

## 229 Wright Avenue

Magazine living in family-friendly High Park! This fully renovated, modern five bedroom/four bath home is full of high-end designer details: wide-plank white oak floors, original stained glass windows, two gas fireplaces, a south-facing family room addition (with 19' ceilings, incredible 2-storey high windows, heated floors, and a wood burning fireplace). The kitchen is an entertainer's dream with fully integrated Miele appliances. Cozy up in the fully-finished basement (7'10" high ceilings!), or enjoy a quiet moment and a cocktail on the rooftop terrace. Parking for two or more cars, and a detached garage brick garage (perfect for a studio). Featured in Chatelaine, House and Home, and on CityLine! Steps to Roncesvalles Ave, High Park, TTC, shops, restaurants, and more!

### MAIN FLOOR

#### **Foyer**

- Heated Mexican concrete tile floor
- 2-piece powder room
- Large double closet
- Built-in bench with built-in storage for all your mitts and scarves

#### **Living Room**

- Gas fireplace with a marble hearth
- Pocket doors
- Built-in book shelves and filing cabinets
- Custom-painted paneling
- Built-in speakers

#### **Kitchen**

- Bulthaup cabinets
- Quartz countertops
- Back-painted glass backsplash
- Wide-plank white oak hardwood floors
- A walnut island with quartz countertops
- A central vacuum kick plate (located under the island) to sweep all your dust and dirt away
- Coveted high-end and fully-integrated appliances: Miele microwave/convection oven, side-by-side Miele 36" fridge and 36" freezer, Miele dishwasher, Gaggenau five-burner gas stovetop

#### **Dining Room**

- Wide-plank white oak floors
- French doors with a Juliette balcony
- Fantom screens

#### **Family Room**

- 19' walnut ceilings
- Heated wide-plank white oak floors
- A wood burning fireplace
- Ductless air conditioner
- Custom curtains and sun-shade blinds on a remote
- Built-in speakers
- Two large garden doors that open out to a large deck and private rear yard

## SECOND FLOOR

### **Den**

- Wide-plank white oak floors
- Bay window
- A glass railing overlooking the spacious family room

### **Bedroom**

- Wide-plank white oak floor
- Bay window
- Double closet
- Overlooks the frontyard

### **Bedroom**

- Wide-plank white oak floor
- Bay window
- Closet
- Overlooks the frontyard

### **Bedroom**

- Wide-plank white oak floor
- Overlooks the family room

### **Bathroom**

- 5-piece bath with ample built-in storage
- Antique mirrored doors
- Two sinks
- A deep soaking tub
- Carera marble tiles and honed slate tile floors
- Heated towel rack

## THIRD FLOOR

### **Master Bedroom**

- Wide-plank white oak floor
- Gas fireplace roughed-in (line is located behind the wall where TV is)
- Wall-to-wall windows and doors that open to a large roof-top terrace
- Fantom screens and sunshade blinds

### **Walk-in Closet**

- Expansive his-and-her sections
- Shoe organizers
- A bar sink and bar fridge for morning coffee or rooftop cocktails.

### **Master Bath**

- Herringbone floors
- Large freestanding soaking tub for two
- Large separate shower stall with Statuario marble and glass enclosure

- Wall-mounted Duravit toilet by Philip Starck
- Double recessed storage behind mirror
- Heated towel rack

#### **Office**

- Wide-plank white oak floor
- Overlooks the frontyard

#### **BASEMENT**

##### **Recreation Room**

- Heated cork floors
- A gas fireplace (including an original mantel from the house)
- Storage closet

##### **Bedroom**

- Heated cork flooring
- His-and-hers closets

##### **Bathroom**

- A 4-piece bath with a soaking tub
- Heated porcelain flooring
- Marble tile

##### **Laundry room**

- Tile floors
- Miele fronting-loading washer and dryer

#### **Other**

- All the faucets and bathroom fixtures were purchased from Gingers
- There are two skylights located in the house: one in the master bedroom and one in the stairwell
- There is lighting in the eaves around the addition, in the flower box and on the stairs on the rear deck
- High efficiency furnace
- Air exchanger
- On demand hot water tank
- Central air conditioning and one ductless air conditioning unit
- Humidifier
- Gas line for BBQ
- Three water hose bibs (located at the rear, front and the third floor terrace)
- Interior of the home has blown-in insulation on all exterior walls
- House has been water-proofed: original foundation with new weeping tiles and membrane, the addition waterproofed to footings
- Andersen windows throughout (except for the original two stained glass windows)