

A two-story brick house with a prominent teal porch. The porch features four square columns and a decorative railing with white balusters. A set of teal steps leads up to the porch, which is partially covered in snow. The house has a dark grey roof with a dormer window. The main level has a teal door and a large window. The second floor has a bay window. The house is set in a residential neighborhood with other houses visible in the background.

104 WINCHESTER STREET
CABBAGETOWN





WELCOME TO: 104 WINCHESTER STREET

Nestled in the heart of Cabbagetown, one of Toronto's most treasured neighbourhoods known for its stunning Victorian-era architecture, tree-lined streets, and rich history, 104 Winchester Street is a stunning 3+1 bed, 2 bath home that blends timeless elegance with modern comforts. A refined wooden door frame and exposed brick walls greet you in the charming foyer, reflecting the neighbourhood's rich heritage. The exquisitely renovated kitchen features new cabinetry, a stylish island, and a grand wooden dining table, while stained glass windows enhance the home's heritage allure.

The living room captures a refined charm, seamlessly extending to a tranquil garden patio. Rich wooden flooring, and a stunning stained glass window add artistic grandeur, creating a perfect space for both relaxation and stylish entertaining of loved ones. A striking floating staircase serves as a sophisticated architectural focal point while opulent new carpeting enhances the second, third, & lower floors.





INNOVATIVE UPPER LEVEL LIVING

The second floor showcases timeless character with elegant stained glass accents and a conveniently located linen closet. The second bedroom is a calming sanctuary, featuring expansive windows. The third bedroom offers warmth and sophistication with a spacious closet and large windows that flood the space with natural light. Built-in shelving in all bedrooms maximizes storage while maintaining a sleek & refined aesthetic. A beautifully appointed four-piece bathroom features elegant tiling and a refined vanity.

The newly converted primary bedroom offers a serene retreat, featuring a sunlit window and sleek modern pot lighting for a warm and inviting ambiance. Expansive built-in closets with shelving offer ample storage. A rare highlight of this home, the rooftop patio offers a private oasis, perfect for morning coffee or evening relaxation, overlooking the lush treetops and charming Cabbagetown.





LOWER LEVEL VERSATILITY & INTEGRATED STORAGE

The lower level offers exceptional flexibility, with a spacious fourth bedroom that effortlessly also adapts as an office, family, or playroom.

Thoughtfully integrated storage ensures a clutter-free space. The elegantly renovated three-piece bathroom boasts stylish tile flooring, a fully tiled shower, underfloor heating, and a window filling the space with natural light.

A well-equipped laundry area offers both convenience and ample storage on the lower level.



INCLUDED FEATURES

- Located in the heart of Cabbagetown, a neighbourhood celebrated for its historic charm and Victorian architecture.
- The renovated kitchen boasts brand-new cabinetry, a sleek island, and a grand wooden dining table for gatherings.
- Wooden door frame, exposed brick walls, stained glass windows, and rich wooden floors add to the home's timeless character.
- The living room extends effortlessly to a peaceful garden patio, offering a perfect indoor-outdoor flow.
- A striking floating staircase serves as an eye-catching architectural feature.
- Plush new carpeting enhances comfort on the second, third, & lower floors.
- The second floor features a conveniently located linen closet.
- The second bedroom is a tranquil retreat, complete with oversized windows.
- The third bedroom is warm and inviting, offering a spacious closet and large windows that bring in natural light.
- The newly converted primary bedroom is a peaceful sanctuary, highlighted by a sunlit window and modern pot lighting.
- Expansive built-in closets with shelving maximize storage space in all bedrooms.
- The lower level is highly versatile, with a fourth bedroom that can function as an office, family room, or play area.
- The rooftop patio is a rare and private retreat, perfect for enjoying morning coffee or evening relaxation.
- A beautifully & newly designed three-piece bathroom on the lower level features a window, an elegant vanity, a sophisticatedly tiled shower, and luxurious underfloor heating.
- A well-equipped laundry area offers both practicality and additional storage.
- Ideally situated in one of Toronto's most sought-after neighbourhoods, blending historical beauty with modern living.
- Steps from Riverdale Park, Riverdale Farm, and the scenic Don Valley Trails for outdoor enthusiasts.
- Close to Parliament Street's lively selection of cafés, shops, and restaurants.
- Located within the Cabbagetown Heritage Conservation District, known for its rich history and preserved 19th-century architecture.
- Surrounded by some of Toronto's most stunning and well-preserved Victorian homes.
- Easy access to public schools & public transit, ensuring effortless commuting and connectivity to the city.

ABOUT THE NEIGHBOURHOOD

Ideally located in Cabbagetown, 104 Winchester Street blends architectural grace with modern sophistication in one of Toronto's most historic and coveted neighbourhoods. Steps from Riverdale Park, Riverdale Farm, and the Don Valley Trails, it offers scenic escapes alongside the vibrant shops and cafés of Parliament Street.

Surrounded by Toronto's most stunning Victorian-era homes, this residence sits in the Cabbagetown Heritage Conservation District, renowned for its rich history and preserved 19th-century architecture. With close proximity to schools & public transit within walking distance, this home perfectly balances elegance, functionality & convenience.



IMPROVEMENTS

2024:

- Extended and rebuilt kitchen with new cabinets, appliances, flooring, and lighting
- Rebuilt frame/sill around kitchen window
- Created master bedroom with walk-in closet on top floor
- Repainted the top three floors, including the staircase
- Re-carpeted the top two floors and two staircases
- Extended closet in bedroom and installed organizers in all three bedrooms
- New ceiling fan on the top floor
- New fence in backyard

2023:

- Waterproofed foundation of house on three sides
- Installed interlocking in the alleyway and created a slope to the back gate to replace steps
- Installed new gate
- Renovated basement bedroom with new framing, insulation, paint, carpet, closets, and workspace
- Extended basement bathroom and installed underfloor heating, new tiling, and fixtures
- Replaced windows in the majority of the house
- Replaced front door and back patio
- Installed privacy screen on front porch
- Repainted front porch and stairs

2021:

- Upgraded lighting in the entire house

2020:

- Rebuilt front stairs and lattice around porch
- Rebuilt rear deck

INCLUSIONS

- All Existing Kitchen Appliances, Including LG Microwave, Bosch Range & Oven, Marathon Fridge & Freezer
- Frigidaire Washer & Dryer
- Light fixtures
- Window coverings
- Wooden Kitchen Table
- Closet Organizers
- Painting/Decorating Supplies
- Exercise Equipment in Basement
- Patio furniture in the back garden
- Shed in Alley
- Gardening Equipment & Supplies in Alley Shed, e.g. shovels, etc.

EXCLUSIONS

- BBQ

RENTAL ITEMS

- None

104 Winchester Street



LOT SIZE

- 16.42 Feet X 91.25 Feet

TAXES

- \$7,810.96 (2024)

COOLING

- Central Air Conditioning

POSSESSION

- 30 Days/ TBD

HEATING

- Forced Air / Gas

PARKING

- None - Street Parking Permits Available



ELEVATE YOUR EXPECTATIONS



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