

**40 Westmoreland
Residence #11**

**BLOORCOURT VILLAGE
TORONTO**

**Paul
Johnston**
unique urban homes



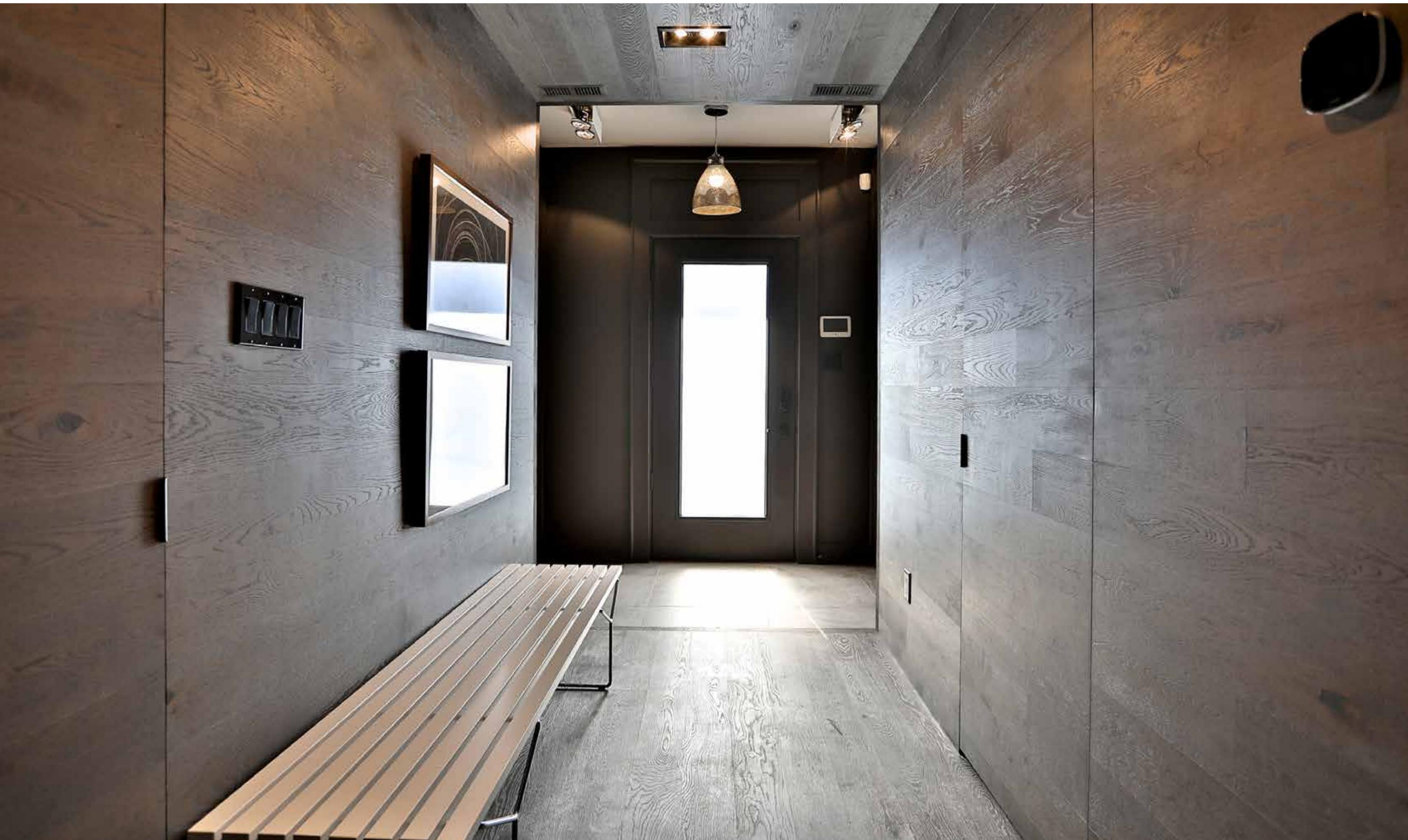
HERITAGE CONVERSION

"It has been said that, at it's best, preservation engages the past in a conversation with the present over a mutual concern for the future."
– William Murtagh, National Register of Historic Places

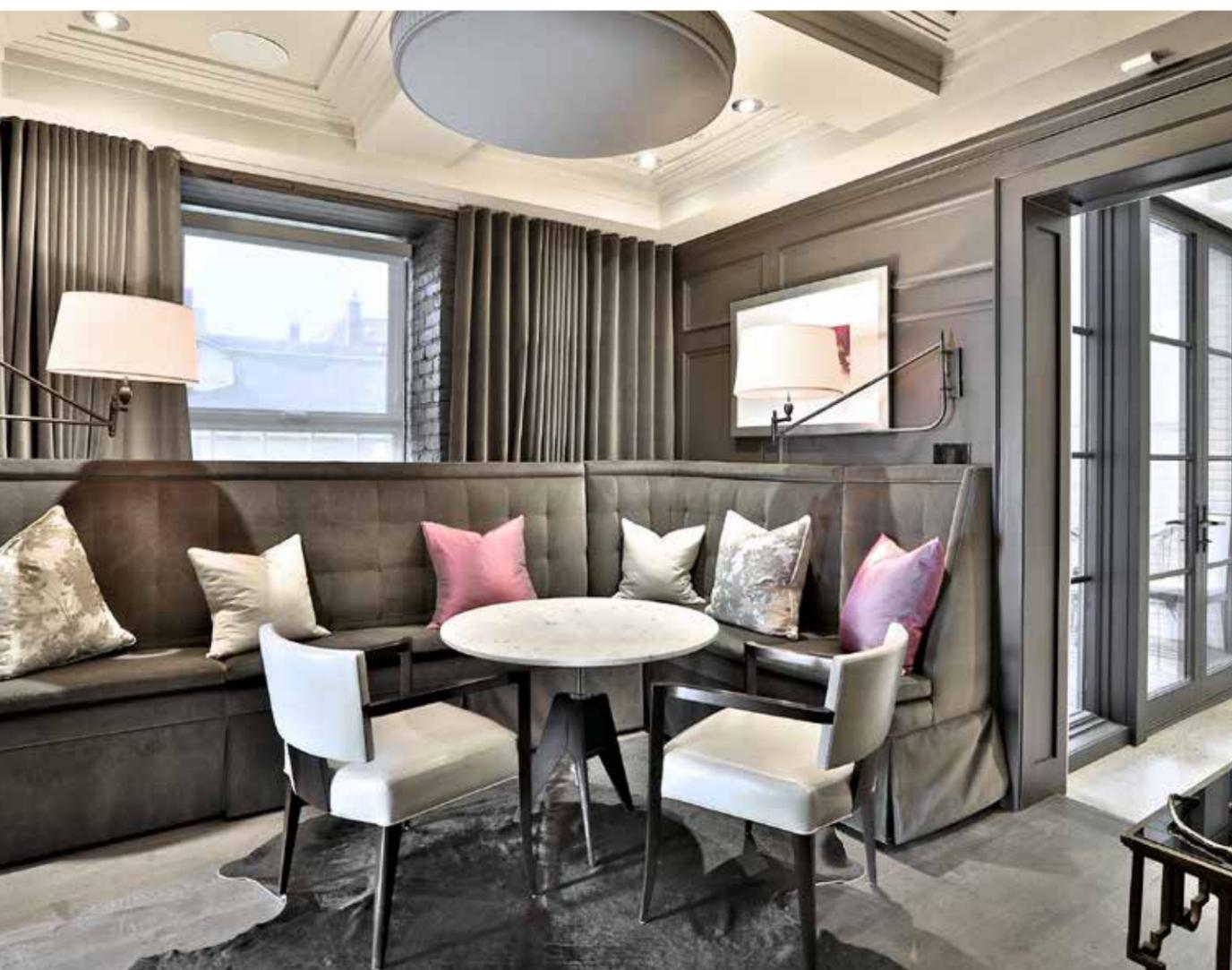
Formerly the Church of St. Mary the Virgin and St. Cyrian, 40 Westmoreland is now home to just seventeen residences, and this is the largest suite in the building. Two adjacent suites were gracefully combined by the owner, to create a vast residence that has been imagined by interior designers Powell and Bonnell.

Meticulously planned and executed, this home presents a procession of distinctive spaces, ranging from the cosy reception hall on the main level to the vast light-filled loft on the upper-most level. The home offers a glamorous balance between the historic beauty of the original structure and an exceptional new interior plan completed with care, respect and precision.

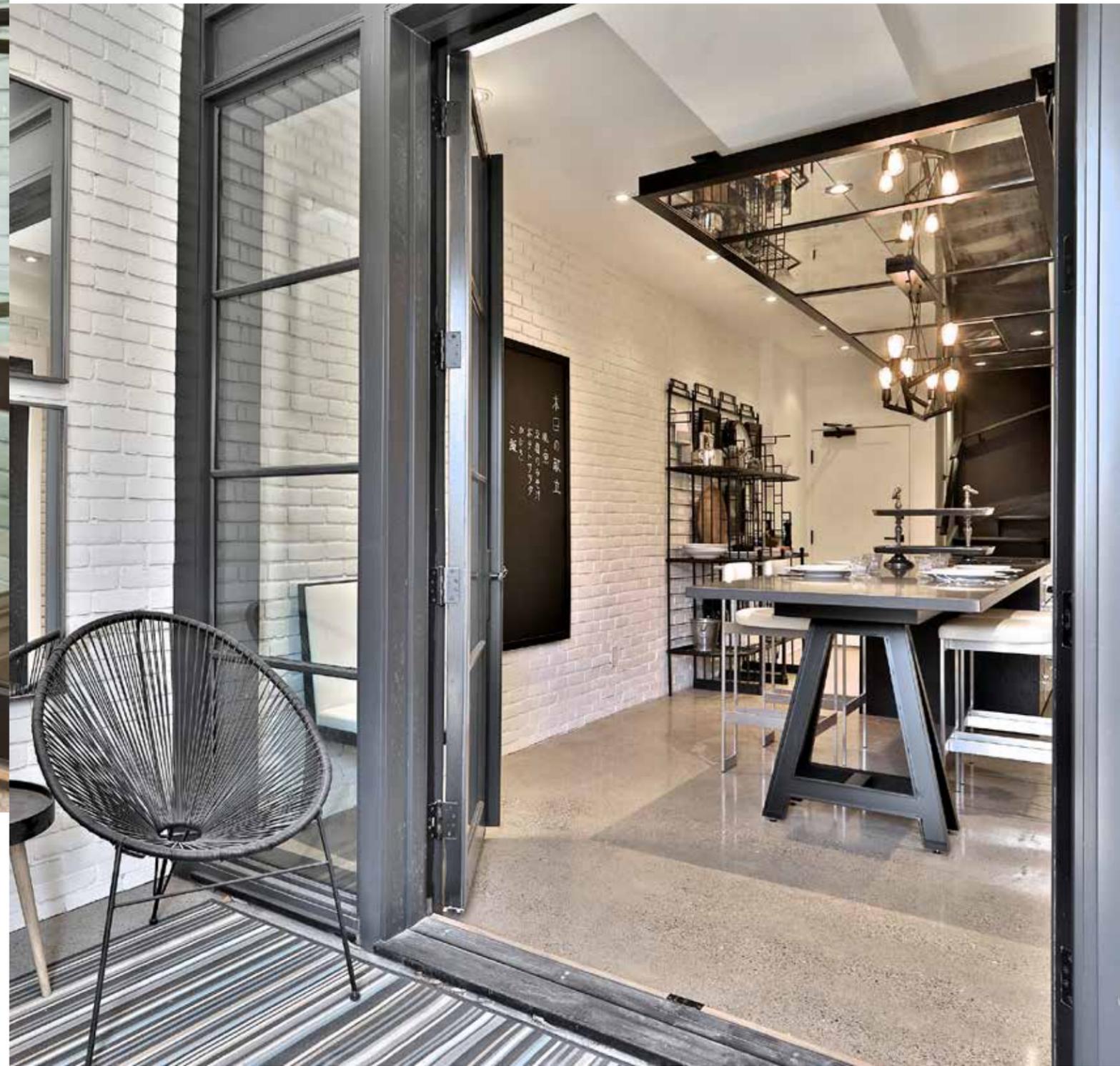
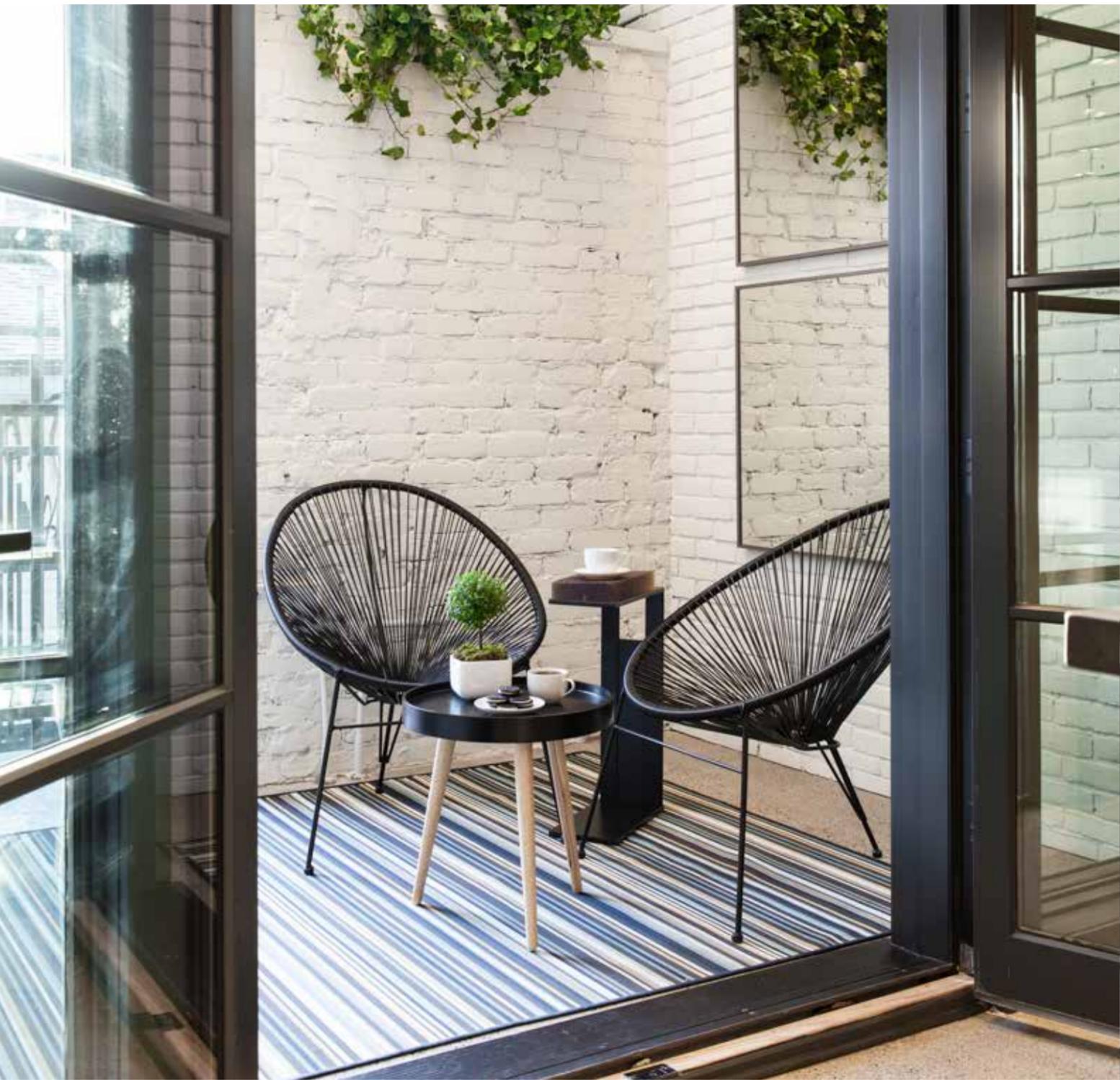
A unique urban home.















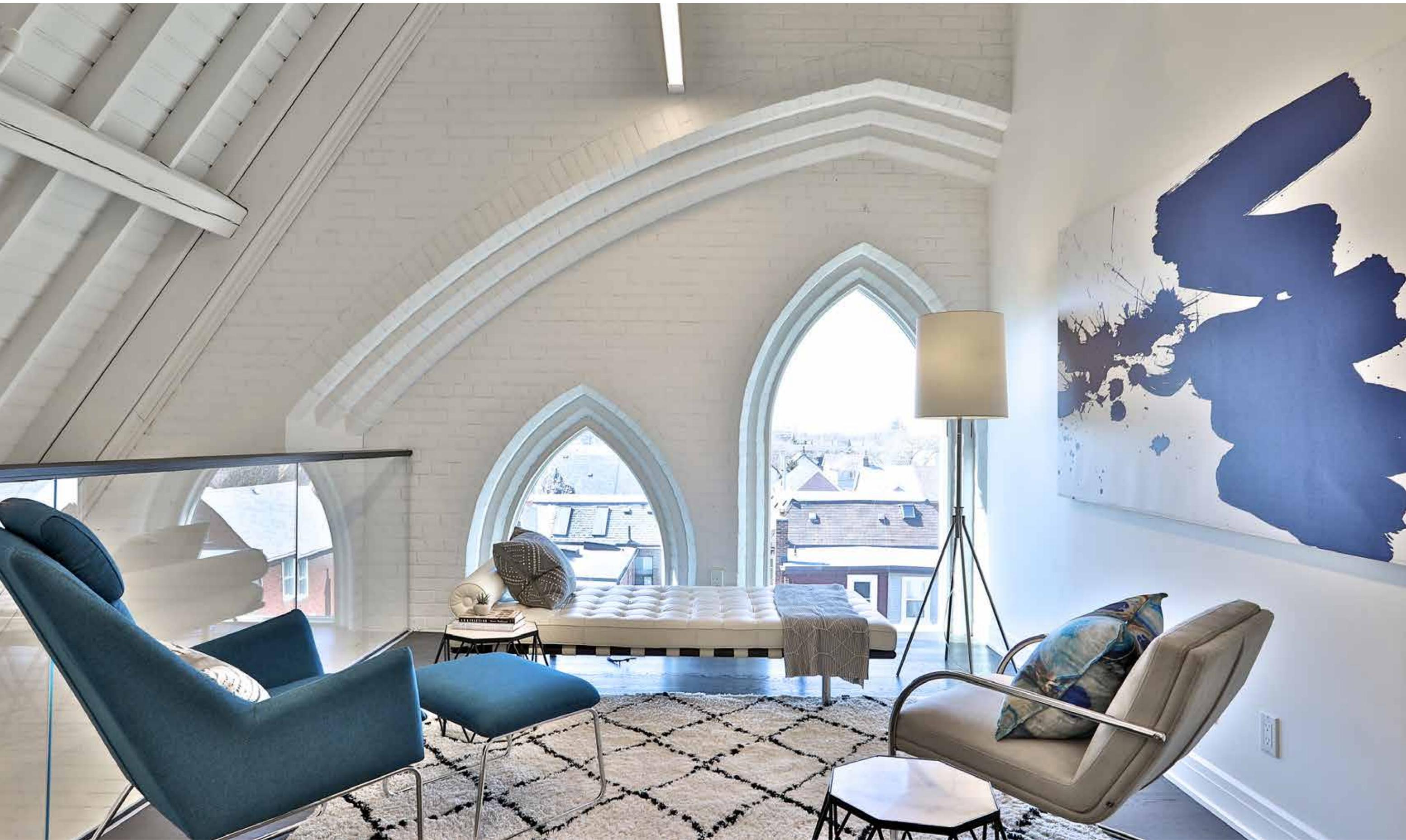












W E L C O M E

40 Westmoreland Avenue, Residence #11

Some Notable Features and Finishes of this home

General

Originally two suites, combined into a single suite at time of purchase
Designed by Powell & Bonnell
Private storage room and custom built-in storage throughout
Sonos sound system with built-in speakers on main floor
Underground / direct access parking for 2 cars
In-Suite Security System & Motion Censors
4 washrooms / one on every floor
Wide-Plank, European oak floors throughout
Original exposed brick throughout
Polished concrete floors in kitchen area
Ecobee thermostats
Private Elevator

Entrance Foyer

Double Closet
Powder Room
Paneled walls, with concealed doors

Kitchen

Custom kitchen with acid etched backsplash and Quartz countertops
Oversized island with dining extension
Light fixtures descend from mirrored mercury glass
French doors open to the private terrace
Custom premium hood with variable speed extraction fan
Premium Liebherr integrated fridge / Built-in Miele microwave and toaster oven / Miele convection oven
and Thermador induction cooktop / Integrated Miele dishwasher

Reception room

Built-In banquette provides seating
Walls lined in wood paneling with display shelves
Oversized custom ceiling fixture
Velvet curtains
Designer lighting
Access to elevator

Terrace

Private terrace
Oversized Delta light pendant
Gas line, hose bib & power

Living Room

Exposed brick and French doors overlooking the terrace
Concealed storage
3 piece washroom
French doors overlooking terrace

Office

Private office with built in book cases & storage
Custom two-sided desk
Custom window coverings

Second Bedroom

Sizable second bedroom
South/west windows
South facing walk out balcony

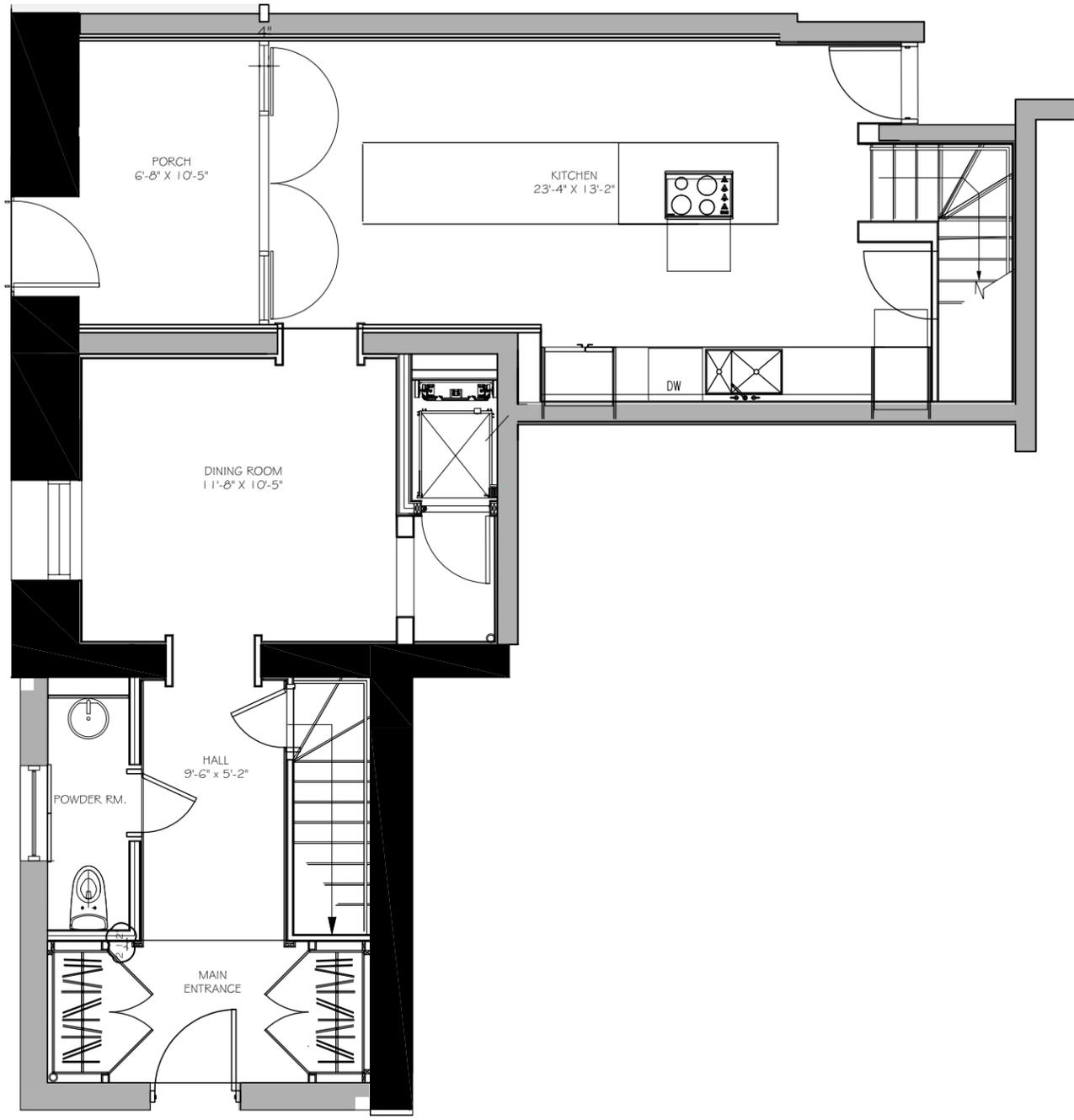
Master Floor

Oversized custom walk-in closet with an abundance of cabinets / drawers, with centre island
Modern light fixture
West facing master bedroom with separate sitting / reading area
5 piece ensuite with dual vanity, free standing soaker tub and walk-in glass shower
Make-up area and built-in storage

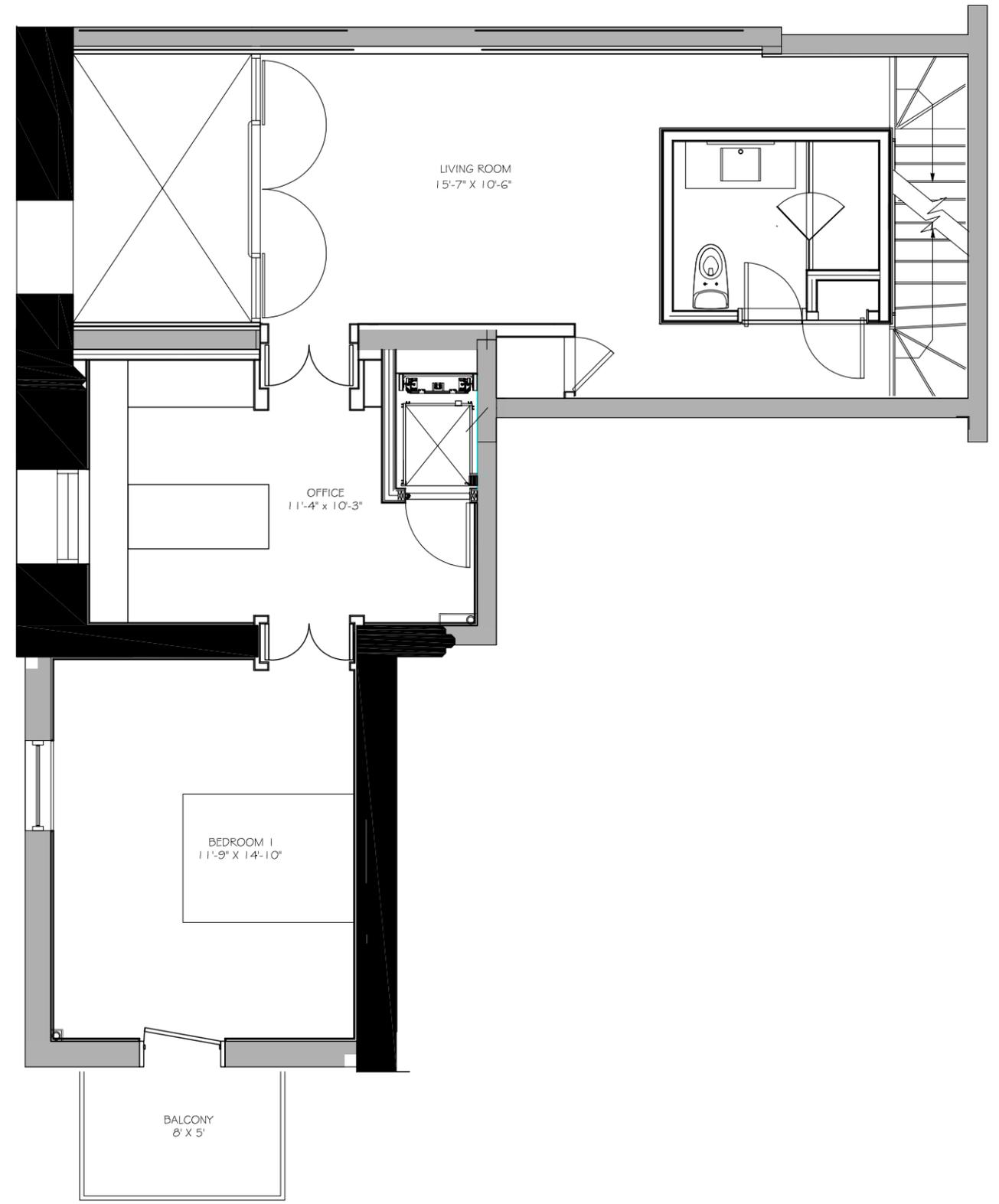
Loft

Open concept upper floor with soaring vaulted ceilings and arched windows
Easily transformed into a studio, home office or an expansive sleeping area
Exposed wood trusses
Storage area
Powder room

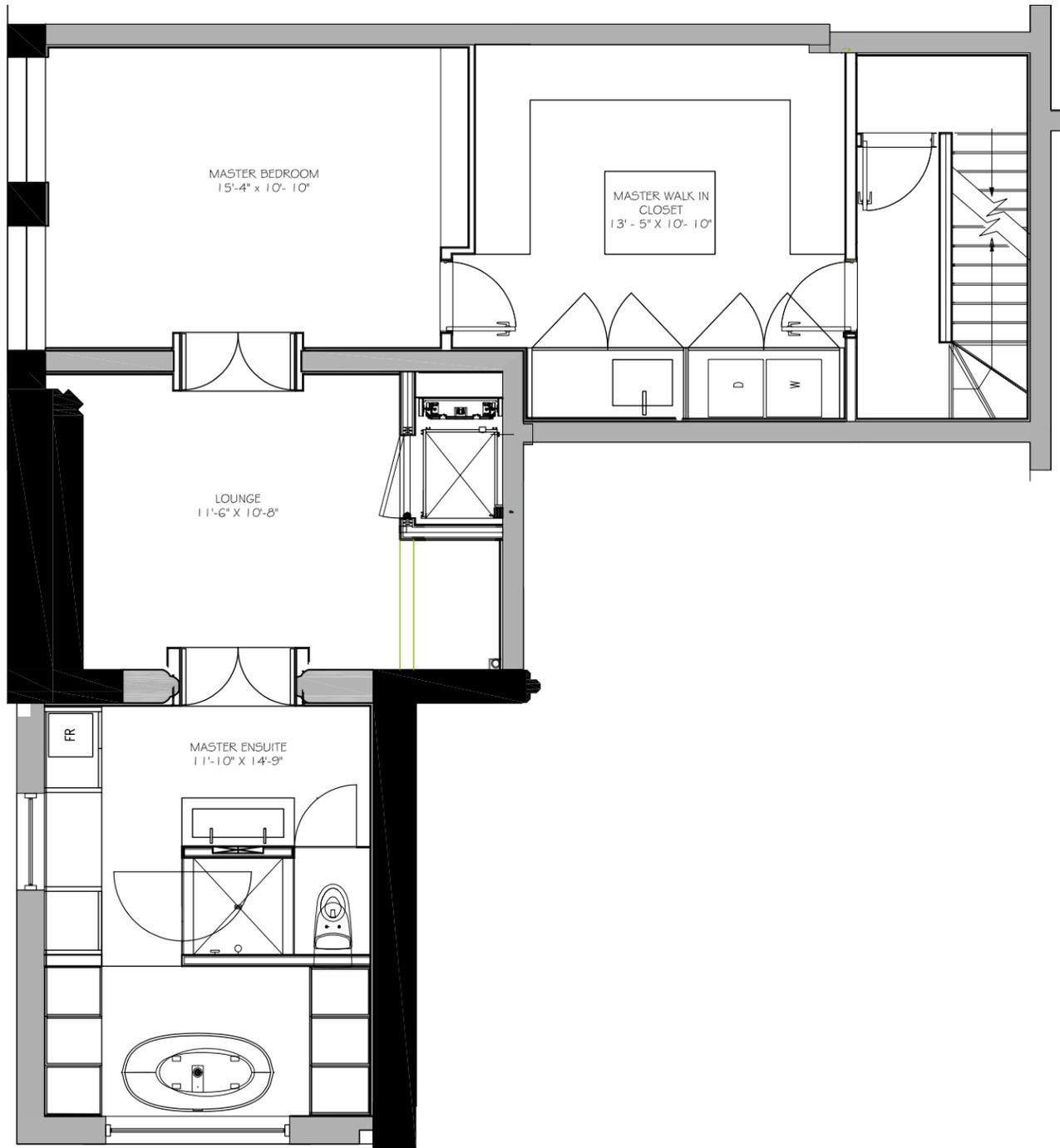




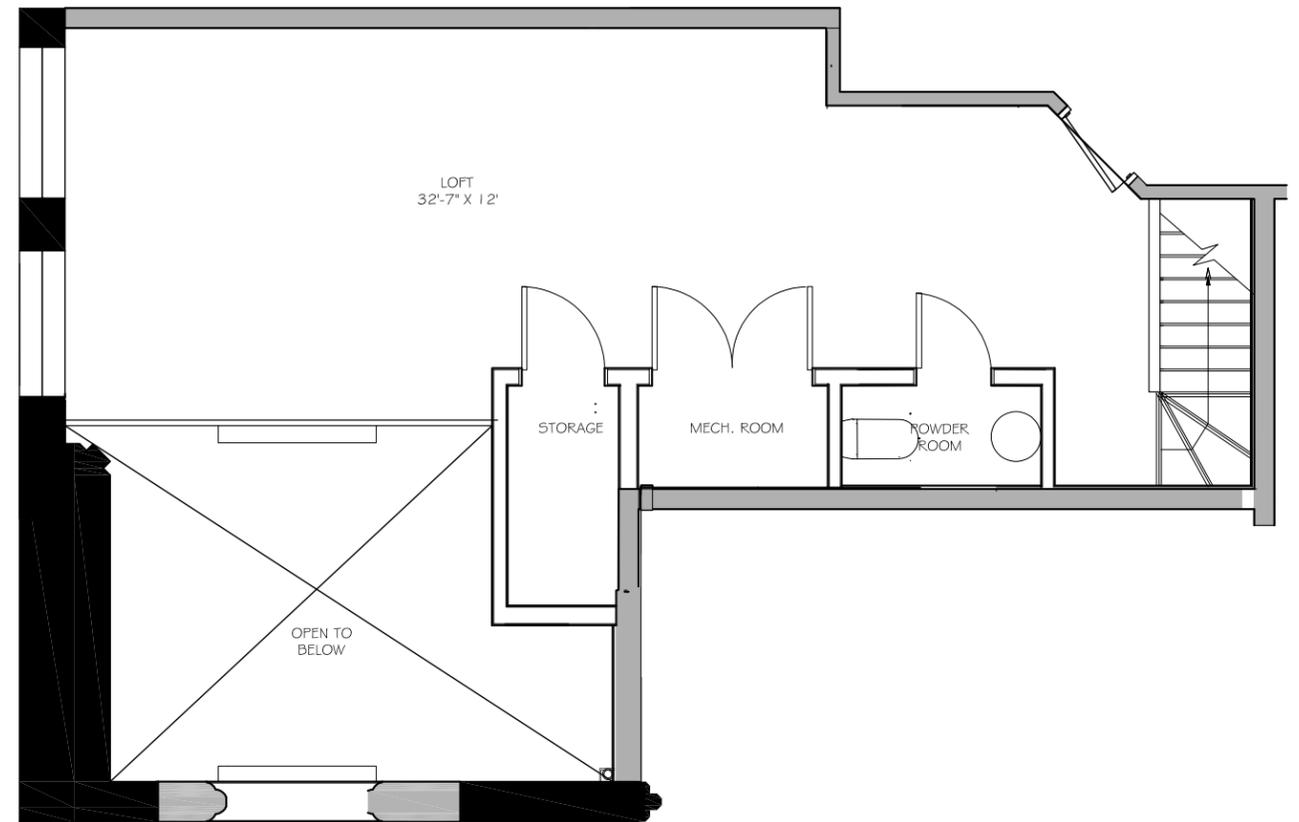
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



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