



CHRISTIE'S
INTERNATIONAL REAL ESTATE

76 WILLCOCKS STREET

Vintage Victorian Meets Urban Luxe on this Highly Coveted Street in Harbord Village.

Harbord Village



MAIN FLOOR

Hardwood flooring (re-stained). Pot lights throughout. 9ft+ ceilings. Original trim work preserved. Lutron lighting system. Black interior doors. Stair runner.

ENTRY VESTIBULE/FOYER:

- Original oversize front door with stained glass detailing and transom
- Double door vestibule provides a private entry before entering the foyer
- Herringbone tile
- Stunning original staircase with custom runner and arched Victorian moulding is a focal point of this space
- Contemporary light fixture with plaster ceiling medallion
- Coat rack/bench
- Keyless door lock by Yale connects with Nest
- Nest video doorbell
- Nest thermostat

LIVING ROOM:

- Original antique Victorian 19th Century cast iron fireplace insert with decorative wood mantel (fireplace "as is")
- Bay window overlooking front garden with custom built-in bench seat and cushion
- Original trim work preserved including 11" baseboard/ door and window casings
- Hunter Douglas Duette Honeycomb Shades can be operated top-down/bottom-up
- Open concept to adjoining dining room

DINING ROOM:

- Open concept adjoining to both the living room and kitchen
- Hook-up for TV



POWDER ROOM:

- 2-piece powder room
- Restoration Hardware "La Salle Metal-Wrapped Washstand" with Italian Carrara Marble countertop
- Marble floor
- Hunter Douglas Duette Honeycomb Shade

KITCHEN:

- Custom designed cabinetry by "Cartier Kitchens" with plenty of storage, soft-close drawers, under-cabinet lighting and contemporary black hardware
- Polished marble countertops and marble herringbone backsplash
- Built-in bar with polished marble countertop/slab style backsplash (great space for small appliances)
- Oversized undermount stainless steel sink with InSinkErator and pull down spray faucet
- Custom compost/garbage/recycling system
- Built-in pantry and coat closet
- Freestanding stainless steel island
- Integrated JennAir side-by-side refrigerator/freezer with black interior
- Miele 5-burner gas cooktop
- Miele hood fan
- Integrated Miele dishwasher
- Miele steam combination wall oven
- Miele coffee machine (built-in)
- Dramatic floor-to-ceiling glass windows and door provides ample sunlight and view of rear garden terrace
- Wall-mounted television (discreetly located)
- Bell Smart Home security touchscreen control center



SECOND FLOOR

Hardwood flooring (re-stained). Pot lights. Original trim work preserved. Lutron lighting rough-in but not hooked-up. Black interior doors. Two-storey skylight.

FRONT BEDROOM:

- Gorgeous bay window with custom white sheer draperies and hardware
- Double door walk-in closet with built-in organizers by Ken Shaw Custom Closets
- Glass transom above entryway
- Lutron lighting rough-in but not hooked-up
- Original trim work preserved including baseboard/ door and window casings



MIDDLE BEDROOM:

- Double door walk-in closet with built-in organizers by Ken Shaw Custom Closets
- Floor-to-ceiling window with Hunter Douglas Duette Honeycomb Shade
- Original door casing preserved



5-PIECE BATHROOM:

- Cast Iron claw foot soaker tub
- Oversize walk-in glass shower with shelves
- Restoration Hardware vanity with two sinks and marble countertop
- Restoration Hardware freestanding linen cabinet
- Hunter Douglas Duette Honeycomb Shade
- Two hanging mirrors and two wall sconces
- Original trim work around window and door preserved



THIRD FLOOR

Vinyl flooring. Pot lights. Lutron lighting system. Stair runner.

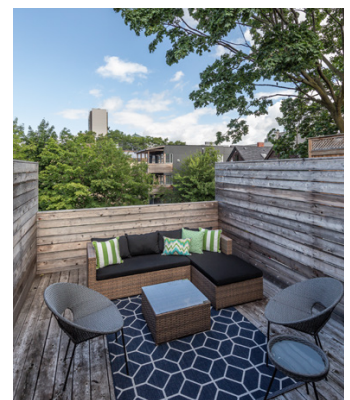


MASTER BEDROOM:

- Luxurious and private suite accommodates king size bed
- Contemporary staircase with floor-to-ceiling glass feature wall
- Ceiling mounted flat screen TV
- Blackout Solarfactive roller blinds
- Skylight in stairwell provides abundant natural light (non-motorized blind)
- Walk-out to private and spacious third floor 175sf terrace with north exposure city view
- Nest thermostat conveniently located by bedside

4-PIECE BATHROOM/ WALK-IN CLOSET:

- Restoration Hardware "La Salle Metal Wrapped Single Extra-Wide Washstand" with Italian Carrara Marble countertop
- Large hanging mirror with lightbar above
- Mirrored medicine cabinet
- Oversize walk-in marble/porcelain shower with double rain shower heads, hand-held shower, two skylights, Kohler digital control pad and built-in bench
- Custom designed wall-to-wall closet and floating double drawer dresser by Ken Shaw Custom Closets with skylight
- Toto Washlet with wall mounted controller



LOWER LEVEL

Vinyl flooring. Pot lights. Black interior doors. Stair runner.

BEDROOM:

- Window
- Double closet

3-PIECE BATHROOM:

- Contemporary floating extra-wide vanity with "Super White" marble countertop and single sink/faucet
- Glass enclosed shower

LAUNDRY ROOM:

- Whirlpool washer and dryer
- "Super White" marble countertop for folding with sink and white tile backsplash

UNFINISHED GYM/RECREATION ROOM

STORAGE/MECHANICALS ROOMS



INCLUSIONS:

- Integrated JennAir side-by-side refrigerator/freezer with black interior
- Miele 5-burner gas cooktop
- Miele hood fan
- Integrated dishwasher
- Miele steam combination wall oven
- Miele coffee machine (built-in)
- Whirlpool Washer and Dryer
- Bell Smart Home security touchscreen control center
- Nest thermostats, smoke/CO2 detectors, doorbell and keyless door lock
- Lutron lighting system (1st and 3rd levels/rough-in only on 2nd level)
- All interior and exterior electric light fixtures
- All window coverings/blinds and hardware
- Three custom stair runners
- Ceiling mounted TV in 3rd floor master bedroom
- Wall mounted TV in kitchen
- Restoration Hardware freestanding linen cabinet in 2nd level bathroom
- All bathroom mirrors
- Toto Washlet with wall mounted controller
- Custom built-in bench cushion in living room
- Two HVAC systems
- Hot water tank rental
- Alarm Force security system (contract to be assumed)

EXCLUSIONS:

- BBQ
- Outdoor furniture

ADDITIONAL INFORMATION:

TAXES:

\$8,125.99 (2020)

POSSESSION:

To be determined

HEATING/COOLING:

Two HVAC systems

PARKING:

Street parking permits available

RENOVATION:

\$400,000 renovation done with permits and heritage approval

OTHER:

Heritage designation

ELEMENTARY SCHOOL:

Kensington Community School (Fraser Institute- 7.6 Score in 2019)

IMPROVEMENTS BY SELLER SINCE 2017 (\$400,000):

Overall

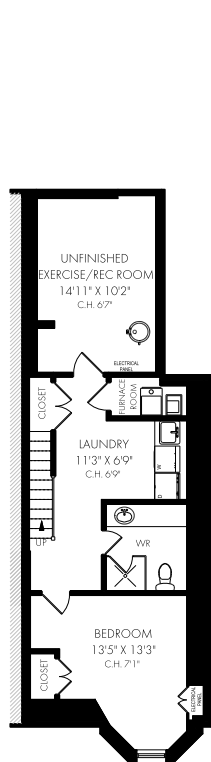
- Design work done by The Patton Design Studio
- Entire interior and exterior of home repainted
- New furnace (upper) and new air conditioner (this home has two HVAC systems)
- Original trim work preserved and repurposed throughout
- New blinds throughout (Hunter Douglas and Solarfactive)
- New interior doors throughout (painted black)
- All floors completely redone- Main and 2nd floor hardwood refinished & new vinyl flooring on 3rd floor and lower level
- New Lutron lighting system- Main and 3rd floor complete and rough-in on 2nd floor (can be controlled by phone)
- New Nest system- video doorbell, front door electric keypad, all smoke/CO2 detectors, thermostats (can be controlled by phone)
- New custom closets by Ken Shaw Custom Closets throughout
- New stair runner on 3rd and lower levels

Exterior

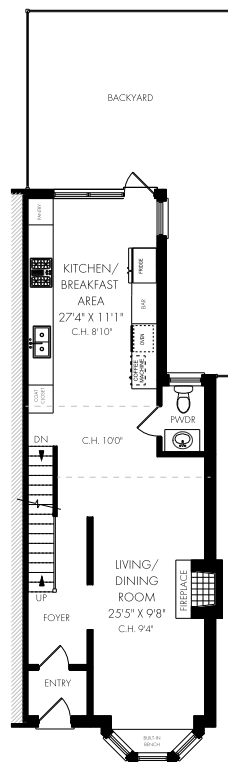
- New roof
- New eavestroughs
- New house numbers
- New fence and gate in rear with electric keypad entry
- New front door electric keypad entry integrated with Nest system
- Nest video doorbell
- New softscape in front and rear yard

Interior

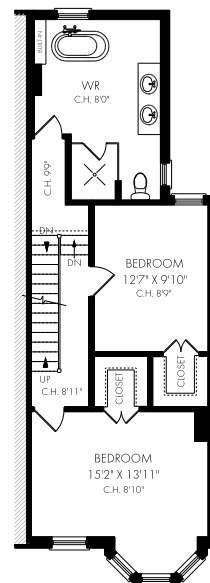
- New bench and coat rack in foyer
- New contemporary light fixture in foyer
- New Nest thermostat in foyer
- New custom built-in bench with cushion in living room
- Main floor completely reconfigured to make an open concept layout and add a powder room
- New main floor powder room- includes Restoration Hardware washstand, mirror, lighting, marble floor and toilet
- New kitchen completely redone- all new high-end Miele integrated appliances, new integrated fridge/freezer by JennAir with black interior, all new custom cabinets by Cartier Kitchens, new hardware, marble countertops, marble backsplash, new lighting (including under-cabinet), new sink and faucet, freestanding stainless steel island and new discreetly located wall-mounted TV
- Reconfigured space in both the 2nd floor bedrooms to create a walk-in closet in each
- Claw foot soaker tub in 2nd floor bathroom refinished and painted black
- Third floor completely reconfigured to create a private master suite
- Master bedroom includes new custom blackout roller blinds by Solarfactive, contemporary glass feature wall in staircase, Nest Thermostat conveniently located by the bedside and ceiling mounted flat screen TV
- New ensuite Master bathroom- includes Restoration Hardware extra-wide washstand, new mirrors, new lighting, Toto Washlet with wall-mounted controller, extra-large walk-in shower with two rain shower heads, hand-held shower, Kohler digital control-pad, 2 skylights and built-in bench
- New master wall-to-wall custom walk-in closet and floating dresser with new skylight
- Completely redone cedar terrace/ fence off of Master bedroom
- Completely redone lower level excluding unfinished exercise/recreation room
- Lower level bathroom redone- new custom floating marble vanity, new sink/faucet, new shower/fixtures and toilet
- Lower level laundry redone- new washer/dryer, cabinetry, marble countertop, backsplash, sink and faucet



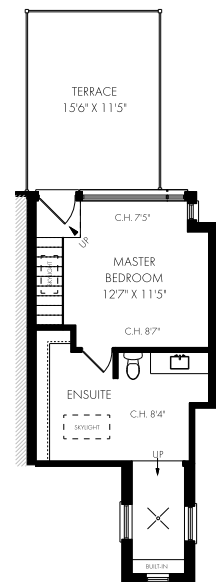
LOWER LEVEL - 717 SQUARE FEET



MAIN FLOOR - 717 SQUARE FEET



SECOND FLOOR - 717 SQUARE FEET



THIRD FLOOR - 437 SQUARE FEET

Vintage Victorian meets urban luxe on this highly coveted street in hip and vibrant Harbord Village! Recognized as Toronto's best preserved 19th century street, Willcocks features rarely offered period homes on a picturesque tree-lined enclave in the heart of downtown.

This chic and luxuriously renovated home is set apart by impressive proportions. With 4 storeys and over 2,500sf of interior living space, it will inspire those who value space, quality design and effortless indoor/outdoor living and entertaining. "Sanctuary and space" are the new priorities and this home gives you both with the added convenience of trendy downtown living.

The meticulous \$400,000 renovation done by the current owners artfully blends chic design, old world Victorian elegance and modern-day functionality into a "wow factor" masterpiece. The contemporary open concept main level is an entertainer's dream with a gorgeous chef's kitchen, separate dining room, living room with fireplace, powder room and walk-out to intimate outdoor terrace complete with gas BBQ hook-up. Perfect for either urban professionals, young families or downsizers this home offers 3+1 spacious bedrooms and 4 washrooms (one on each level). Relax in your private master bedroom retreat exclusively on the third floor flooded with natural light from skylights and complete with a spa bath, walk-in closet and 175sf terrace with city views. The lower level has a bedroom/office and an exercise room (can be finished as an additional office/bedroom), a 3-piece washroom and laundry room and is incredibly versatile given today's need for quiet and private office space to facilitate working remotely. Alternatively, it is a great space for teenage children or as a private nanny-suite for your live-in.

Welcome home to this urban enclave perfectly situated for those who appreciate all the conveniences of a metropolitan lifestyle. Don't miss a rare opportunity to purchase an iconic Victorian masterpiece on this renowned and historic street in the heart of the city. Just 5 minutes away from Spadina & Bloor you can walk or bike to your office and U of T, transit, shopping, cafes, 5-star restaurants, boutique stores, museums, galleries and hospitals. 89 Walk/100 Transit/100 Bike Score.



BRITTANY POOLE & ERIN ASHBY

Sales Representatives

CHESTNUT PARK REAL ESTATE LTD. BROKERAGE

BRITTANY: 647 822 5730 | ERIN: 416 276 4849

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