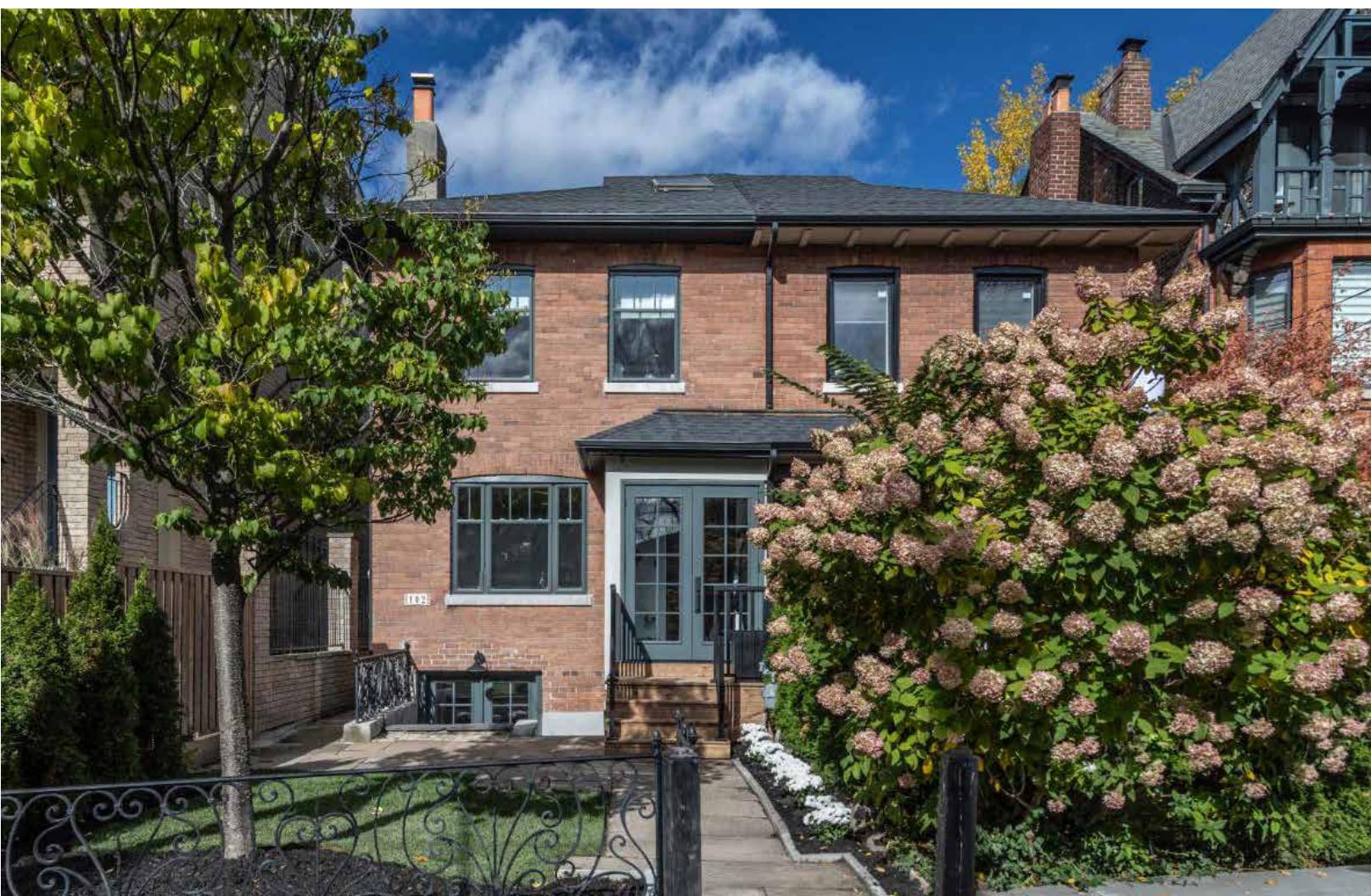


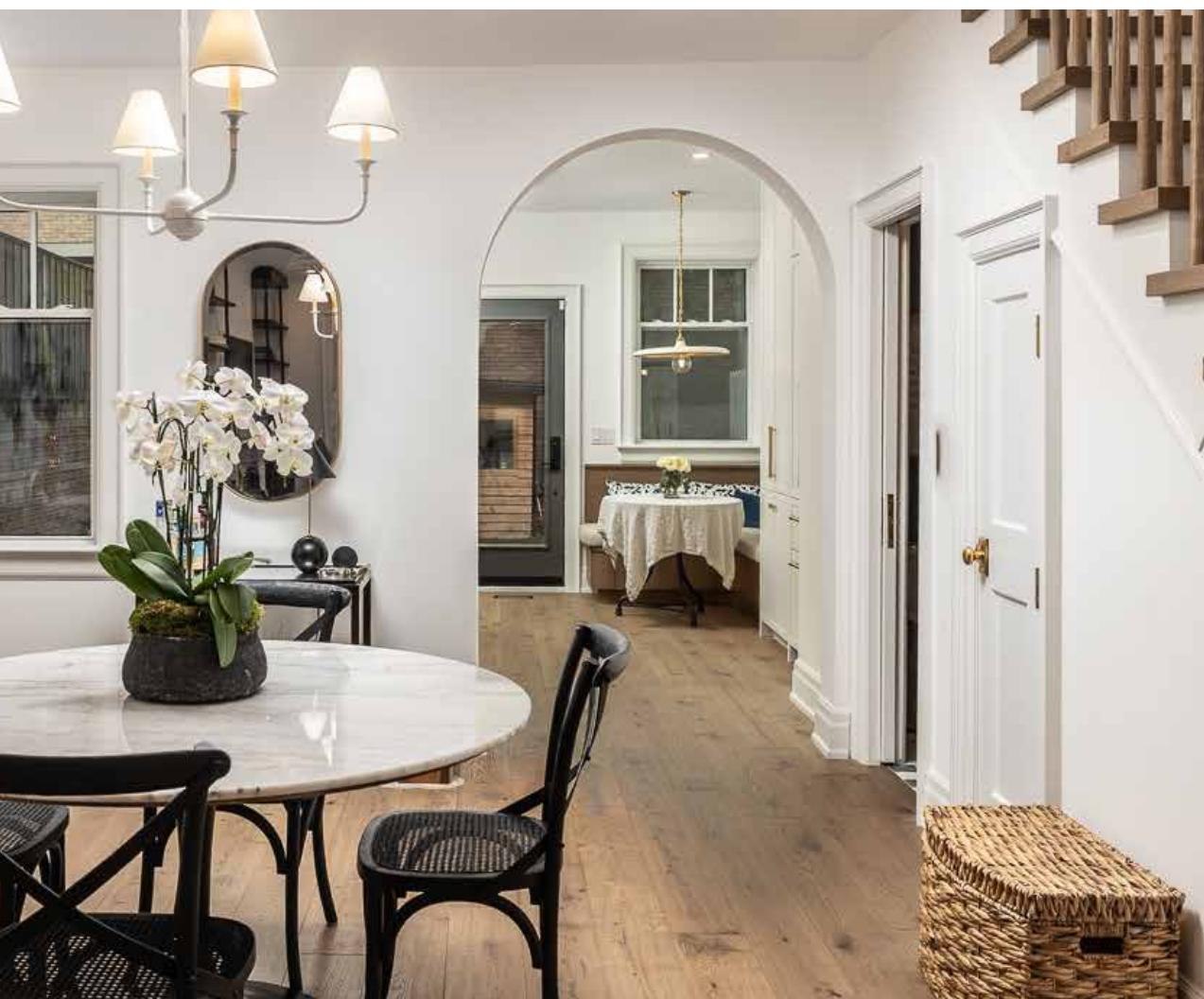


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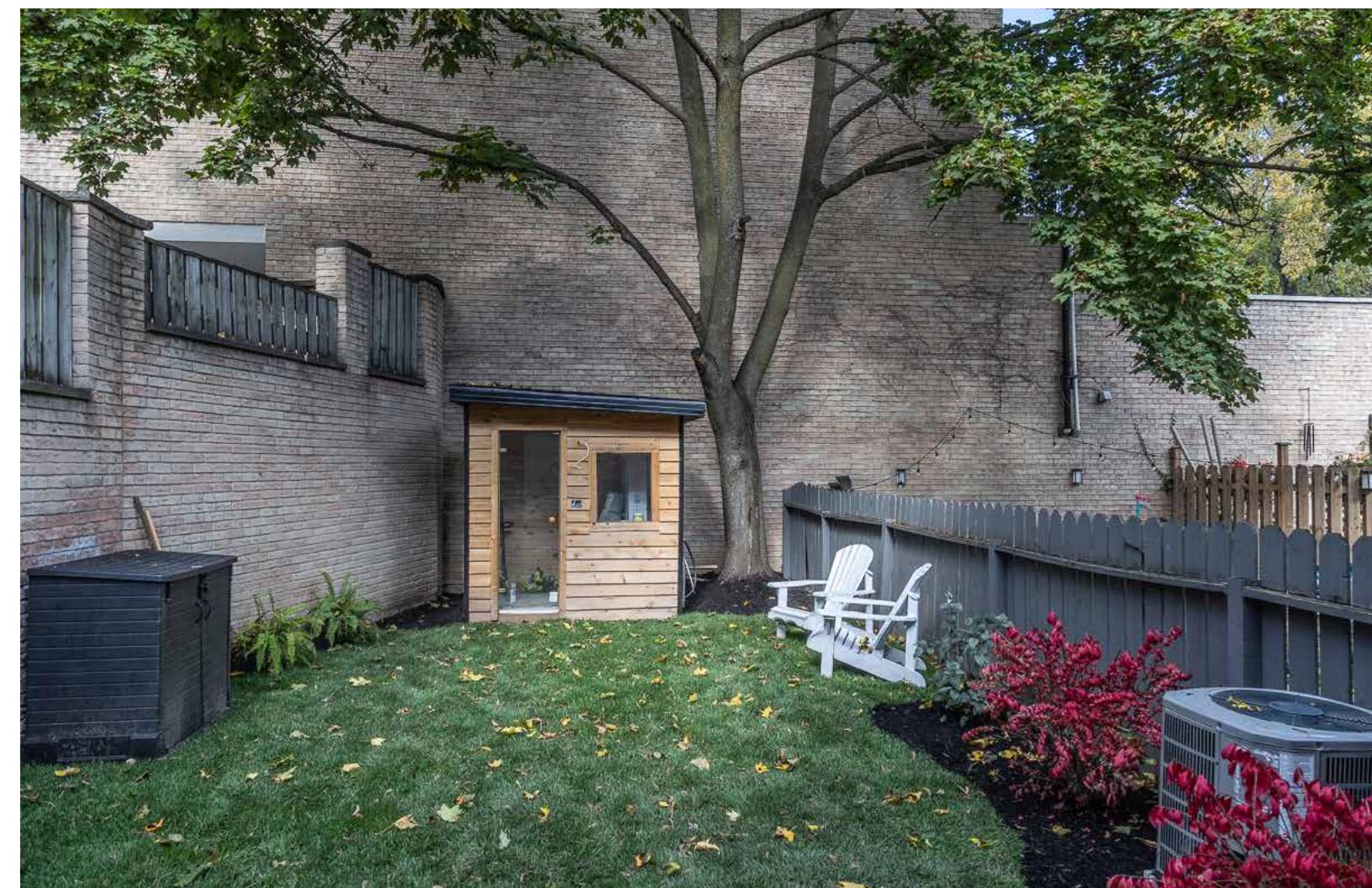
Welcome to 102 Shaftesbury Avenue

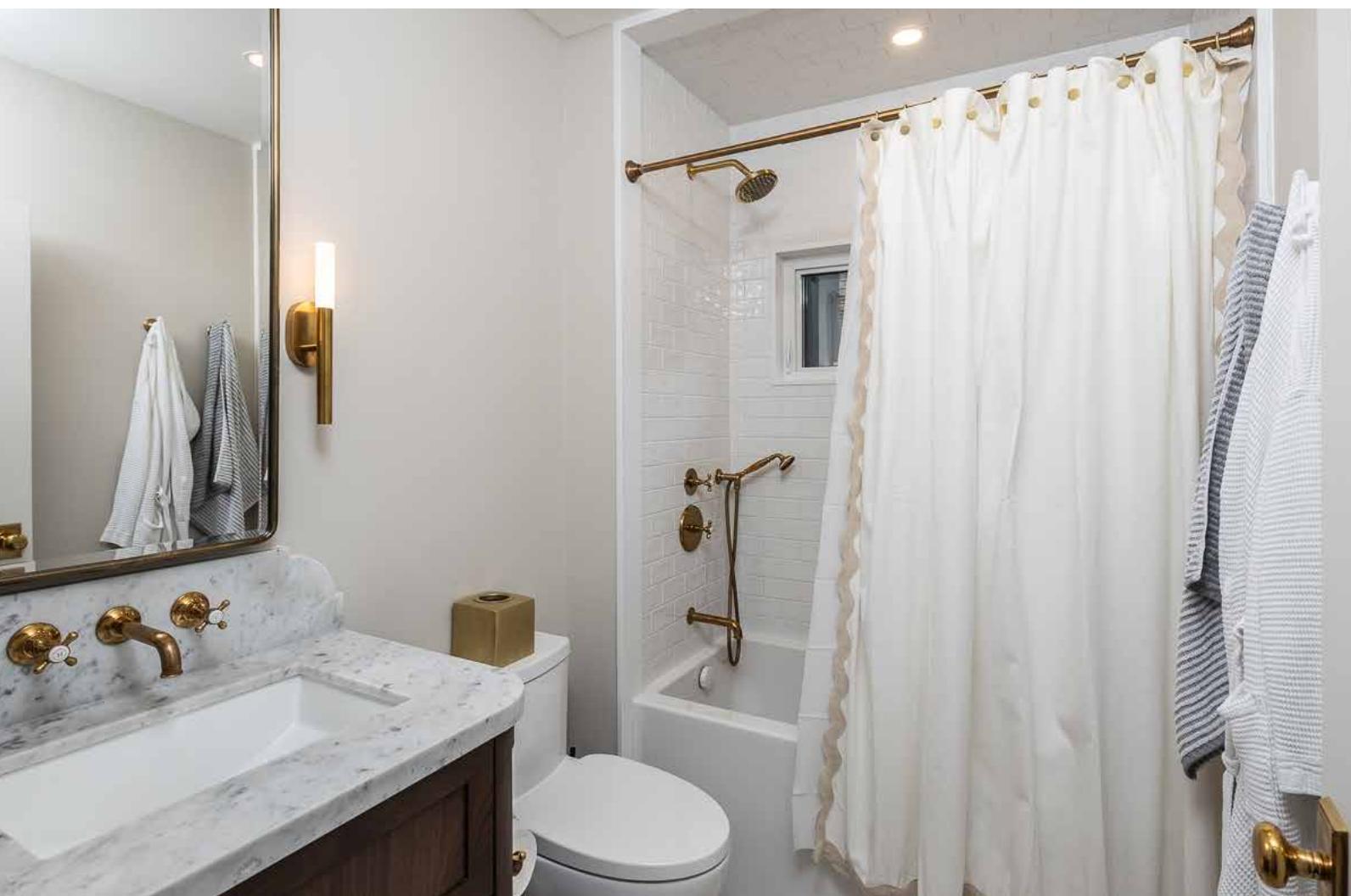
Stylishly renovated with designer finishes throughout and meticulous attention to detail, this stunning Summerhill home is completely turnkey! The main floor is bright and airy, offering an open concept living and dining room with a wood burning fireplace, hardwood floors, and recessed lighting. Also featured on the main floor is a powder room. The kitchen offers a wall-to-wall pantry and a built-in bench/breakfast area, and walks out to the garden. Three spacious bedrooms and a beautifully appointed washroom are offered on the second floor. The third floor loft is finished and offers endless potential as an office, playroom, or future third storey. The lower level offers two walkouts from the front and rear of the property. The front enters into a fantastic mudroom with lockers, and the other walks out from the recreation room to the garden above. A laundry room, ample storage, and another four piece washroom are offered on this level. Professionally landscaped; courtyard garden out the front, and deep private garden at the back. New garden shed at rear of property is in fact a sauna, it just needs the power run to it. Renovations include; custom walnut built-ins throughout, custom millwork, engineered hardwood floors, high-end Thermador appliances, custom drapery and light fixtures, new interior doors, new brass hardware & fixtures, exterior stucco siding, all new windows, updated electrical and HVAC (see feature sheet for full list). Truly a gem! Steps to shops and restaurants on Yonge Street. Toronto ravine system at your doorstep, and Deer Park JR/SR PS within walking distance.

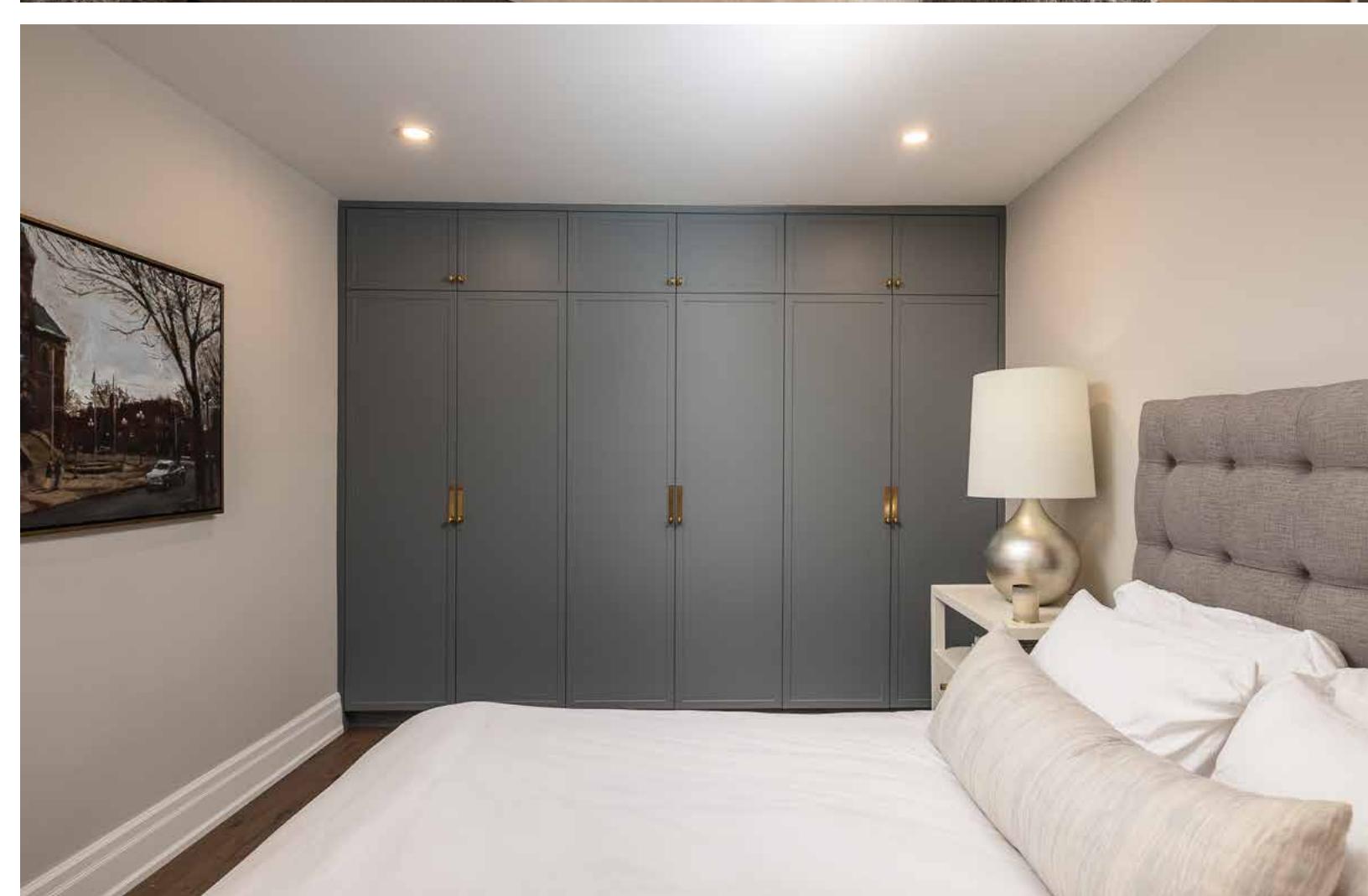












MAIN FLOOR

ENCLOSED ENTRANCE

- Decorative tile floor
- Outer/inner French doors
- Paneled
- Coat hooks

LIVING ROOM

- Engineered wide plank hardwood floor
- Custom walnut built-in/display cases
- Wood burning fireplace with stone hearth and mantle
- Large picture window overlooking front courtyard garden
- Recessed halogen lighting

STORAGE CLOSET (under stairs)

COAT CLOSET

DINING ROOM

- Engineered wide plank hardwood floor
- Open concept
- Window
- Recessed halogen lighting

POWDER ROOM

- Tile floor
- Marble vanity
- Brass fixtures and taps
- Wall sconces
- Recessed halogen lighting

KITCHEN

- Engineered wide plank hardwood floor
- Custom cabinetry with brass hardware
- Brass fixtures and taps
- Thermador concealed double door refrigerator
- Thermador six burner gas stove and oven
- Thermador concealed dishwasher
- Custom banquette
- Large farmer's sink
- Recessed halogen lighting
- Walk out to garden

SECOND FLOOR

BEDROOM

- Engineered wide plank hardwood floor
- Window overlooking garden
- Recessed halogen lighting

FOUR PIECE WASHROOM

- Heated tile floor
- Bronze fixtures and taps
- Marble vanity
- Built-in wall mirror
- Window
- Wall sconces
- Recessed halogen lighting

BEDROOM

- Engineered wide plank hardwood floors
- Wall-to-wall closets
- Window overlooking garden
- Recessed halogen lighting

PRIMARY BEDROOM

- Engineered wide plank hardwood floors
- Wall-to-wall closets
- Window overlooking Shaftesbury Avenue
- Recessed halogen lighting

THIRD FLOOR

LOFT

- Broadloom
- Skylight

STORAGE ROOM

LOWER LEVEL

MUDROOM

- Porcelain tile floor
- French doors walking up to front garden
- Wall-to-wall closets
- Cubbies and coat hooks
- Recessed halogen lighting

RECREATION ROOM

- Broadloom
- Recessed halogen lighting

- Above grade window
- Walk out to back garden

STORAGE CLOSET

LAUNDRY ROOM

- Tile floor
- Electrolux frontloading washer
- Electrolux frontloading dryer
- Window

FOUR PIECE WASHROOM

- Tile floor
- Vanity with black fixtures and tap
- Built-in wall mirror
- Wall sconces
- Recessed halogen lighting

UTILITY CLOSET

UPGRADES BY CURRENT OWNERS

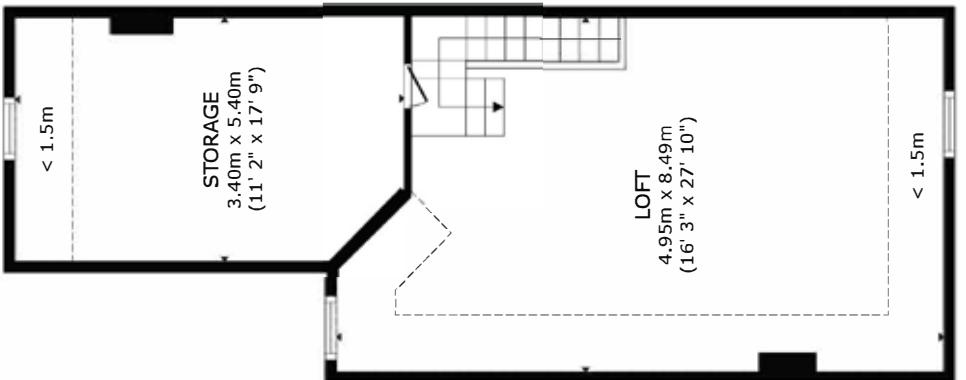
- Custom millwork
- Walnut vanities in both bathroom
- Bedroom Closet
- Walnut built-in living room
- Kitchen cabinets
- Kitchen banquette
- All millwork was supplied by Devix Kitchen
- Heated floors upstairs bath
- Marble countertop in upstairs bathroom
- Custom marble sink in powder room
- Engineered hardware floors
- New loft skylight (2026)
- Newly painted loft (2026)
- Some new roof shingles (2026)
- All new Thermador appliances kitchen including 6 burner gas stove
- Brand new Electrolux washer and dryer
- Custom drapery in all bedrooms
- Custom Cushions on the banquette
- All new custom light fixtures
- Aerin Fixture (basement mudroom)
- Thomas O'Brien fixture (kitchen, dining room, dining room sconces)
- Arteriors fixture (living room)
- Lightmaker sconces (powder room)

- Crate and Barrel light Fixture (Guest bedroom)
- Kate Spade Fixture (Nursery)
- All new recessed lighting throughout the house
- All new interior doors with all Emtek hardware
- All new exterior Stucco siding
- All exterior doors updated with re-enforced steel for front door
- All new windows except three basement windows
- Upstairs front bedroom has double pain glass
- Updated Electrical with ESA inspection
- Wood burning fireplace with inspection completed February 2025
- All Update Engineer flooring
- New HVAC
- New interior Stairs and railing
- Waterworks fixtures in both bathrooms
- Updated basement flooring (new porcelain tile, new carpet)
- Ikea cabinetry in mudroom with restoration hardware
- New sod
- New exterior stairs and railing
- New exterior lights
- New cedar shingle back shed with porcelain tiles
- Updated windowsills
- Updated entryways
- Two permit parking passed with ample street parking available

ADDITIONAL INFORMATION

Taxes: \$8,679.55 (2025)
Lot Size: 19.68' x 99.82'
Possession: 60 Days / TBA
Inclusions: All kitchen appliances, washer, dryer, all electric light fixtures (except excluded), all window coverings, all custom built-ins.
Exclusions: Light fixtures in living room, entrance, and pink (front) bedroom.

THIRD FLOOR



Dear Prospective Buyers of 102 Shaftesbury Avenue,

We wanted to take a moment to share a bit about our home and the circumstances behind our decision to sell.

When we purchased this property in the spring of 2024, our intention was for it to be our long-term family home. We invested a great deal of time, energy, and vision into thoughtful, extensive renovations—not as a “flip”, but as a space where we imagined building our future. Every decision was made with care and intention, with the goal of creating a warm and inviting home that blends comfort, functionality, and character.

However, over the past year, life has taken some unexpected turns. The loss of parents and the arrival of our baby daughter have prompted us to re-evaluate our priorities and family plan. After much reflection, we've made the decision to relocate to the East Coast to be closer to family.

Leaving Toronto—and especially this home—is bittersweet. We've grown to love not only the house but also the neighborhood and the wonderful community of neighbors who make it such a great place to live. Also, the neighborhood offers exceptional access to all that Toronto has to offer, while maintaining a unique sense of community and charm. It's a special corner of the city that we will truly miss.

Our hope is that the next owners will appreciate and enjoy this home as much as we have, and that it becomes a place where new memories are made and cherished.

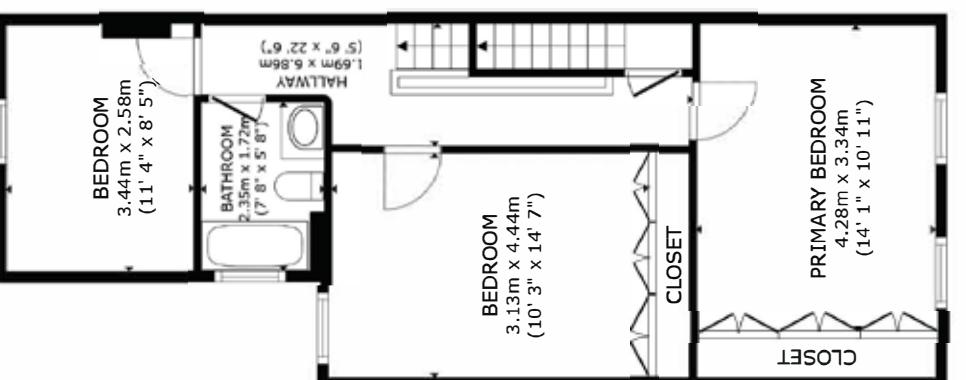
Warm regards,



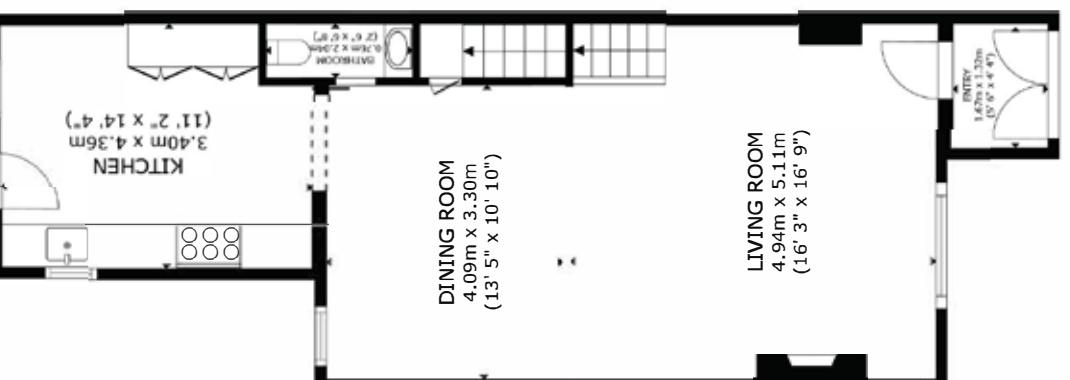
Joseph Campbell & Laura Morris

GROSS INTERNAL AREA
 LOWER LEVEL 50.7 m² (546 sq.ft.) MAIN FLOOR 60.2 m² (648 sq.ft.)
 SECOND FLOOR 57.2 m² (616 sq.ft.) THIRD FLOOR 42.8 m² (461 sq.ft.)
 EXCLUDED AREAS : REDUCED BEDROOM 14.3 m² (154 sq.ft.)
 TOTAL : 211.0 m² (2,271 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SECOND FLOOR

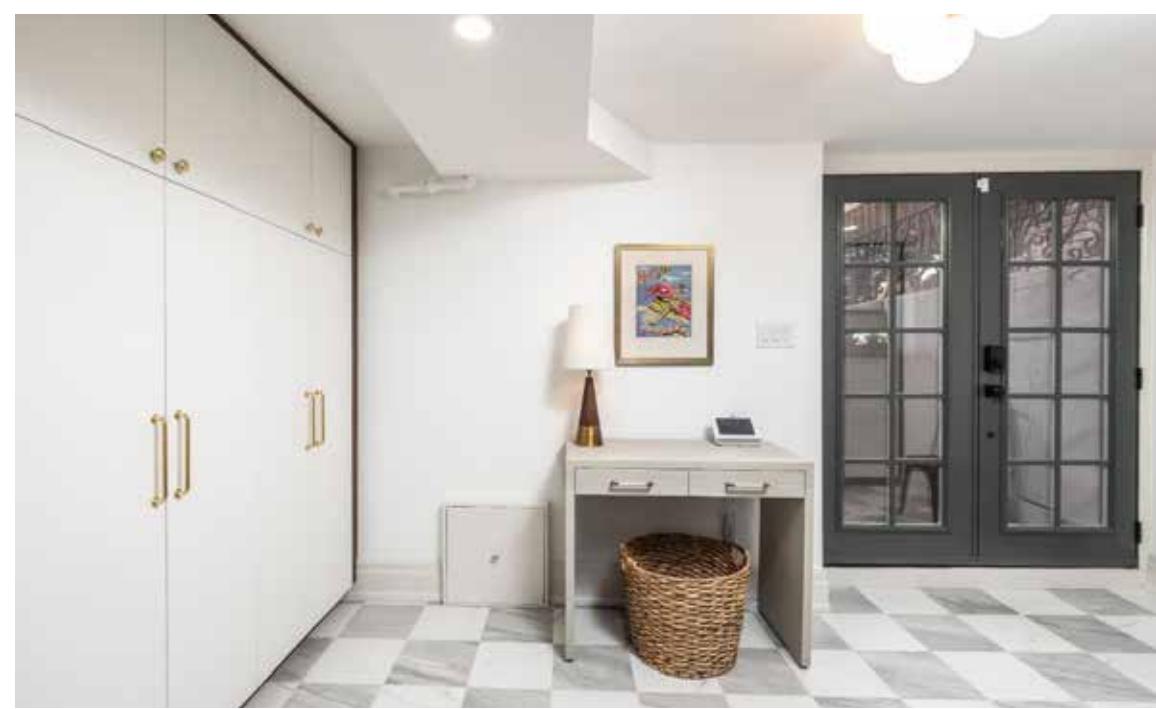
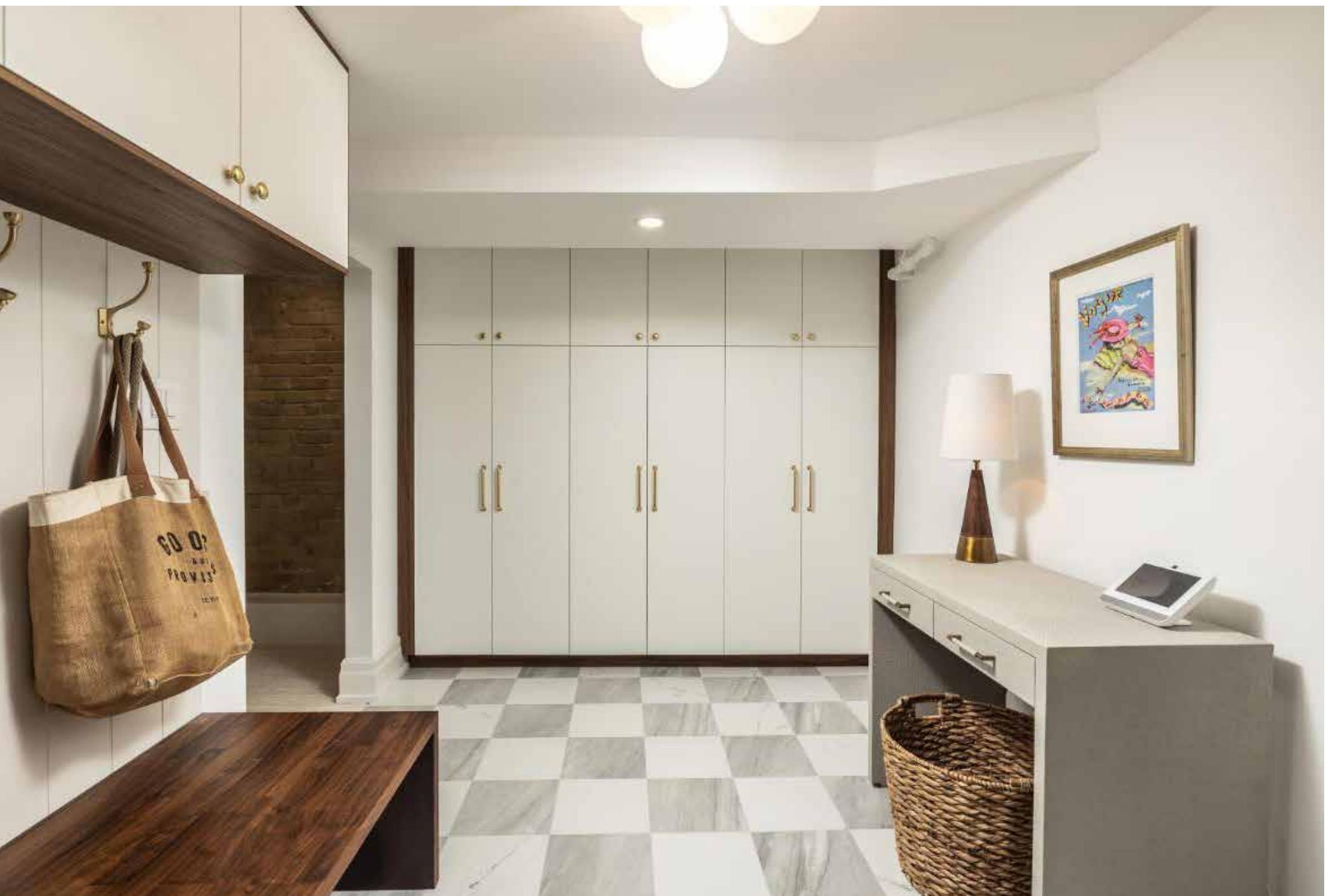


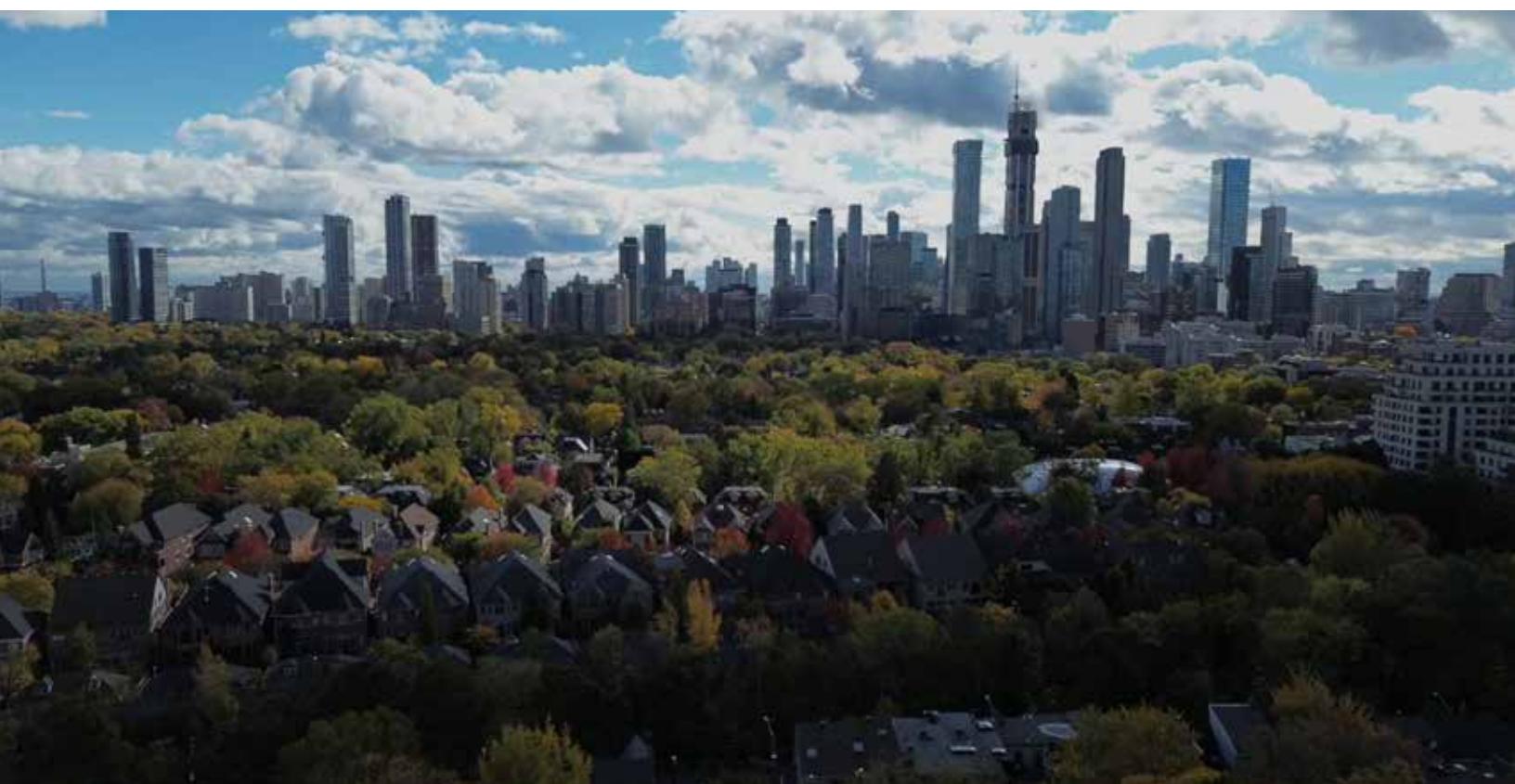
MAIN FLOOR



LOWER LEVEL







Chairman Award Winner
#2 Dollar Volume, #4 Units Sold
2024
Gairdner Award Winner
2004-2025
Lifetime Chairman's Award Winner

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.



JOHNSTON & DANIEL
A DIVISION OF ROYAL LIPAGE REAL ESTATE SERVICES LTD., BROKERAGE

LEEEANNE WELD KOSTOPOULOS
Sales Representative
c 416.566.8603 | o 416.489.2121
leeanne@leeanneweld.com
leeanneweld.com

