

# Toronto Victorian with charming details and Gucci wallpaper selling for under \$2M

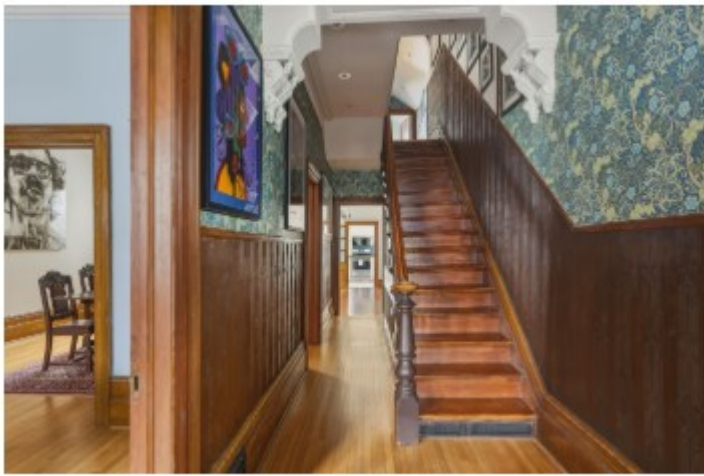


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When a Toronto listing says "be prepared to fall in love," I usually roll my eyes a little.

But in the case of 190 Brunswick Ave., I was smitten from the very first photo.

Tucked into Harbord Village, this stately Victorian has all the character you could possibly want — and then some.



The main hall and staircase.

And unlike some older homes that have been stripped of their soul in the name of "modernization," this one has managed to hold onto all the good stuff.



We're talking bay windows, soaring 10-foot ceilings, crown mouldings, original wood doors and floors, stained glass transoms, embossed panelling — the kind of details that are nearly impossible to recreate today.

And the deeper you look, the more the history reveals itself.



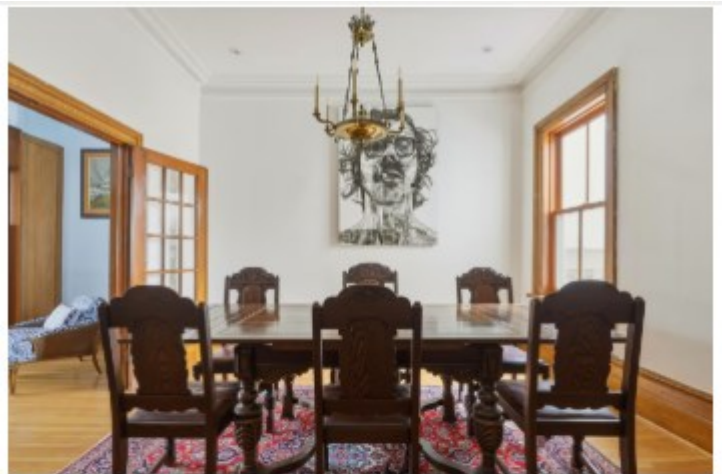
The gas fireplace in the living room.

"The deco mantle over the fireplace dates to the 1920s," says realtor Ophira Sutton, pointing out just one of many preserved period features. Even the chandelier above the staircase has a story — "it's an original gas fixture that's been converted for electricity."



The living room.

The main floor is all about those grand principal rooms, with high ceilings and tons of natural light pouring in.



The dining room.

But it's not stuck in the past.



The family room.

While the house leans heavily into its historic charm, it's also been updated where it counts, and done so thoughtfully.

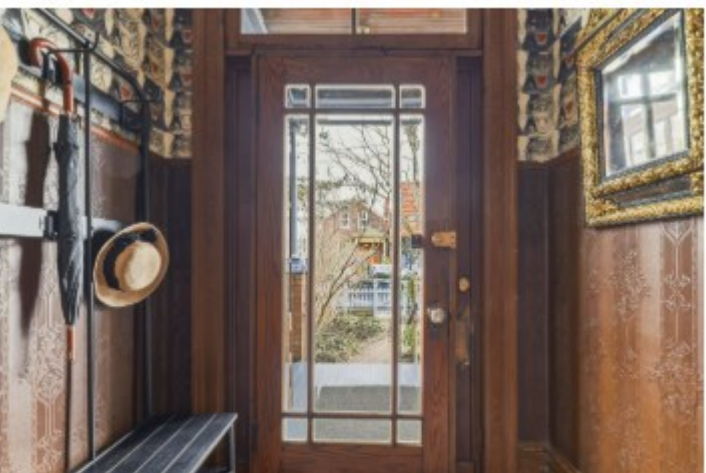


"The seaweed and Bramble Morris & Company wallpaper was chosen as a modern nod, meant to be period-appropriate to the home," says Sutton.



The primary bedroom.

And then there are the more personal touches.



The foyer with Gucci wallpaper.

Even the foyer has a bit of fashion history woven into it. "The wallpaper is Gucci — it's out of print, and the owner is quite sad to part with it," Sutton told blogTO.



The spruce staircase.

Sutton shares that the north side of the house features a striking mural, with "the child modelled after the seller's eldest daughter," while the sellers themselves painstakingly stripped the original spruce staircase by hand.



The kitchen.

The kitchen, meanwhile, is bright, functional, and actually usable, with stainless steel appliances and enough counter space to cook without playing a game of Tetris.



The backyard in the summer.

And then there's the backyard.



The backyard in the winter.

Set on a rare 25-by-120-foot lot, the outdoor space is deep, green, and — maybe best of all — backs onto a quiet parkette. No neighbours staring back at you, just a little pocket of calm in the middle of downtown.



One of the bedrooms.

Inside, the home offers three bedrooms and three bathrooms.



The third floor loft space.

There's also a third-floor loft that could easily become a cozy hideaway, studio, or storage space depending on your vibe.



The primary bedroom.

The primary suite is especially airy, with tall ceilings and its own four-piece ensuite — a modern perk that doesn't take away from the home's historic feel.



The basement.

Downstairs, the finished basement comes with a separate entrance, opening the door to an in-law suite or rental potential (and let's be honest, finding a tenant this close to the University of Toronto wouldn't exactly be a challenge).



The garage.

There's also a detached garage with laneway suite potential — the kind of feature that tends to make Toronto buyers and investors perk up immediately.



The basement laundry room.

And if you're into the kind of charming, slightly quirky details that give a home personality, the sellers are even including "some original blacksmith's tools, currently in the basement," according to Sutton.



The kitchen with modern appliances.

As for the home's history, it's relatively rarefied. "As far as the sellers know, they are only the fifth owners in the property's history," she says — which, for a house of this age, is kind of remarkable.



The dining room.

But a big part of the appeal here is the location.

With a near-perfect walk score of 97 and flawless transit and bike scores of 100, you're steps from Harbord Street's restaurants, bakeries, and cafés, and just a short walk to U of T, Queen's Park, the hospital district, and even Yorkville.



A little reading nook at the top of the stairs.

It's also clearly a neighbourhood people get attached to. In fact, "the sellers loved it so much they used it as the backdrop for their engagement photos," Sutton notes.



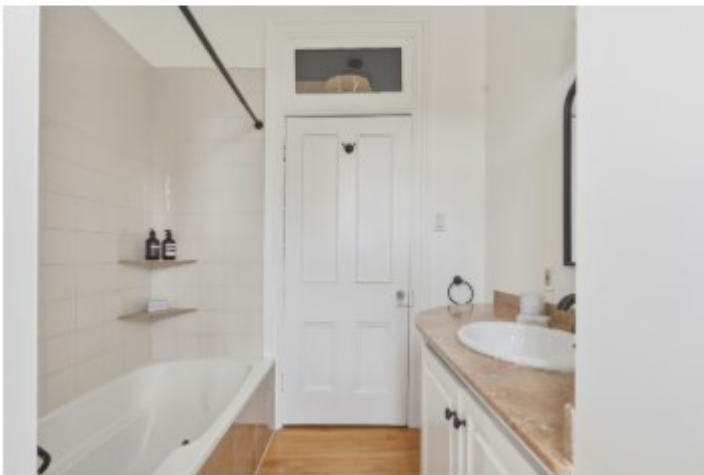
An ensuite bathroom.

All in all, 190 Brunswick Ave. is the kind of listing that doesn't come around very often.



The foyer.

It's big, beautiful, and packed with original detail, but still feels warm and livable instead of museum-like — which is a tricky balance to pull off.



The primary ensuite.

And then there's the price.



Another bedroom.

**Listed at \$1,850,000**, it's surprisingly reasonable for an area where homes often hover **closer to \$2.5 million**.



The front porch.

So yes, "prepare to fall in love" might be a cliché. But in this case, it actually feels earned.

Photos by Jagged Lens

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