

# Modern gem a former rooming house

Riverdale neighbourhood perfect for renos using contemporary design

**ALLISON HARNESS**  
SPECIAL TO THE STAR

## South Riverdale

**Location:** 204 Munro St., Broadview Ave. and Gerrard St. E.

**Asking price:** \$899,000

**Size:** about 1,900 sq. ft., including finished basement

**Lot:** 18 by 108-ft., no garage, private drive (two parking spaces at rear of home)

**Taxes:** N/A

**Bedrooms:** 3 plus 1

**Bathrooms:** 3

South of Danforth Ave., just east of the Don Valley Pkwy., this Riverdale neighbourhood is being revitalized. The nearby Old Don Jail has undergone a restoration, transforming it into part of Bridgepoint Hospital which opened last year — a state-of-the-art rehabilitation hospital.

Redux Renovations created a custom-built, contemporary abode with this two-storey, semi-detached home. It's the second, one-of-a-kind residential reno for the company and the remade structure blends with the urban neighbourhood.

"We chose this project because of its proximity to the stunning new Bridgepoint Hospital development. The Bridgepoint-Riverdale pocket may be the best kept secret in Toronto real estate today," says Alan MacMinn of Redux Renovations.

Only a few blocks away from the hospital and from the expansive Riverdale Park, this three-bedroom home was fully gutted and remodelled, complete with a finished basement, a new rear addition, a large eat-in kitchen and two-car parking.

"We strove to incorporate the latest in contemporary elements for the design of this house, such as architectural panelling from Germany and the use of stainless steel and glass," says MacMinn.

"Every inch of the house was carefully laid out to maximize comfort, functionality and storage.

"Probably the most striking fea-



ROBERT HOLOWKA PHOTOS

The back patio incorporates black, stone-clad slabs from India and a raised-stone garden bed.



The kitchen has a solid-glass backsplash, a peninsula/breakfast bar and ceramic tile floor.



An open design allows the dining area to reach into both the kitchen and living room.



Custom, commercial-grade, anodized aluminum windows and doors are a highlight of the home.

tures of this house are the custom, commercial-grade, anodized aluminum windows and doors. This was a very challenging project, but our skilled team managed to transform a former rooming house into a luxury executive residence," adds MacMinn.

Situated on an extra-wide lot that can be accessed from two streets, this home has a grey-toned stucco facade with a large two-storey front window with a custom glass awning over the front door. The front walkway and

steps area are black stone-clad slabs, imported from India.

Two raised-stone garden beds flank the walkway, all adding to the home's sophisticated curb appeal. A cedar privacy fence separates the front porch from the adjoining home.

Some interior features include imported brushed aluminum trim plates for all pot lights, European-styled switches and receptacles, a thermostat that can be controlled from a smartphone, and smoke and carbon monoxide detectors that can

also be connected to a smartphone.

On the stairs is stained maple hardwood and they feature a custom, stainless-steel-and-glass panelled railings system with removable handrails.

The foyer has an intricately designed glass-tiled entrance floor. It's open to the living room which features pot lights, a maple hardwood floor and plenty of natural light from the large front window.

An open living room reaches to the dining area, which extends to the

large and wide kitchen. The kitchen features European cabinetry with soft-close hardware and imported Italian door handles, quartz counters and a waterfall-style counter on a peninsula/breakfast bar, with seating for three people. The kitchen also boasts custom solid glass dark blue backsplash, under cabinet task lighting, a ceramic-tile floor and stainless steel appliances, including a cabinet depth fridge, and a slide-in stove.

As well, the kitchen features a coat closet door, in style with the kitchen cabinetry, and the back wall comprises of a sliding-glass door walkout and window, opening to the massive rear patio area.

There are three bedrooms on the second floor, all with hardwood floors and pot lights. The master bedroom boasts a floor-to-ceiling window, a coffered ceiling, a double closet and a four-piece ensuite with a skylight, heated ceramic tile floor, and a glass tub/shower enclosure with a recessed shower floor.

The main four-piece bathroom also features a skylight and a heated ceramic tile floor.

Highlights of the finished basement include a spacious recreation or family room with a laminate floor and pot lights, five storage closets, a three-piece bathroom with an oversized glass shower stall with a heated ceramic tile floor and a recessed shower floor, and a laundry area with an integrated countertop.

There are double-sided locking gates at the front and back of the home. The back patio was created using black, stone-clad slabs, imported from India and includes a raised-stone garden bed, and a five-burner, natural gas, stainless steel barbecue.

To have a look at this property contact listing agent Craig Ferrie, Royal LePage Your Community Realty, Brokerage, 416-637-8000; 204Munro.com

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