



131 Colbeck Street

Lot Size	25.5' x 100'	Heating	Hot Water Boiler/Gas
Possession	90-120 Days/TBA	Cooling	Ductless A/C
Square Footage	2,630 s.f. Total	Plumbing	Copper/Plastic
Taxes	\$7,553.45 (2024)	Electrical	200 AMP
Bedrooms	4+2	Roof	Asphalt Shingles
Bathrooms	2 - Full, 1 - Half	Driveway	Mutual, 7' wide
Year Built	1930	Parking	1 - other*
Fireplace	1-Gas	Walk Score	91

Welcome to 131 Colbeck Street.

A rare opportunity to own a beautifully updated family home in the heart of Bloor West Village. This charming 4+2 bedroom, 3-bathroom detached brick home sits on a 25.5' x 100' lot and blends classic character with modern renovations. Thoughtfully updated, this home offers exceptional space and versatility in one of Toronto's most desirable neighbourhoods.

The welcoming front mudroom leads into a foyer featuring an original stained-glass window and coat closet. The living room features a gas fireplace, built-in shelving and a large picture window overlooking the front yard. The open-concept dining room, complete with built-in cabinetry and a walkout to the backyard, flows seamlessly into the stylish kitchen. A true chef's dream, the kitchen features butcher block countertops, a 6-burner KitchenAid gas stove, a convection oven, a French door fridge and separate drink fridge, and a large pantry. A convenient main-floor powder room completes the space.

On the second floor, the four bedrooms offer flexibility for families, guest rooms, home offices or nurseries. The primary bedroom features large windows and a closet, while the newly updated four-piece bathroom includes a deep soaker tub, handheld showerhead, and built-in cabinetry for extra storage.

A true hidden gem, the third-floor loft offers a versatile retreat - whether used as a bedroom, office, or creative space, this bonus level provides incredible flexibility.

Fully finished and with its own separate entrance, the lower level is designed for comfort and functionality. The family room features a built-in media wall, while an additional bedroom and full three-piece bathroom make it an ideal space for guests or extended family. It also includes a dedicated laundry room with a built-in counter and shelving.

Enjoy your private oasis in the fully fenced south-facing backyard. It features a newly built shed, a stone patio, and landscaped gardens. Perfect for outdoor entertaining, summer barbecues, or simply enjoying the sun.

Ideally located just steps from Bloor Street's shops, cafés, and restaurants, with easy access to top-rated schools, parks, and the subway, 131 Colbeck Street offers the perfect blend of charm, function, and prime location.

**Property is not currently set-up for parking, however, with some modifications parking a small car at rear would be possible.*

MAIN LEVEL

- Mudroom with windows, centre light fixture and luxury vinyl floor.
- Foyer with stained glass window, coat closet with stained glass window, and engineered hardwood floor.
- Living room with three-light window overlooking the front yard, insert gas fireplace with faux-brick mantle, pot lights, built-in shelving, and engineered hardwood floor.
- Kitchen with built-in pantry and cabinets, butcher block countertops, tile backsplash, peninsula with breakfast bar and cabinets, double sink, single handle pull down gooseneck faucet, stainless steel appliances: KitchenAid fridge, KitchenAid 6-burner industrial grade gas stove, KitchenAid dishwasher, exhaust hood vented to exterior, built-in KitchenAid microwave, built-in KitchenAid convection oven, and Danby Silhouette beverage fridge. Pot lights and suspended pendant lights, two-light window, and engineered hardwood floor. Open to dining room.
- Dining room with built-in servery with cabinets, suspended pendant lights, pot lights, window, glass door leading to south-facing rear deck, and engineered hardwood floor.
- Powder room with vanity with dual handle faucet, mirror, wall-mounted toilet, centre light fixture and tile floor.

SECOND LEVEL

- Primary bedroom with centre light fixture, windows, closet, and hardwood floor.
- Second bedroom with built-in closet, window, centre light fixture, hardwood floor and access to third-floor loft.
- Third bedroom with centre light fixture, windows, closet, and hardwood floor.
- Fourth bedroom with three-light window with wooden panels overlooking backyard, centre light fixture, and carpeted floor.
- Four piece family bathroom with vanity, vanity light, mirror, bathtub with rain and handheld showerhead, tile wall surround, built-in cabinets, window, toilet, and tile floor.
- Hallway with linen closet, pot lights, and hardwood floor.

THIRD LEVEL

- Loft with vaulted ceiling, wall-to-wall storage, window, pot lights, and vinyl floor.

LOWER LEVEL

- Family room with built-in media wall, three windows, pot lights, and carpeted floors.
- Bedroom with window, pot lights, built-in closet, and vinyl floor.
- Three piece bathroom with vanity, mirror, walk-in shower with tile wall surround, linear drain, dual shower head, toilet, window, and tile floor.
- Laundry room window, pot lights, stainless steel sink, single handle pull down gooseneck faucet, built-in shelf, counter, Maytag washer, Maytag dryer, and vinyl floor.
- Walk-up to side entrance.

EXTERIOR

- Brick exterior
- Landscaped front yard with mature tree, and stone patio.
- Fenced landscaped backyard with shed, stone patio, and wooden deck.
- Mutual driveway with gate leading to backyard.

UPDATES & FEATURES

- Windows - all except mudroom (2024)
- Doors - front, side and back (2024)
- Stone patio in front and rear, new fence in backyard and driveway, widened driveway, shed, and small wooden deck (2024)
- Insulation main floor, basement, loft (2022)
- Kitchen & appliances (2022)
- Bathrooms (2022)
- Engineered hardwood floors (2022)
- Combi system for hot water and radiator heating (2022)
- Washer & dryer (2022)
- Electrical (2022)
- Plumbing - new drains (2022)

Inclusions: KitchenAid fridge, KitchenAid dishwasher, KitchenAid stove and exhaust hood, KitchenAid built-in microwave, KitchenAid built-in convection oven, Danby Silhouette beverage fridge, Maytag washer, Maytag dryer, all electrical light fixtures, all existing window coverings except noted in exclusions, gas fireplace insert, ductless A/C, backyard storage shed, Ring doorbell.

Exclusions: Drapery panels in the living room, barbeque, smoker, outdoor furniture, work bench (shed), wall-mounted Dyson vacuum.

Schools: Complete list of schools with live links on babiakteam.com

See Schedule B about Seller's representation about the third floor loft.