



376 ST GERMAIN AVENUE

BEDFORD PARK & JOHN WANLESS JUNIOR P.S. DISTRICT



376 St. Germain Avenue is a stunning detached two storey residence located in Bedford Park & the coveted John Wanless school district. With curb appeal galore and impressive proportions that meet the functional needs of modern lifestyles including multiple work from home spaces, this 4+2 bedroom home has been renovated with numerous upgrades and high end finishes throughout making it move-in ready for your family.

The spacious main floor layout provides an exceptional flow for entertaining and casual living. The stylish and generous principal rooms include a separate living and dining room for formal entertaining and an expansive family room with a fireplace, glorious floor-to-ceiling windows and a built-in desk for working from home. The renovated gourmet kitchen is an entertainer's delight with an island and prep sink, a breakfast bar with seating, an eat-in dining area and entertainment bar with storage. Walk out from the kitchen and family room to a two tier deck and a spectacular, sunny and private rear garden oasis. A 2-pc powder room and guest closet complete this floor.

The sumptuous primary bedroom is a tranquil and private retreat complete with a 3-piece ensuite and walk-in closet. With three additional well-proportioned bedrooms each with ample storage, a 4-piece washroom with a Bain Ultra AirJet tub with heated backrest (2016), a linen closet and

two skylights, it is a well-appointed, spacious and comfortable home. The lower level is fully finished making it perfect for relaxing with the family or working from home. With a separate side door entrance and two more bedrooms, it is also ideal for teens or a live-in nanny. This extraordinary finished space includes a large recreation room/play area, two bedrooms/offices (providing additional private home office space), a 4-piece washroom, a laundry room and lots of storage.

Within walking distance to great public schools (including John Wanless Jr., Glenview & Lawrence Park Collegiate) and nearby to some of the best private schools in the city (including Crescent, St. Clements, Havergal, Toronto French School & BSS) plus a wide range of shops and restaurants along Avenue Road and Yonge Street, it is equally convenient to downtown or the 401 making this both an ideal location and opportunity to move to this prime street in this exclusive neighborhood.

With 4+2 bedrooms and a total of 3,439 sf of luxurious living space, this home has everything your family has been waiting for in this highly sought after Yonge & Lawrence community and one of the best school districts in the city. Within walking distance to top schools, transportation, parks, shopping, restaurants and nearby the Granite Club, Sunnybrook Hospital and Glendon University, the location is ideal.



MAIN FLOOR

Spacious main floor layout with generous principal rooms, hardwood floors and pot lights throughout.

FOYER:

- Limestone floor in entryway
- Entry door with glass window & side lite
- Double coat closet with custom built-ins and automatic lighting
- Pendant light fixture

LIVING ROOM:

- Bay window with draperies and hardware
- Gas log fireplace with natural stone surround and wood mantel
- Pocket doors with glass inserts

DINING ROOM:

- Pocket doors with glass inserts
- Leaded glass interior window
- Chandelier

KITCHEN:

- Renovated modern kitchen
- Eat-in dining area
- Custom cabinetry, limestone & stainless steel countertops & limestone backsplash
- Center island with prep sink, limestone countertop, 3-person breakfast bar seating & pendant lighting

- Double stainless steel sink
- KitchenAid stainless steel four burner gas stove/oven & built-in hood fan
- KitchenAid stainless steel refrigerator/freezer
- Miele stainless steel built-in dishwasher
- Entertainment bar area with limestone counter & storage below
- Walk out to BBQ, two tier deck & rear gardens

FAMILY ROOM:

- Expansive family room with walk-out to rear gardens
- Floor to ceiling windows with custom draperies overlooking two tier deck & rear garden
- Built-in desk with limestone countertop
- Gas fireplace with natural stone surround & wood mantle
- Built-in floating shelves

POWDER ROOM:

- 2-piece with limestone floor
- Custom vanity with contemporary circular sink and wall-mounted faucet
- Contemporary light fixture
- Window treatment





SECOND FLOOR

Beautifully appointed, the upper level offers three skylights, an elegant primary bedroom with ensuite and walk-in closet, three additional bedrooms, an additional bathroom, large linen closet & pot lights throughout.

PRIMARY BEDROOM:

- A private & sumptuous retreat with bay window and California shutters
- Large walk-in closet with custom built-ins and skylight
- 3-PIECE ENSUITE BATHROOM- Glass enclosed limestone shower, floating sink, limestone floor & built-in shelves for storage
- Contemporary light fixture & broadloom

SECOND BEDROOM:

- Double closet with built-ins
- Window seat with cushion & storage
- Draperies and hardware
- Contemporary light fixture & wall shelf

- Broadloom
- Light fixture

THIRD BEDROOM:

- Double closet with built-ins
- Wrought iron chandelier
- Draperies and hardware
- Broadloom

FOURTH BEDROOM:

- Walk-in closet with built-ins
- Broadloom

FOUR PIECE WASHROOM:

- Vanity & medicine cabinet
- Bain Ultra AirJet tub (2016) with heated backrest (shower/tub combination)
- Wall cabinet
- Skylight

LOWER LEVEL

Fully finished lower level has a side door entrance (built-in blind) with built-in area for coats & shoes, recreation room, two bedrooms/offices (perfect for working from home, teens or as a nanny suite), 4-pc bathroom, radiant floor heating in basement addition, laundry room, above grade windows, cold storage & multiple storage closets.

RECREATION ROOM:

- Above grade windows with California shutters
- Pot lights
- Alcove area
- Wood flooring
- Cold room storage

5th BEDROOM/OFFICE:

- Double closet with built-ins
- Broadloom
- Floating shelf
- Above grade window with California shutters

6th BEDROOM/OFFICE:

- Double closet with built-ins
- Broadloom
- Above grade window with California shutters

4-PIECE WASHROOM:

- Pedestal vanity
- Shower/bathtub combination
- Tile floor
- Floating shelf

LAUNDRY ROOM:

- LG washer & dryer
- Sink
- Built-in cabinetry
- Tile floor
- Amana refrigerator/freezer





ADDITIONAL INFORMATION

IMPROVEMENTS:

- Irrigation system & outdoor lighting
- Central air conditioning & furnace replaced in fall 2020
- HEPA and UV filters installed in HVAC in 2019
- New washing machine in 2019
- New basement refrigerator in 2019
- New stove/oven in 2019
- New air jet tub in 2nd upstairs washroom (2016)
- New hot water heater in 2016 (also services floor heating in basement addition)
- Back flow valve installed in 2016
- Back deck planking redone in 2016
- Added lower deck
- Some new windows in basement
- New basement door

INCLUSIONS:

- KitchenAid stainless steel four burner gas stove/oven (2019) & built-in hood fan
- KitchenAid stainless steel refrigerator/freezer
- Miele stainless steel built-in dishwasher
- LG washer (2019) & dryer
- Amana refrigerator in basement laundry room (2019)
- Central vacuum and equipment
- All electric light fixtures
- All window coverings
- Broadloom where laid
- HVAC
- Hot water heater owned (2016)
- Irrigation system & outdoor lighting

- Garden shed
- Wall-mount TV bracket in primary bedroom
- Security camera in front hall
- Lennox smart home programmable thermostat

EXCLUSIONS:

- Wall mounted television in primary bedroom but will leave bracket
- Any window coverings/items belonging to the stager
- Microwave
- Rogers home monitoring alarm keypad

LOT SIZE: 25 feet x 150 feet

HVAC: Gas Forced Air and Central Air Conditioning

ELECTRICAL: 200 Amp

TAXES: \$10,260.94 (2021)

DRIVE: LEGAL front pad one car parking (\$293.90 in 2021)

POSSESSION: To Be Determined

Baker Street Home Inspection Available Upon Request

Seller Does Not Have A Recent Survey & Kindly Requests Bank Draft or Certified Deposit To Be Attached To Offer



THE ASHBY POOLE TEAM

Erin Ashby + Brittany Poole
Sales Representatives

Erin - D: 416 276 4849 | ErinAshby.com

Brittany - D: 647 822 5730 | BrittanyPoole.com

Chestnut Park Real Estate Limited, Brokerage

www.chestnutpark.com | O: 416 925 9191

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