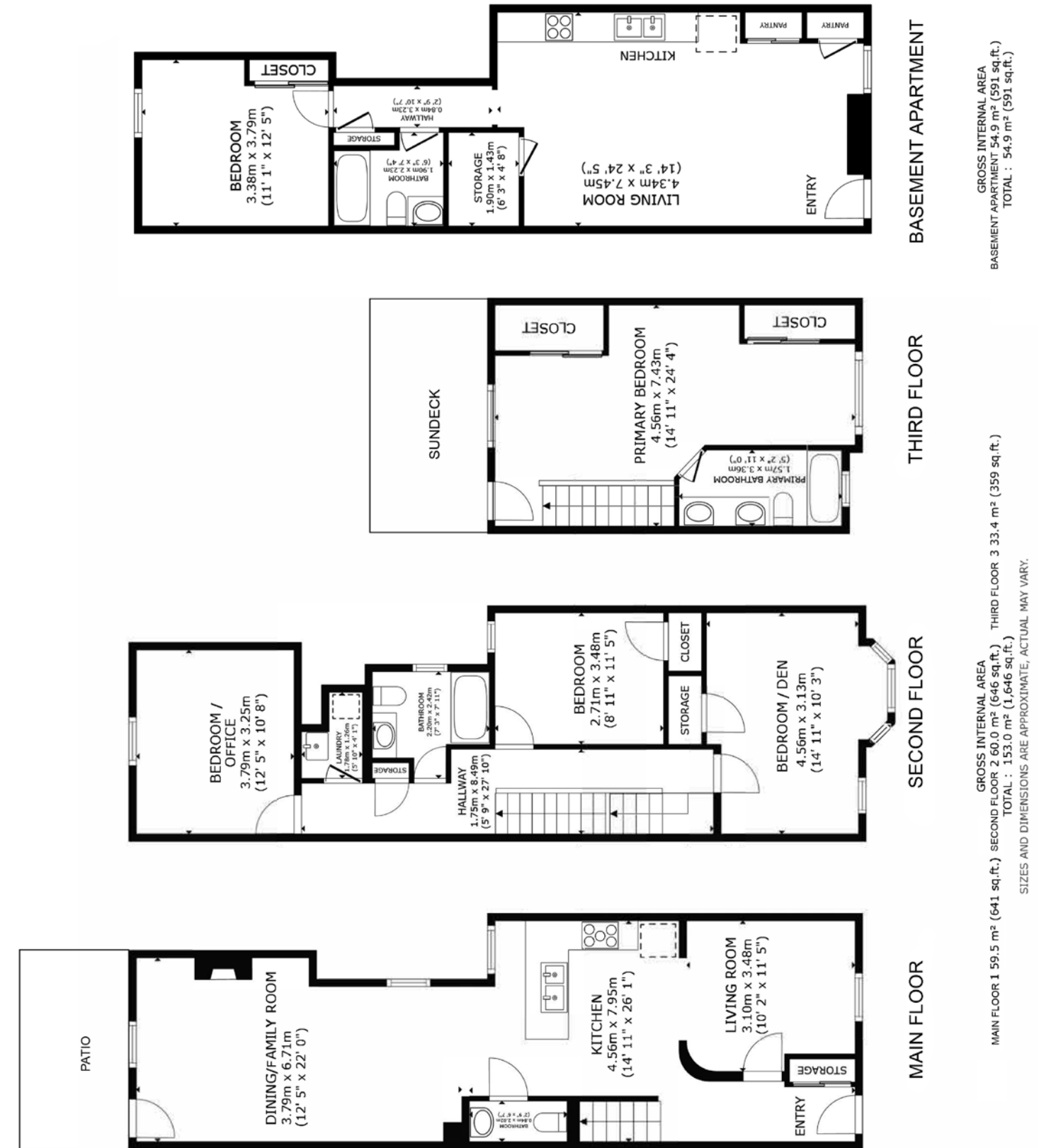
OFFERED FOR SALE AT
\$1,499,000.⁰⁰



From the owners:

After welcoming our first child, we have made the bittersweet decision to move closer to our friends and family. We have loved this house and its countless rooftop sunsets, short streetcars to the beach, endless array of nearby coffee shops, park hangouts with the loveliest of neighbours, and beautiful walks around tree lined streets. We hope you find the same joy in this home that we did - whether it be a holiday dinner around a full table, or a cozy morning in the sun filled front room.

A photograph of a modern outdoor seating area. Two black-framed armchairs with light blue cushions are positioned on a dark stone patio. A small, square, black side table is placed between them. The background shows a grassy yard with a wooden fence and some foliage.





LEEANNE WELD KOSTOPOULOS

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Chairman Award Winner
#2 Dollar Volume, #4 Units Sold
2024
Gairdner Award Winner
2004-2024
Lifetime Chairman's Award Winner



GEORGE CHISHOLM

Sales Representative
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The information in this feature sheet has been provided by principals & sources we believe are reliable. Prospective Purchasers should satisfy themselves regarding its accuracy. Measurements are approximate.