

54 Givins Street

Lot Size	16 x 134 ft	Electrical	100 amp/breakers
Possession	45-60 days/tba	Heating	gas/forced air
Taxes	\$3,835.83/2009	Cooling	central
Parking	garage	Plumbing	copper
Bedrooms	3	Roof	shingles (2008)
Bathrooms	1 x 4 1 x 2		

Welcome to 54 Givins Street

A fabulous 3 storey townhouse in prime Trinity Bellwoods! A designer's own high end renovation combines gorgeous original architectural detailing with contemporary style and sophistication in a garden setting by a highly regarded landscape designer. One of a kind opportunity!

- Exceptional curb appeal. Sophisticated fully landscaped front city garden with spring bulbs, perennials, evergreens and trees is enclosed by handsome wrought iron railing and boxwood hedge. Front entry coach lamp enhances the period detail of the Edwardian facade.
- Well constructed stained wood steps and brick and wood front porch. New solid oak front door with privacy glass.
- Enclosed vestibule with Wiarton slate flooring and original wood and glass door.
- Open plan living and dining rooms feature 8'9" ceilings and Brazilian cherry hardwood flooring. Spacious living area with beautiful large picture window with original decorative detail and ceiling fan. Custom solid ash built-ins with drawers and open shelving in dining room. Dining area has new Pella window and Halogen spot lighting. Great space for entertaining. Most lighting throughout the house on dimmers.
- Deluxe totally renovated chef's kitchen with honed Wiarton slate heated flooring, custom cabinetry, caesarstone counters, glass backsplash, deep double Blanco undermount sink, stainless steel appliances: Bosch duel fuel stove, Panasonic microwave with outside exhaust, Kitchenaid fridge and Bosch dishwasher; appliance garage, halogen lighting. Gorgeous views of the garden through a set of large patio doors.
- Kitchen seating features modern built-in table with upholstered bench seating, built-in pull-out drawers and additional shelving with mini halogen pot lighting. Compact entertainment centre has "Infinity" flush mount ceiling speakers.
- Modern main floor powder room has marble vanity, Toto toilet and bowl sink.
- Second level features large den/bedroom with large Pella bay window, track lighting, floor to ceiling shelving and his & hers closets.
- Spacious 2nd bedroom had double closet with louvred doors and new Pella window.
- Second floor laundry room has marmoleum flooring, built-in shelving and hanging racks, folding counter, new Pella window and Whirlpool "Duet" washer and dryer.
- Luxurious new spa bath with heated porcelain tile flooring, "Rubinet" faucets, halogen pot lighting, extra large walk-in glass shower with dual shower heads and glass tile, oversized Neptune soaker tub, custom wood and marble vanity with undermount Kohler sink.
- Third floor master bedroom retreat with ceiling fan, east and west Pella windows, wool broadloom and mirrored triple clothes closet.
- Stairs, upper level hall, den and master all have top quality, contemporary wool broadloom.
- Lower level with large home office space, ceramic tile, track lighting and a separate utility room with lots of room for additional storage.

- Beautifully landscaped back garden, created by a highly regarded landscape designer, is an enchanting extension of the home and offers complete privacy. Walk out from double glass doors to deck with pergola crowned by a spectacular Wisteria vine. Further highlights include a separate patio area, low maintenance plantings, irrigation system, privacy fencing, walkway to garden shed and garage. This garden room is perfect for both relaxation and al fresco dining and was featured in "Designs for Small Gardens".
- Incredible Trinity Bellwoods location just steps to some of the city's top restaurants, galleries and shopping. Terrific location for cycling about the city. Trinity Bellwoods Park, a five minute walk away, is the community's hub with farmer's market, art shows, tennis courts, swimming pool skating rink and recreation center short distance away. There is great TTC access via the Queen streetcar or bus to subway.
- Schools nearby include: Givins Shaw Jr. & Sr. Public School and Alexander M.G. Ave Jr. & Sr. Public School. University of Toronto is a short cycle away.

Updates – new roof & eavestroughs (2008); kitchen completely renovated (2008); both bathrooms completely renovated (2007-2008); Brazilian hardwood flooring (2006); central air conditioner (2000); all new plumbing (2007-2008); all windows (except front) replaced; professional landscaping including irrigation and lighting (2008).

Inclusions – all kitchen appliances including microwave, washer & dryer, light fixtures, window coverings, built-in speaker system on main floor, LG TV in kitchen.