



# 225 Oakmount Road, Toronto

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## Property Overview

- Beautifully renovated with all of the timeless architectural interest
- Located in the heart of High Park
- 1502 Square feet
- 3 Bedroom, 4 bathroom
- Detached garage

## Front Entrance

- Keyless entry front entrance into elegant vestibule for added convenience
- Wood and mirrored wall mounted coat rack offering function and visual appeal
- Pot lighting
- Stacked stone feature wall
- Sleek, durable porcelain flooring
- Architectural elegance with original lead glass arched window

## Foyer

- Feature geometric window
- Handcrafted custom floating shoe cabinet made with repurposed window glass, original to the home
- Easy care tile, neutral tone

## Living Room

- Large, south facing windows, original to the home to maintain its beauty and architectural charm
- Pot Lights
- Gas fireplace enclosed by custom millwork, using repurposed window glass, original to the home
- Stacked stone feature wall
- Timeless, oak hardwood flooring

## Dining Room

- Upgraded ceiling light fixture
- Millwork trim framing room entrance
- Timeless, oak hardwoods
- Large, east facing window

## Kitchen

- Open concept to dining/ living room
- Pot lighting
- Timeless, oak hardwoods
- Quartz counters, neutral tone
- Large, stainless steel undermount sink
- Extra-large north facing window with marble sill, overlooking private yard
- Sleek, glass subway tile backsplash
- Stainless steel refrigerator - Magic Chef
- Stainless steel stove - LG
- Stainless steel dishwasher - GE
- Stainless steel microwave - Maytag
- Custom cherry wood cabinets

## Bathroom 2Pc

- Custom wood shelving
- Updated vanity
- Easy care, ceramic tile, neutral tone
- Heated electric flooring
- Additional spray foam insulation below and in walls - 2010

## Backdoor Entry

- Extra-large back entrance for added convenience
- Heated electric flooring
- Custom, well appointed wood seating and coat rack
- Back door with large window insert overlooking private backyard oasis

## Upper Level

### Hallway

- Decorative, carpet runner for upper staircase (2022)
- Feature geometric window
- Updated, wrought iron and wood railing

### Primary Bedroom

- Timeless, oak hardwoods
- Custom-built oak veneer closets with rich walnut stain, spanning the full length of the room
- Upgraded lighting
- Direct access to private, dressing room and ensuite bath

### Dressing Room

- Timeless, oak hardwood flooring
- Windows allowing for loads of sunshine
- Wainscoting
- Original exposed brick, accent wall
- Vaulted ceilings
- Repurposed original storm door for added character and charm
- Pot lighting

### Ensuite Bath 2Pc

- Timeless, oak hardwood flooring
- Tailored pocket door
- Built in custom shelving
- Upgraded lighting

### Bedroom 2

- Timeless, oak hardwoods
- Large multi door closets
- Built in desk and upper cabinetry (desk designed for easy removal)
- Upgraded lighting
- Large, east facing window



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## Bedroom 3

- Timeless, oak hardwoods
- Vaulted ceilings
- Millwork feature wall
- Mirrored closets
- Tailored pocket door
- Walk out to a private north-facing Duradek balcony, complete with sleek aluminum railings and warm wood trim, offering bright natural light throughout the day

## Bathroom 4 Pc - Renovated

- Extra bathroom on second level to make family living easy
- Easy care porcelain tiles, neutral tone
- Upgraded vanity
- Custom deep soaker tub – Kohler
- Upgraded lighting
- Partial vaulted ceiling
- Heated electric flooring

## Lower Level

### Laundry Room

- Custom oak door with lattice trim
- Walk out from basement
- LG - washer and dryer - Stacked

## Exterior

- Stunning, professional hardscaping throughout the backyard - 2022
- Wood deck with modern aluminum, black railings + wood privacy panel
- Pergola with Duradek for added seating and enjoyment space
- Retaining wall along west side of yard
- Cedar shed
- Convenient access to garage/laneway

## Extras

- Rare, detached garage with remote and keypad
- Keyless entry to house
- Basement waterproofing (from interior) in part of the basement - 2008
- Spray foam insulation in the attic - 2012
- Sump pump - 2008
- Backflow valve installed; clean-out is visible in front of the house; new upgraded sewer line - 2014
- New main water supply line - 2008
- 3M Aqua-Pure whole house water filtration system - 2016
- All windows (and exterior doors) replaced except the front-facing living room windows kept for original character and charm - 2008 - 2010
- Roof - 2024
- Front and back of roof renovated and replaced into gable roofing for architectural charm - 2008
- High-efficiency furnace - 2007; blower replaced - 2017
- AC – 2022
- Hot water tank (electric) - 2020
- No rentals
- Updated electrical - 100 AMP – 2007
- Custom, oak doors throughout
- Main level, and upper hallway painted Benjamin Moore White Dove - 2026
- Custom millwork throughout