

# **40 Westmoreland, #8**

TORONTO



# WELCOME

Constructed in 1914 as the Church of St. Mary the Virgin and St. Cyrian, this former Anglican church is now home to sixteen distinctive residences.

Townhome eight is the second-largest suite in the building, and a rare opportunity to own a four bedroom home that provides ample family living space, abundant storage, an oversized kitchen and direct access to two car garage parking.

The owners worked carefully with the developer and architect to customize and improve their suite to provide a gracious floorplan and optimal room sizes. The building's graceful heritage has been carefully fused with timeless modern elements to create a balanced and timeless interior. The home is a seamless balance of the original structure with modern elements that will endure.

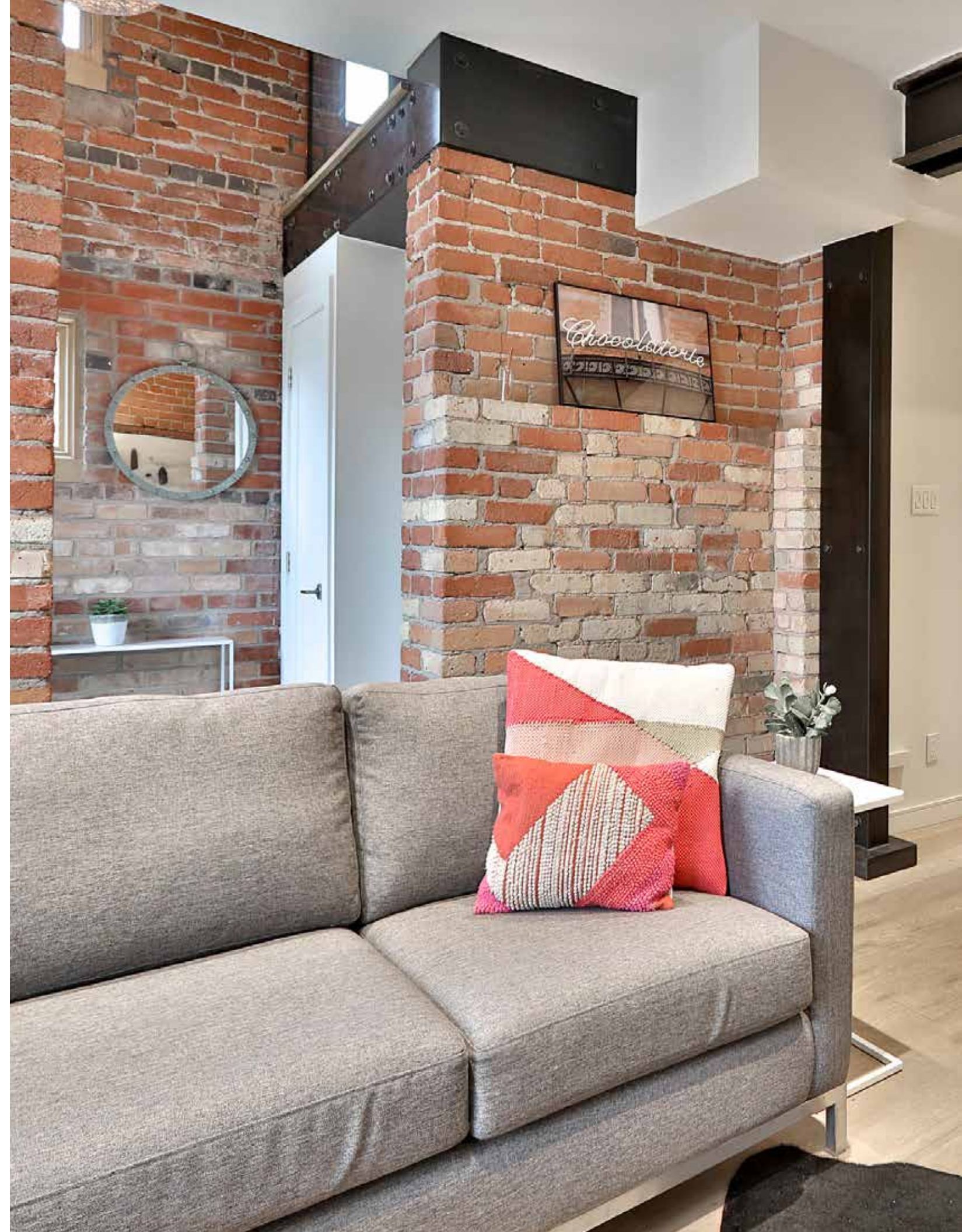
Located in a vibrant pocket of Toronto, with easy access to transit, shopping, new restaurants, Dufferin Grove park and Bloor West.

Welcome to townhome eight. Welcome home.

[40westmoreland.com](http://40westmoreland.com)





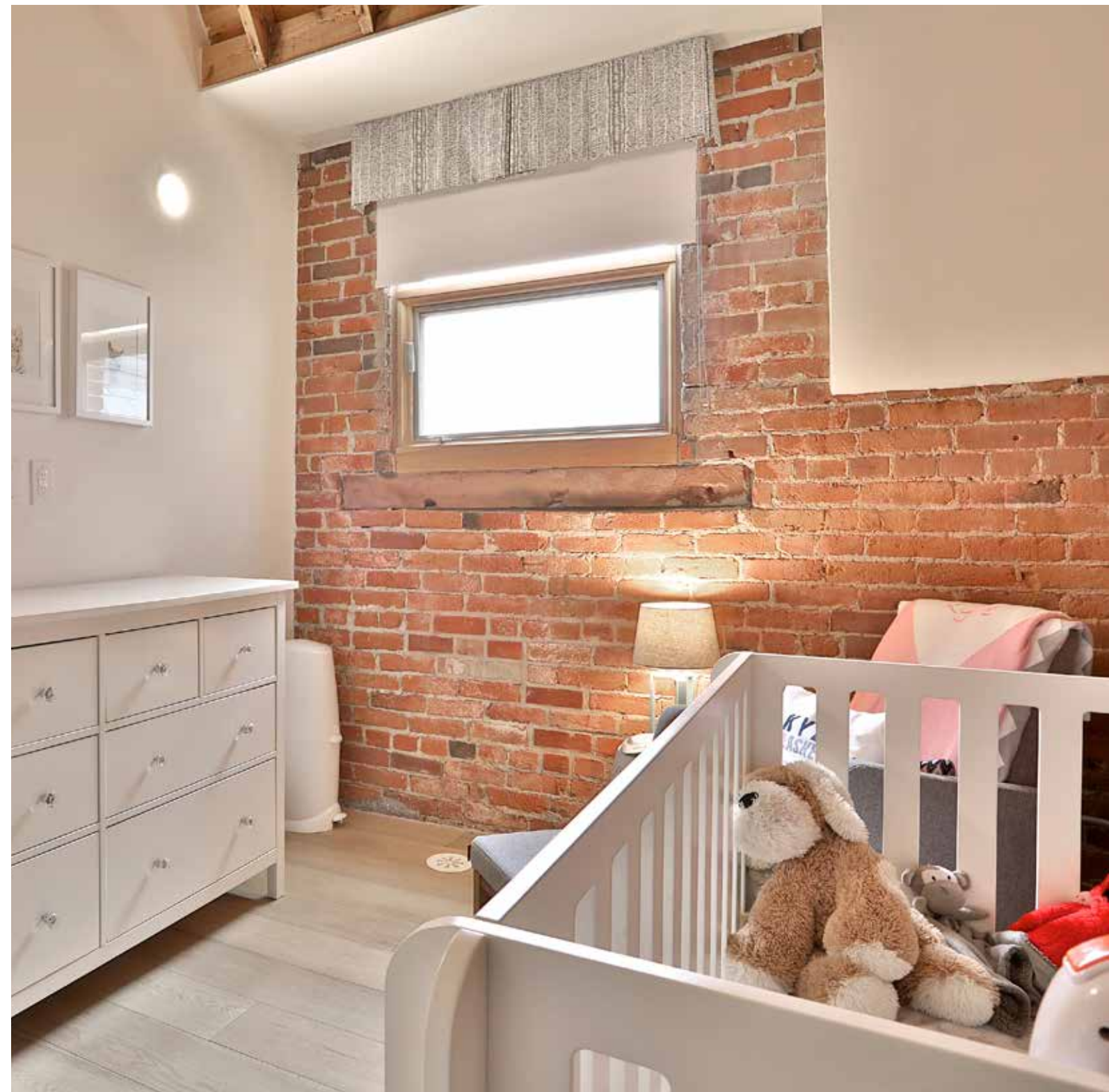
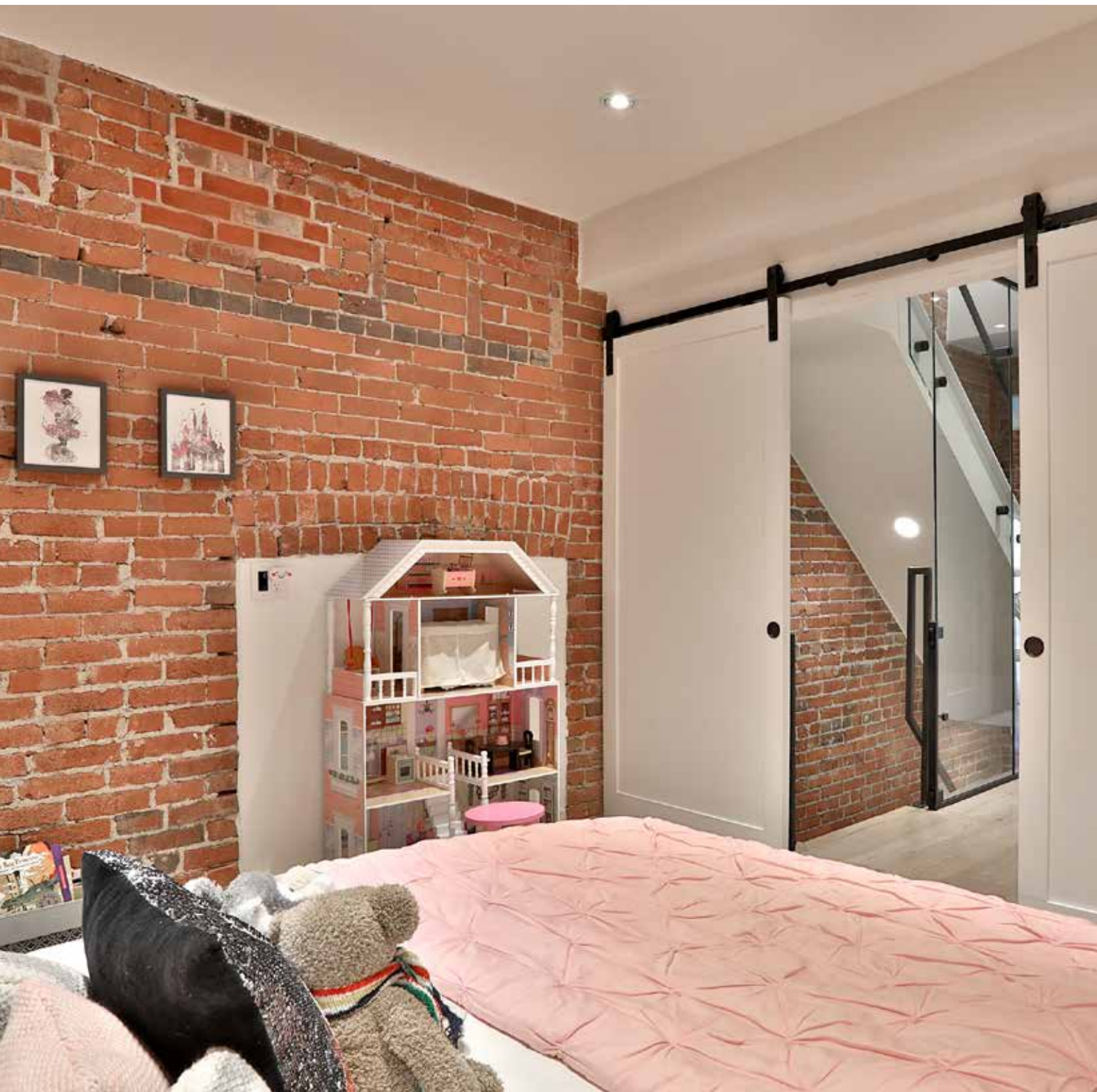
















# OF NOTE

Some notable features of this home

**Extensively upgraded and customized by the current (original) owners, this spacious home measures approximately 2,500 square feet. It represents one of the largest homes in the building,**

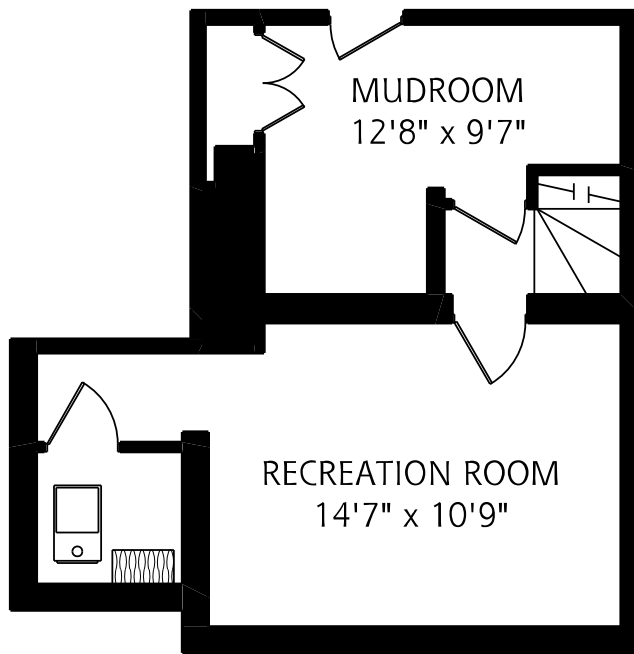
## **SOME CHANGES TO ORIGINAL UNIT FLOORPLAN**

- Beam added between living room and dining room to create open connection
  - Mudroom with storage added to lower level
- Double height space added to entry foyer, with coat hook and bench
  - Glass enclosed 'perch' sitting area added to second floor
  - Walk through closet added to master bedroom
- Two custom gas fireplaces added to plan, with custom surrounds
  - Structural reinforcements to provide for 3rd floor "loft"
- Direct access parking for 2 cars, plus large private and secure locker

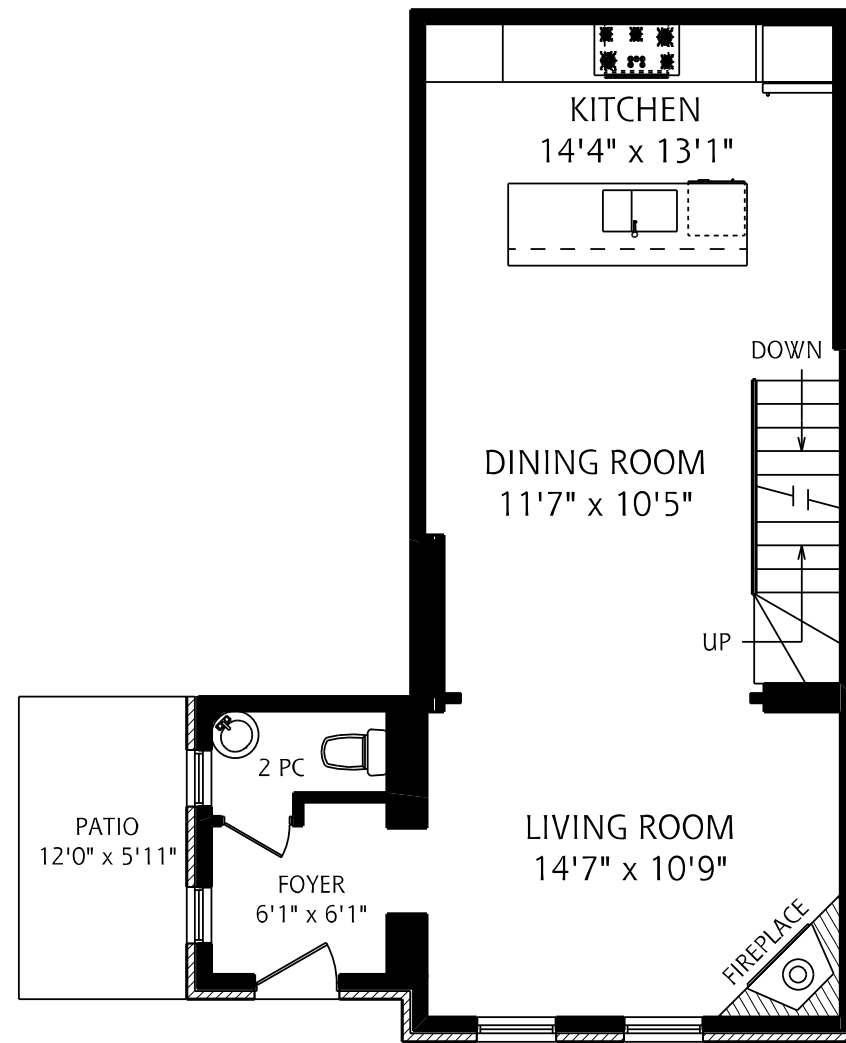
## **NOTABLE UPGRADED FEATURES**

- Premium white oak flooring throughout
  - Upgraded stair treads and risers
  - Custom staircase glass and banisters
- Barn doors added to 2nd floor bedroom and den areas
  - Upgraded kitchen cabinets, backsplash and island
- Premium appliances including gas range and Liebherr fridge
  - Upgraded full-sized washer and dryer, vented to outdoors
- Custom closet organizers in bedrooms, linen closet and mudroom
  - Additional potlights, pendants and sconces added throughout
    - Most lights on dimmers
  - Vintage ladder for access to bedroom "loft"
  - Custom window coverings
- Upgraded tile and plumbing faucets throughout
  - Gas line to bbq on patio
  - Keyless entry system on exterior doors

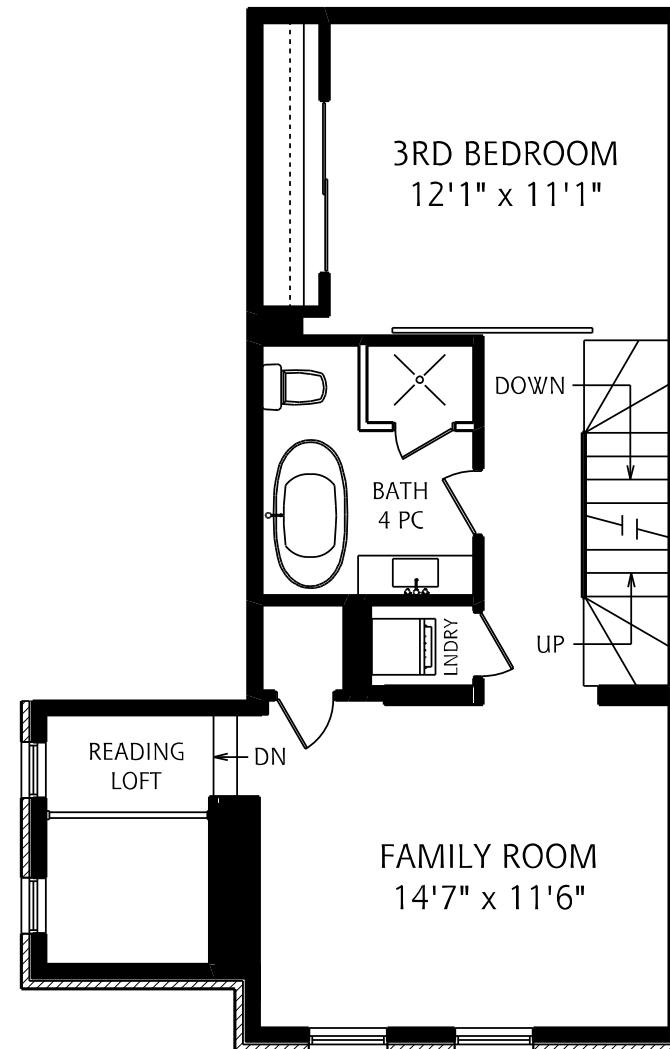




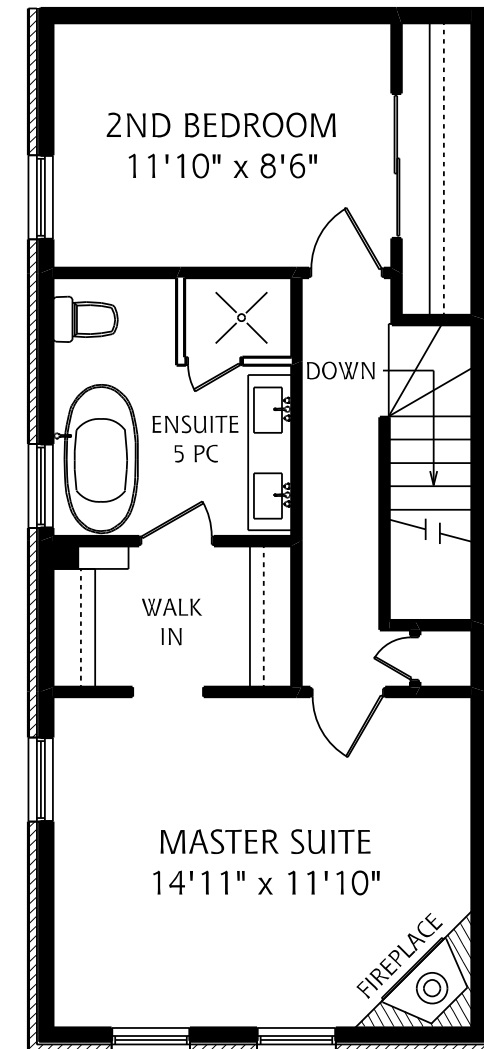
LOWER LEVEL



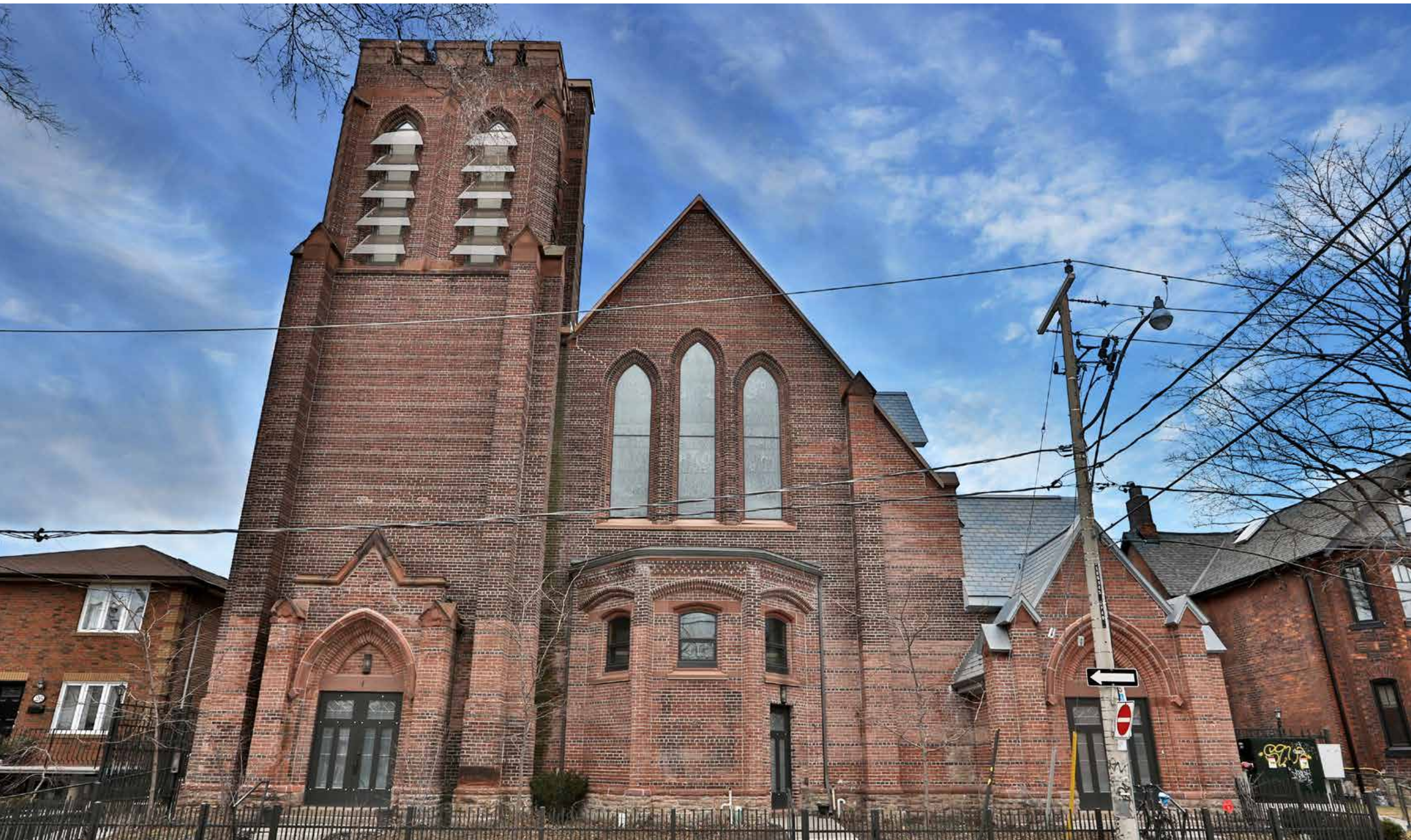
MAIN FLOOR



SECOND FLOOR



THIRD FLOOR  
with loft above



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