



CHRISTENSEN
REAL ESTATE GROUP



\$1,999,999 | BLOOR WEST VILLAGE

9 Folkes Street



Welcome Home



FOR MORE
PHOTOS + DETAILS

Prestigious Baby Point/Old Millside three bedroom detached home perched on mature 30x110 foot lot. Steps to excellent schools, Bloor West Village and High Park! Thoughtfully renovated and updated throughout while maintaining authentic design details including arched doorway, wrought iron railings and charming stained glass windows. Open concept living on the main floor with sleek, new kitchen, professional-grade appliances and sunlit living and dining area. Walkout to lush entertainers backyard with mature landscaping, hot tub, gas line, south-facing sunlit backyard, mature cedars and flagstone patio. Upper level includes spacious bedrooms with ample storage,

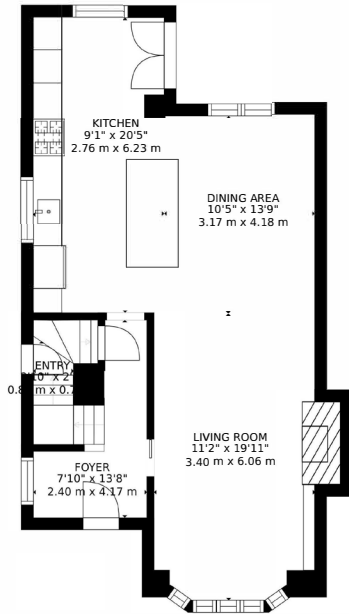


gleaming hardwood floors, a renovated spa-like family bathroom with a hydronic heated floor. Lower level features a cozy Rec Room with a hydronic heated floor. Functional kitchen walk-out to enclosed two level deck. Private drive with parking for two cars. Detached garage features office/loft space.





Main Level



2-Storey detached brick home, Custom Art Deco wood front door with matte black hardware.

FOYER

Pot light, Coat closet with window and antique black hardware, Wainscoting, Baseboard, Tile flooring.

HALLWAY

Pot lights, Crown moulding, French door entryway with antique black hardware, Stained glass window with casement, Wainscoting, Baseboard, Hardwood floor.

LIVING ROOM

Pot lights, Built-in speaker for home entertainment system, Ethernet access point, Bay window with casement, Stained glass pocket windows, Custom Hunter Douglas blinds, Custom radiator shelf, Built-in shelving, Gas fireplace, Stone hearth, IR signal receiver for in-home entertainment system, Baseboard, Hardwood floor.





DINING ROOM

Pot lights, Single hung windows, Custom Hunter Douglas blinds, Stained glass pocket side hung window, Custom radiator shelf, Baseboard, Hardwood floor.

KITCHEN

Pot lights, Built-in speakers for home entertainment system, Pendant lighting over breakfast island, Stainless steel hood range, Frosted glass casement window over sink, Counter to ceiling ceramic tile backsplash, Quartz countertop with undermount stainless steel sink, Abundance of soft close lacquer finished cabinetry and drawers with bar style stainless steel hardware, pantry with pull-out drawers, refuse, pot and spice drawers, Stainless steel Sub-Zero refrigerator with undermount freezer, Stainless steel Wolf gas stove, Breakfast island with waterfall, Caesarstone countertop, contrasting matte finished dark cabinetry, Cabinetry integrated Miele dishwasher, Double French door walkout to raised wood deck and hot tub, Single hung window, Custom Hunter Douglas blinds, Baseboard, Ceramic tile floor.





Upper Level

Wall mounted ductless Mitsubishi air conditioner and heat pump, Gumwood stairway with wainscoting and wrought iron pickets, Pot light, Single hung window.

HALLWAY

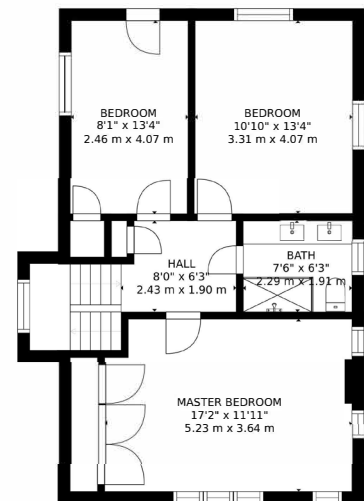
Designer stainless steel and glass light fixture, Linen closet, Baseboard, Hardwood floor.

PRIMARY BEDROOM

Pot lights, Casement windows, Custom Hunter Douglas blinds, Custom radiator shelf, Pocket casement windows with custom Hunter, Douglas blinds, Triple door closet lined with Red Cypress wood, organizers, shelving and drawers, Ethernet access point, Baseboard, Hardwood floor.

SECOND BEDROOM

Ceiling light fixture, Single hung window and pocket window, Custom Hunter Douglas blinds, Custom radiator shelf, Closet, Ethernet access point, Baseboard, Hardwood floor.





THIRD BEDROOM

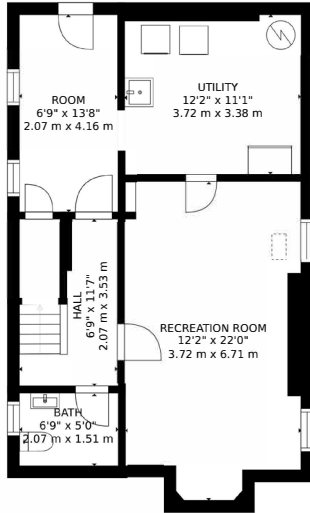
Ceiling light fixture, Single hung window, Custom Hunter Douglas blinds, Custom radiator shelf, Walkout to covered balcony, Closet, Ethernet access point, Baseboard, Hardwood floor.

FIVE-PIECE FAMILY BATHROOM

Pot lights, Glass & chrome finished vanity pendant lights, Single hung frosted glass window, Counter to ceiling mosaic tile backsplash, Wall mounted chrome finished faucet, His/Hers porcelain sinks, Quartz countertop with cabinetry and storage, Frameless tempered glass double shower with his/hers waterfall shower heads, his/hers handheld shower heads on slide bars, ceramic tile enclosure and porcelain tile floor, Baseboard, Hydronic heated ceramic tile floor.

Lower Level + Exterior

Side door entryway with glass insert and antique matte black hardware, Gumwood stairway with removable banister.



RECREATION ROOM

Pot lights, Windows, Built-in bookshelf, In-ceiling speaker system for home theatre/stereo, Ethernet access point, Baseboard, Hydronic heated polished concrete floor.

LAUNDRY/MECHANICALS ROOM

Fluorescent light fixture, Hot Water Tank (rental 2013), Tankless boiler system (2013), Samsung front load washer and dryer, Painted concrete floor.

STORAGE ROOM

Ceiling light, Shelving, Painted cement floor.

TWO-PIECE BATHROOM

Designer chrome finished and glass ceiling light fixture, Window, Sconce lighting, European inspired floating sink and cabinetry, One-piece toilet, Baseboard, Ceramic tile floor.

EXTERIOR

Garden Shed, Garage converted to office with bed loft and storage area, steel door with glass insert and windows, and wired with ethernet wiring and wifi hub, Driveway parking for two cars, Raised two-level wood deck with gas barbeque hook-up, Hot tub with cover and attachments, Slate stone patio, Perennial front and rear gardens, Privacy cedars in rear gardens, Privacy fencing in backyard.

RENOVATIONS & UPGRADES

Major renovations 2013, Wall mounted ductless Mitsubishi air conditioner and heat pump 2015, Deck, hot tub and fencing 2015, Garage converted to office with bed loft and storage area, steel door with glass insert and windows, and wired with ethernet wiring and wifi hub 2017, Roof shingled 2020, Backyard patio 2021, Entire home painted 2022.

FEATURES

Antique hardware on all interior doors, Hydronic heated floor in upper bathroom, Hydronic heated floor in Recreation Room, Extensive millwork throughout, Built-in speakers for home entertainment system throughout Main Floor and Recreation Room, Custom stained glass windows, Glass break sensors, motion detectors for home security system (monitoring not included), Entire home including backyard loft space has been ethernet wired, Hot Tub with cover and attachments.

EXCLUSIONS

Wall mounted tv in main room and home theatre receiver, Microwave, Arlo wireless wifi doorbell, Exterior patio furniture, Smoker & barbeque grill.





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Ready to Reach Out?

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