455 ONTARIO STREET CABBAGETOWN

Property Details

Taxes:	$12,131.18 (2026)
Lot Size:	20 x 122 feet
Square Footage:	3,862 square feet across all levels
Closing Date:	60 days / TBD
Parking:	Single-car garage

Inclusions: Thermador double-door refrigerator with bottom freezer, Thermador stainless-steel 4-burner gas cooktop with griddle, Thermador stainless-steel professional stainless-steel extraction hood, Thermador dual-zone wine tower, JennAir stainless-steel wall oven and microwave, Miele dishwasher (never used); Whirlpool Duet washer and dryer; electric fireplace in breakfast room; mirrors in bathrooms; built-in beveled dressing mirror in primary bedroom; electric light fixtures; broadloom where laid; Weather King high-efficiency furnace; Navien tankless hot-water heater ("as is" condition on closing); central vacuum; drapery (excluding living room); security system with high end cameras; front yard irrigation system; planter; auto garage door opener + 2 remotes; bookcase in third floor office; bookcase in living room; Daikin ductless air conditioning unit on 3rd floor; cabinet in lower level storage room.

Exclusions: Any and all artwork; all household and outdoor furniture; living room drapes; all wall-hung mirrors outside of bathrooms; front hallway light fixture; white cabinet in storage room; outdoor BBQ.

Exterior:

- Located in the Cabbagetown South Heritage Conservation District
- Exquisitely restored brick exterior
- Fenced-in private back garden
- Charming single car coach house-style garage with loft area above
- Courtyard brick terrace
- Rooftop / third-floor deck

Updates & Investments:

- Approximately $150,000 invested in basement renovation/improvements in 2018
- Approximately $87,000 spent on brick restoration
- Furnace replaced in 2018
- Roof shingles replaced in 2025
- Air-conditioning unit replaced in 2026

MAIN FLOOR

Front Foyer / Hallway

- Laser-cut marble tile flooring
- Dutch-style paneled front door with glass insert
- Stained-glass transom window
- Original entry door with etched glass inserts
- Custom cabinet with two drawers and Oak countertop in dark stain
- Archway with corbels
- Original staircase, restored with runner
- Etched-glass swan-themed window at front entry
- Crown moulding
- Ceiling medallion

Living Room / Dining Room

- Combined living and dining area
- White Oak hardwood flooring in dark walnut stain
- Bay window with updated windows and California shutters
- Wood-burning fireplace with original proscenium and original painted wood mantel
- Dining room features double (stain glass) French doors
- Single French door with transom window connecting to family room
- Bookcase
- Crown moulding
- Ceiling medallions
- Chandelier
- Recessed lighting

Family Room

- Open concept with kitchen and breakfast room
- White Oak hardwood flooring in dark walnut stain
- Crown moulding
- Two skylights
- Vintage-style lighting
- Recessed lighting

Kitchen

- High-end custom cabinetry
- Honed Calacatta marble countertops
- Calacatta marble backsplash
- Leaded-glass display cabinets
- Thermador double-door refrigerator with bottom freezer
- Thermador stainless-steel 4-burner gas cooktop with griddle
- Thermador stainless-steel professional stainless steel extraction hood
- Thermador dual-zone wine tower
- JennAir stainless-steel wall oven and microwave
- Miele dishwasher (never used)
- Undermount Villeroy & Boch sink (with In-Sinkerator garbage disposal)
- Separate Villeroy & Boch bar sink/wet bar
- Vintage-style faucets
- Vintage Pot filler faucet above the stove
- Pantry cupboard
- Open concept to family room and breakfast room
- Island with triple pendant lighting
- Recessed lighting

Breakfast Room

- White Oak flooring in dark walnut stain
- Electric fireplace
- Wall-to-wall leaded-glass windows and doors
- Walk-out to brick dining terrace and garage/coach house
- Vaulted ceiling
- Large skylights
- Vintage-style overhead lighting
- Two pendant lantern-style light fixtures

Mudroom

- Calacatta marble flooring laid in herringbone pattern
- Area for a stacked washer/dryer
- Closet
- Honed Calacatta marble countertop
- Villeroy & Boch sink
- Vintage-style faucet
- Painted exposed brick
- Decorative leaded-glass window with interior light
- Crown moulding
- Two skylights
- Vintage-style lighting

Powder Room

- Laser-cut marble tile flooring
- Wall-mounted seashell-shaped sink with vintage-style faucets
- Wainscoting
- Designer mirror
- Two wall sconces
- Skylight

For more information regarding this property, please contact Christian, Paul at (416) 960-9995

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SECOND FLOOR

Hallway
- White Oak hardwood flooring in dark walnut stain
- Crown moulding
- Archway with two corbels
- Two pendant chandelier-style fixtures

Primary Bedroom
- Custom wall-to-wall built-in wardrobes with antique mirror detailing
- Built-in hidden ironing board
- Two Palladian-style windows with California shutters
- Overlooking front garden
- Crown moulding
- Ceiling medallion
- Chandelier

Primary Six-Piece Ensuite
- 24" x 24" marble tile flooring (in-floor heating never used)
- Custom double vanity with two Kohler undermounted sinks and marble countertop
- Perrin & Rowe Mayfair vintage-style faucets in brushed nickel
- Separate water closet (with designer wallpaper, smart toilet and wall mounted sink)
- Oversized Victoria + Albert free-standing air-jet tub
- Large walk-in shower (with adjustable shower wand, rain shower head, two shampoo shelves/ niches, marble surround and glass enclosure)
- Window with custom draperies and custom Roman blind
- Beveled mirror
- Linen closet
- Two wall sconces
- Ceiling medallion
- Chandelier

Dressing Area
- 24" x 24" marble tile flooring (in-floor heating never used)
- Custom wardrobes in dressing area
- Built-in beveled dressing mirror

Second Bedroom
- Refinished white Oak hardwood flooring
- Wall-to-wall mirrored closet
- Two windows
- Custom drapery and Roman blinds
- Ceiling medallion
- Ceiling-mounted chandelier

Third Bedroom
- Original refinished hardwood flooring
- Thermopane window
- Custom linen drapery and Roman blinds
- Wallpapered ceiling
- Crown moulding
- Ceiling medallion
- Chandelier

Four-Piece Main Bathroom
- Emerald green marble flooring
- Original oval pedestal sink
- Tub/shower combination (with rain shower head and ceramic tile surround)
- Mirabelle toilet
- Roman blind
- Framed mirror
- Two smoked-glass display shelves
- Art Deco-style ceiling-mounted light
- Recessed lighting

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THIRD FLOOR
Broadloom on stairs

Landing
- Hardwood flooring
- Wall-to-wall glass and French doors
- Walk-out to 353 square foot deck with coach house-style lanterns and pergola
- Octagonal-style window
- Daikin supplemental wall mounted air conditioning unit
- Custom wardrobe
- Skylight
- Vintage-style lighting

Home Office
- Hardwood flooring
- Cabinet with open shelves
- Large dormer window
- Chandelier
- California shutters

Fourth Bedroom
- Hardwood flooring
- Dormer window with double glass doors and wrought iron overlooking front garden
- California shutters
- Vaulted ceiling
- Crystal chandeliers

Three-Piece Bathroom
- Honeycomb marble tile flooring
- Kohler pedestal sink
- Corner shower (with adjustable shower wand, subway-tile shower surround and glass enclosure)
- Kohler toilet
- Beveled mirror
- Two wall sconces
- Operable skylight

LOWER LEVEL
- Excavated and lowered
- Excellent ceiling height
- Approximately $150,000 spent on basement improvements in 2018

Recreation Room
- 12” x 24” porcelain tile flooring
- Front window
- Storage under stairs
- Recessed LED lighting

Laundry Room
- 12” x 24” porcelain tile flooring
- Whirlpool Duet washer and dryer
- Marble countertop
- Blanco sink
- Subway tile backsplash
- Shaker-style storage cabinets
- Storage cupboard
- Recessed LED lighting
- Laundry could potentially be relocated to main floor mudroom
- Roughed-in bathroom behind the laundry-room wall (currently concealed/closed off)

Utility Room
- Weather King high-efficiency furnace (2018)
- Navien tankless hot-water heater (owned) - “as is” condition
- Central vacuum

Storage Room
- Porcelain flooring
- Attached shelving
- Vintage cabinet
- Recessed lighting

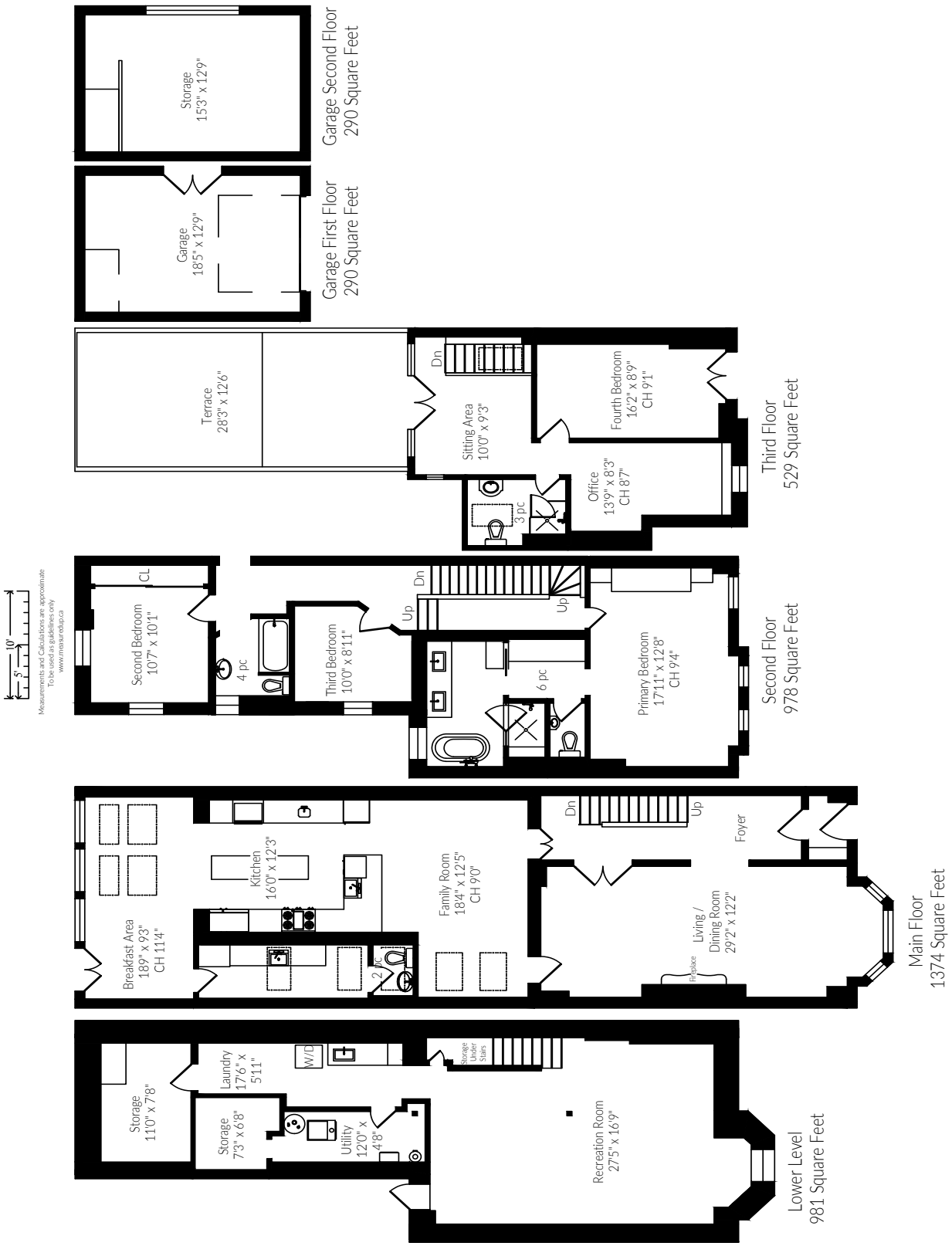
Future Bathroom
- Currently a storage room
- Concrete flooring
- Located in the space between the utility and storage rooms

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FLOOR PLAN | 455 ONTARIO STREET

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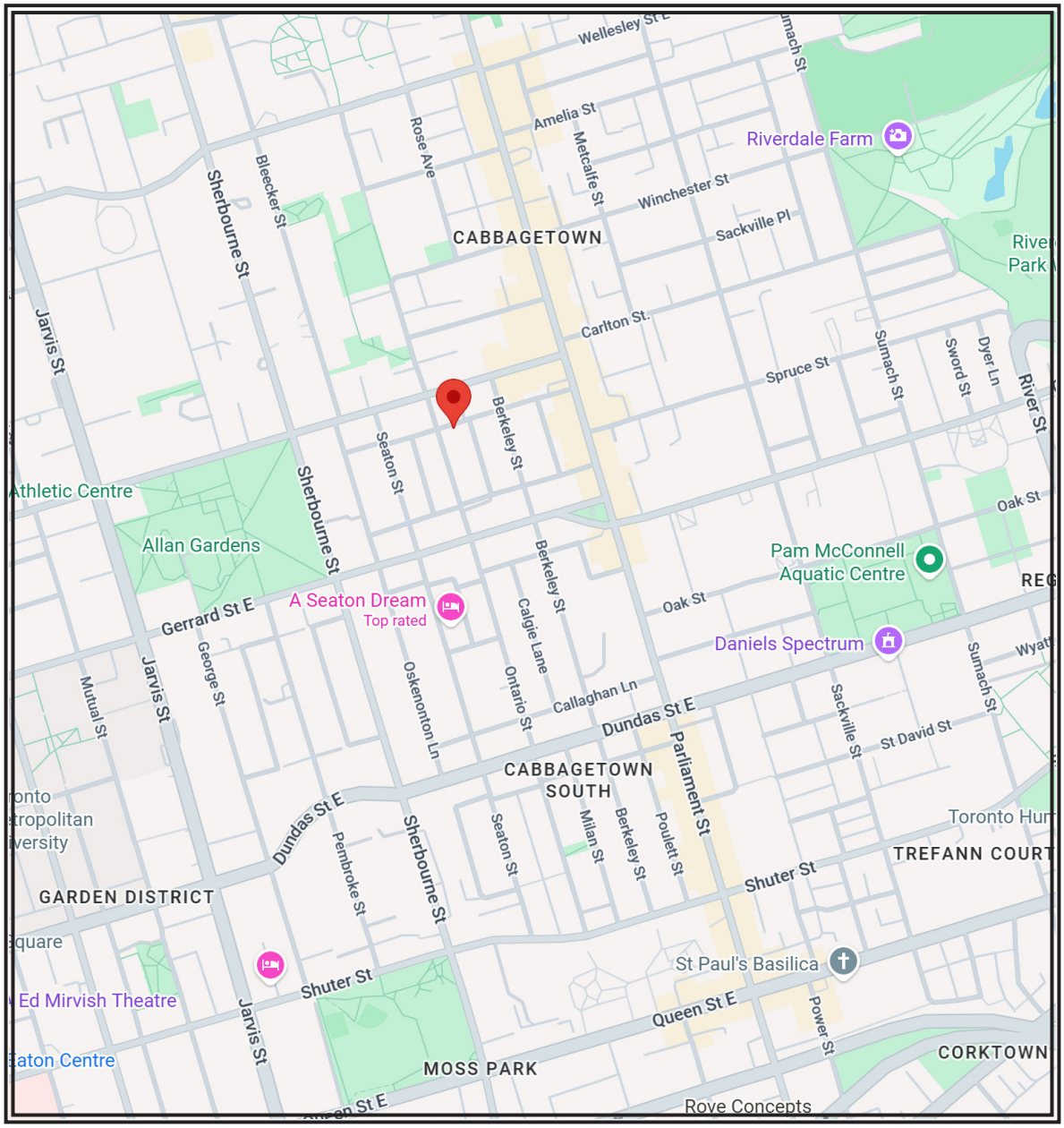


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MAP | 455 ONTARIO STREET

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