



Welcome to 304 Wellesley Street East

Newly built in 2005 by a noted local builder, 304 Wellesley Street East provides approximately 2,150 square feet of graciously appointed living space spread across three floors. The high-ceilinged, finished basement provides an additional 800 square feet.

From the spa-like master retreat to the 98-bottle Thermador wine fridge built into a stunning cherrywood cabinet to the carefully designed architectural details throughout, this home provides the best of Victorian charm alongside all the conveniences of modern construction.

Key features include:

- 20.5 x 100 Lot
- 3+1 bedrooms
- 5 bathrooms (1x5pc, 3x3pc, 1x2pc)
- Forced air gas heating and central air conditioning
- Central vacuum and related equipment
- Integrated alarm system
- Natural wood double-hung windows
- Nest thermostat

Main Floor

All of the rooms on the main floor feature 10 ft ceilings, with solid oak floors and pot lights throughout. The main floor includes stunning architectural details that echo the neighbourhood's Victorian character.

Kitchen

- Granite countertop and backsplash, with eat-in, 4-seat breakfast bar (stools included)
- Top of the line appliances, including built-in Sub Zero refrigerator, Bosch gas stove and Kitchen-Aid dishwasher
- Ample storage and prep space

Family Room

- The gracious main-floor family room features a custom cherrywood cabinet with gas fireplace and TV niche, and an integrated 98 bottle dual zone Thermador wine fridge (included)
- Coffered 10.5 ft ceiling
- Direct access to backyard



HomeLife/Realty One Ltd.
Brokerage



501 Parliament St., Cabbagetown.
Independently Owned and Operated

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Not intended to solicit properties or clients currently under contract.

Dining Room

- Detailed carpentry, including wainscoting, trimwork and architectural features

Second Floor

This floor offers not only two large bedrooms and two full bathrooms, but also a rare 2nd-floor laundry room and home office.

2nd Bedroom

- Sizeable bedroom with built-in wall-to-wall closets
- 3-piece ensuite bathroom, including programmable heated tile floor
- Custom Hunter Douglas blinds

3rd Bedroom

- Featuring multiple large windows and an adorable window seat
- Built-in closet

Main Bathroom

- 3 pc bathroom with Whirlpool tub and programmable heated tile floor

Office/Library

- The open concept office/library is a perfect nook for catching up on work or reading, and features a built-in window seat

Laundry Room

- A rare second-floor laundry room provides convenience, with commercial-grade Whirlpool washer and dryer, along with a linen closet and ample storage for household cleaning items

Third Floor Master Retreat

- The recently built master retreat offers luxury and privacy, with 8-foot ceilings and oak hardwood floors
- The spectacular spa-like bathroom features a freestanding tub and glass-enclosed shower, double sinks and a separate WC
- Thoughtful touches throughout, including pocket doors, custom blinds and multi-switch lighting
- A generous, custom-built walk-in closet and additional storage closet complete the space

Fully Finished Lower Level

- With a recreation room, bedroom, 3-piece bathroom and utility room, this high-and-dry basement provides nearly 800 additional square feet of finished living space
- The utility room includes a Lennox furnace, whole-house humidifier and rented hot water heater



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Exterior

- Extremely rare, 2-car front pad parking
- Urban oasis backyard designed by Ron Holbrook, featuring luscious greenery, cedar fencing, Brazilian ipe deck and granite pavers, with integrated landscape lighting
- Automated irrigation system (front and back)
- Automated timers for all exterior lighting
- Eavestroughs with metal leaf protectors
- Storage shed for garbage and green bins



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