

# ModernKind

## 209 KENILWORTH AVENUE

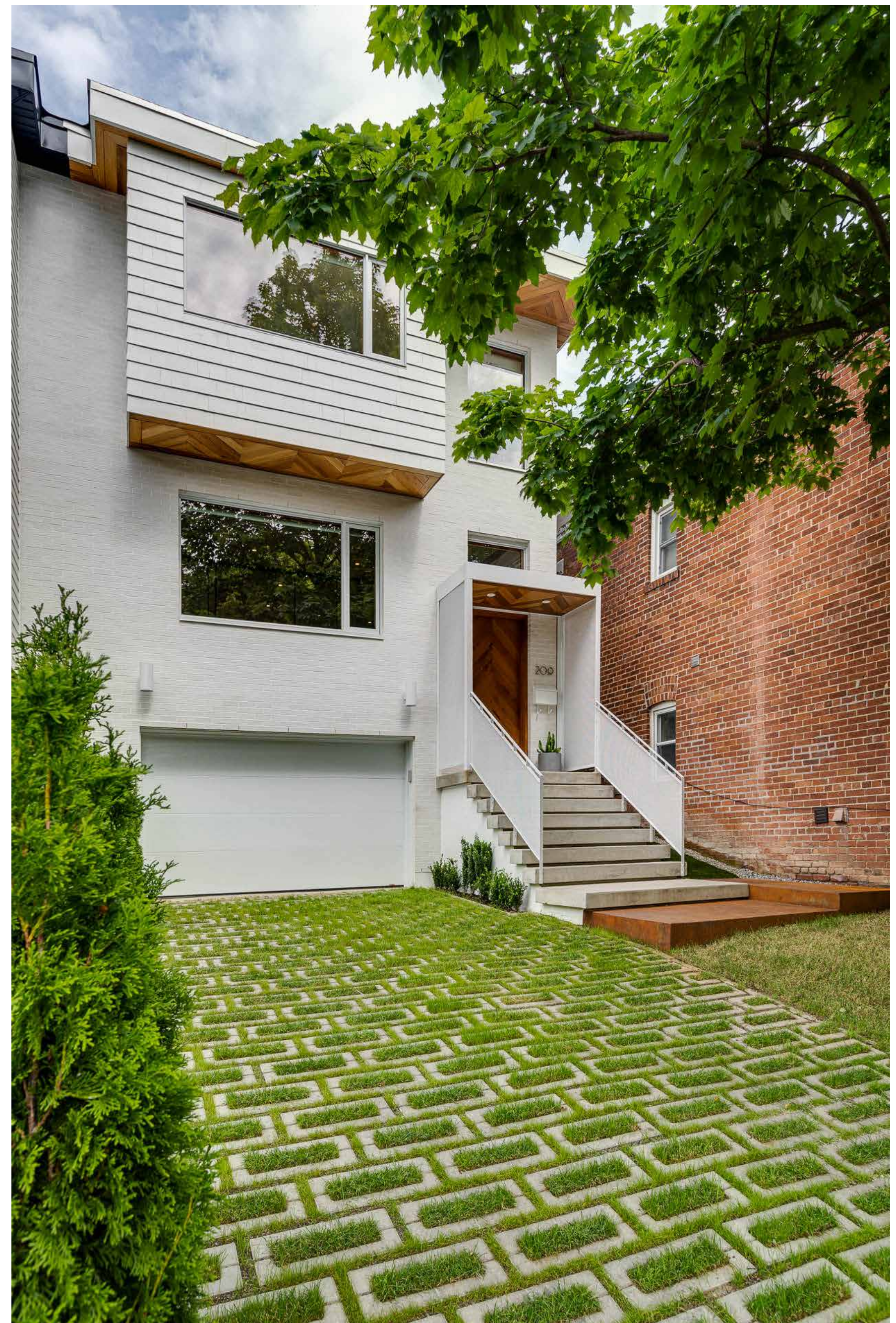
Toronto / Beaches Neighbourhood

**SOLD MAY 2020**

**VIDEO TOUR: <https://vimeo.com/350208057>**

This former duplex from the 1950s has been passionately transformed into a generous-sized single family home in the core of The Beaches. Located a little north of Queen Street, it is over 4000sqft in size. Its modern and open design will appeal to those with a discerning design eye and a desire for a unique, fully renovated and landscaped home you don't come across every day.

Beautiful natural light, thoughtful layout, high-end craftsmanship and finishes, and considered, upgraded functionality are just a few things that make Kenilworth one of our finest residential home transformations to date.



### FEATURES IN SUMMARY

- / 4000+ sqft incl basement
- / 3 storeys
- / Exceptional 215ft deep lot
- / 63ft green driveway and 1-car garage, driveway can accommodate 3 cars
- / 4 bedrooms incl a 3rd floor master suite
- / 5 bathrooms incl main floor powder room and double master showers
- / Incredible large living room looking into backyard
- / Deep backyard, beautifully landscaped with limestone, steel and concrete, with custom shed
- / Radiant heating and high velocity air conditioning
- / 16 foot Corian kitchen island, Miele kitchen appliances
- / Complete California Closets throughout
- / 2nd floor laundry room
- / Polished and heated basement concrete floor

[see floor plans next page]

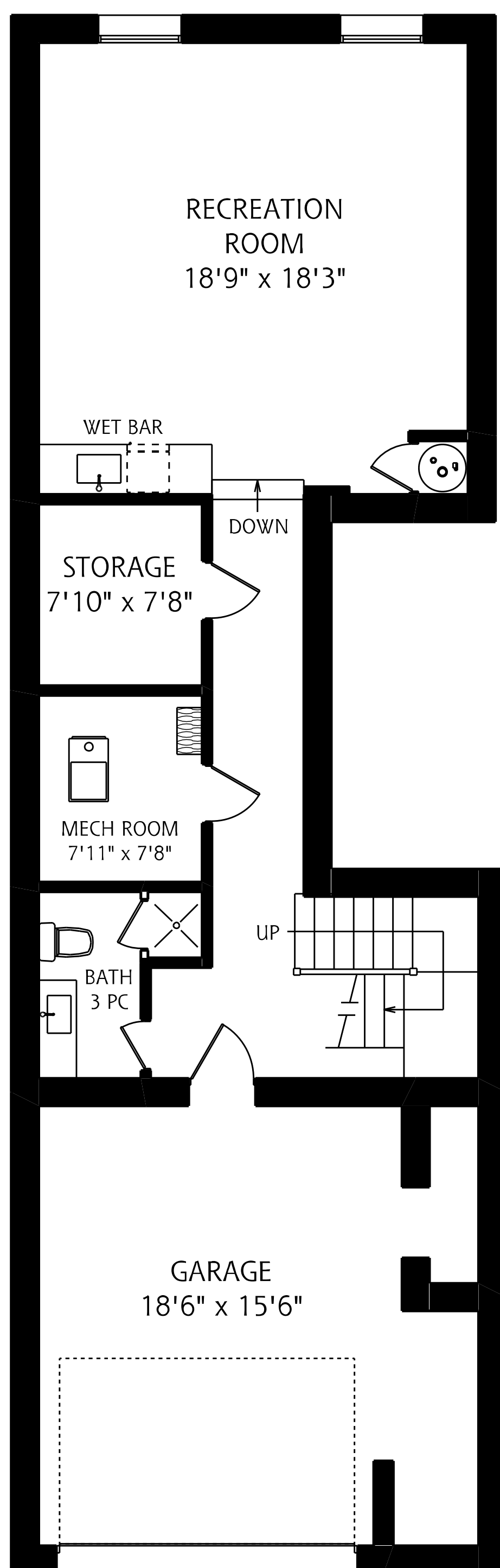
**FOLLOW OUR PROJECTS ON INSTAGRAM @modernkind\_inc**

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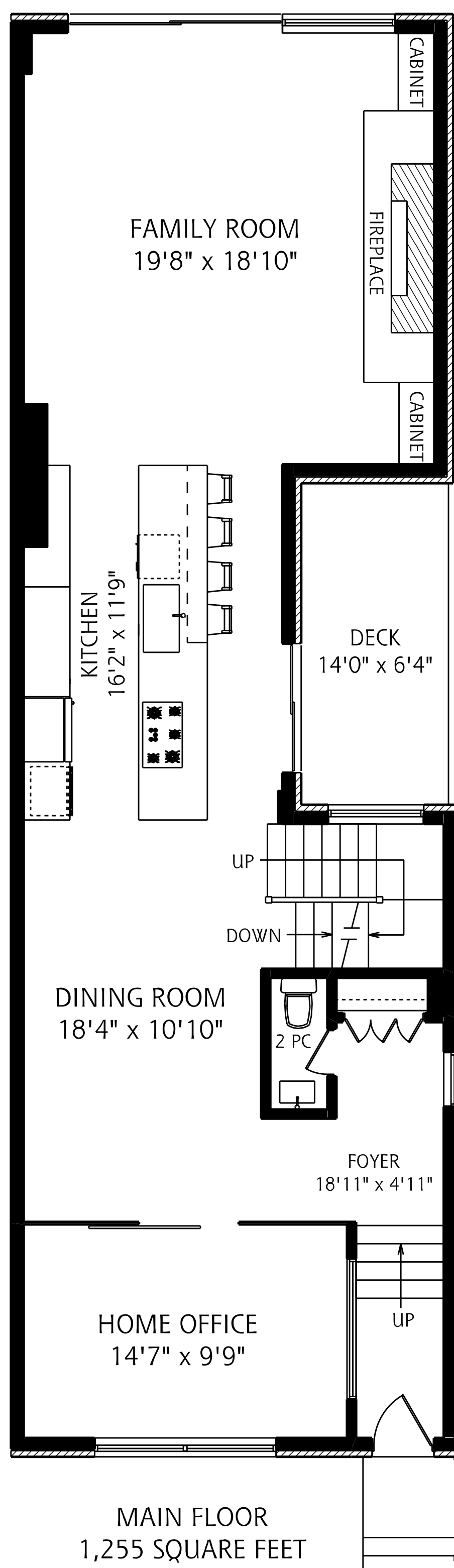
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### Floor Plans

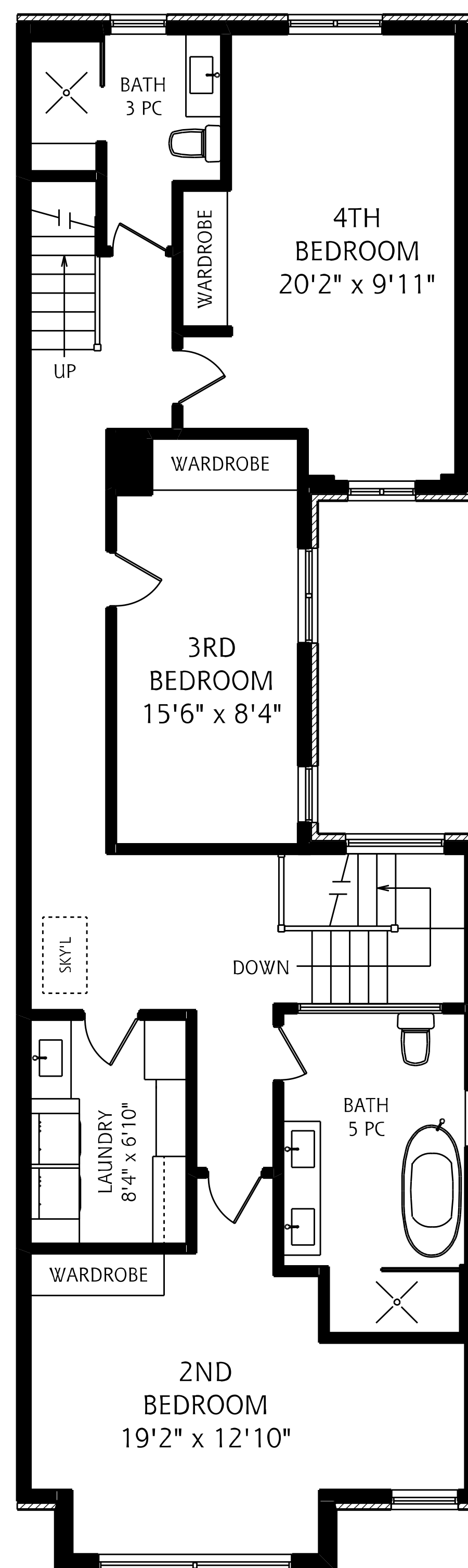


LOWER LEVEL  
855 SQUARE FEET

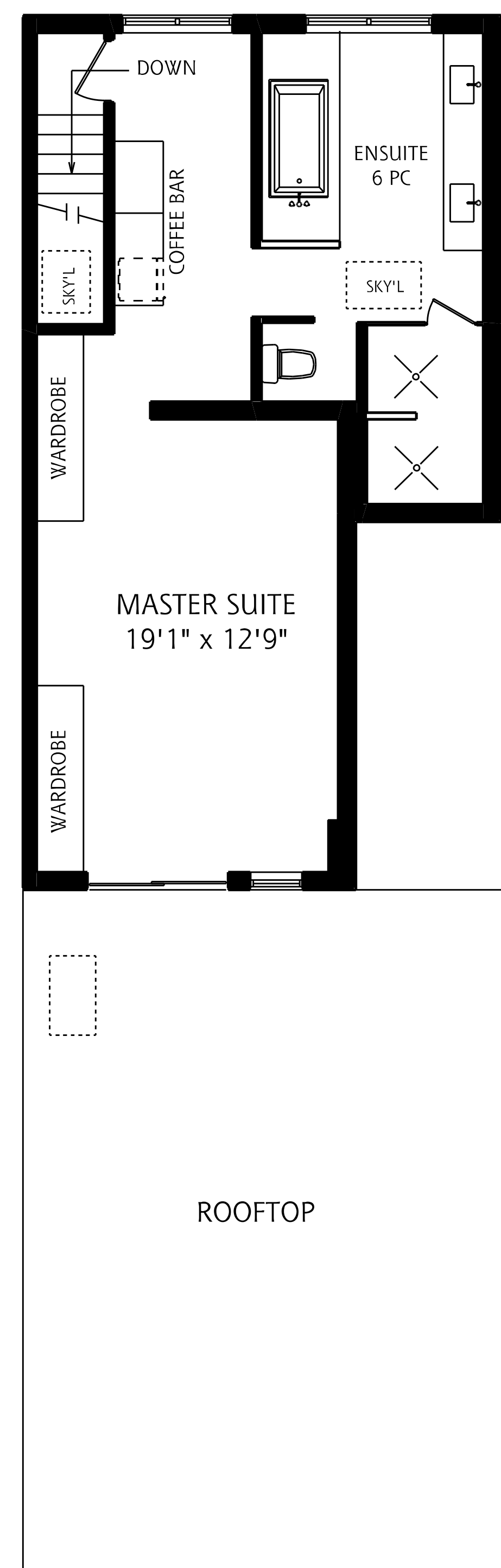
ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE



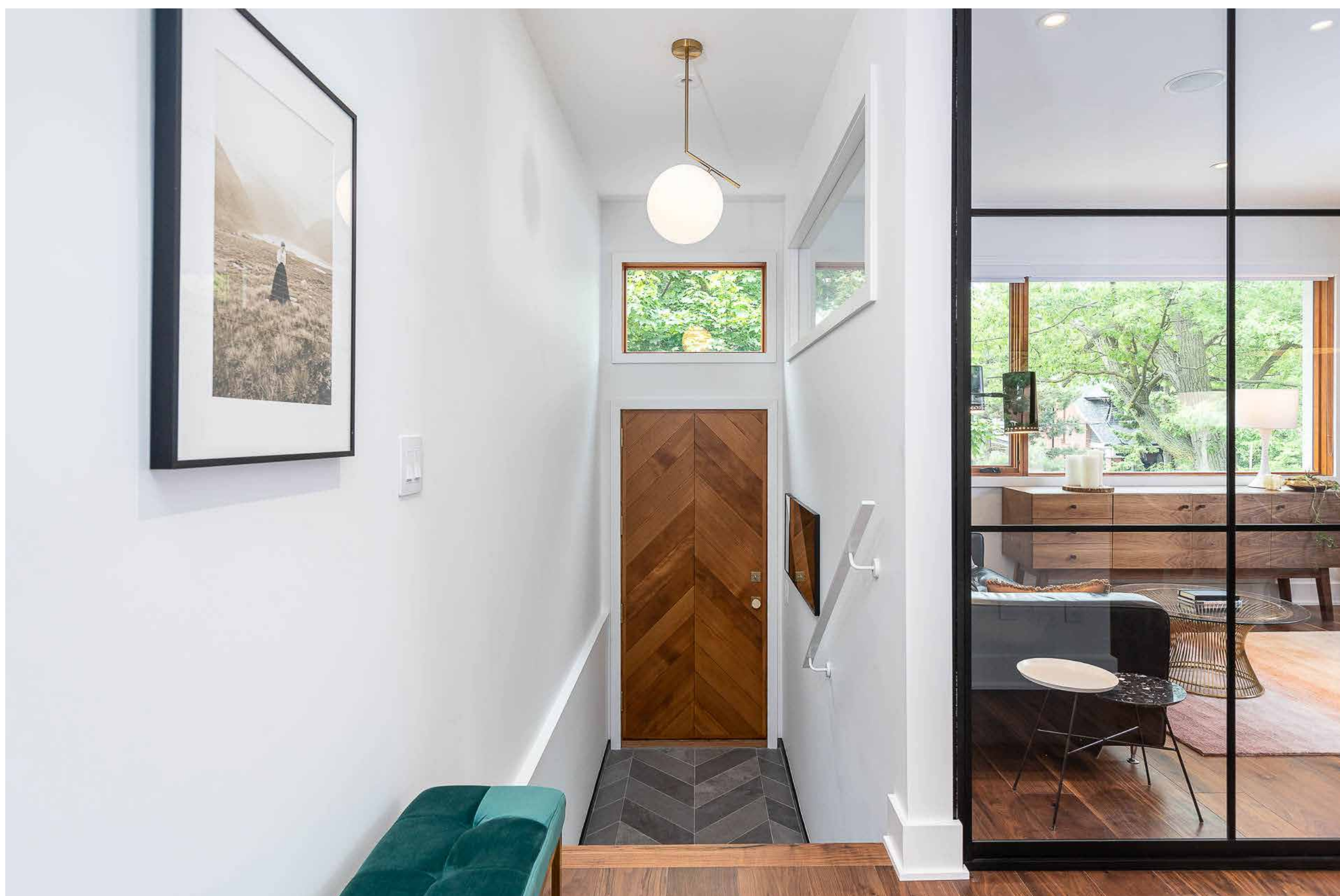
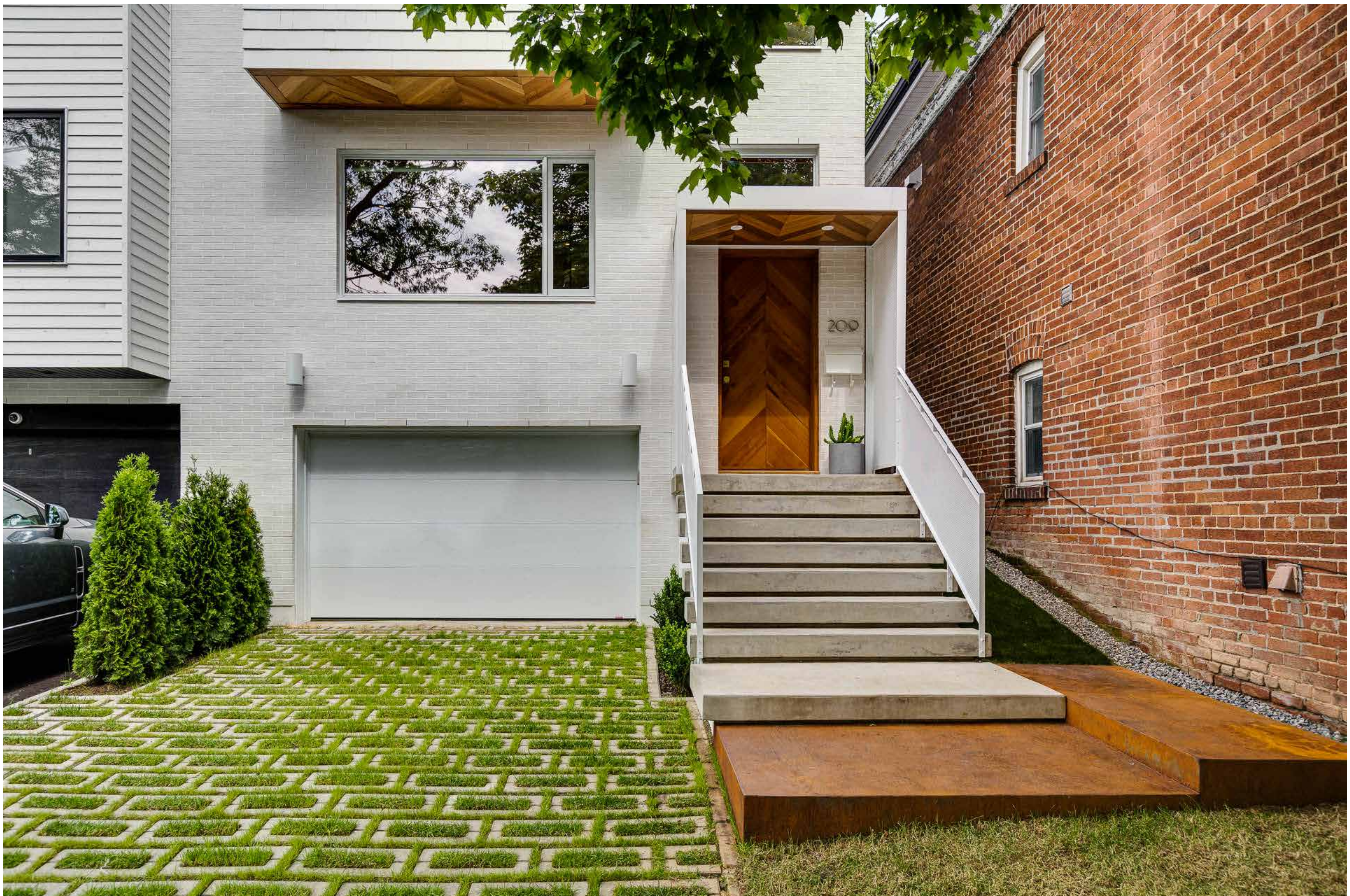
MAIN FLOOR  
1,255 SQUARE FEET



SECOND FLOOR  
1,285 SQUARE FEET



THIRD FLOOR  
660 SQUARE FEET



## UNIQUE GREEN DRIVEWAY

Unlike any driveway you've seen, the permeable pavers allow water to drain, filtering pollutants from going into the sewers and lake. The sod creates less heat than a fully stone or asphalt driveway – better for our planet. Mows and shovels easily.

## CUSTOM CRAFTSMANSHIP

Own a home with beautiful custom woodwork that is uniquely yours, from the chevron detail on the exterior, to the custom Douglas Fir door and interior work.

Upon entry, you'll appreciate the heated tiled floor in colder months.



#### **MIXED MATERIALS**

Walnut, black steel, brushed brass, and polished concrete are just a few materials that work together in this home's design to create a look that's less repetitive and more uniquely interesting by the room. Designed to be modern yet timeless.

#### **COMFORT**

In-floor radiant heating on the main and basement levels and radiator heating on the second and third levels offer no vents, cleaner lines and balanced comfort. High velocity air conditioning pumps cold air from the ceiling outlets. Overall, less dust in the air.



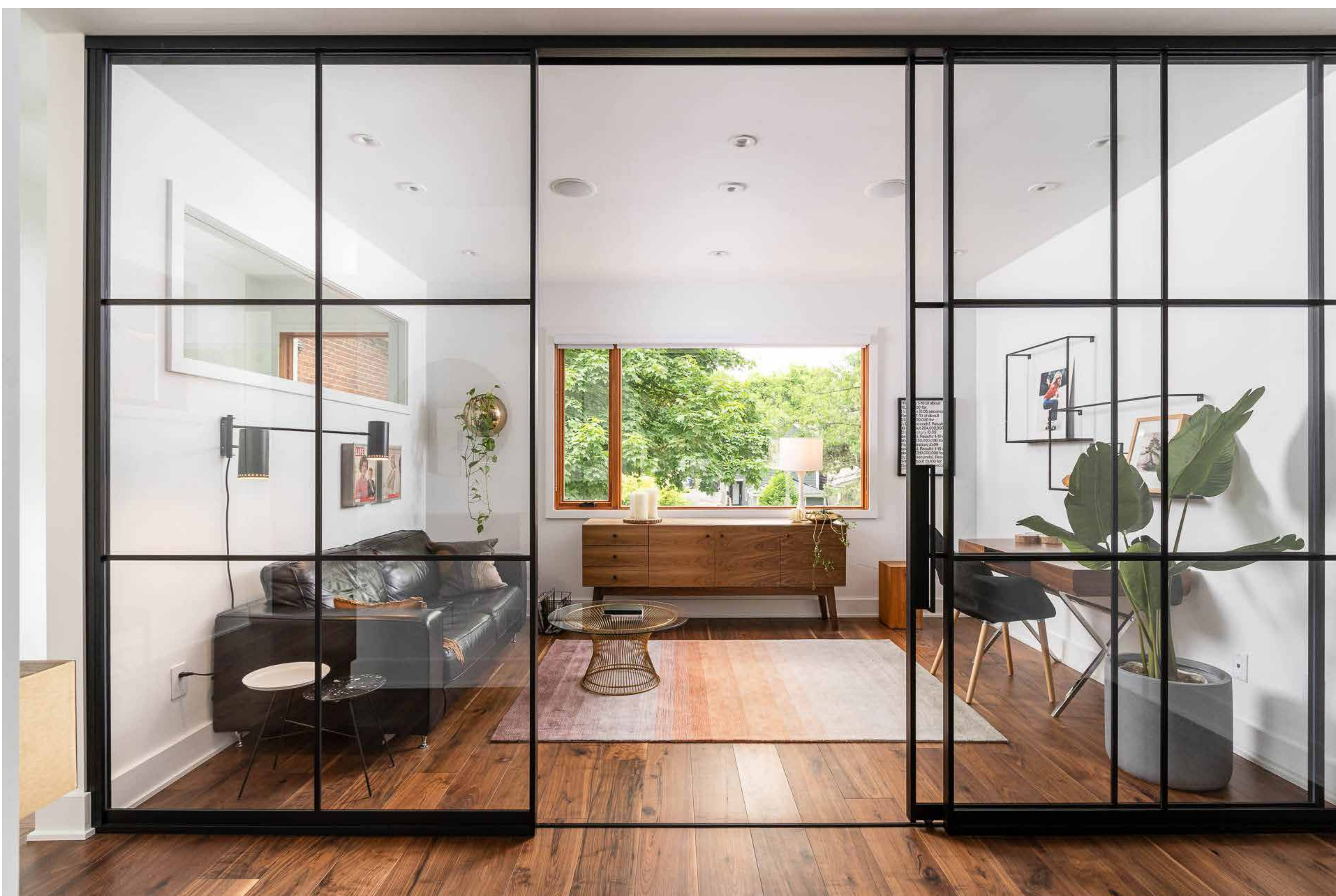
#### **POWDER ROOM**

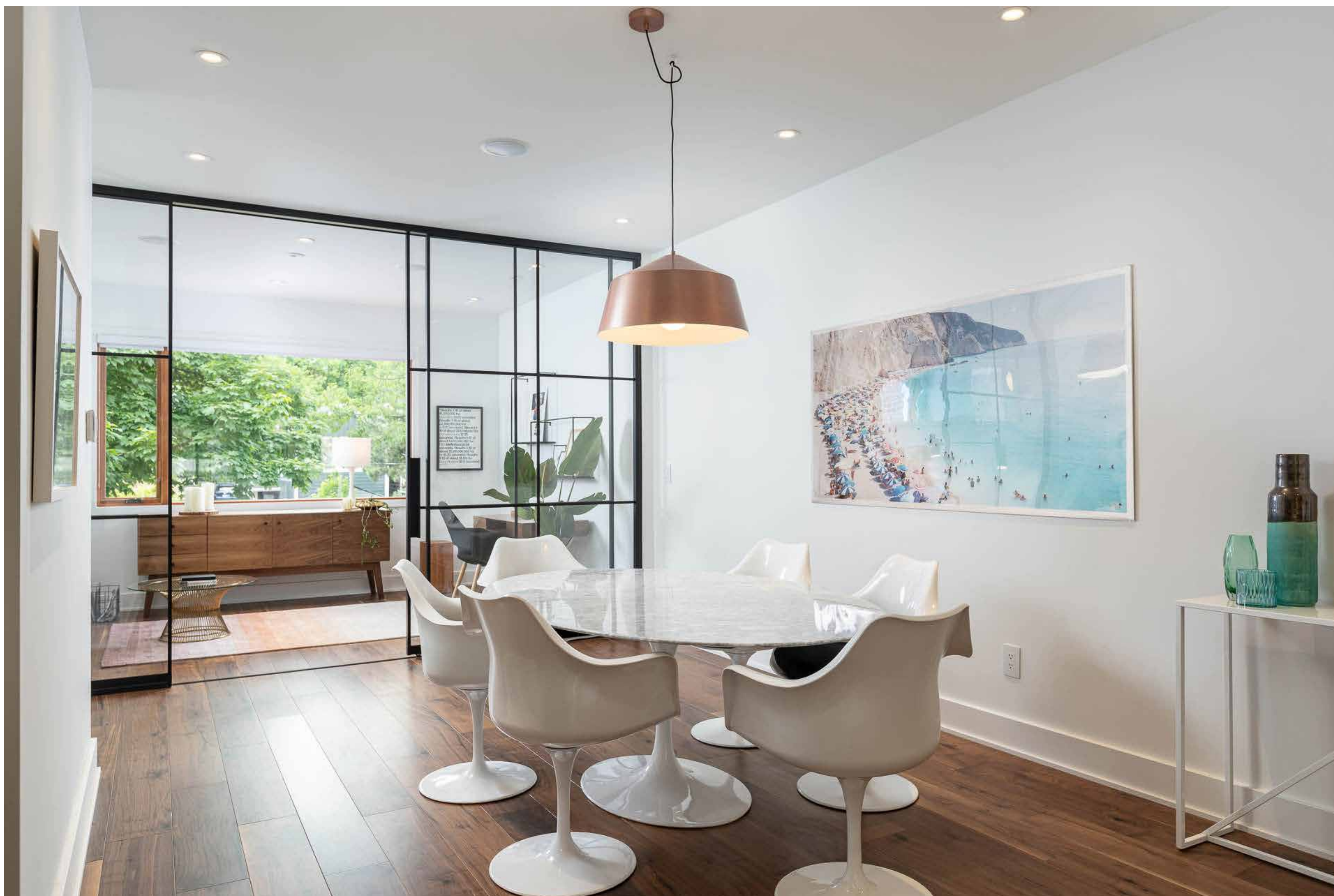
Convenient in the foyer, with pretty pink and rose gold wallpaper, and a custom black chevron door.



## HOME OFFICE / DEN

Working from home in this light-filled room could not be a more pleasurable experience. Use this room for work, as a den or library, a playroom, meditation and plant room, or even your cozy dining room.





## DINING

Nice sized space next to the kitchen designed to expand your everyday table for a large group when hosting, if needed.



### KITCHEN LOVE

With its 16' island, the kitchen is designed to be a pleasure to cook in, and host plenty of family and friends. Rarely seen Corian counters are sleek and smooth. Enjoy high-end Miele appliances [5-year extended warranty], including an easy-to-use-and-clean induction cooktop, and considered storage and kitchen organization should make even clean up a joy. Island seats 4. Accessible side bbq deck means no crossing through the livingroom. Gas line installed. Easy to maintain composite decking.





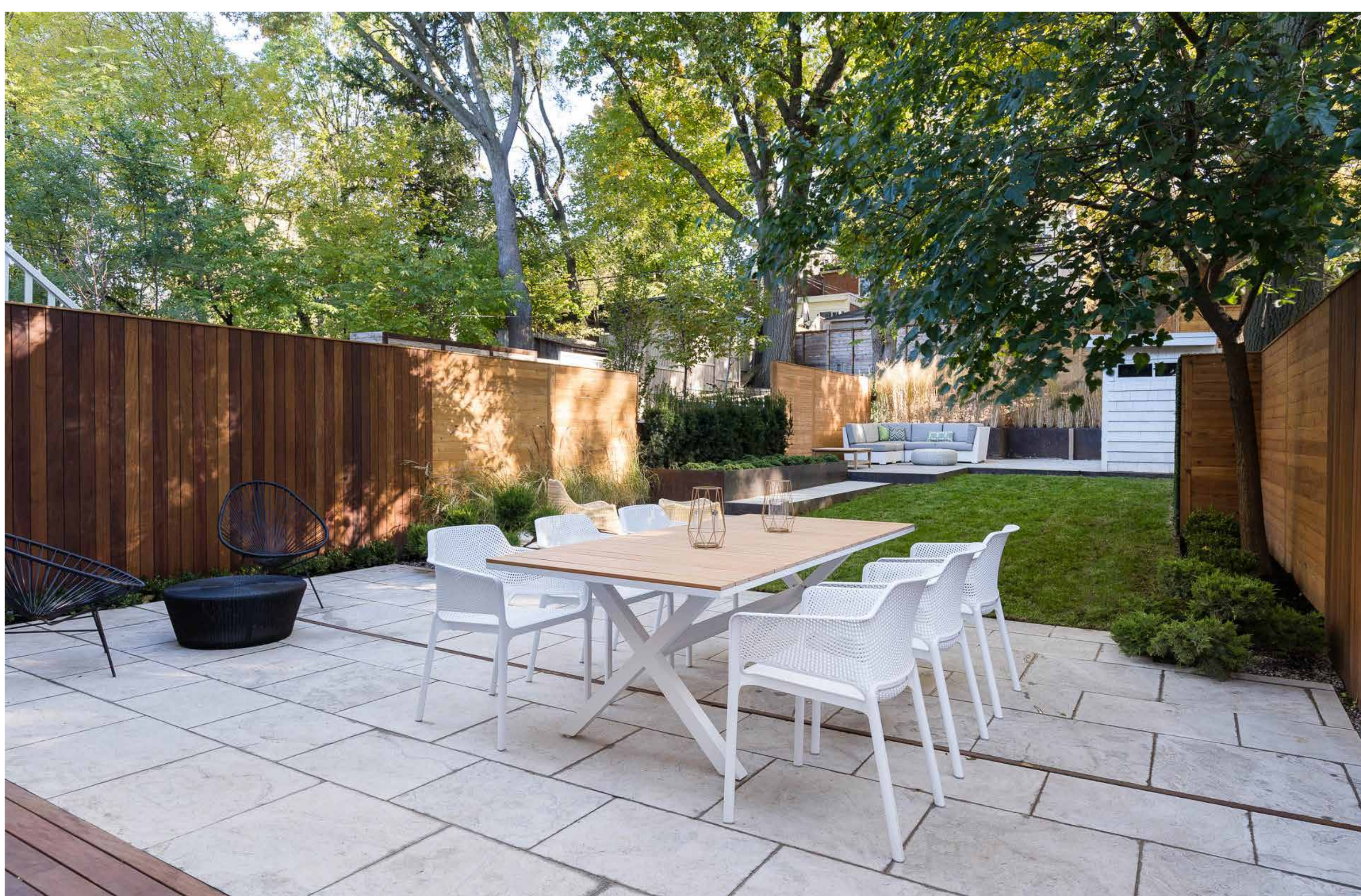
## THE LIVING ROOM

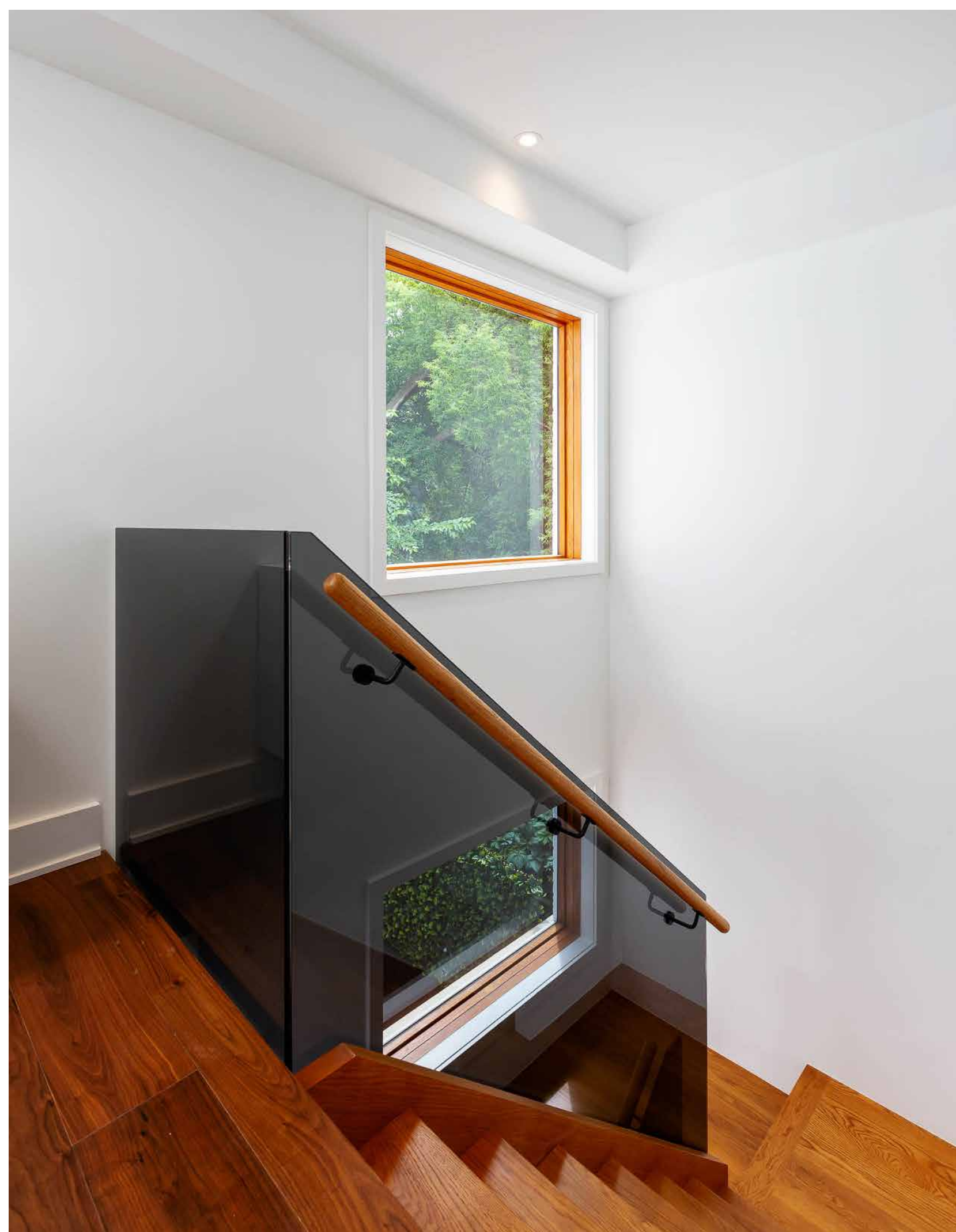
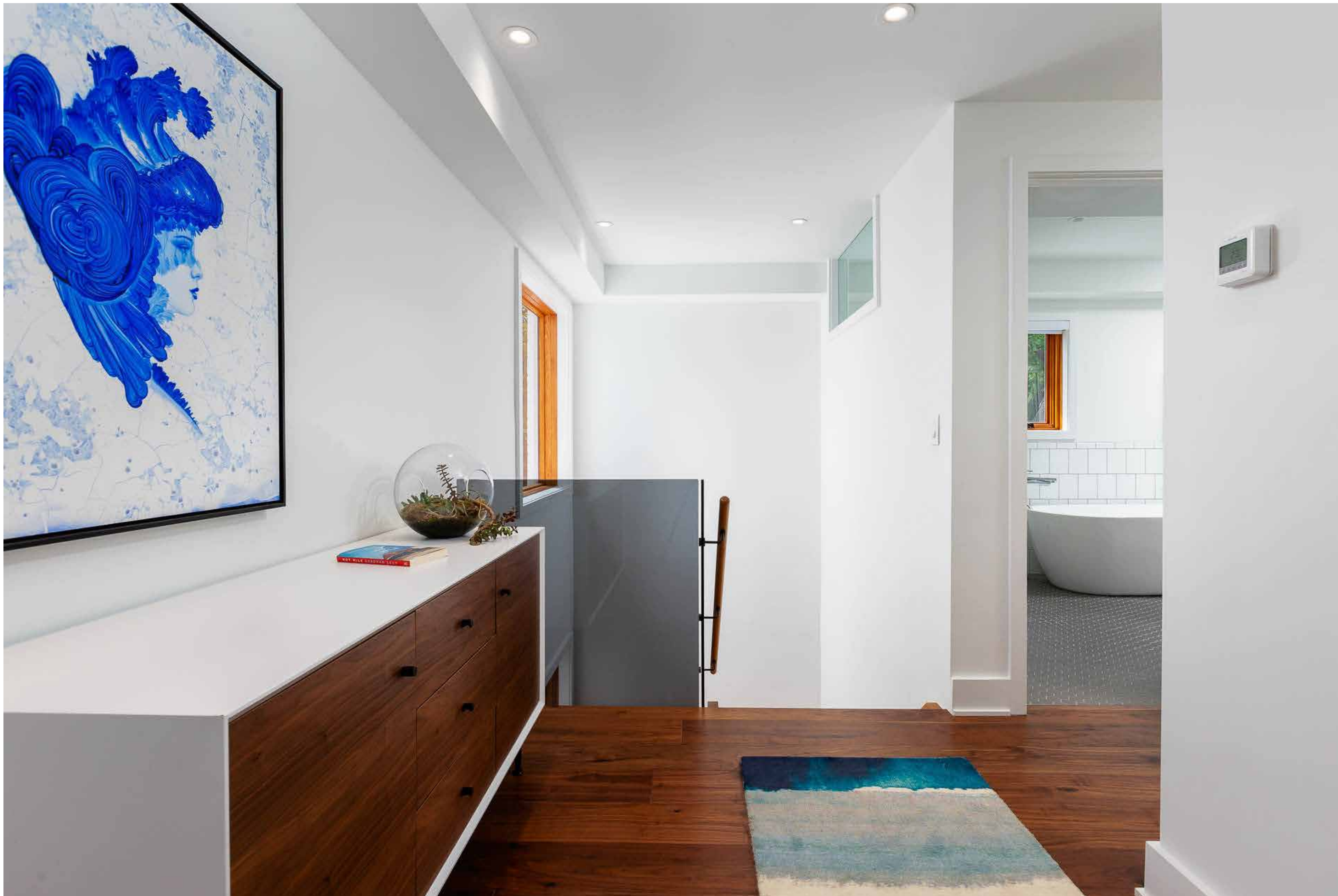
Should perhaps be called the lounge. This large cedar-ceilinged room feels only larger due to its all-glass wall/door seamlessly blending with the backyard design. Even inside, you'll feel like you're outside. The stunning 8' wide marble-clad gas fireplace anchors the walnut built-ins that are waiting for your personalization on the art ledges. The fireplace bench is designed to offer extra seating when needed. Ceiling speakers throughout main floor.



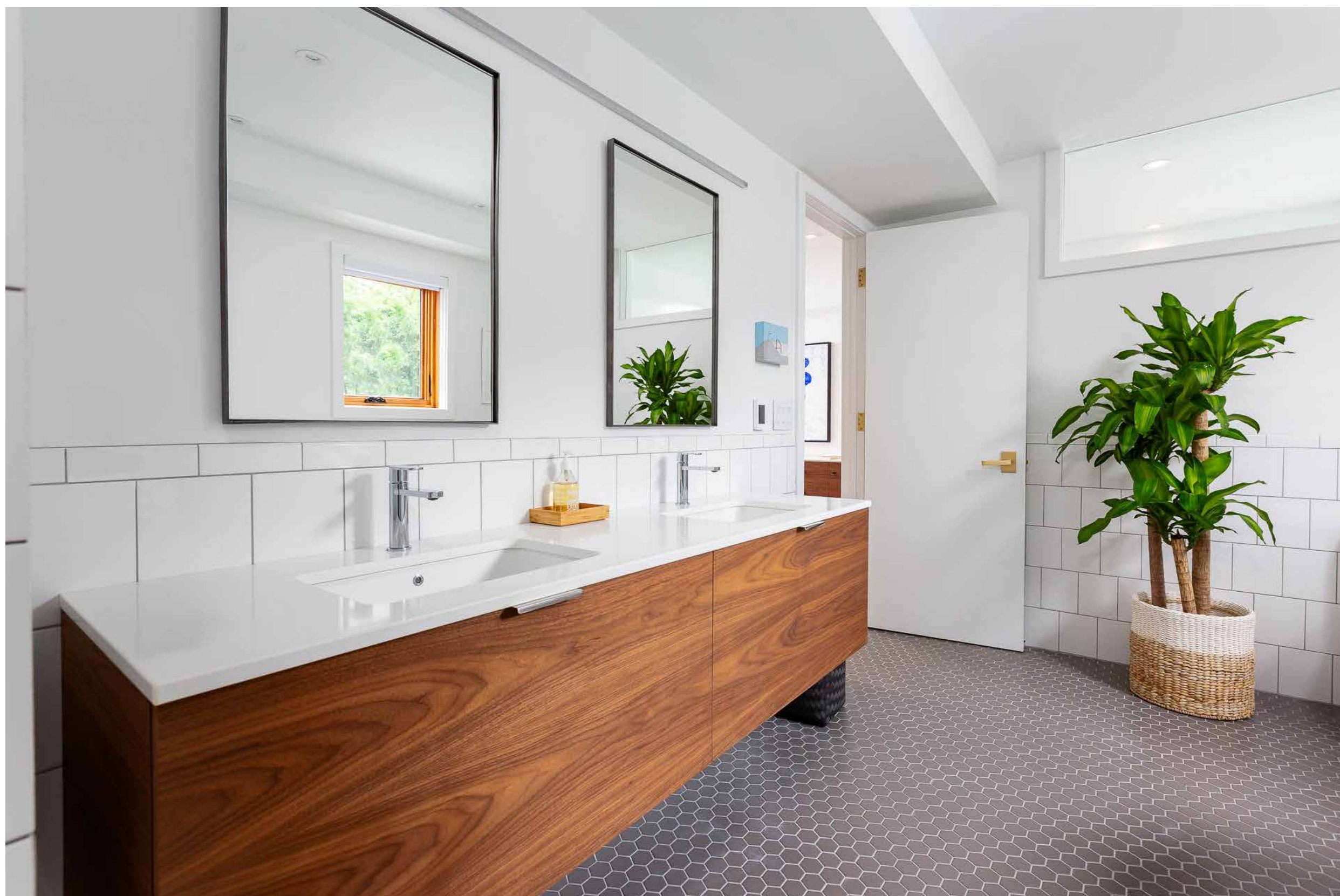
## EXCEPTIONAL LOT

For entertainment lovers and quiet private people, this 215' lot will appeal to both. This multi-level yard has been landscaped to allow for private dining and lounging areas, and has a soft grassed area for kids to play. Limestone and concrete patios, steel retaining beds, exotic ipe and cedar fencing are again a use of mixed materials that make for one of a kind design. Large limestone patio has been constructed on a steel frame for movement prevention on sandy soil. Use the custom shed for storage, and your irrigation system is already in. Yews, boxwood, cedars and grasses have been planted to look beautiful through all seasons. Garden looks equally lovely in the snowy winter.





**STAIRCASE BEAUTY**  
The centre staircase of stained white oak and smoke glass is one of the lovely architectural features of this home. The light pours into the stairwell from two large windows. Arrive on the second floor to an open landing that is bright with its skylight.

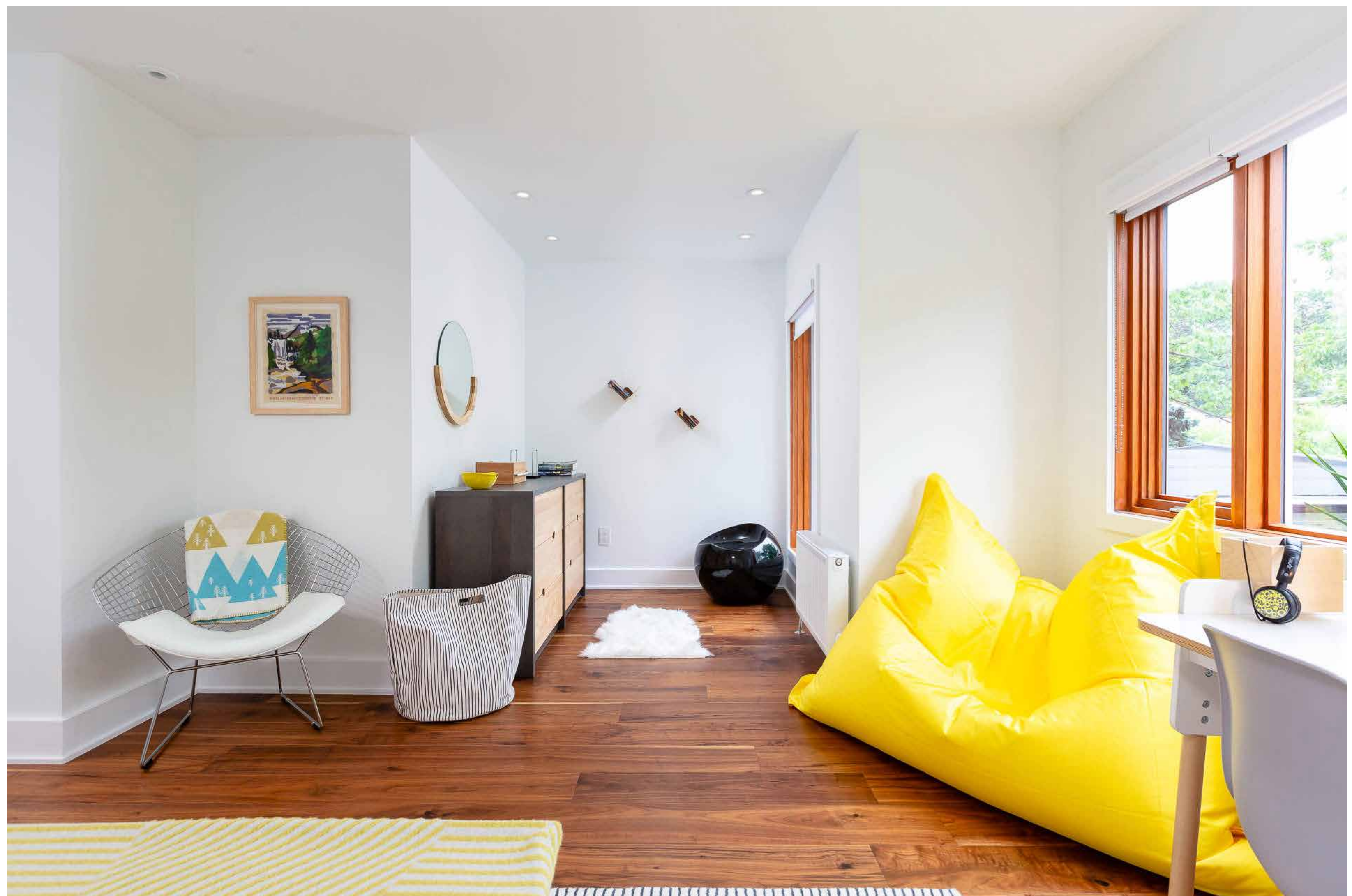


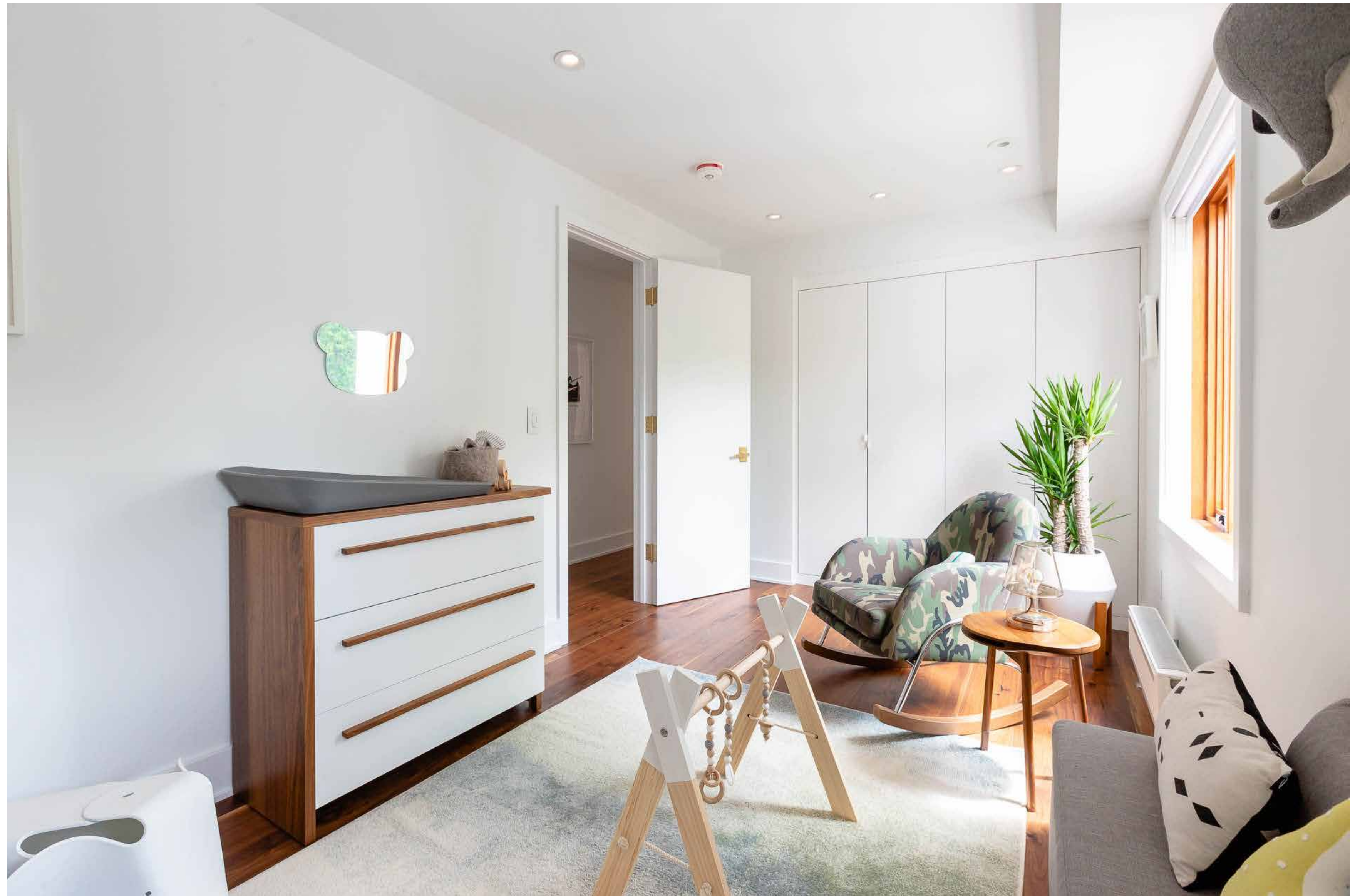
### **BATHROOM FOR TWO**

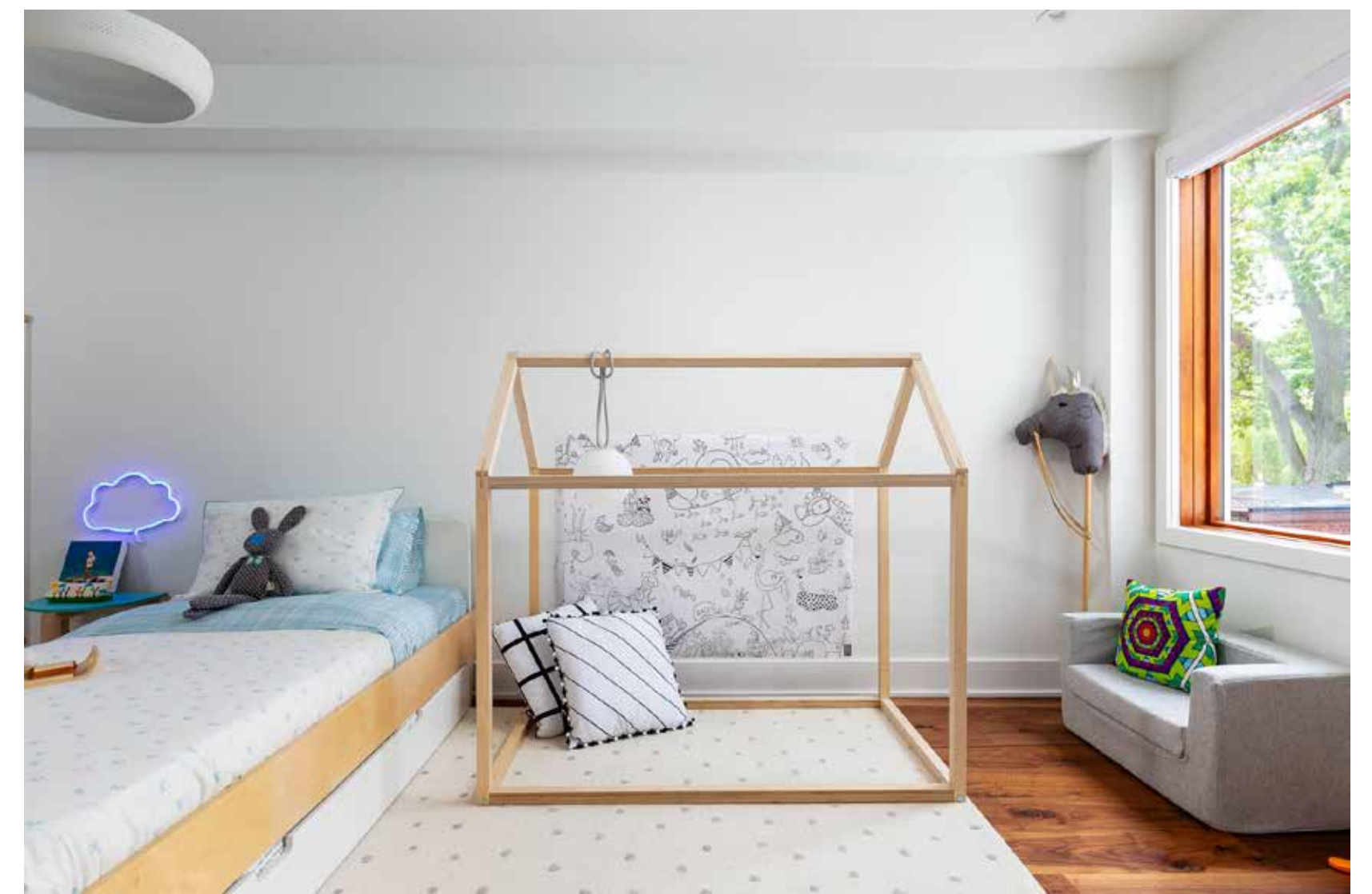
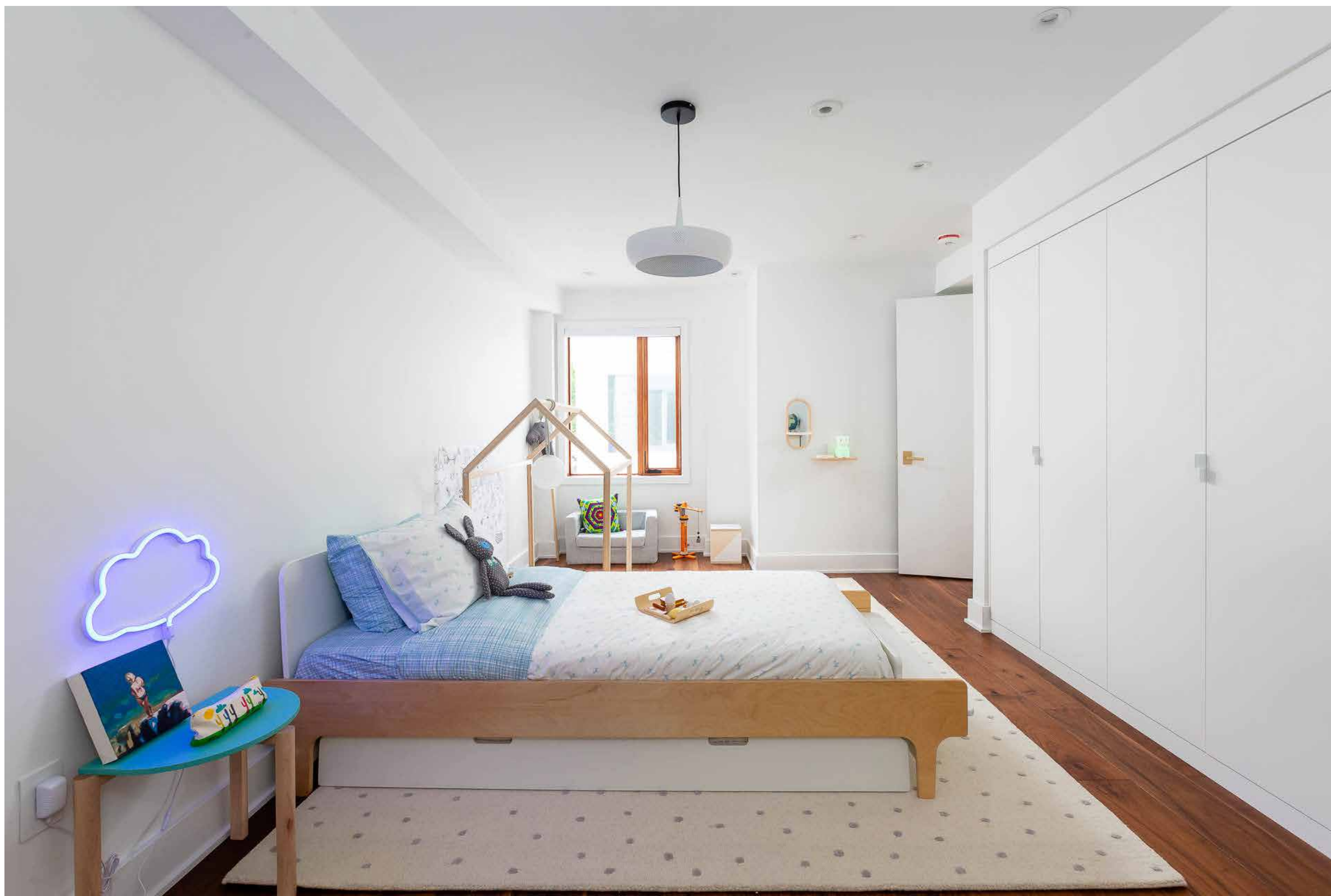
This “kids” bathroom has plenty of room to bathe, and there will be no fighting over the sink. Walk-in shower, great sized tub, heated floor for the colder months and lots of natural light make this room a place everyone will enjoy spending time in.

### SECOND FLOOR BEDROOMS [3]

All three great-sized bedrooms are light-filled rooms with just-move-in-and-unpack California Closets that are fitted with shelving and plenty of hanging space. This room could be shared by two kids because of its unique shape and size. Radiators allow for individual room temperature control during cold months.



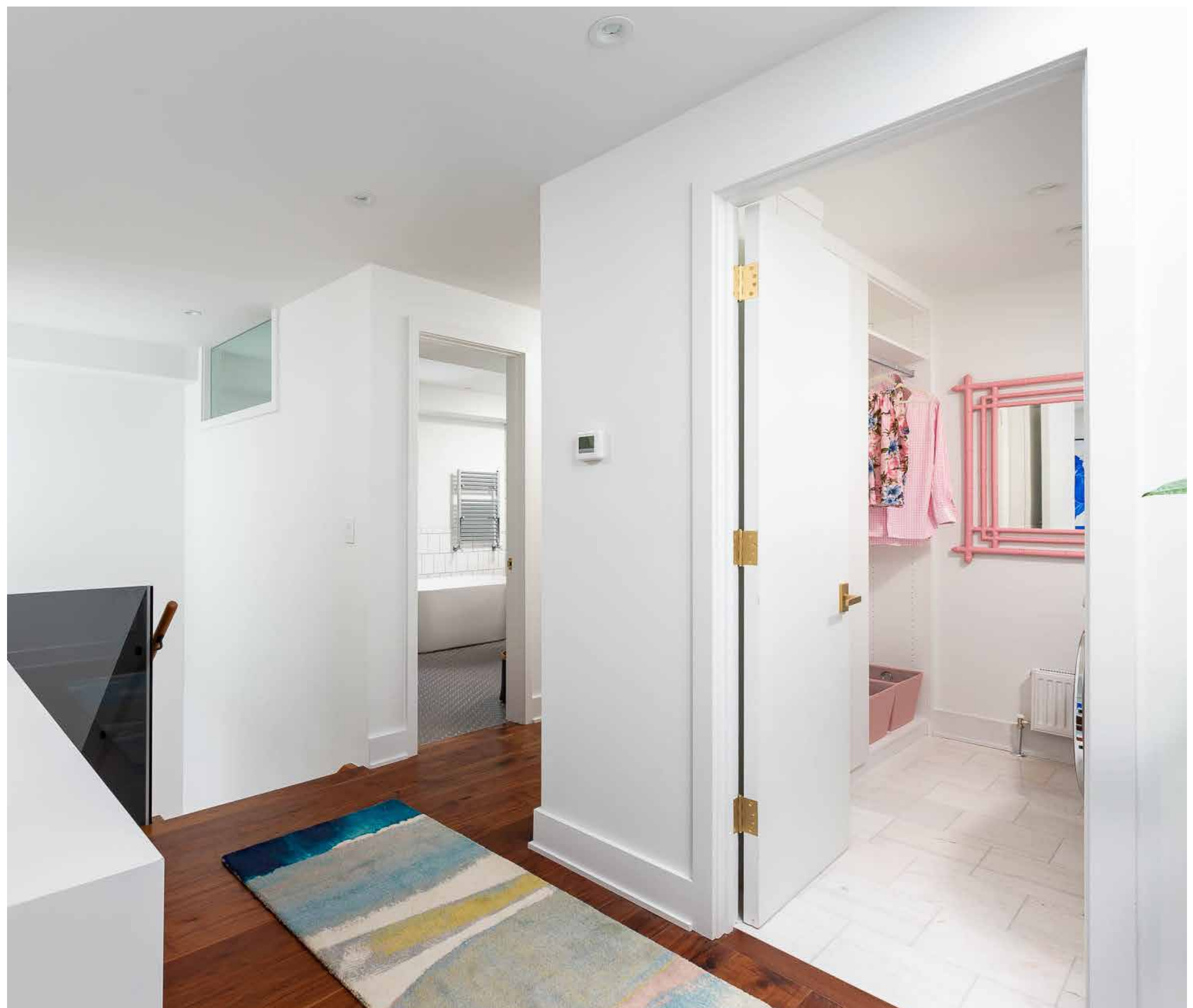


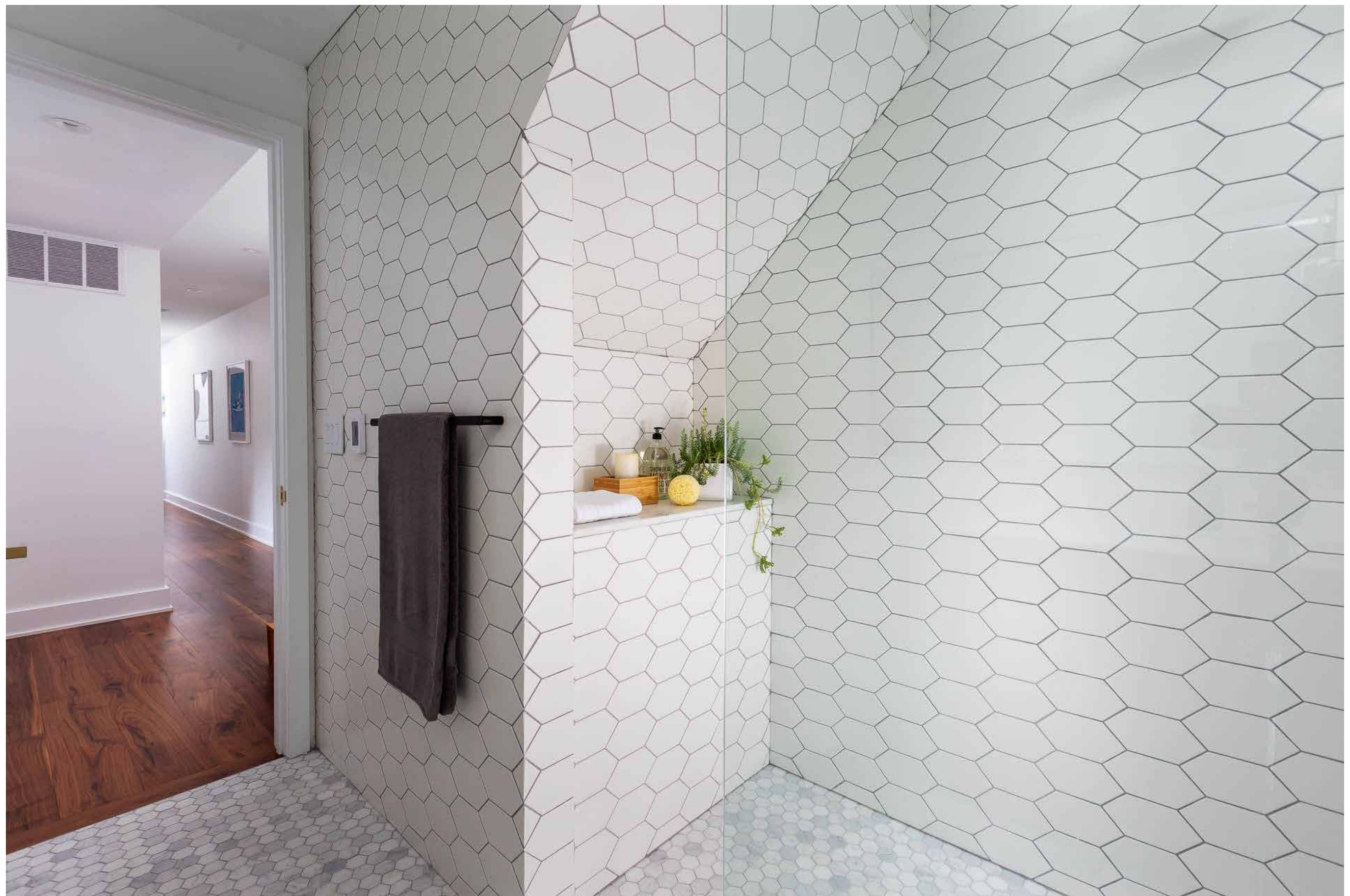
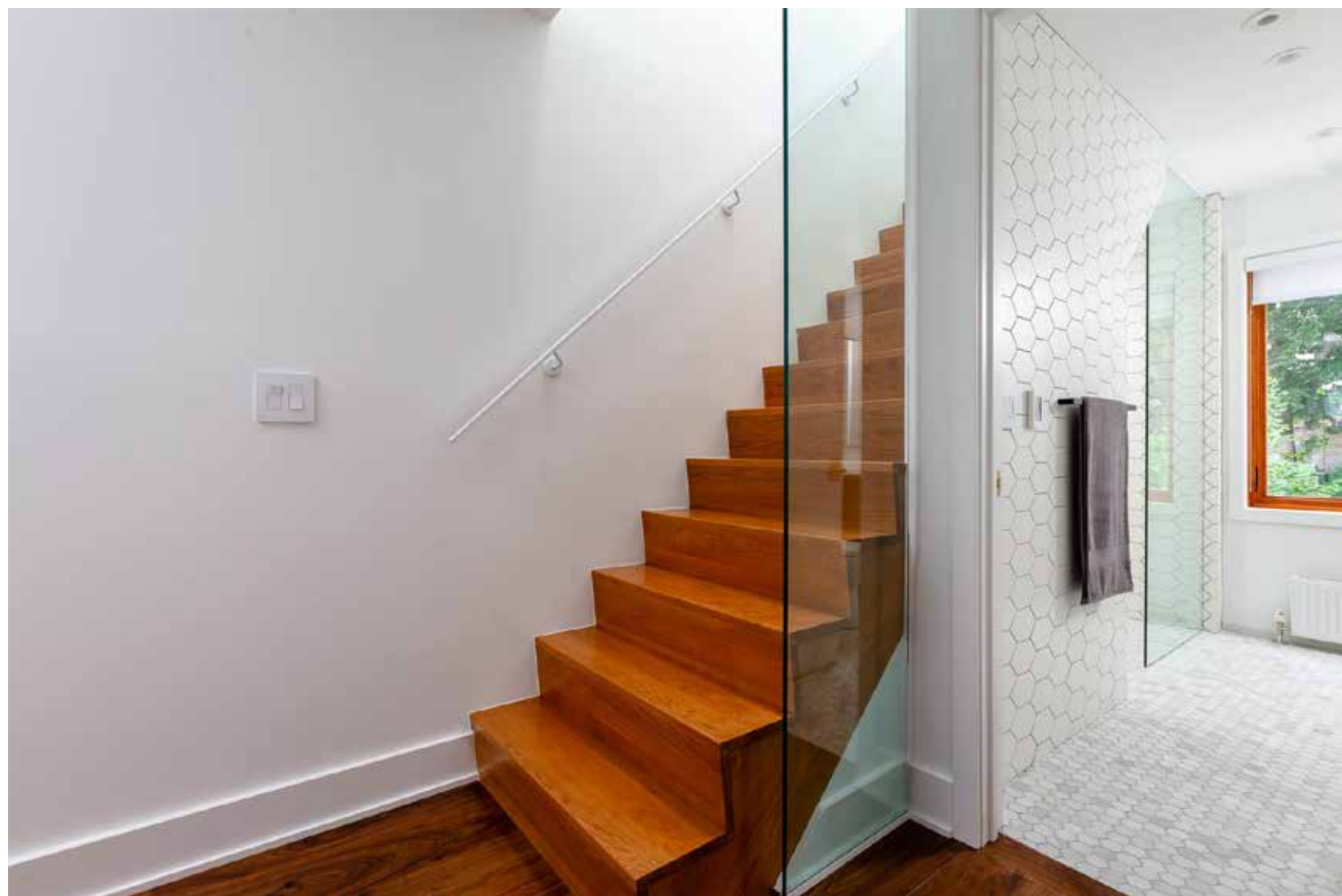




## SECOND FLOOR LAUNDRY ROOM

Conveniently located off the landing, what you can't see behind the door are two tall storage cabinets: one for all your supplies, and a deeper linen closet. Equipped with the latest W/D, space to hang your delicates and house your laundry bins, a deep sink, pretty marble floor and a generous Corian countertop to fold, you might actually enjoy doing laundry. No hauling to and from the basement!





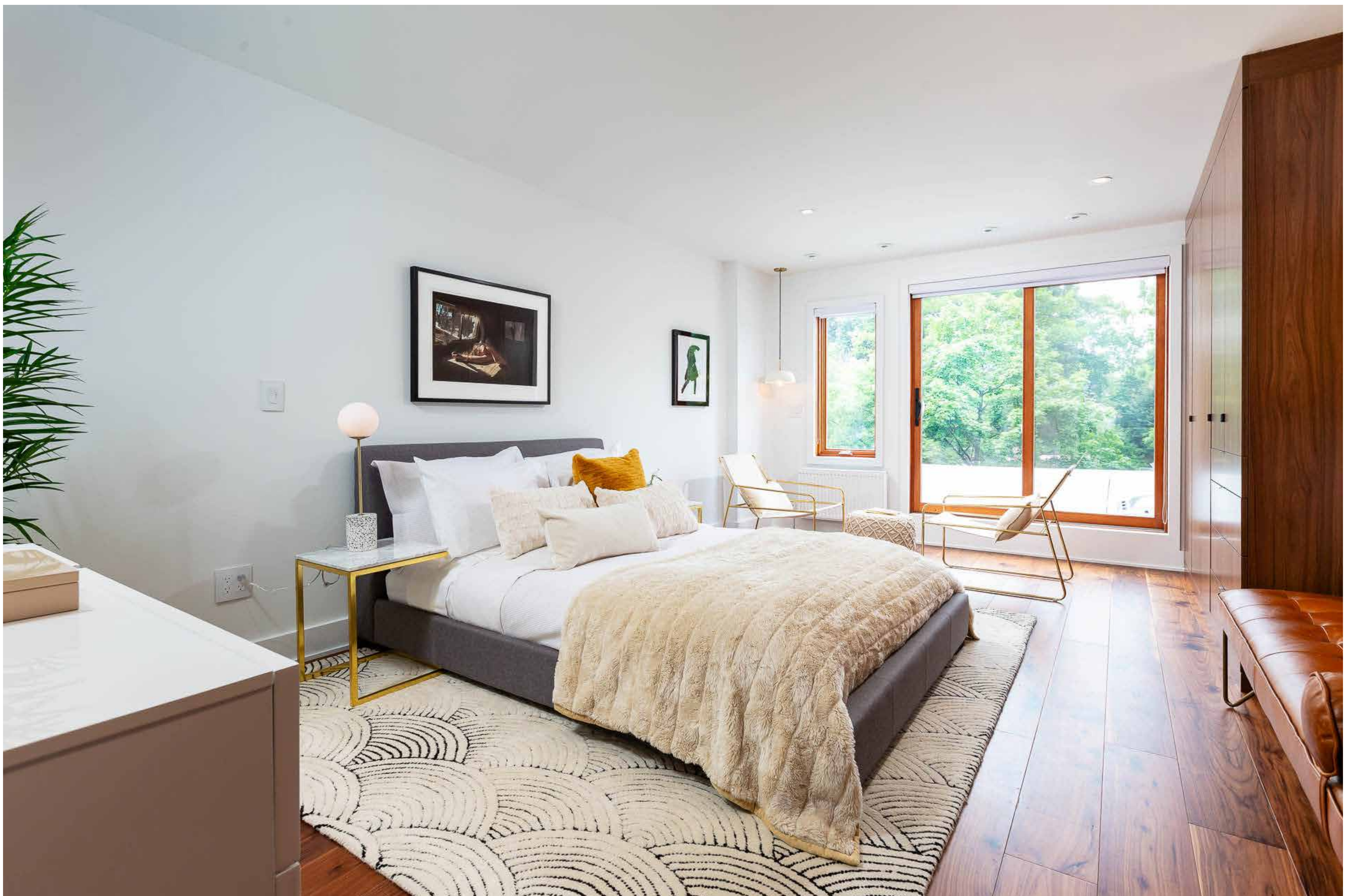
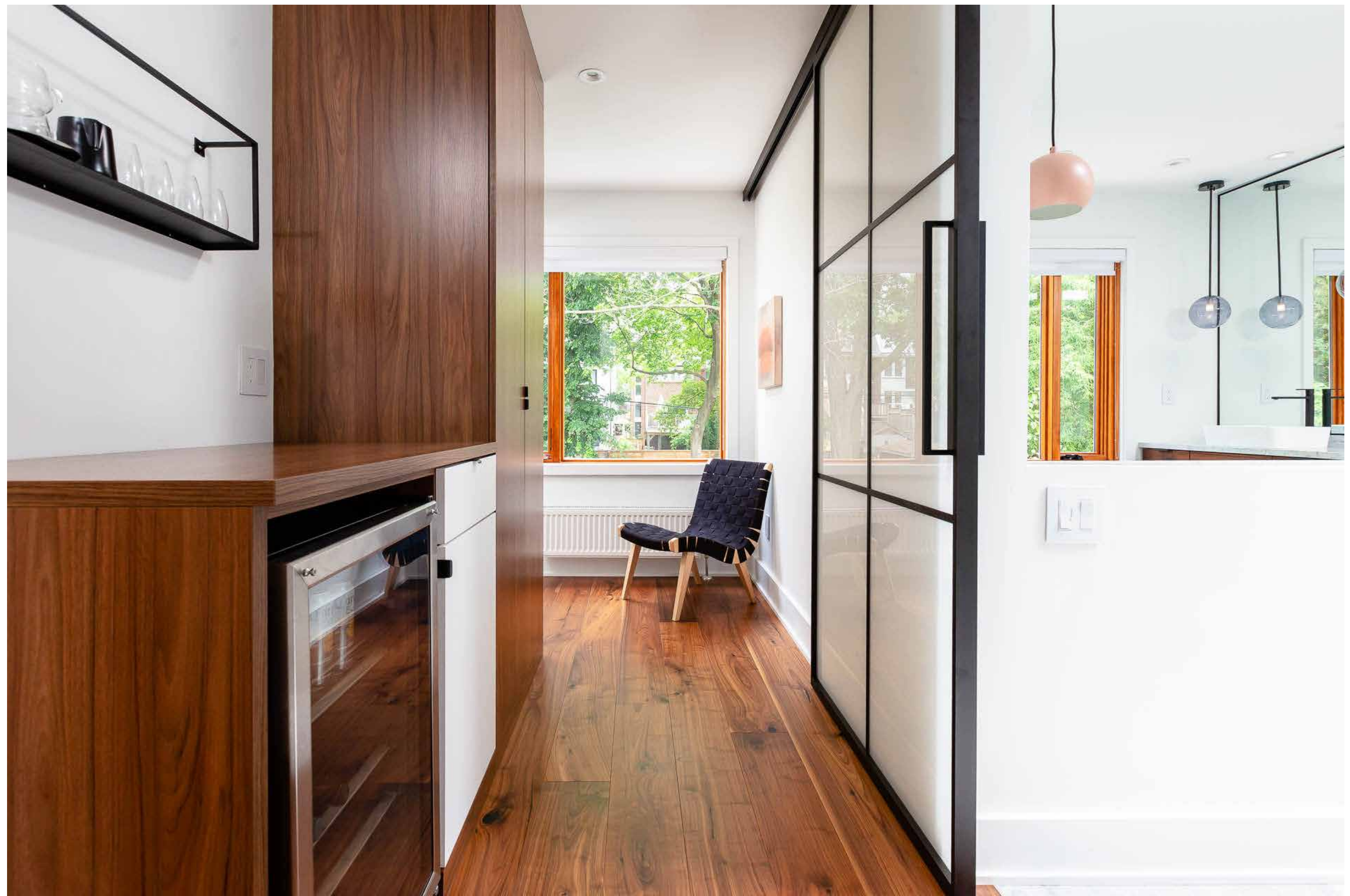
### **A SECOND, SECOND FLOOR BATHROOM**

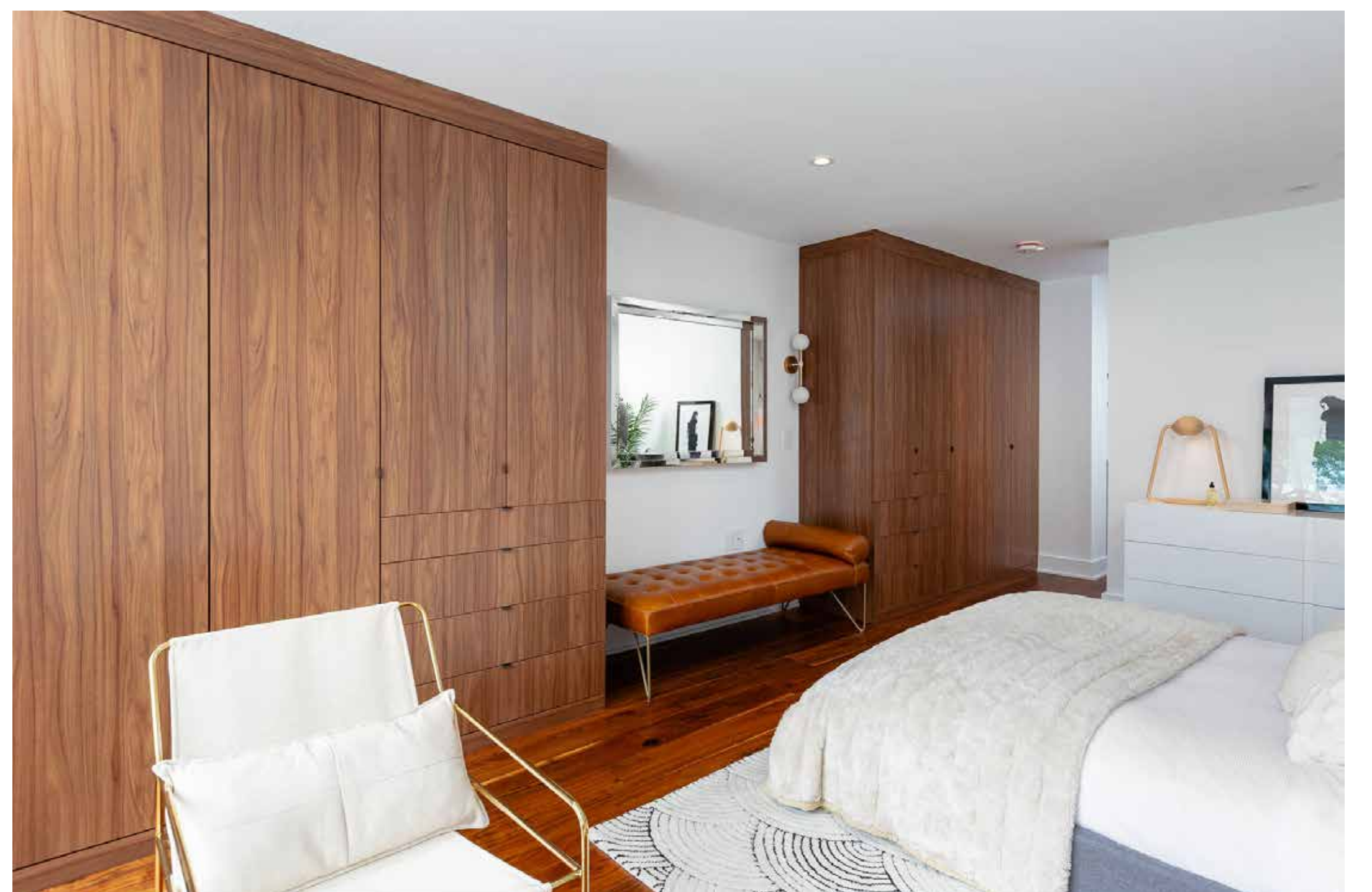
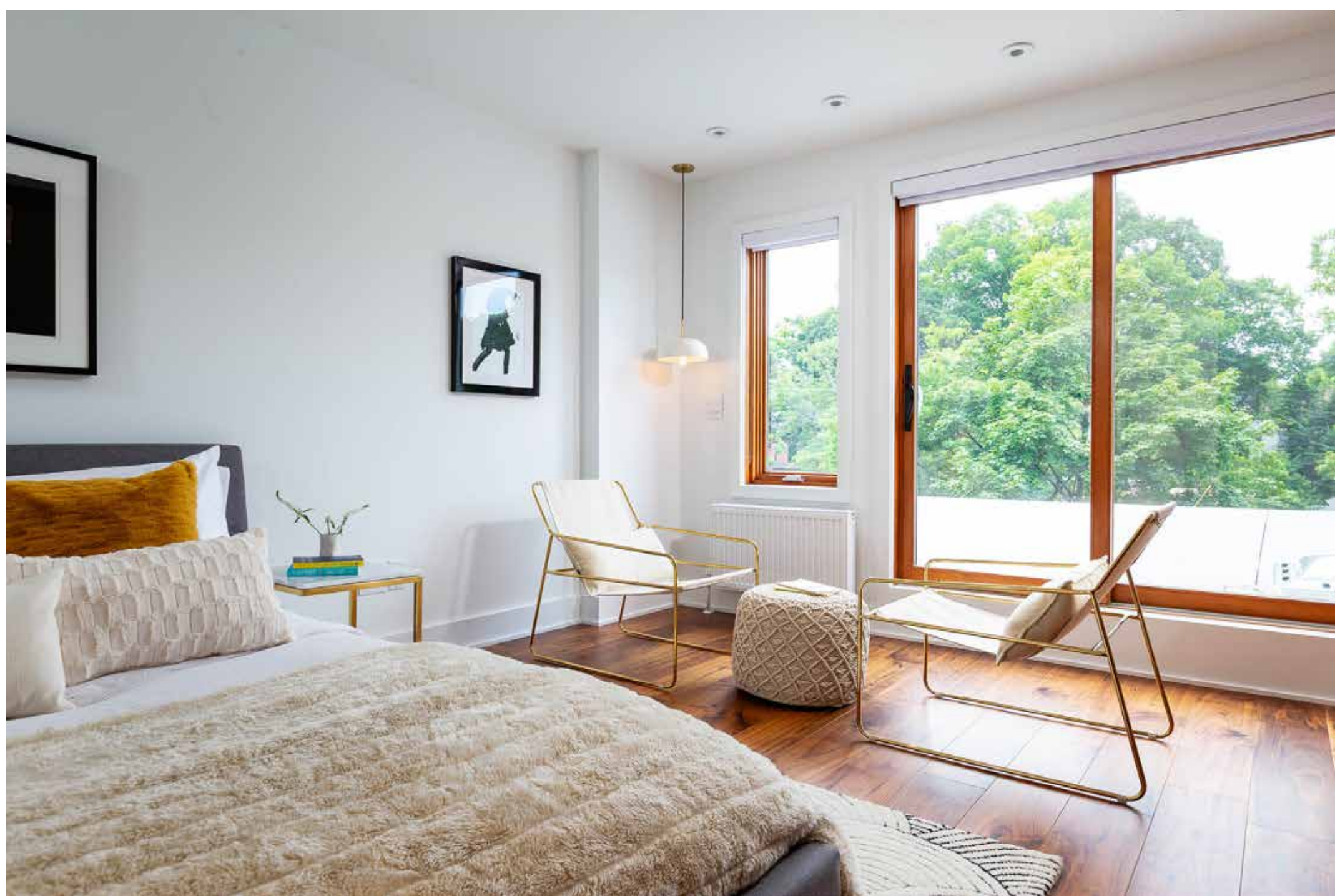
**Another 3 piece washroom on the second floor allows for options: have a teen that would like their own separate from their younger sibling[s]? Have a live-in nanny who requires their own? In-laws or visitors who might love a private washroom? With curbless shower and heated floors, its lovely natural light and gorgeous tile work, anyone will appreciate this room.**

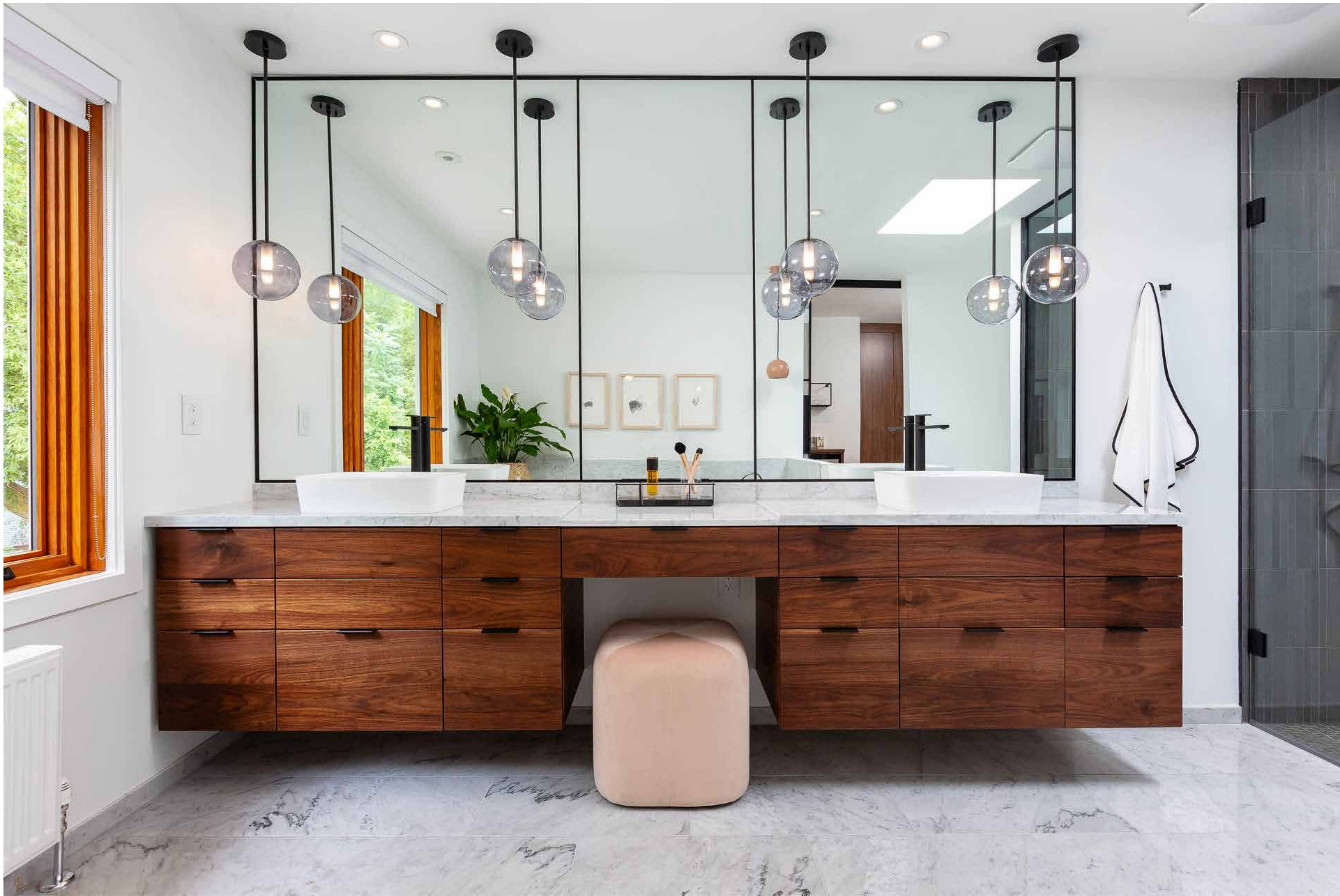


## COME UP TO THE MASTER

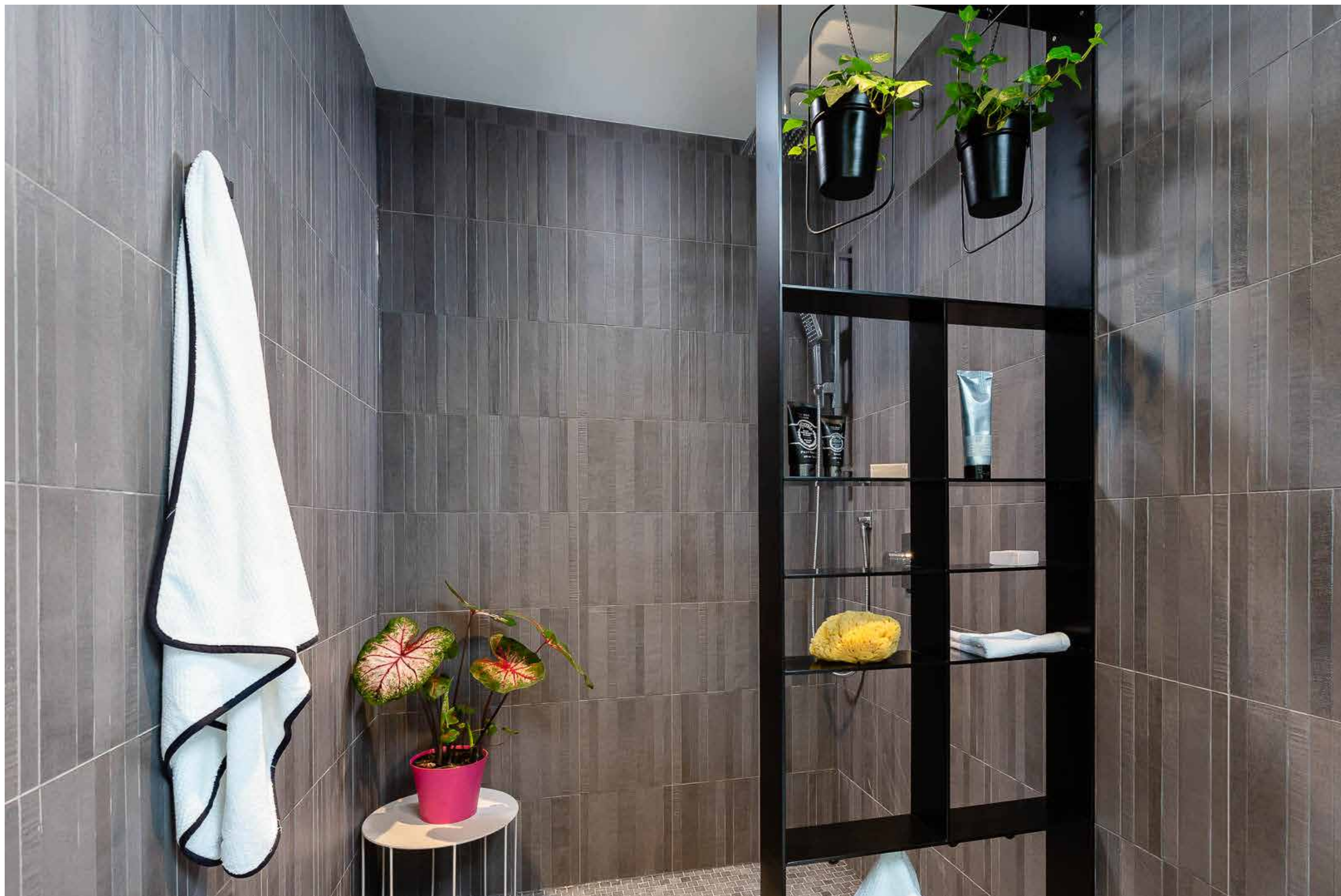
Welcome to your private suite on the third floor. Arrive to a linen closet and a convenient beverage centre – no need to trek all the way to the kitchen for your morning coffee/tea or a have nighttime drink. The bedroom allows for a king bed and still room for chair seating. Double 8' walnut California Closet wardrobes offer plenty of storage, complete with dresser drawers and slideout shelves. If you have your own dresser[s] the room has been designed to accommodate two, or one and a console for TV and storage. Make it your own. The West-facing window and sliding door bring in beautiful afternoon light into the night, with potential for a rooftop deck with gorgeous views of treetops and the City in the winter.



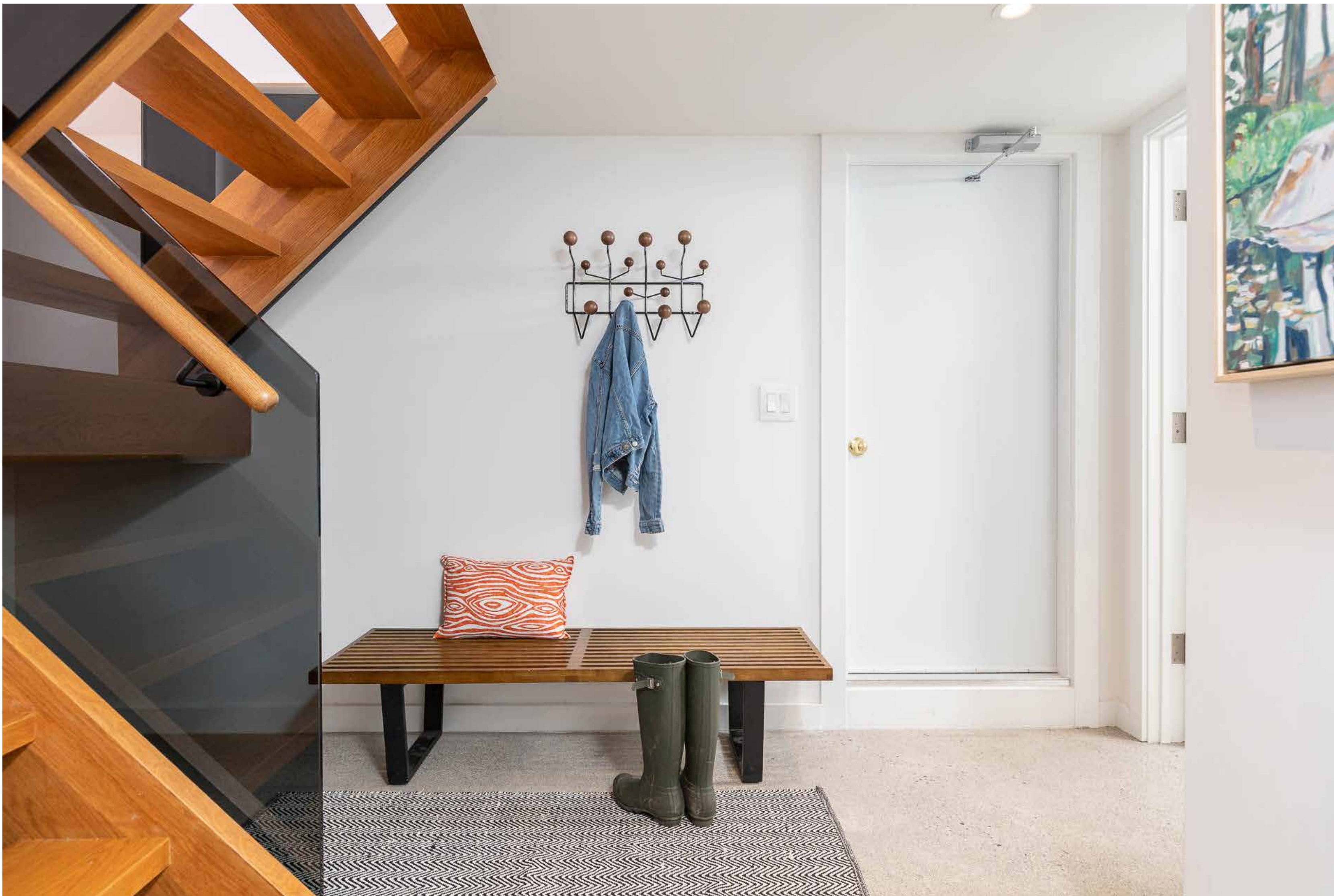




**Pretty sure you're going to not want to leave this master bathroom. Big window and skylight help make this extra large layout bright and so breathable. Double solid walnut vanities separated by makeup counter offer tons of storage, with a beautiful Carrara marble top to match the heated floor and tub surround. Wait until you see the shower...**

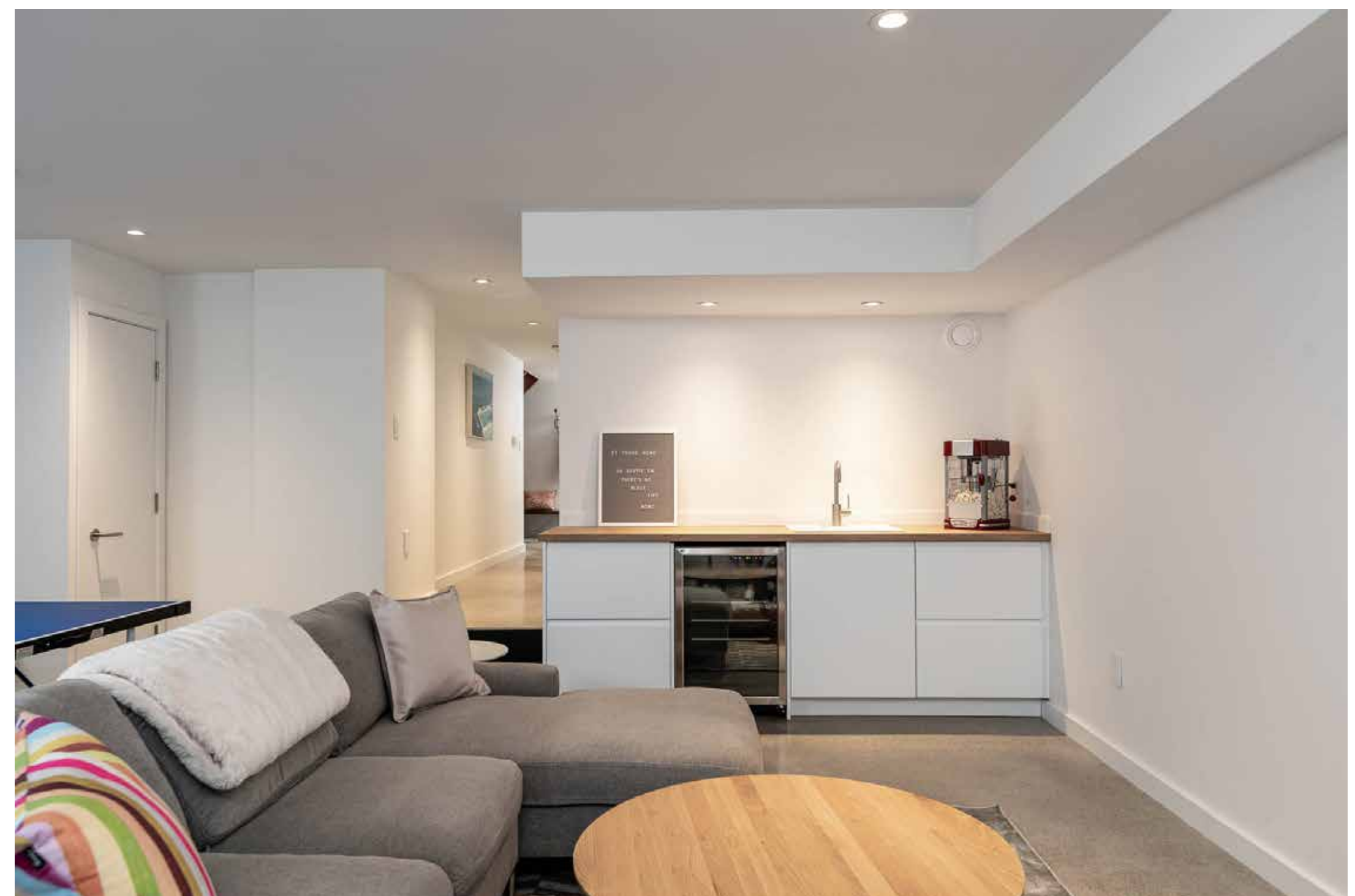
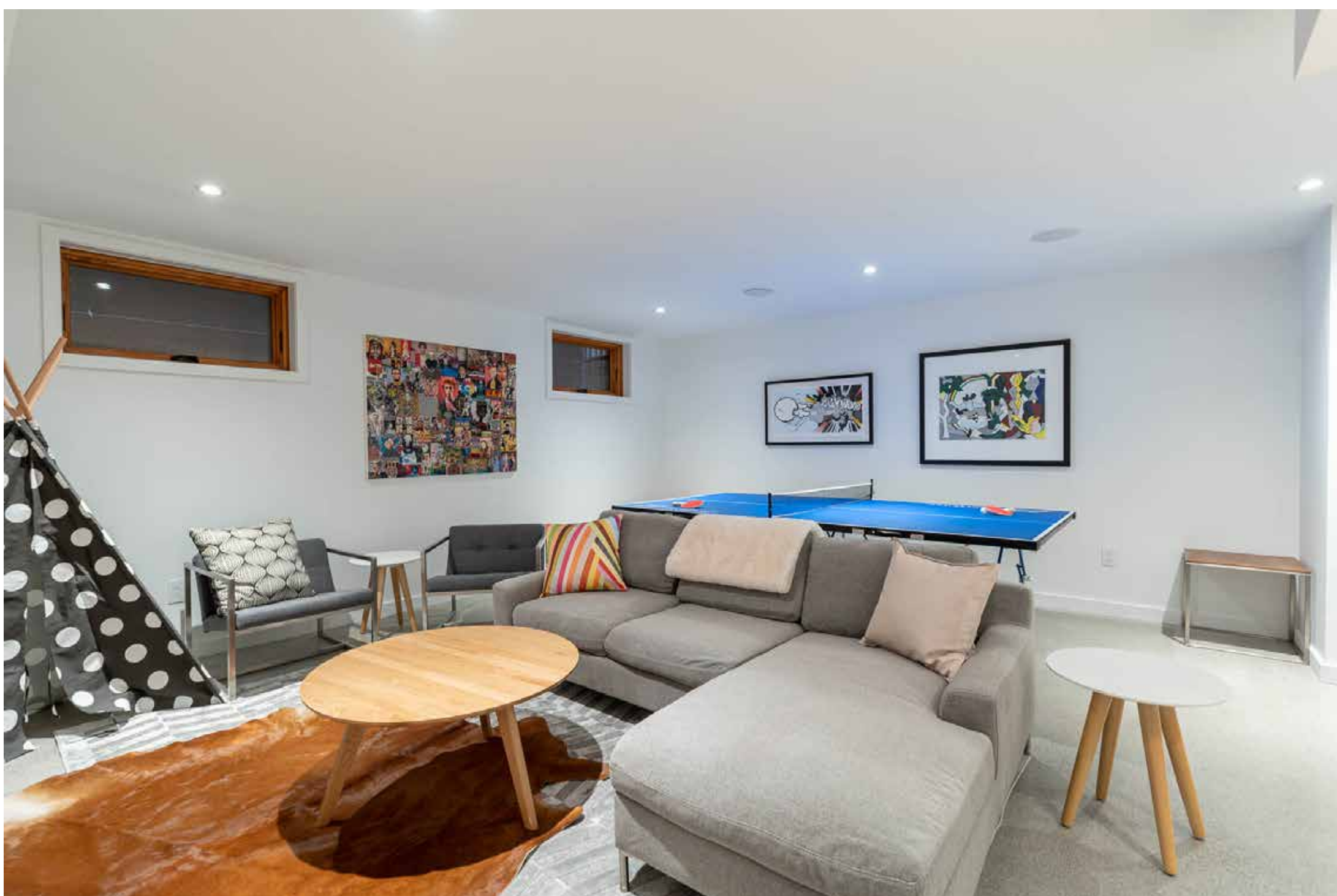


**A powder-coated aluminum storage/hanging shelf separates this 5'x8' double shower into two areas so people have their own space. Curbless shower floor with tumbled stone makes showering a design and sensory pleasure.**



**BASEMENT**

Access from the garage to the basement offers a second entry. Make a mud area, and even use the 3-piece bathroom to shower your dog. In-floor radiant heated polished concrete floors take the worry out of foot traffic and offer a smooth, cool place for an entertainment room, home gym or business, or a fabulous playroom. Ceiling speakers. Replaceable panels in the backyard wood walkout could offer natural light into the windows. Ask for more info.



Beverage centre with fridge and sink.

Not shown:  
Utilities room, storage room.  
Sump pump is present.

## ABOUT MODERNKIND INC

Since 2013, we've been purchasing and renovating old Toronto homes, for resale. Our interest lies in transforming unattractive properties into beautiful, functional homes that preserve any positive original features, and fit nicely within – if not improve – the street and neighbourhood.

Our intention is always quality.

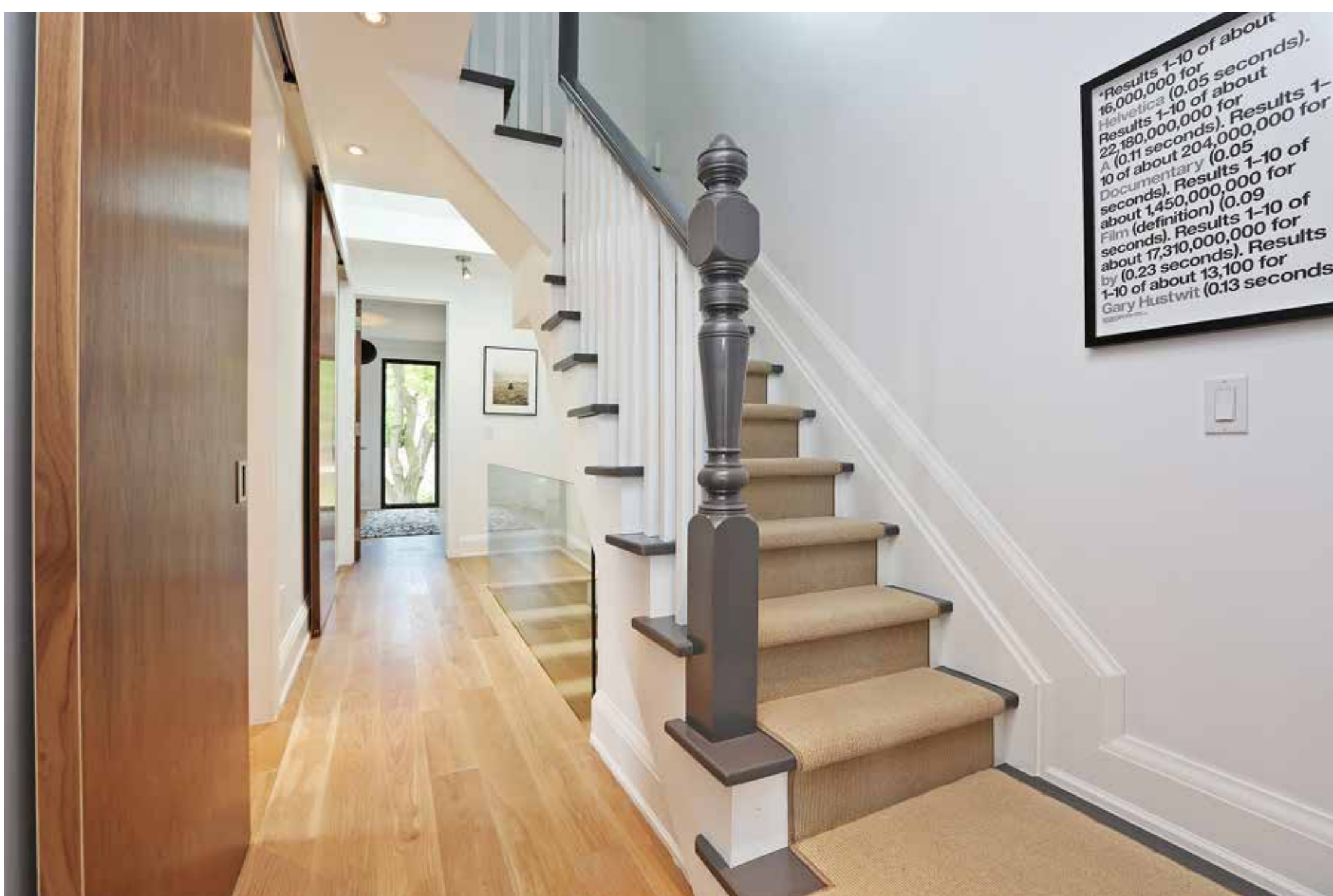
Our passion is building homes people walk into and fall in love with.

Our commitment is to do it with care, consideration and courtesy for everyone we touch in the process.

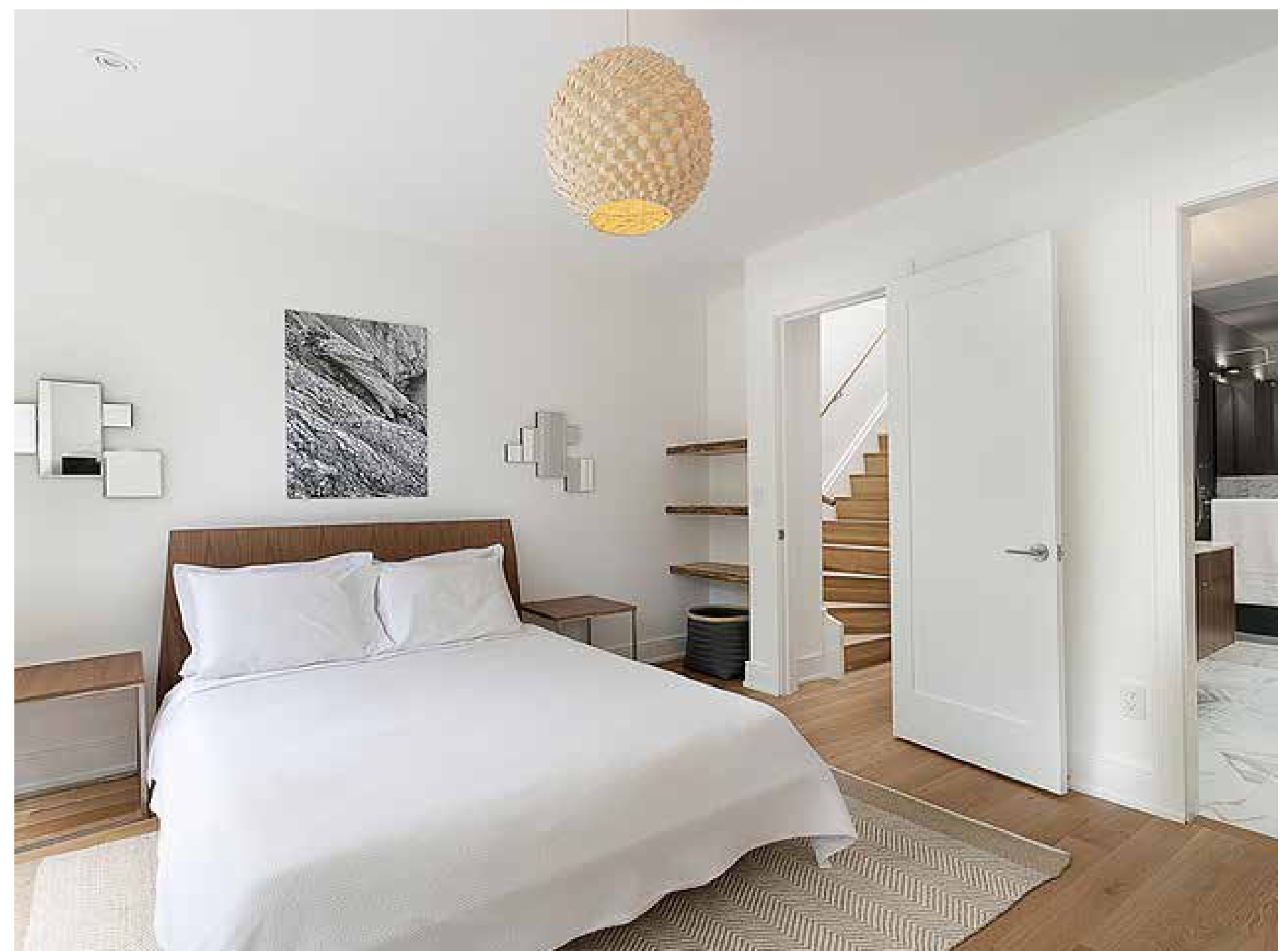
CURRENTLY WORKING ON 203 WILLOW AVE, TORONTO – COMING FOR SALE IN 2023 [Inquire!]

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/ 641 LOGAN AVENUE



/ 55 SIMPSON AVENUE





/ 66 SPRUCE HILL ROAD

