

CHANTEL
CRISP
REAL ESTATE TEAM

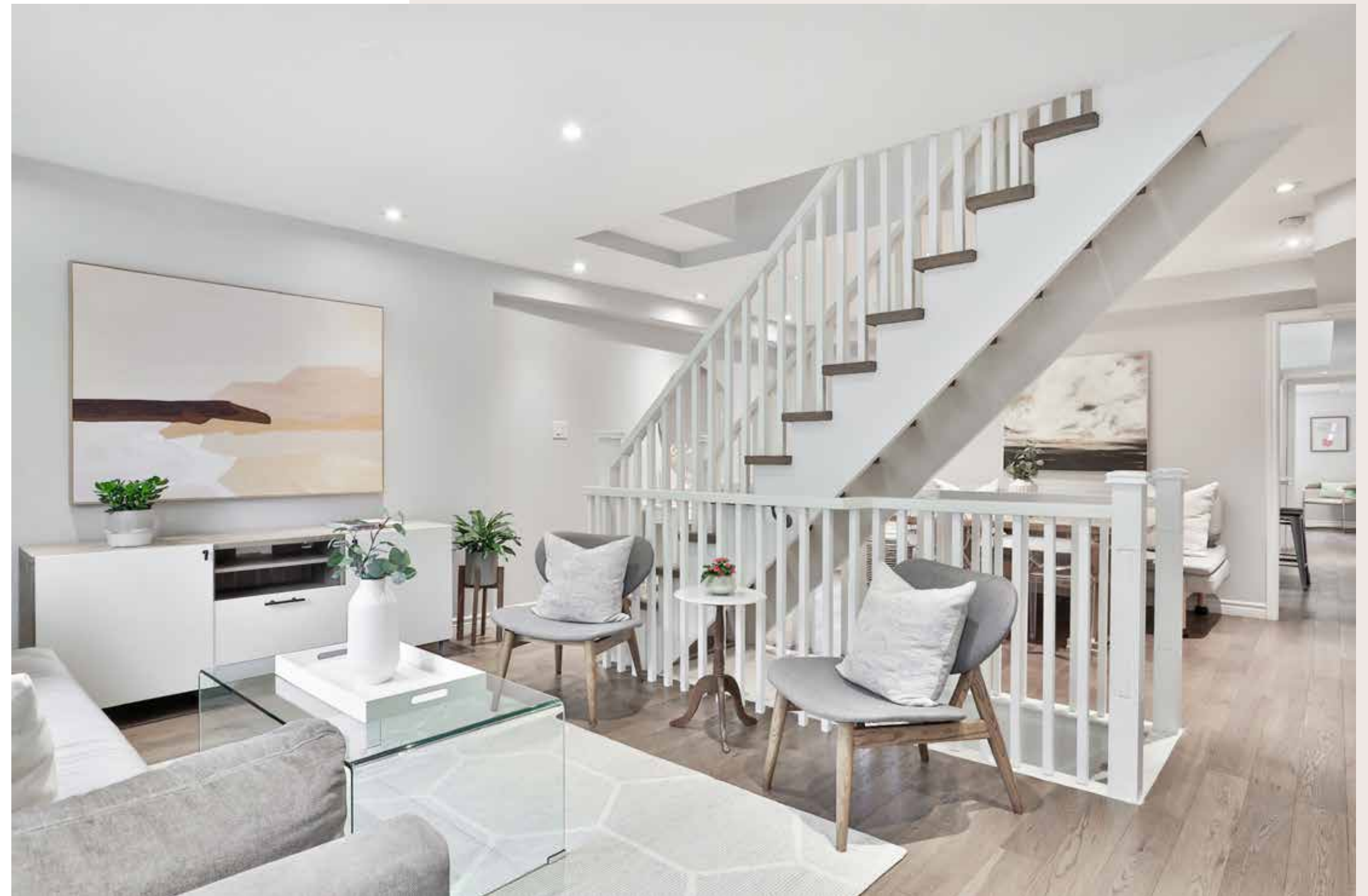


21 Whitaker Avenue
King West

Welcome Home

Welcome to 21 Whitaker Ave. Nestled on a quiet dead-end street in trendy King West, this stunning Victorian rowhouse is a rare gem. Bright & spacious with extensive renovations, updated mechanicals, engineered hardwood, and pot lights throughout. Beautifully renovated kitchen with island breakfast bar and Caesarstone countertops. This home offers an urban lifestyle that is walkable to the best of Toronto; top restaurants, shops, cafes, schools, Trinity Bellwoods & Trinity parks, streetcar, TTC, lakefront, bike trails, you name it. The second floor boasts a stunning Primary Bedroom with vaulted ceilings, exposed wood-cladding beams, and a luxurious 5-piece Ensuite that doubles as a Jack & Jill bathroom for the second bedroom. The finished basement has with great ceiling height and is waterproofed (huge bonus!) Enjoy the additional living quarters of the open rec room and 4th bedroom/office space.

- **3 +1 Bedrooms**
- **2 Bathrooms**
- **Finished Basement**
- **Laneway Parking**





Features

LIVING ROOM

- Engineered Hardwood Floors
- Window overlooking quiet street
- New front door
- Smooth ceiling
- Solid Wood Staircase
- Freshly Painted
- Pot Lights

DINING ROOM

- Engineered Hardwood Floors
- Window with lots of natural light
- Designer light fixture
- Smooth Ceiling
- Freshly Painted
- Pot Lights

KITCHEN

- Engineered Hardwood Floors
- Caesarstone countertops
- Island with Caesarstone countertops and breakfast bar
- Mullion Cabinet Doors
- Window above the sink
- All Stainless-Steel Appliances: Fridge, Gas Stove, Built-In Dishwasher & Microwave With Built-In Hood Fan & Under Lighting
- White tile backsplash
- Modern Stainless Steel Faucet With Farmhouse Sink
- Plenty Of Storage & Counter Space
- New garden door
- Designer light fixture
- Freshly Painted

MAIN FLOOR BATHROOM

- 3-Piece Bathroom With Glass Walk-In Shower, Sink And Toilet
- Marble shower tiles
- Sleek Vanity With Storage
- Freshly Painted
- Pot Lights

MAIN FLOOR BEDROOM/OFFICE

- Engineered Hardwood Floors
- Double Sliding Door Closet
- Window Overlooking Backyard Oasis
- Freshly painted

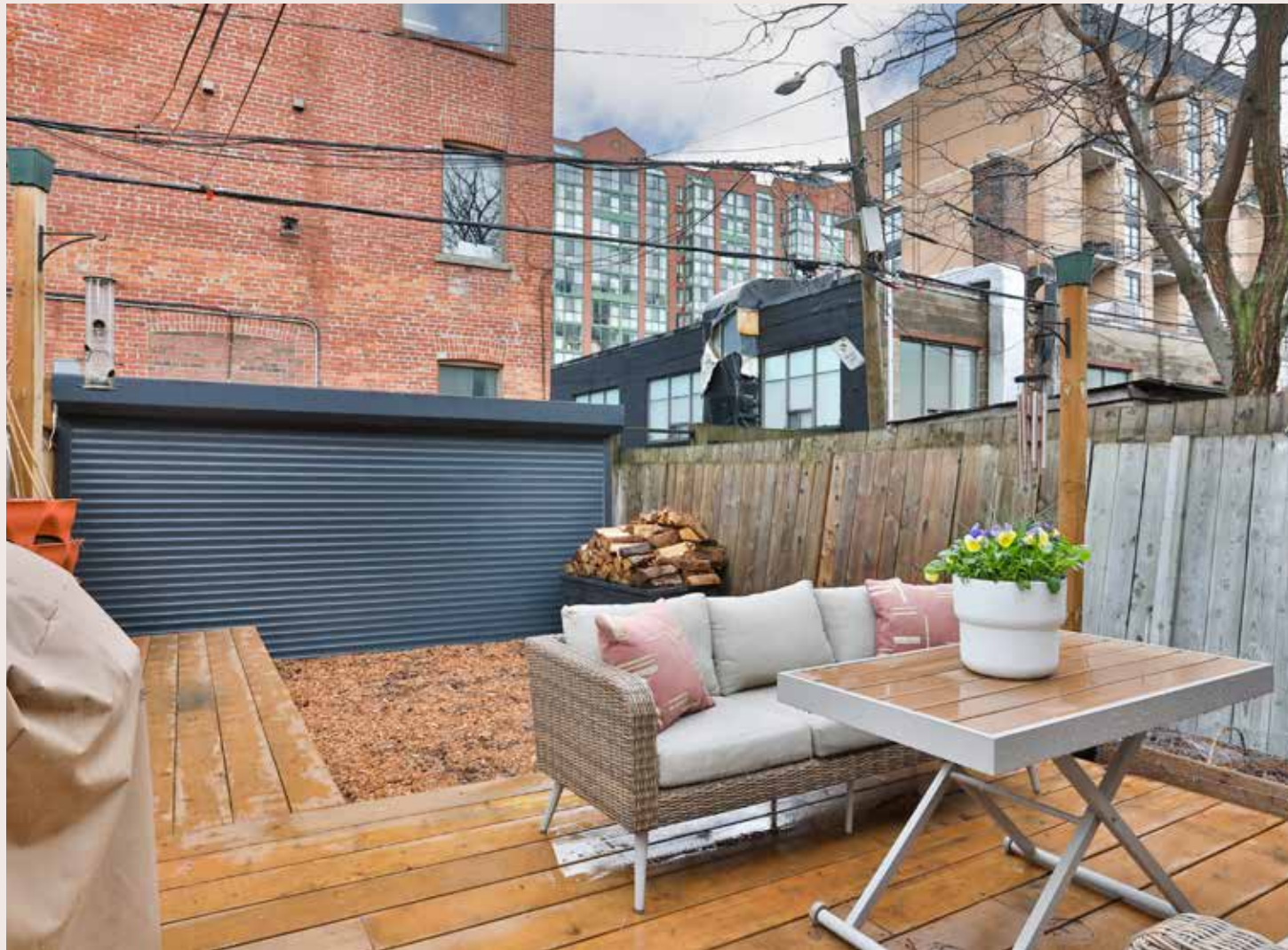
PRIMARY BEDROOM

- Engineered Hardwood Floors
- Vaulted ceiling with exposed cladded wood beams
- Picturesque Window
- Ensuite Jack & Jill Bathroom
- Newly Installed Pot Lights
- Freshly Painted

ENSUITE BATHROOM

- 5-Piece Bathroom With Dual Sink, Shower/Tub And Toilet
- Heated floors
- Designer Tiles
- Sleek Vanity With Storage
- Newly Installed Pot Lights
- Freshly Painted





SECOND BEDROOM

- Engineered Hardwood Floors
- Built-In Closet
- Ensuite Jack & Jill Bathroom
- Window overlooking backyard
- Newly Install Pot Lights
- Freshly Painted

BASEMENT

- Finished basement
- New ceramic tile flooring
- Upgraded berber carpeting on basement stairs
- Updated ceramic tile flooring
- Waterproofed
- Sump Pump
- 7ft Ceilings

BACKYARD

- New Deck
- New landscaping for low maintenance
- Garage with automatic door opener

SPECIFICATIONS

- Victorian Rowhouse
- Year Built: 1875
- Property Tax Year: 2022
- Property Taxes: \$6,256.13
- # Of Beds: 3 beds (one is on the main floor) + 1 den in the basement
- # Of Baths: 2 full baths
- Square Footage: 1183 sqft
- Parking Spot: Street Permit Parking – 1 parking spot in laneway (can be converted back to 2)
- Rental Appliances: Hot Water Tank

- Included Chattels: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer
- Excluded Chattels: Master Bedroom Curtains
- Main floor & second floor ceiling height 8ft
- Basement ceilings great height approx 7ft
- Reports available: survey, pre-home inspection report, feature sheet, and floor plans

LIST OF UPGRADES

2022

- New back deck

2021

- Backyard landscaping
- Automatic garage door opener

2019

- New upgraded berber carpeting on basement stairs
- Finished basement with new ceramic tile flooring in the basement

2018

- Front Door
- Air conditioning unit
- Hot water tank

2017

- Basement waterproofed
- Sump pump installed

2015

- Full gut reno with city permits
- Second storey addition with city permits
- Home converted to forced air & gas heating
- Air conditioning installed
- All new mechanics throughout

Neighbourhood: King West

- New electrical, electrical panel, plumbing, furnace, roof, windows
 - Renovated kitchen with Caesarstone countertops
 - Center island Cesaerstone countertops with breakfast bar seating
 - Stainless steel appliances with gas stove
 - Engineered hardwood main floor & second floor
 - All new fixtures throughout
 - Pot lights installed throughout
 - Smooth ceilings throughout
 - Vaulted ceilings in Primary Bedroom with exposed cladded wood beams
 - Renovated main floor 3-piece bathroom with glass walk-in shower
 - Second floor 5-piece ensuite with jack & jill bathroom with tub/shower combo and double vanity
 - Solid wood staircase
 - Exterior stucco
 - Garden door
- Transit Access: TTC Transit Access
 - Major Highways: Gardiner Express Way & Highway 427
 - Groceries: The Kitchen Table, Winstons Grocery, Dundas Street Supermarket, Fresh & Wild Food Market, Metro, M&M Food Market
 - Shopping: Stact Market, Shops At King Liberty, Type Books, Anthropologie, Giant Toronto
 - Entertainment: Scotiabank Theatre Toronto, Trinity Bellwoods Rink, Trinity Bellwoods Tennis Courts, Stanley Park Pool, Stanley Park Tennis Courts, Trillium Park, Garrison Common
 - Coffee Shops: Shy Coffee Co., Woolshed Coffee, The Library Specialty Coffee, Craig's Cookies, Strange Love Coffee
 - Parks: Trinity Bellwoods, Stanley Park, Trillium Park
 - Restaurants: Soma, Beast Pizza, Terroni, Nadege, Lavelle, Simit & Chai Co.
 - Gyms: F45 Training, Elle Fitness, Studio K-O, Studio Spin, Studio Lagree, WISERGYM, Mula Yoga, Old School Muay Thai
 - Hospitals: Toronto Western Hospital

EXTRAS

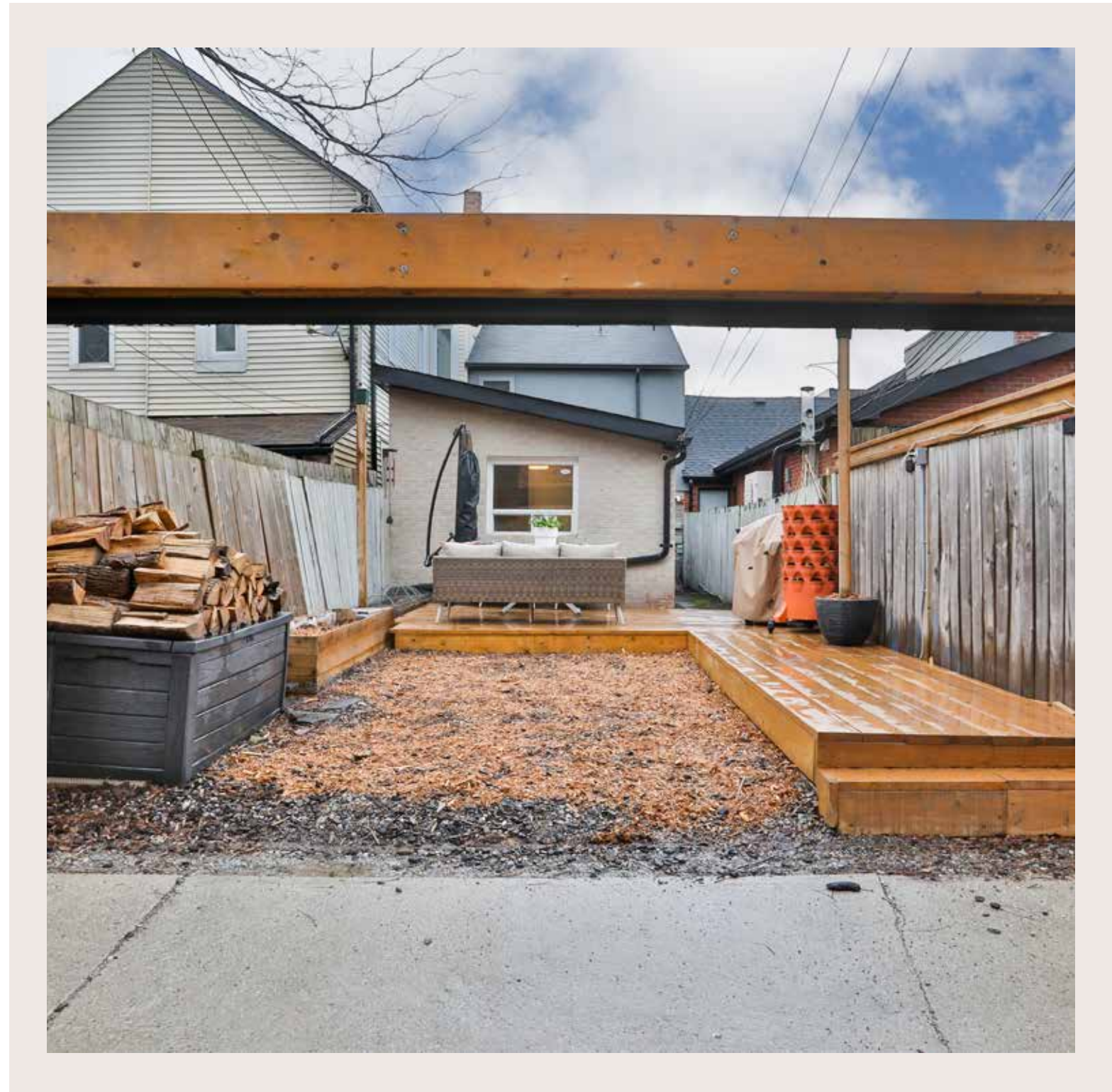
- Two owned laneway parking spots (converted to one, can be changed back)
- Street permit parking available
- Low maintenance backyard
- Quiet dead-end street with lots of young families, great neighbours, street parties and family friendly vibe

NEIGHBOURHOOD FEATURES NEAR PROPERTY

- Walk Score: 94
- Transit Score: 100
- Bike Score: 70

SCHOOLS

- Elementary – Niagara Street Junior Public School, St. Mary Catholic School, Charles G Fraser Junior Public School, Givins/Shaw Junior Public School
- Secondary – City School, Heydon Park Secondary School



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Chantel Crisp

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