

ENGEL&VÖLKERS

## 1 Bryce Avenue

Lot Size:	51.00' by 181.00' (irregular)
Property Taxes:	\$27,617.31 for 2025
Exterior:	Cedar shingle and brick
Interior Size:	5,252 square feet total
Bedrooms:	4 + 1
Bathrooms:	5
Garage:	Attached (2 spaces)
Driveway:	Private (5 spaces)

- Single-family Detached
- Built originally in 1920
- Renovated during 2021 and 2022
- Tom Spragge of Spragge + Company Architects
- Kitchen designed by Olympics Kitchens
- Driveway redone in 2022
- Garage equipped by Garage Living and heated for winter
- Automatic irrigation system in front and backyard
- Backyard landscaping in 2025
- Backyard gas rough-in for fire pit or lap pool
- Outdoor lights on the back patio, terrace and sitting area
- Heated landing outside front entrance
- Windows by Lepage
- Metal work throughout by Filo Timo
- Gym designed and equipped by Gymscape
- Sauna by Tylo
- Temperature-controlled wine cellar
- Integrated Sonos sound system
- Smart home with exterior security cameras
- Home monitoring by Avante Security



## Inclusions

- Miele refrigerator
- Miele induction cooktop
- Miele wall oven
- Miele dishwasher
- Miele microwave
- Miele wine fridge
- Miele coffee machine
- LG washing machine and dryer
- Refrigerator in basement gym
- Outdoor built-in Lynx barbecue
- Sonos equipment on ground floor and basement
- Avante alarm system and exterior security cameras
- On-demand tankless water heater
- Central vacuum and existing equipment
- Generac generator
- All built-in closet organizers
- All customizable shelving in garage
- All existing drapery and window coverings
- All existing electric light fixtures



## Property Details · Main Floor

### FOYER

6' - 8" x 10' - 7"

- Tile flooring
- In-floor radiant heating
- Custom built-in walnut coat storage

### LIVING ROOM

26' - 9" x 20' - 5"

- Oak hardwood flooring
- Inlay strip lighting, semi-flush mount lighting and designer fixtures
- Skylights along east wall
- Custom designer wallpaper
- Gas fireplace with travertine surround
- Large sliding glass doors to back deck
- East exposure looking out to a private backyard

### DINING ROOM

17' - 10" x 12' - 10"

- Parquet oak hardwood flooring, original and restored
- Inlay strip lighting, semi-flush mount lighting and designer fixtures
- Skylight
- Custom designer wallpaper
- Painted wainscotting throughout
- Double doors opening to living room
- South-facing window



## Property Details · Main Floor

### KITCHEN

20' - 2" x 13' - 8"

- Black and white checkered tile flooring
- Kitchen by Olympics Kitchens
- Vent by Vent A Hood
- Walnut cabinetry
- Quartz countertops
- Miele suite of appliances
- Centre island with under-mount sink and garburator
- Designer pendant light fixtures
- Built-in bench under window with designer fabric
- Curved glass window with south exposure

### FAMILY ROOM

13' - 1" x 14' - 0"

- Parquet oak hardwood flooring, original and restored
- Designer wall sconce lighting
- Wood wall panelling throughout, original and restored
- Gas fireplace with stone mantle and metal surround
- North-facing window

### OFFICE

21' - 3" x 9' - 10"

- Herringbone oak hardwood flooring
- Inlay strip lighting and semi-flush mount lighting
- North, west and south exposures overlooking front landscaping



## Property Details · Main Floor

### WALK-THROUGH PANTRY

5' - 9" x 17' - 2"

- Black and white checkered tile flooring with in-floor radiant heating
- Countertop, cabinetry and drawers for extra prep space and storage
- Miele built-in coffee machine and wine fridge
- South-facing window
- Access to laundry room

### LAUNDRY ROOM

6' - 2" x 7' - 1"

- Black and white checkered tile flooring with in-floor radiant heating
- Full-size stacked LG Washing machine and dryer
- Sink and folding counter
- Cabinetry and drawers for extra storage
- South-facing window

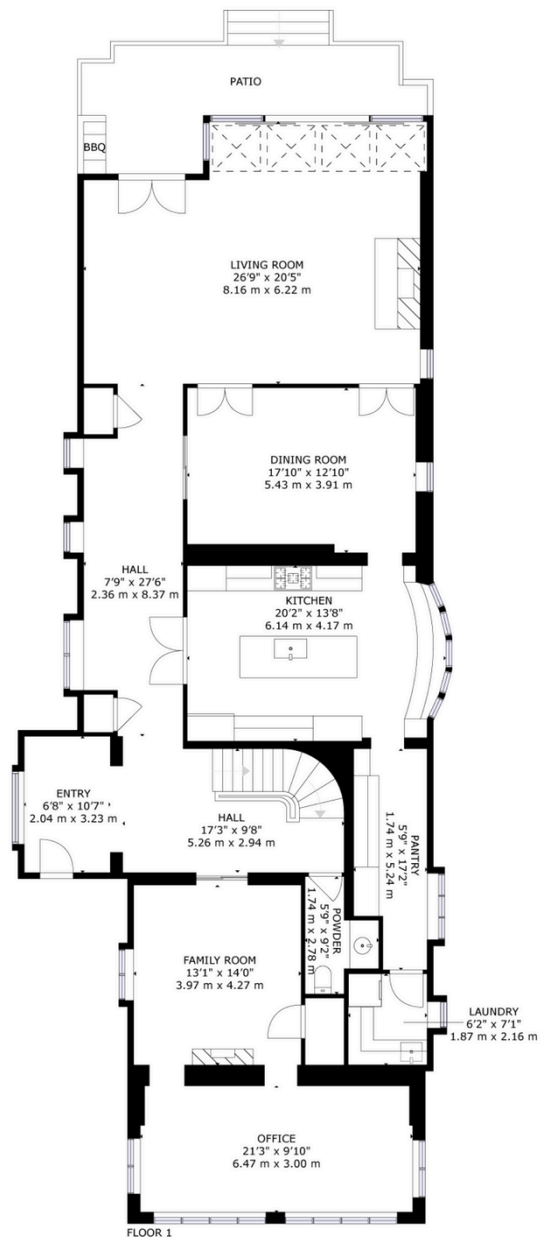
### POWDER ROOM

5' - 9" x 9' - 2"

- Tile flooring with in-floor radiant heating
- Designer pendant light fixture
- Custom designer wallpaper
- Custom painted 'Artist Editions' Kohler sink basin
- Accessed from front hallway next to staircase



## Floor Plan · Main Floor



## Property Details · Second Floor

### PRIMARY BEDROOM

14' - 5" x 24' - 5"

- Five-piece ensuite bathroom
- Wall-to-wall broadloom
- Walk-in closet with custom closet organizers
- Designer pendant light fixtures
- Custom designer drapery and sheers
- Northeast corner exposure

### PRIMARY ENSUITE BATHROOM

10' - 0" x 18' - 1"

- Five-piece bathroom
- Tile flooring with in-floor radiant heating
- Skylight, designer wall sconces and pendant light fixtures
- Separate sink vanities and makeup vanity
- Deep soaker tub with stone surround
- Steam shower with bench
- Heated towel rack

### SECOND BEDROOM

15' - 2" x 16' - 11"

- Three-piece ensuite with in-floor radiant heating
- Wall-to-wall broadloom
- Custom designer drapery and sheers
- North and west exposures

### OFFICE

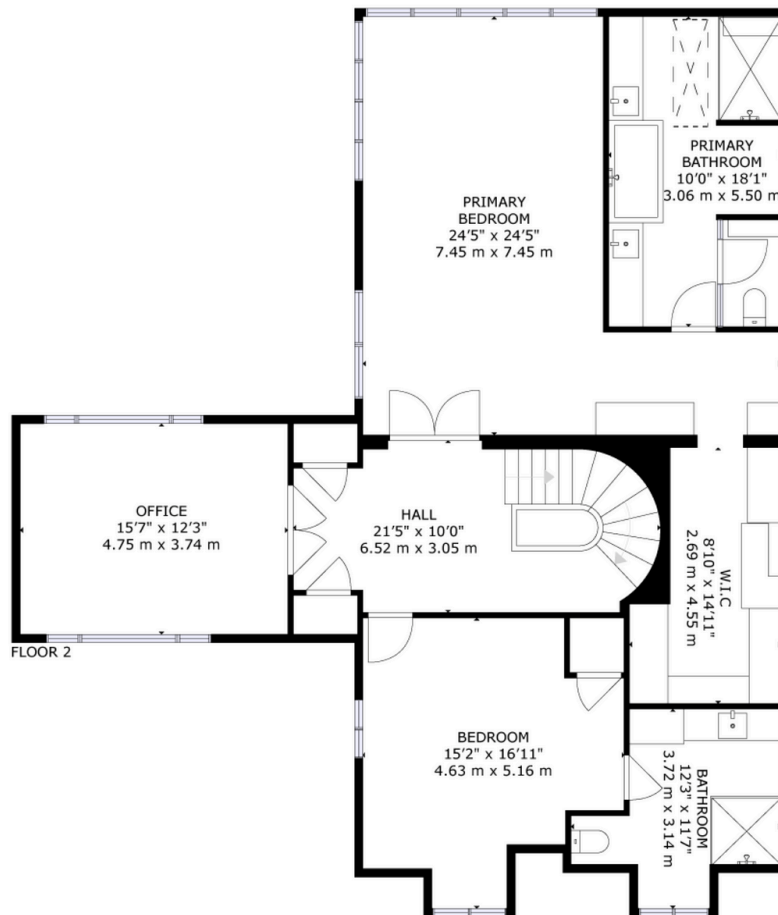
15' - 7" x 12' - 3"

- Oak hardwood flooring
- Double doors and windows with metalwork by Filo Timo
- Designer light fixture
- Custom built-in drawers and storage





## Floor Plan · Second Floor



## Property Details · Third Floor

### THIRD BEDROOM

17' - 0" x 15' - 2"

- Wall-to-wall broadloom
- Pot lights throughout
- Walk-out to east-facing covered deck
- North and east exposures

### FOURTH BEDROOM

16' - 10" x 13' - 6"

- Wall-to-wall broadloom
- Pot lights throughout
- Multiple closets for storage
- North and east exposures

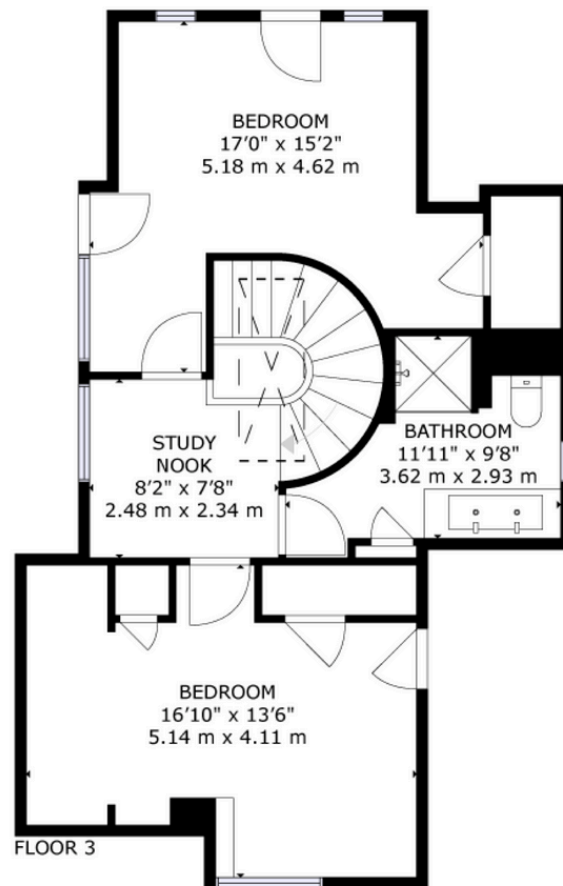
### FOUR-PIECE BATHROOM

11' - 11" x 9' - 8"

- Tile flooring with in-floor radiant heating
- Large sink basin with double faucets
- Linen closet
- South-facing window



## Floor Plan · Third Floor



## Property Details · Basement

### FIFTH BEDROOM

15' - 5" x 10' - 9"

- Currently set up as an aerobics studio
- Three-piece ensuite bathroom
- Oak hardwood flooring
- Cedar sauna by Tylo
- South-facing window

### THREE-PIECE BATHROOM

5' - 2" x 11' - 6"

- Tile flooring with in-floor radiant heating
- Three-drawer vanity
- North-facing window

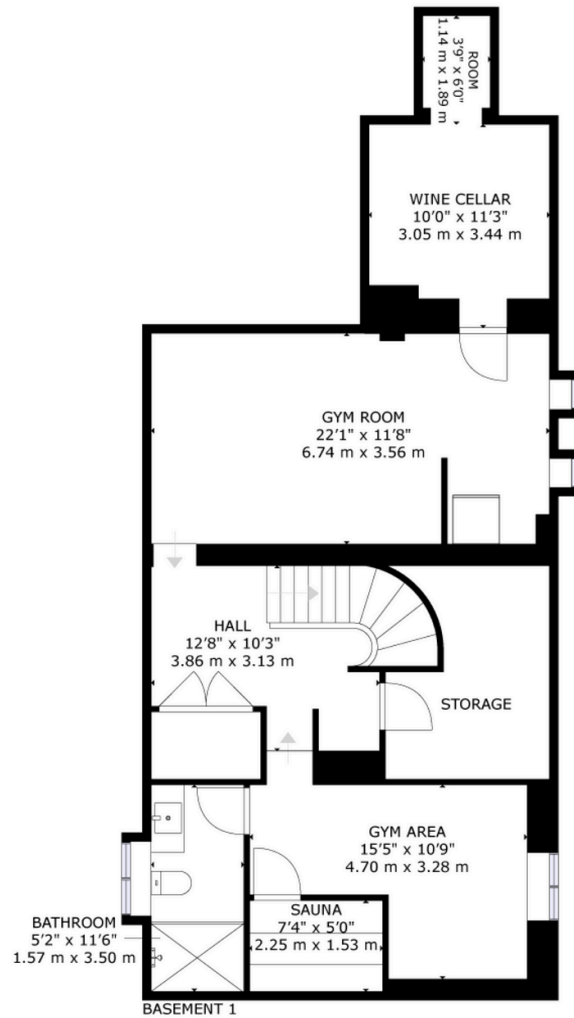
### FITNESS ROOM

22' - 1" x 11' - 8"

- Designed and equipped by Gymscape
- Interlocking shock-absorbent floor tiles
- Free weights and cable machines
- Refrigerator for workout beverages
- Access to temperature-controlled wine cellar
- South-facing windows



## Floor Plan · Basement



## Schools

### PUBLIC

- Brown Junior Public School (Grades JK - 6)
- Deer Park Junior & Senior Public School (Grades JK - 8)
- Jarvis Collegiate Institute (Grades 9 - 12)

### PRIVATE

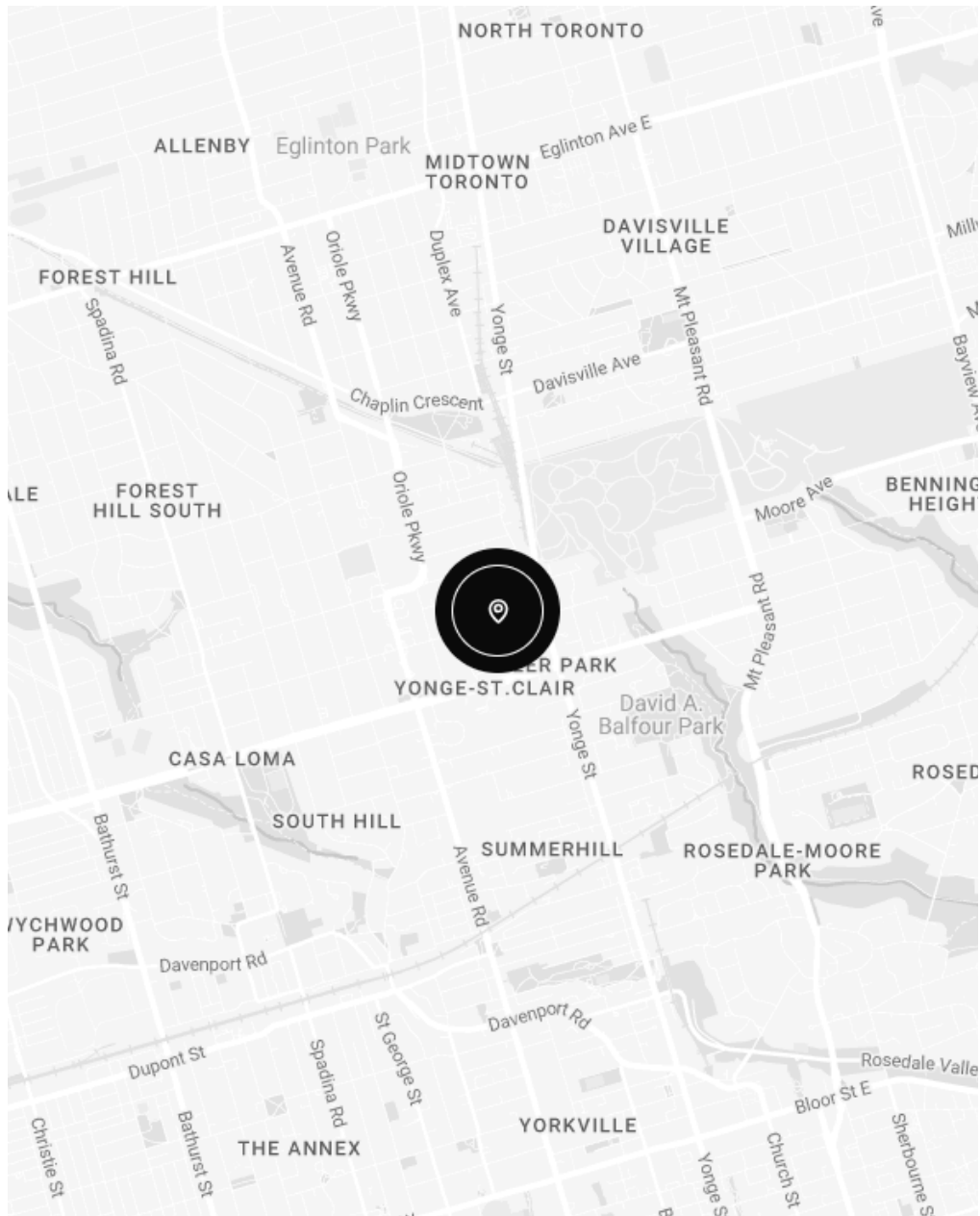
- Upper Canada College
- St Michael's College School
- The Bishop Strachan School
- Branksome Hall
- The York School

## Public Transit

- TTC St Clair Subway Station (Line 1 Yonge-University)
- TTC 512 St Clair Streetcar (St Clair Station - Keele)
- TTC 13 Avenue Road Bus (Eglinton Station - Queen's Park Station)



# ENGEL & VÖLKERS





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