



CHRISTENSEN
REAL ESTATE GROUP



TORONTO

35 Vernon Street

Welcome Home

Modern updates meets classic charm! This three bedroom two bathroom semi-detached home in sought after Junction neighbourhood is completely renovated from top to bottom all the while maintaining it's 110-year-old character and charm. Plenty of natural light and remarkable design details. Brand new windows throughout. Beautiful arched doorway and entryways in the living and dining space. Gleaming hardwood floors throughout the main floor. Custom kitchen with enlarged window, quartz countertops, breakfast bar island and plenty of cabinetry. Generous room sizes with enlarged windows. Renovated spa-like bathrooms. Recreation space on the lower level with four-piece bathroom and laundry room. 2020 renovated mudroom with built-in coat closet and shoe storage. Lush backyard filled with perennial blooms, boxwoods, climbing rose bush and eight foot cedar privacy hedges. Single car garage with possibility for laneway housing potential at the rear. 2021 exterior renovations including new roof, porch steps, glass railing, pot lights and front door. Unbeatable location in one of Toronto's top west-end neighbourhoods. Quick access to city core, steps from transit and walking distance to restaurants, cafes, amenities, and more!



FOR MORE PHOTOS + DETAILS



Main Level

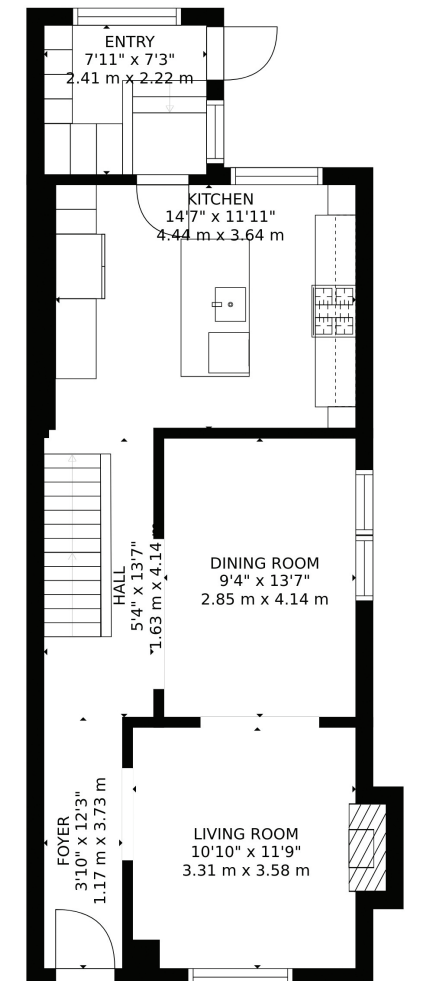
FRONT ENTRYWAY
 Designer Black front door with frosted glass insert and matte black hardware
 Arched doorway
 Pot lights with dimmer
 Six-inch baseboard
 Hardwood floor

LIVING ROOM
 Arched entryway
 Ceiling medallion
 Crown moulding
 Picture window and sliding window
 Custom drapery rods
 Fireplace with marble hearth
 Six inch baseboard
 Hardwood floor

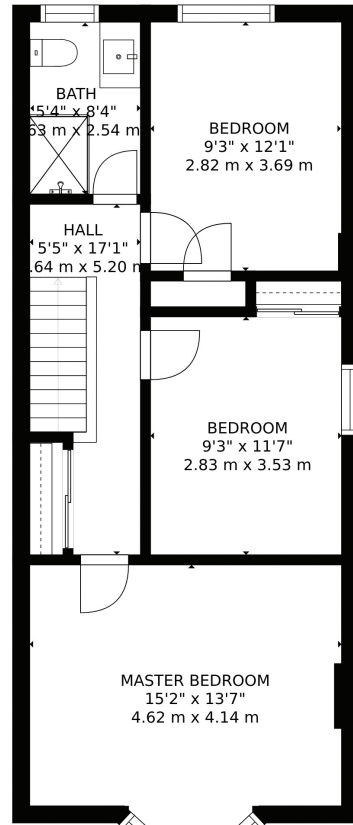
DINING ROOM
 Arched entryway
 Designer brass finished chandelier
 Crown moulding
 Casement window
 Six-inch baseboard
 Hardwood floor

KITCHEN
 Pot lights
 Enlarged picture window and sliding window
 Shaker style soft close custom cabinetry and drawers with double spice drawers, pantry, broom closet, pot drawers and chrome finished hardware
 French door stainless steel GE refrigerator with undermount freezer
 Stainless steel four burner gas stove
 Stainless steel GE microwave hood range
 Ceramic subway style backsplash
 Quartz countertop
 Six-inch baseboard
 Hardwood floor
 Custom island with seating, storage, refuse and recycling drawer
 Caesarstone countertop with undermounted stainless steel sink, widespread chrome finished faucet and pull-down sprayer
 Stainless steel built-in dishwasher

MUDROOM WITH ACCESS TO BACKYARD AND SEPARATE GARAGE
 Skylight
 Pot lights
 Picture window
 Shaker style cabinetry with coat closet and show shelves
 Four-inch baseboard
 Harwood floor



Upper Level



UPPER LEVEL
 Gumwood staircase and pickets
 Custom designer gold finished glass sphere light fixture



THREE-PIECE BATHROOM
 Pot lights
 Frameless tempered glass shower with ceramic surround, floor, chrome finished faucet and shower head
 Casement window
 Custom blinds
 Vanity Mirror
 Ceramic sink and countertop with widespread chrome finished faucet
 Chrome finished towel and paper holder
 High efficiency toilet
 Four-inch baseboard
 Ceramic tile floor



PRIMARY BEDROOM
 Custom light fixture
 Double door mirrored closet with brass finished frame
 Bay window with casements
 Custom drapery rod
 Four-inch baseboard
 Hardwood floor



SECOND BEDROOM
 Custom light fixture
 Double door mirrored closet with brass finished frame
 Picture casement window
 Custom drapery rod
 Four-inch baseboard
 Berber carpet

THIRD BEDROOM
 Custom light fixture
 Closet with storage and shelving
 Enlarged window with casements
 Window with
 Four-inch baseboard
 Berber carpet



Lower Level + Exterior

LOWER LEVEL

Recreation Room
 Pot lights
 Sliding window
 Designer wall papered accent wall
 Storage closet
 Six-inch baseboard
 Laminate floor

LAUNDRY ROOM

Pot lights
 Sliding window
 Shelving
 Countertop
 Danby mini refrigerator
 Laundry sink with shaker style cabinetry, storage and chrome finished faucet with pull down sprayer
 Samsung washer and dryer
 Four-inch baseboard
 Ceramic tile floor

FOUR-PIECE BATHROOM

Pot lights
 Soaker tub with glass enclosure, ceramic tile surround, chrome finished corner shower caddy and handheld shower head on slide bar
 Circular vanity mirror

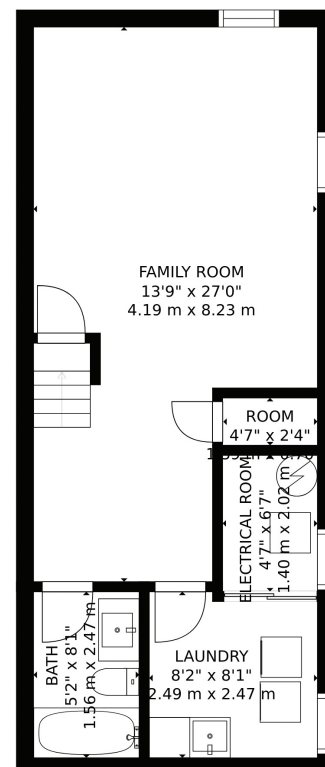
Ceramic sink and counter with lacquered cabinetry and widespread chrome finished faucet
 Chrome finished paper and towel holder
 High efficiency toilet
 Four-inch baseboard
 Ceramic tile floor

MECHANICAL/UTILITY ROOM

Hot water tank(owned)2016
 Hvac & AC unit(owned)2016

EXTERIOR

Lush backyard with perennial blooms, small and large boxwoods, climbing rose bush and eight foot cedar privacy hedges
 Front garden with evergreen bed and stone edging
 Single car garage, garage door opener and remote with potential for two parking spaces
 Wooden front porch and stairs with glass pickets
 Porch wall sconce and pot lights



RENOVATIONS

July 2016: Overall
 New hardwood floors
 New custom kitchen cabinets and quartz island
 New kitchen and laundry appliances (Note, the dining room wall was purposely built so that it can easily be removed to have an open kitchen concept)
 Carrara marble slab in front of the fireplace
 New three-piece washroom (high efficiency toilet) with venting fan on second floor
 Brand new carpet installed in two of the bedrooms
 New pot lights throughout first floor
 New Ecobee heating controlled
 Electrical: completely rewired, 200-amp service, new breaker box, etc
 Heating: new high efficiency gas furnace, new ductwork throughout including the basement
 AC: new installation
 Plumbing: new drainpipe to second floor, new plumbing to kitchen, washroom and outside taps
 Hot water tank: new, gas high efficiency-owned, not a rental
 Installed new garage electric door
 Sod on side of fence
 Mature Eight-foot cedars planted for extra privacy

MAY 2019: BASEMENT

Properly levelled basement and new stairs
 New waterproofing, and insulation around the basement
 New dry walls and laminated flooring
 New four-piece washroom (high efficiency toilet to match upstairs) with venting fan
 New laundry room with additional sink and mini fridge
 New basement windows
 Gas line added to exterior in the back for BBQ
 New pot lights

JUNE 2020: MUDROOM

New extra-large back window
 New rear doors x 2
 New custom cabinets to match kitchen cabinets
 New hardwood floors to match the rest of the house
 New clear corrugated acrylic sheet roof
 New pot lights
 New back fence with door
 New mudroom roof

MAY 2021: FRONT OF THE HOUSE & WINDOWS

New stairs going up to the porch
 New roof (front of the house, both levels), eavestrough and flashing
 New glass railing
 Brick repaired and pointed
 New front door and lock
 All new windows installed throughout the house
 New aluminium trim around the front windows and underneath the roof of the porch
 New pot lights





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Ready to
Reach Out?

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