

## 9 Ridout Street

Lot Size	43.57' x 120'	Heating	Hot Water Boiler, Gas
Possession	60-90 Days	Electrical	100 AMP
Square Footage	2,440 s.f. Above Grade	Plumbing	Copper & Plastic
Taxes	\$9,619.25 (2020)	Roof	Asphalt Shingles
Bedrooms	4	Driveway	Mutual
Bathrooms	2 Full, 1 Half	Garage	Single, Detached
Year Built	1900	Parking	1-Garage, 1-Drive
Fireplace	5, Wood Burning	Transit Score	95
Bike Score	83		

### Welcome to 9 Ridout Street

Incredible opportunity to own one of the original High Park homes, a fine example of Toronto's turn-of-the-century architecture. A stunning Arts & Crafts centre hall residence with spacious principal rooms on the quietest street in the neighbourhood. This grand and inviting 4 bedroom, 3 bathroom home is situated on a large 44x120 lot surrounded by mature oak trees on a shady, tree-lined street between Roncesvalles Village and High Park. Boasting over 3,600 square feet of total living space, the home has been thoughtfully and tastefully modernized while maintaining the integrity and beauty of its original features - front verandah, foyer, formal dining room, parlour with leaded glass pocket doors in art deco style, high ceilings, huge bay window, elegant stained glass cabinetry, crown mouldings, hardwood floors, exposed beams, cathedral ceilings & five wood-burning fireplaces. Large south-facing windows and skylights bathe the entire home in sunlight. The farmhouse style eat-in kitchen features luxury appliances and overlooks the backyard oasis. The master bedroom retreat has cathedral ceilings that top 14 feet, an adjacent sitting room with mid-century modern firewood fireplace and tree-top views of the lush foliage in the private garden.

With its separate entrance, 3-piece bath, in-floor radiant heating and a built-in solarium, the lower level has many potential uses as an in-home office, recreation room, nanny or in-law suite. The heritage red-brick garage with attic could become a studio, or simply remain one of your two parking spaces.

The house is perfectly situated steps to High Park, Roncesvalles Village, subway, GO, UP Express, the lakefront, excellent schools and with quick access to the Gardiner and Pearson. This much-admired family home on sought-after Ridout Street is absolutely one of a kind!

### MAIN LEVEL

- Living room with triple window, wood burning fireplace, built-ins, hardwood floor and centre light fixture
- Den/office with window, fireplace with brick surround, hardwood floor, ceiling fan and stained glass pocket doors to dining room
- Dining room with bay window, crown moulding, centre light fixture, built-in cabinets and hardwood floor with a leaded glass door with walk-out to porch
- Eat-in kitchen with wood countertops and backsplash, double sink, two picture windows, exposed brick and appliances: stainless steel Miele fridge, stainless steel Viking 30" induction range and white Miele dishwasher
- Laundry room with walk out to deck, and stainless steel Samsung front load washer and dryer
- Powder room with pedestal sink, hardwood floor, wainscotting, toilet and hardwood floor

- 9' ceiling height

## SECOND LEVEL

- Master bedroom with 14' cathedral ceiling, transom window, double closet, ceiling fan, pot lights, hardwood floor and large sitting area with surround windows, built-ins, track lights and wood burning fireplace
- Second and third bedroom with closet, double window, centre light fixture and hardwood floor
- Fourth bedroom with single window, centre light fixture, hardwood floor and built-in shelves
- Four piece bathroom with vanity, vanity light, hardwood floor, skylight, window, toilet and bathtub with tile surround and handheld showerhead
- 8'6" ceiling height

## LOWER LEVEL

- Open recreation room with wood burning fireplace, track lighting, wide plank hardwood floor and in-floor heating
- Solarium with tile floor, built-in shelves and skylight
- Three piece bathroom with tile floor, vanity light, window, toilet, pot lights, window and walk in shower with tile floor and surround, handheld showerhead and glass door

## EXTERIOR

- Brick exterior
- Front yard with lawn, trees, shrubs, perennials, interlocking path and covered front verandah
- Backyard with wood fence, two decks, interlocking patio, lawn, mature trees and shrubs
- Detached single car garage with a built-in barbeque/chimney

## UPDATES & FEATURES

- Kitchen appliances (2012)
- Exhaust fan (2009)
- New basement bathroom (2014)
- In floor radiant heating below wood floors (2014)
- Vitodens natural gas boiler 100-W (2013)
- Knob & Tube wiring replaced (2009)
- All lead pipes replaced by city (1999)
- Copper pipes partially updated (2009)
- EnergySmart air seal updates to insulation
- Two new skylights (2015)
- Roof replaced (2009)
- Eavestrough (2009)

## APPROXIMATE UTILITIES (2020)

- Hydro, water + utilities ~ \$2,190
- Heat ~ \$1,980

Inclusions: stainless steel Miele fridge, stainless steel Viking 30" induction range and white Miele dishwasher, Samsung front load washer and dryer, electrical light fixtures, window coverings

Exclusions: Dining room stained glass light fixture, bedroom crystal chandelier

Rental: Reliance Home Comfort hot water heater

Schools: Complete list of schools with live links on [babiakteam.com](http://babiakteam.com)