



BRUCI GROUP & ASSOCIATES

Drita Bruci
PRESENTS

82
MAJOR
STREET



82 MAJOR STREET

AN ICON REBORN — VICTORIAN MASTERPIECE IN DOWNTOWN TORONTO

Welcome To This Victorian Masterpiece, Meticulously Reimagined And Completely Rebuilt From The Ground Up. While Preserving Its Original Charm And Character, This Residence Seamlessly Blends Historic Elegance With Masterful Craftsmanship And Bespoke Luxury Finishes. Every Detail Has Been Thoughtfully Curated To Deliver An Extraordinary And Timeless Living Experience.

A True Standout In The Heart Of Downtown Toronto In South Annex Harbord Village, This Remarkable Residence Exudes Prestige — A Rare Blend Of Sophistication, Scale, And Presence In An Iconic, Ultra-Convenient Location. Just A Short Stroll To The Vibrant Shops And Restaurants Of Yorkville, The University Of Toronto, And Moments From World-Renowned Landmarks Including Casa Loma, The Royal Ontario Museum, The Art Gallery Of Ontario, Exhibition Place, And The Cn Tower — This Is The Perfect Home For The Modern Urban Family Seeking Both Culture And Convenience.

THIS STATE-OF-THE-ART PROPERTY SHOWCASES THE FINEST MATERIALS AND IMPECCABLE CRAFTSMANSHIP, CREATING A ONE-OF-A-KIND RESIDENCE THAT IS BOTH TIMELESS AND MODERN. WELCOME TO YOUR NEXT CHAPTER — SOPHISTICATED URBAN LIVING AT ITS FINEST. ENCOMPASSING NEARLY 3,800 SQ FT OF BESPOKE COMFORT AND CONTEMPORARY STYLE, THIS FULLY REBUILT DETACHED HOME FEATURES:

Showcasing An Expansive Rear Three-Storey Extension, This Home Offers The Grandeur Of Forest Hill Living In A Prime Downtown Location.

Boasting Full Underpinning And A Poured Concrete Foundation Reinforced With Double Rebars, The Added Height Allows For A Seamless Walkout To The Serene Backyard. Engineered For Longevity

And Performance, Key Upgrades Include A Backflow Valve, Sump Pump, And Entirely New Sewer And Drain Systems. The Home Has Been Meticulously Rebuilt From The Ground Up, With All-New Framing, Insulation, Drywall, Plumbing, Electrical, And A 200-Amp Panel.

Wrapped In Classic Victorian Brick And Accented With Elegant Indiana Limestone, The Exterior Exudes Timeless Sophistication. Every Element — From The Roof, Windows, And Doors To The Mechanical Systems And Interior Finishes — Has Been Thoughtfully Curated And Expertly Executed To Ensure Enduring Quality And Modern Comfort.

For Year-Round Comfort And Energy Efficiency, The Home Is Equipped With A **High-Performance Dual Hvac System**, **Radiant Heated Floors** On The Lower Level And In All Bathrooms, **Modern Led Pot Lights**, And **Designer Chandeliers** — Blending Historic Charm With Contemporary Luxury.

THIS IS TRULY A ONE-OF-A-KIND MASTERPIECE — YOUR PERFECT SANCTUARY IN THE HEART OF THE CITY.

BONUS FEATURE: LANEWAY SUITE

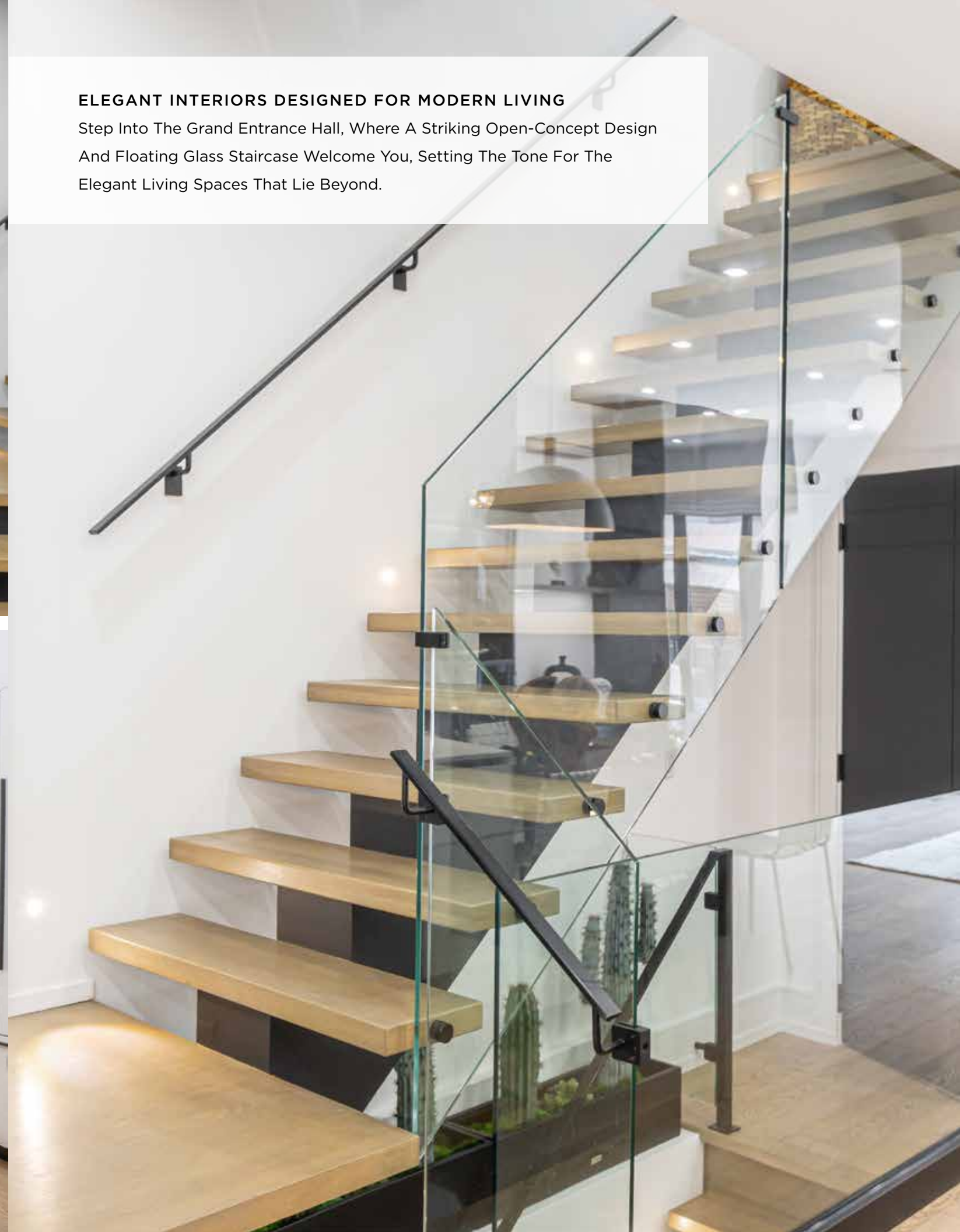
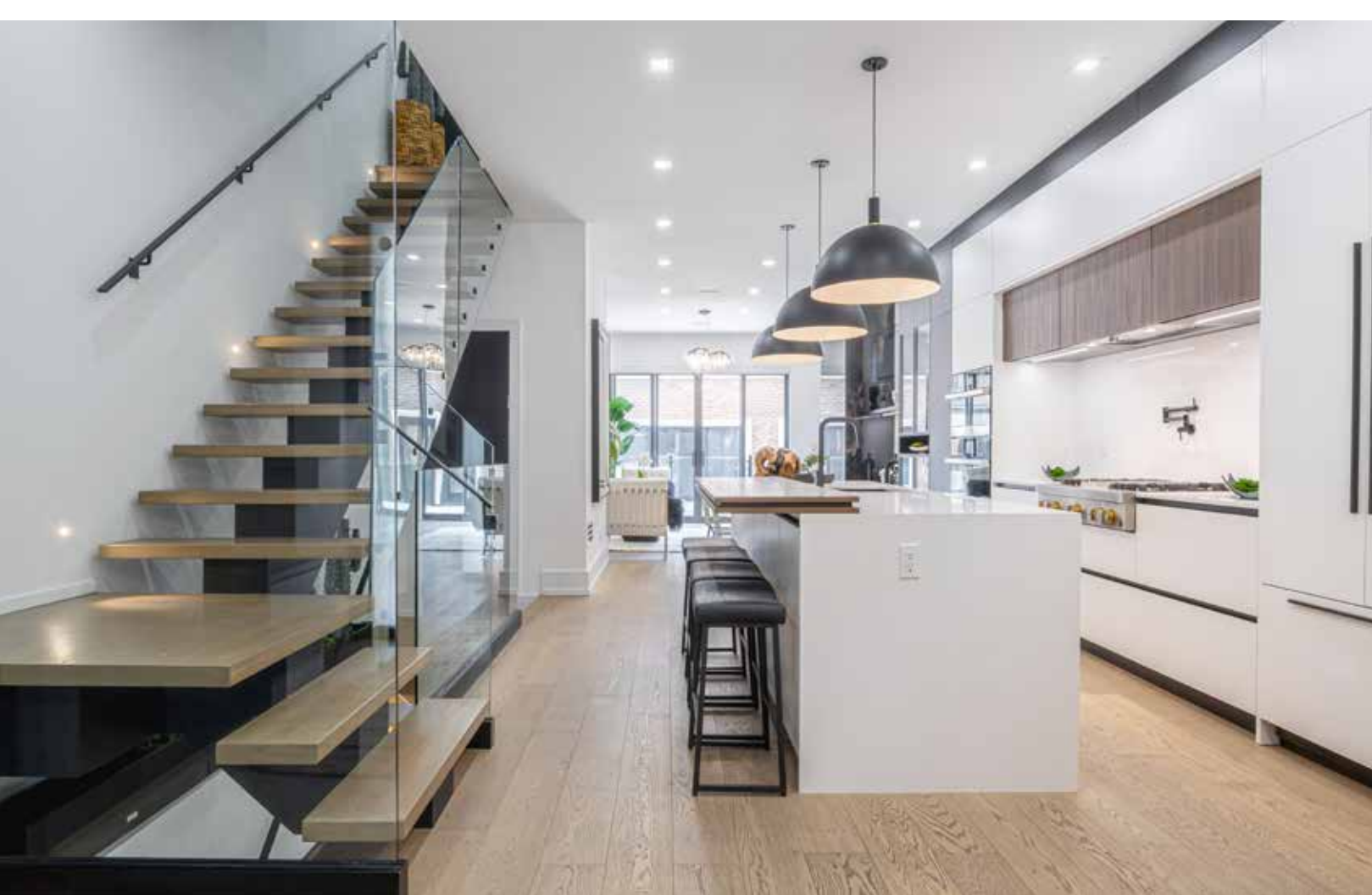
As A Bonus, A **Completely Separate Laneway Suite** Has Been Built From The Ground Up — Showcasing Classic Victorian Brickwork. This Fully Self-Contained Space Features Brand-New Mechanicals With Separate Furnace, Air Conditioner, Electrical With 100 - Amp Panel, Instant Hot Water Tank, And Refined Interior Finishes. Versatile In Function, It Serves Beautifully As A **Guest Suite**, **Home Office**, **Creative Studio**, **Workspace**, Or **Private Retreat For Teens**.

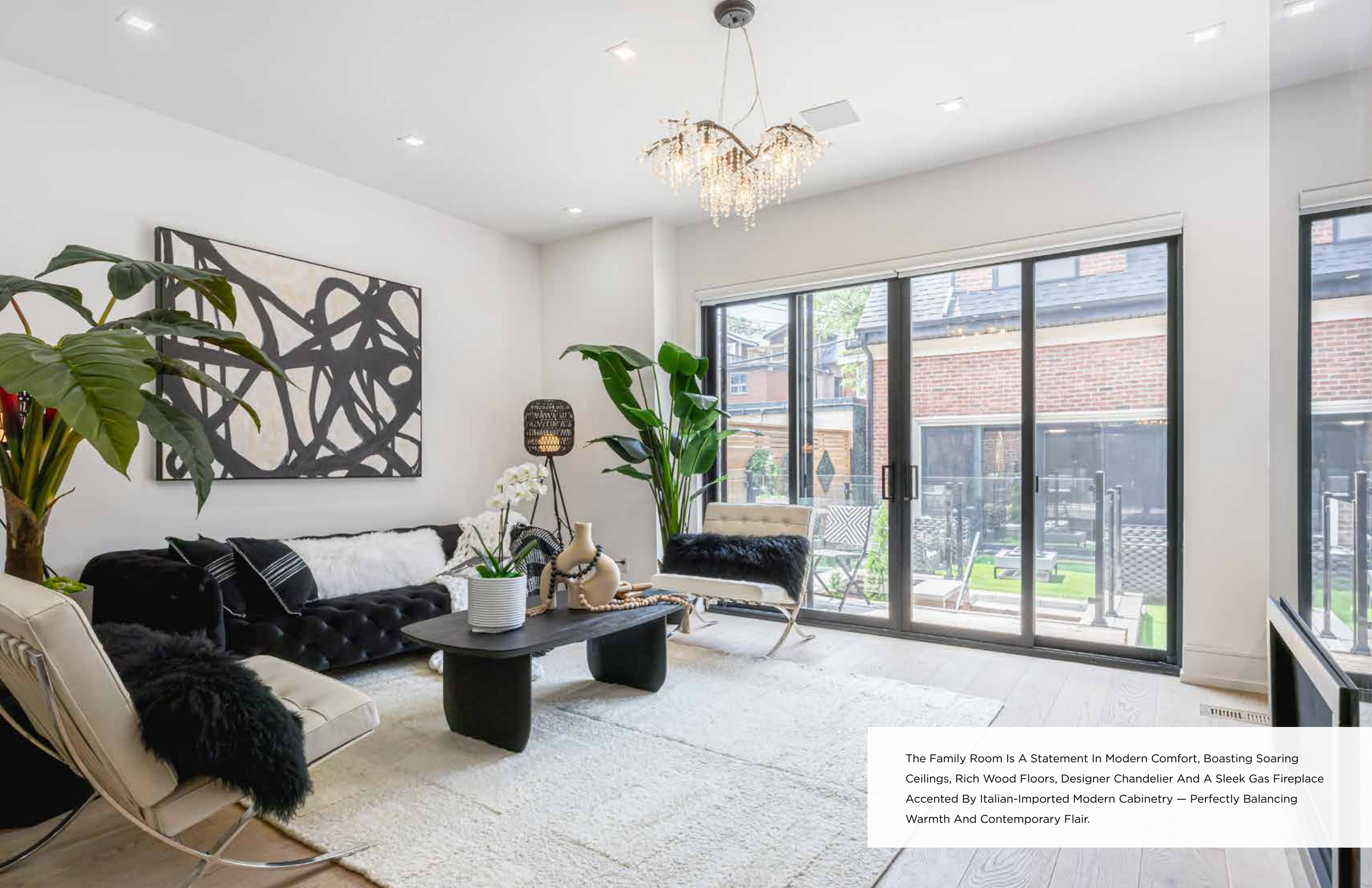
DISCOVER ELEVATED LIVING IN DOWNTOWN TORONTO... WHERE YOU DON'T JUST GET ONE HOME — YOU GET TWO.



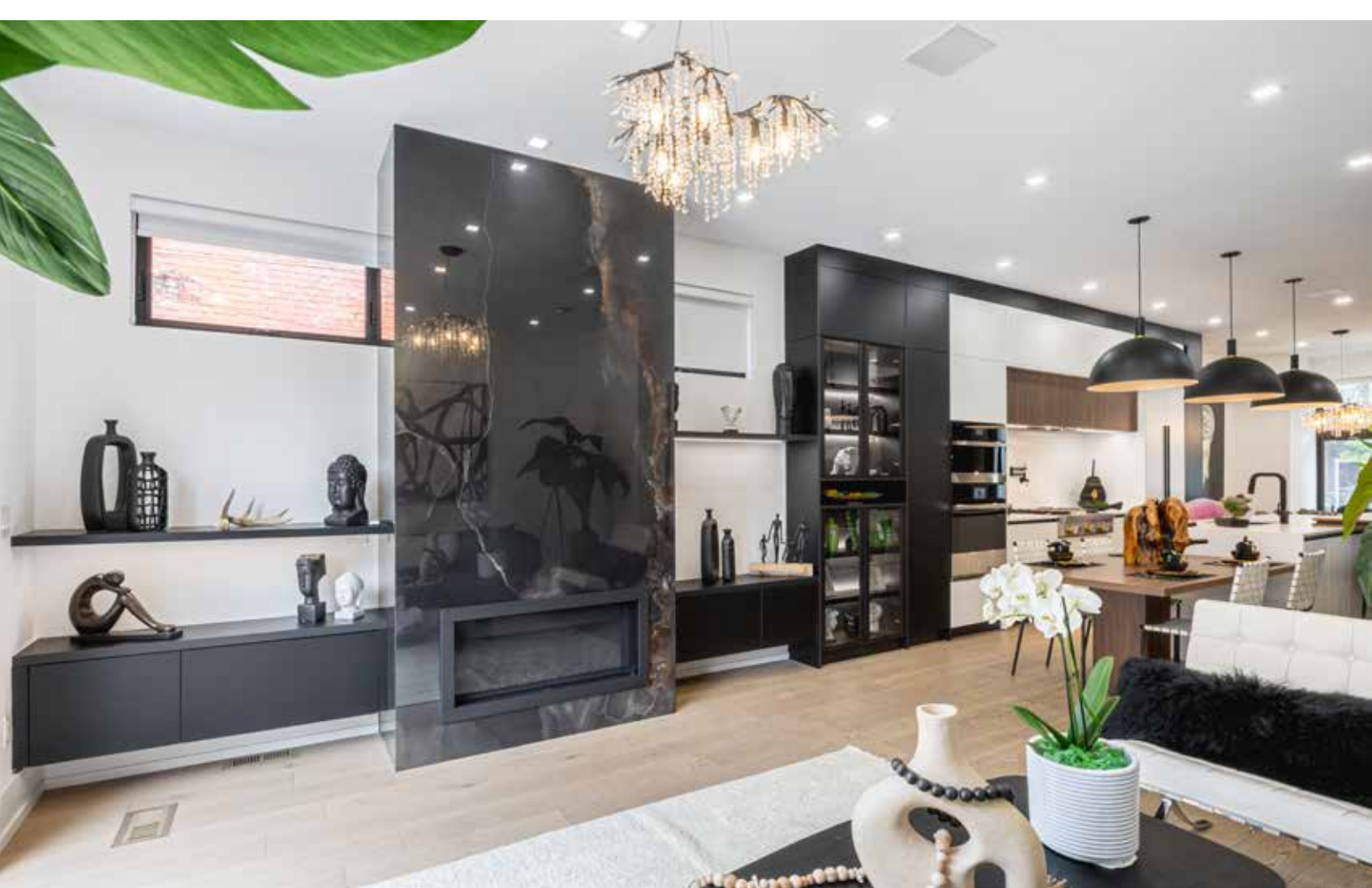
ELEGANT INTERIORS DESIGNED FOR MODERN LIVING

Step Into The Grand Entrance Hall, Where A Striking Open-Concept Design And Floating Glass Staircase Welcome You, Setting The Tone For The Elegant Living Spaces That Lie Beyond.





The Family Room Is A Statement In Modern Comfort, Boasting Soaring Ceilings, Rich Wood Floors, Designer Chandelier And A Sleek Gas Fireplace Accented By Italian-Imported Modern Cabinetry — Perfectly Balancing Warmth And Contemporary Flair.





At The Heart Of The Home Lies The Chef-Inspired Kitchen — A True Showpiece. A Dramatic Stone Waterfall Island Commands Attention, Surrounded By Top-Tier Industrial-Grade Appliances, Island Designer Chandeliers And Extensive Italian-Imported Custom Cabinetry. The Adjacent Eat-In Area Provides Tranquil Views Of The Private Backyard Oasis, While The Family Room, Adorned With Bespoke Millwork And An Elegant Fireplace, Offers The Perfect Setting For Everyday Living.

Designed For Formal Entertaining, The Dining Room Exudes Sophistication With Floor-To-Ceiling Picture Windows And A Stunning Statement Chandelier — Creating An Elegant Space Perfect For Hosting Unforgettable Gatherings.



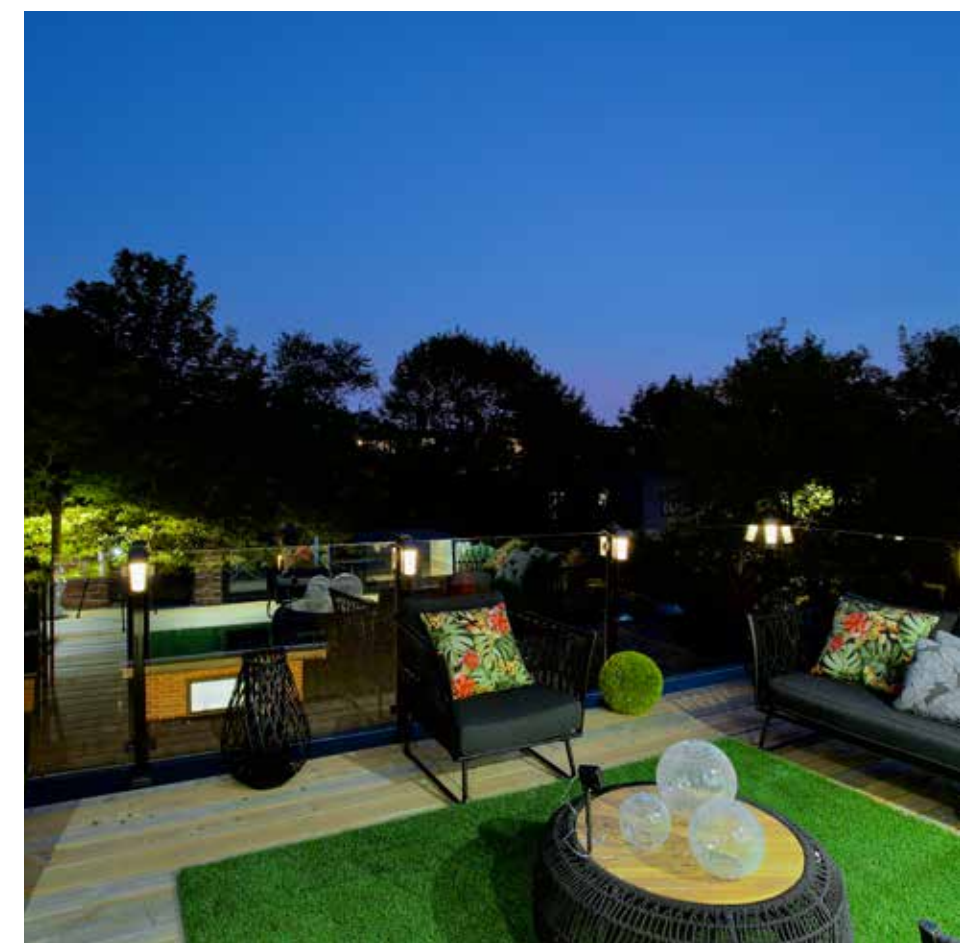
An Alluring Modern Powder Room — Thoughtfully Designed For Both Privacy And Convenience — Gracefully Completes The Floorplan.



SERENE UPPER-LEVEL RETREATS

A Striking Skylight Staircase Guides You To The Serene Upper Level, Where The Primary Suite Serves As A Luxurious Retreat. It Features A Generous Walk-In Dressing Room With Custom California Closets, Modern Skylight, Designer Chandeliers And A Spa-Inspired Ensuite Adorned With Elegant Finishes, Including An Oversized Shower, Double Custom Vanity, A Freestanding Soaking Tub And Marvelous Chandeliers. This Private Sanctuary Offers An Expansive Bath Designed For Ultimate Relaxation. Step Outside Onto A Private Patio With Magnificent Views Of The Cn Tower And Downtown Skyline — The Perfect Setting To Unwind And Take In Breathtaking Scenery.





Host Unforgettable Evenings On Your Private Rooftop Terrace, Where Panoramic City And Cn Tower Views Provide An Inspiring Backdrop For Entertaining And Relaxation.



Equally Delightful, The Second Bedroom Features Its Own Private Ensuite And California Closets, While The Third And Fourth Bedrooms Share A Well-Appointed Four-Piece Bathroom. Both Of These Bedrooms Also Offer Walk-In California Closets — Perfect For Family Living.



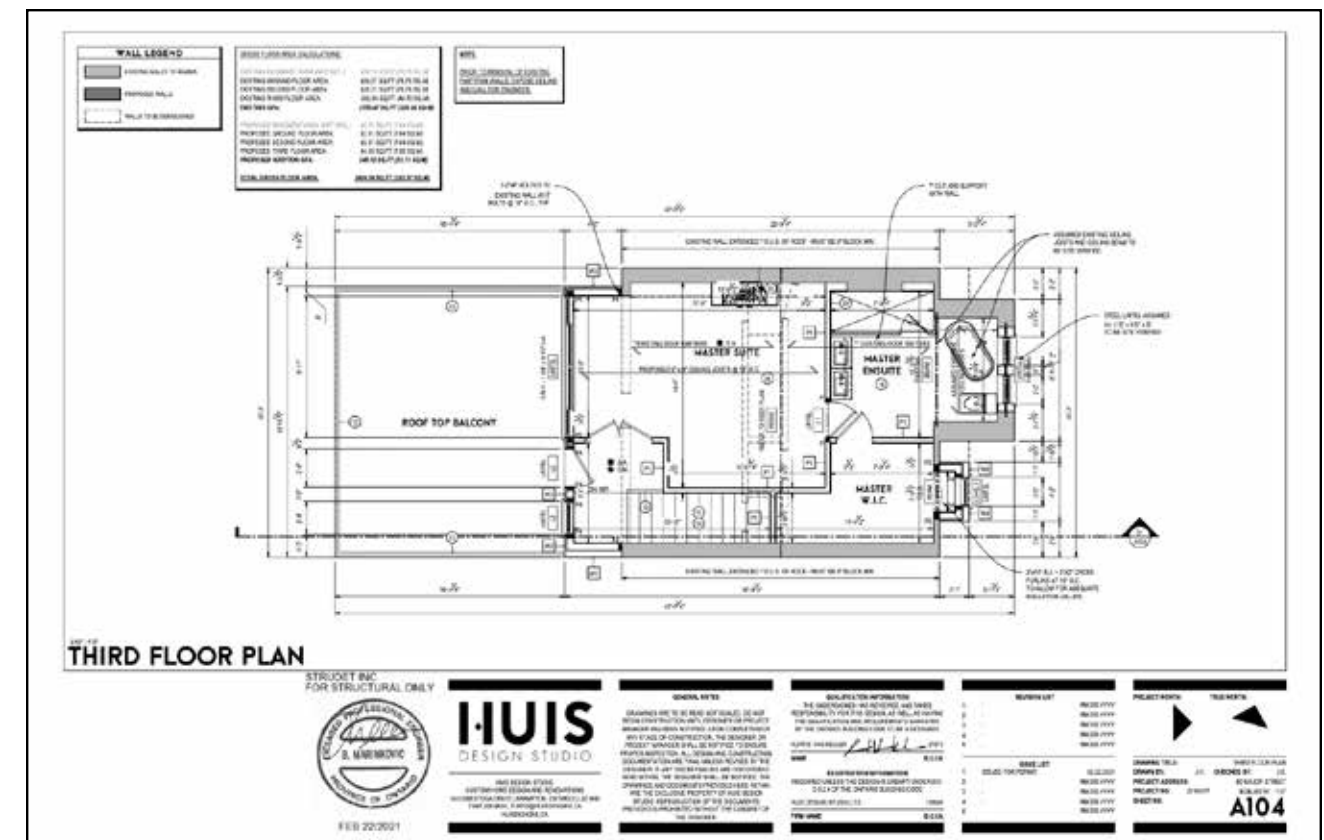
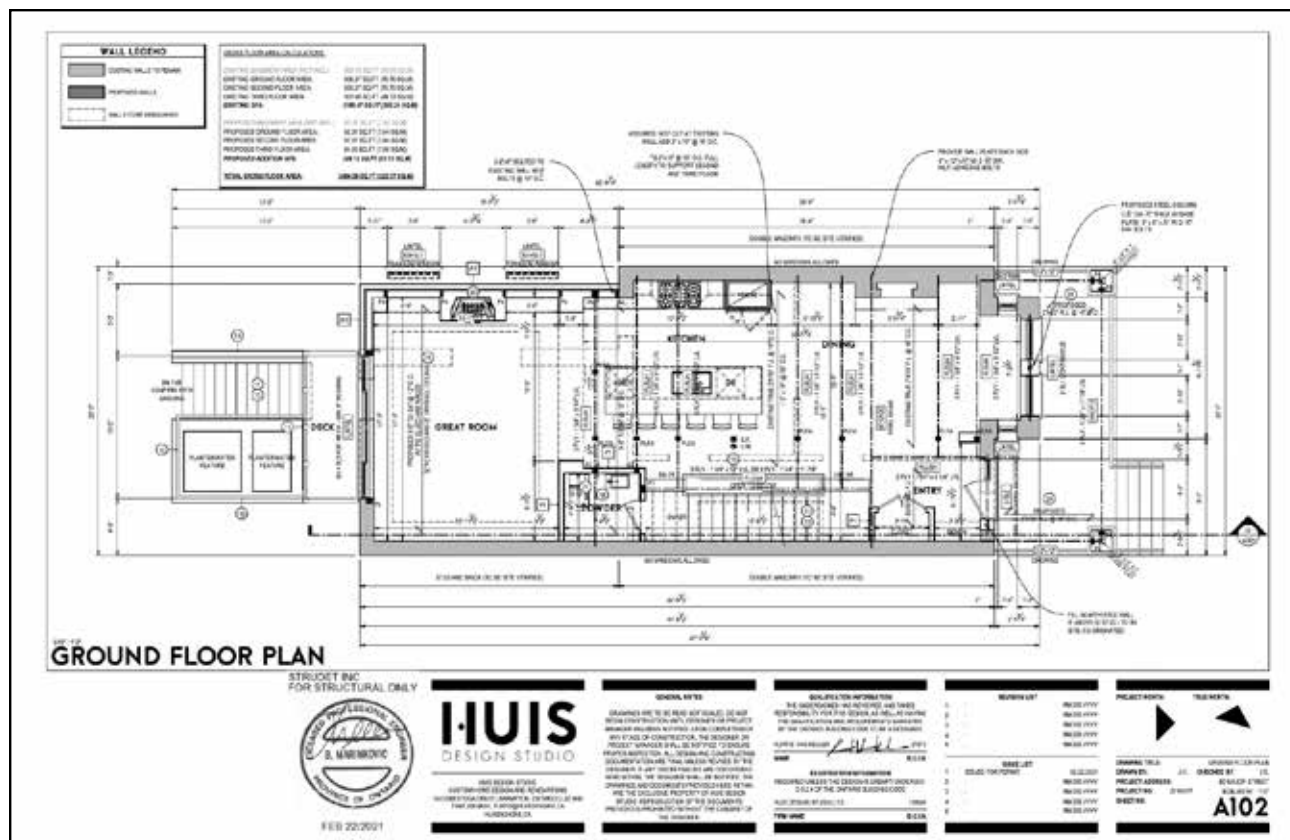
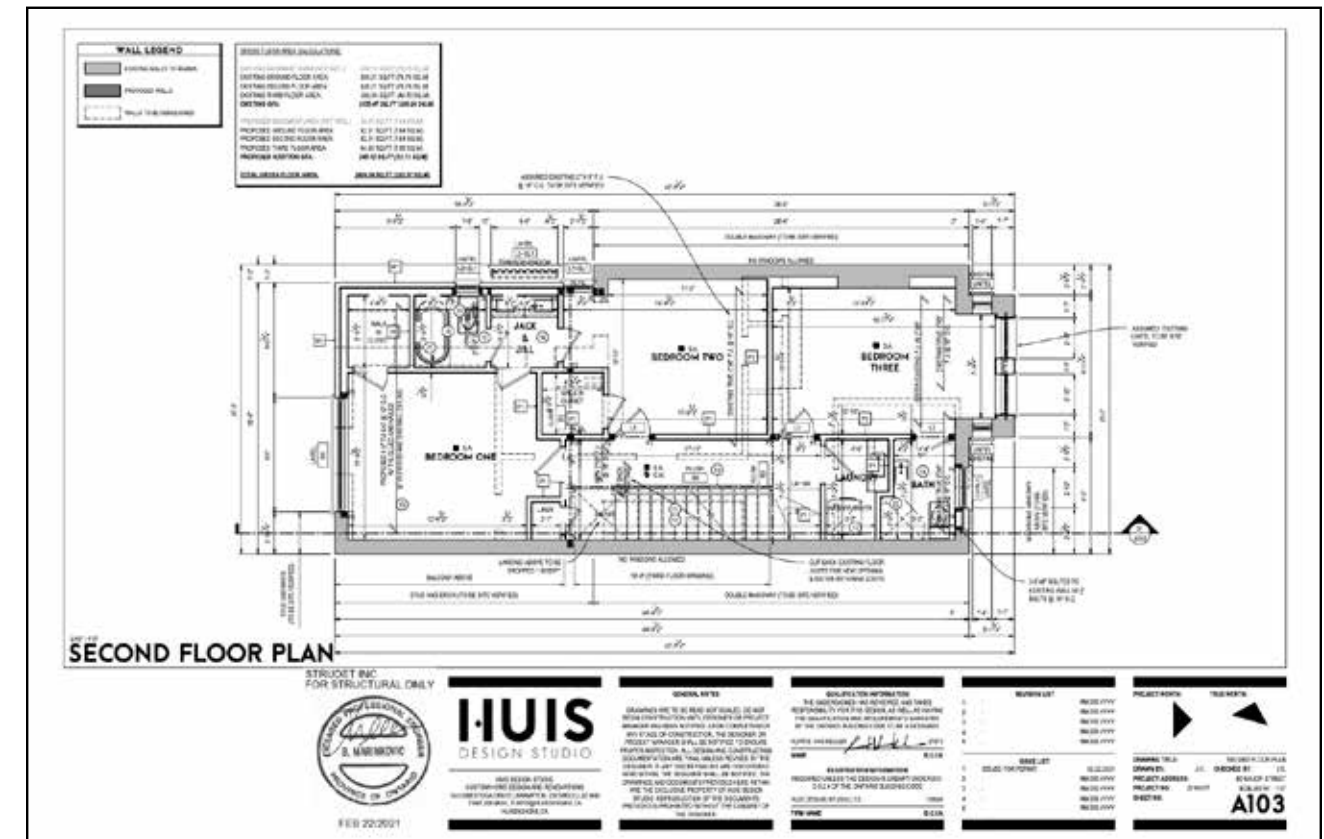
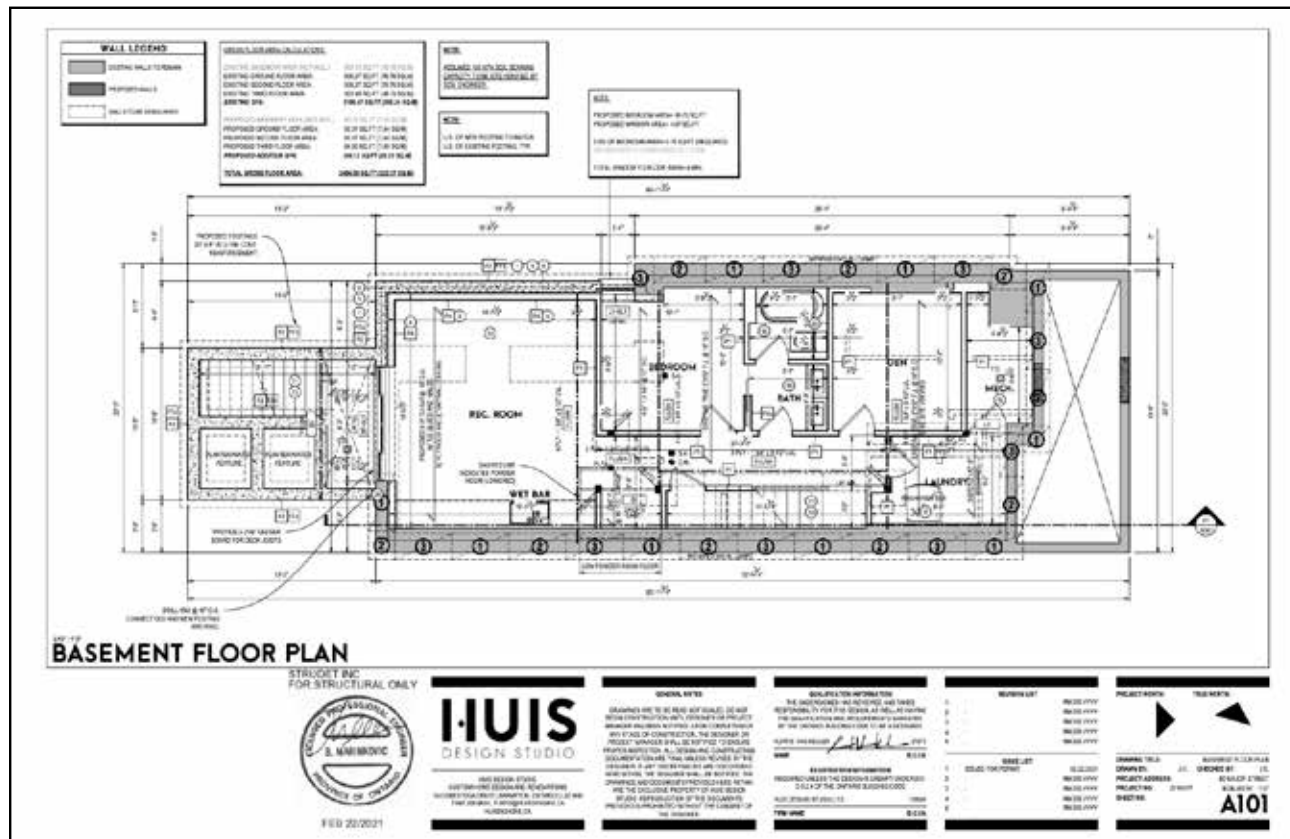


Second Floor Laundry –
Convenience That Elevates
Your Lifestyle.

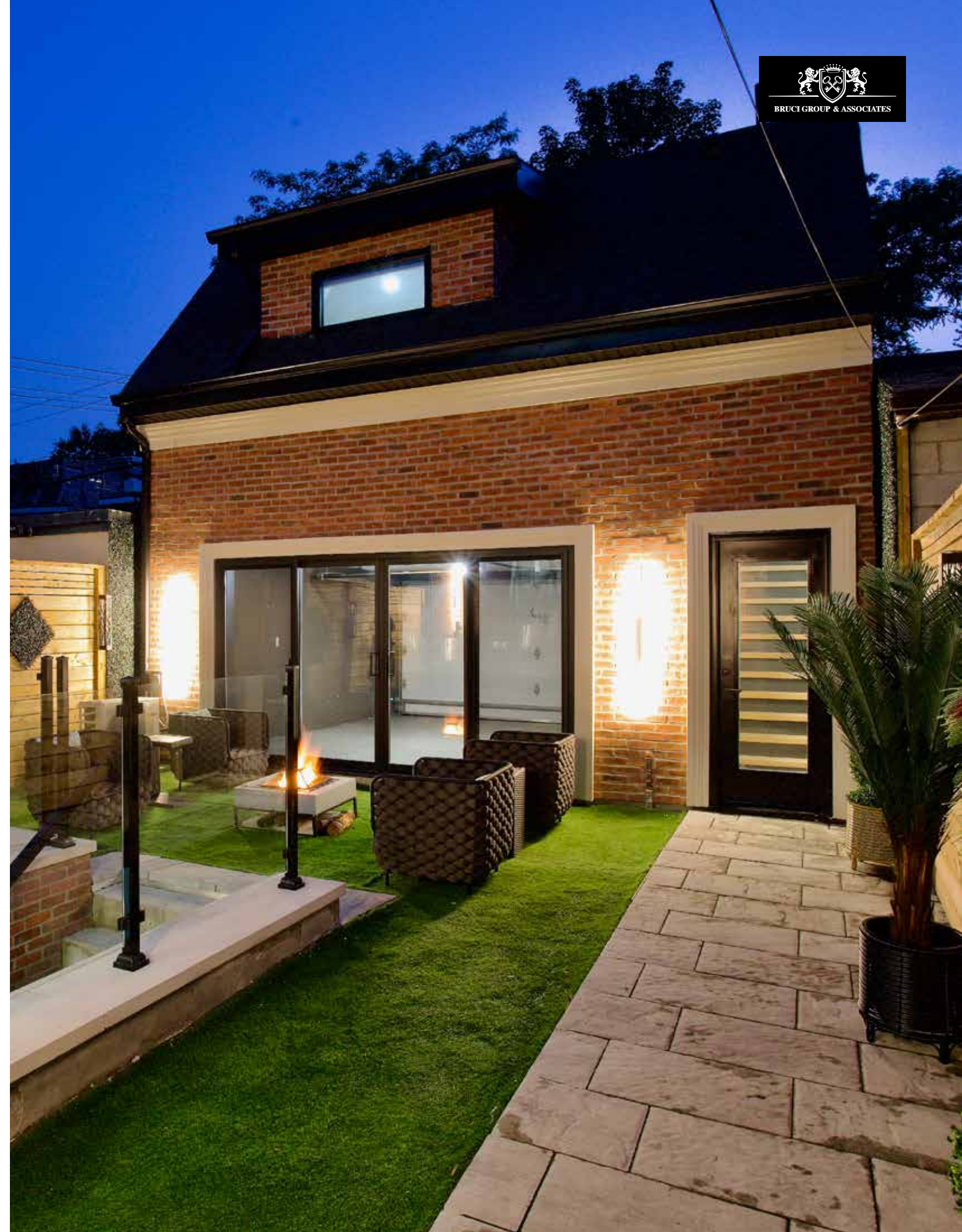
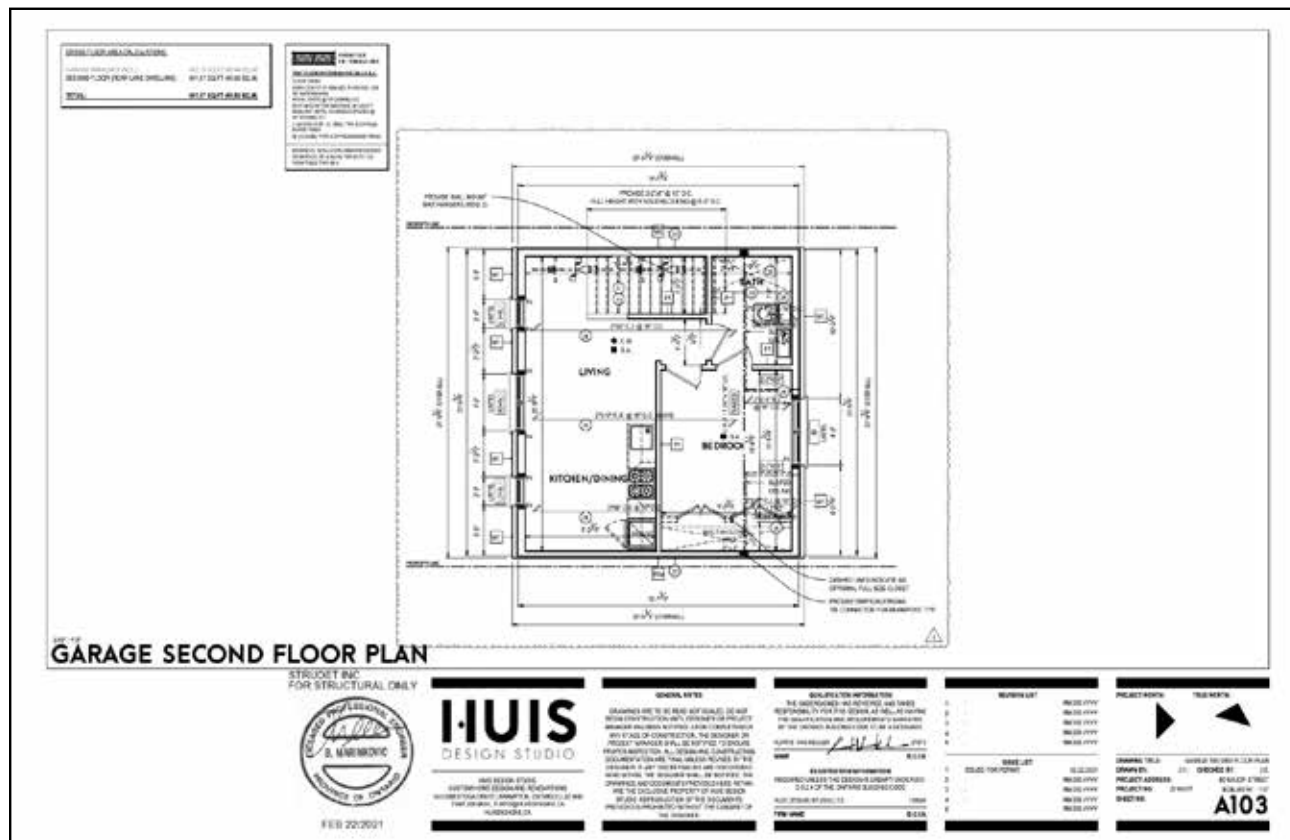
LOWER LEVEL DESIGNED FOR LEISURE & WELLNESS

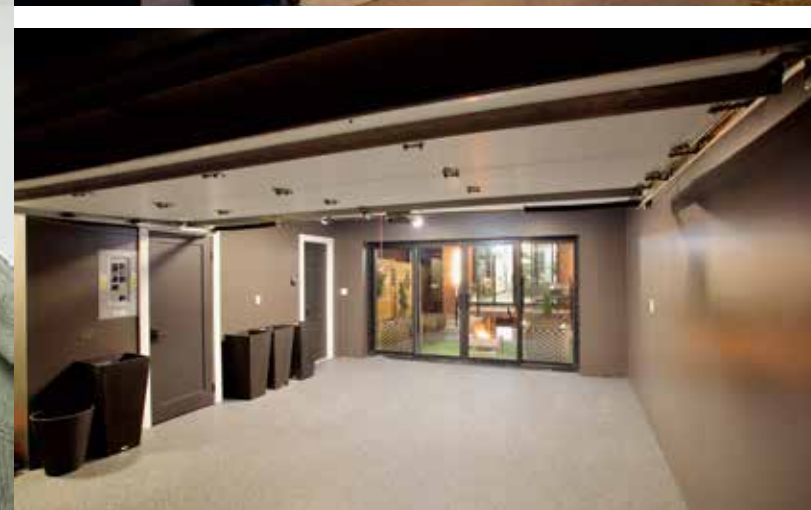
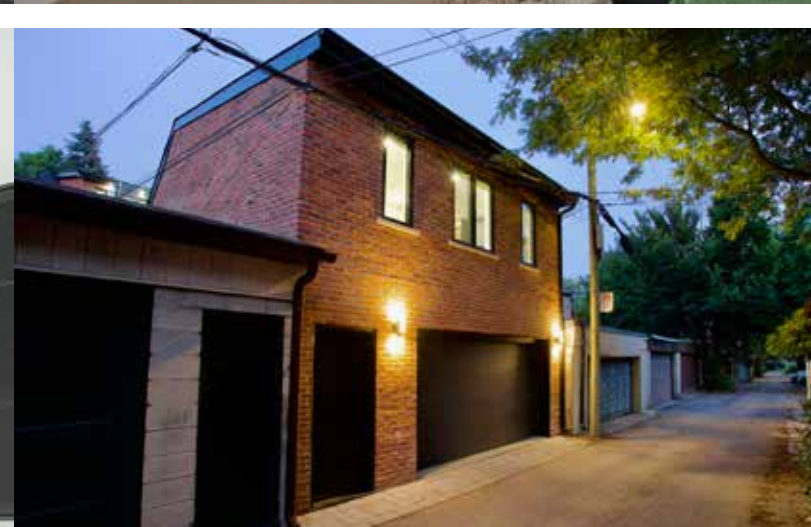
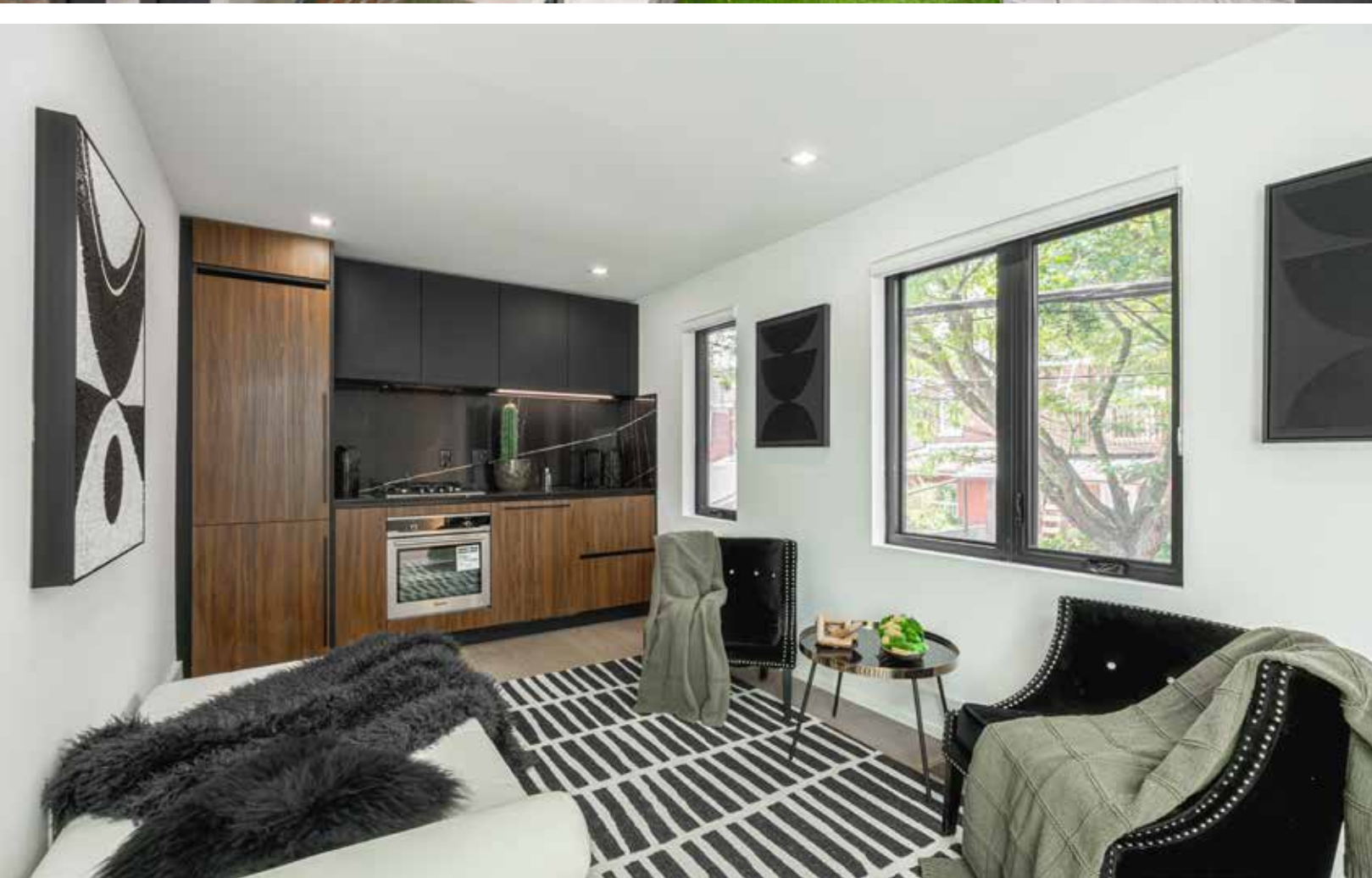
The Lower Level Is Thoughtfully Designed With Leisure And Wellness In Mind. Enjoy The Comfort Of Heated Floors Throughout, Expansive Recreation Room, A Serene Yoga Room, Spacious Laundry Room With Built-In Cabinetry For Added Storage And Convenience, A Sleek Modern Bathroom, A Custom Wet Bar, And A Spacious Guest Bedroom — Ideal For Hosting Visitors Or Serving As A Nanny’s Quarters. A Convenient Walkout Leads Directly To The Backyard Oasis, Seamlessly Blending Indoor Comfort With Outdoor Tranquility.





BRUCI GROUP & ASSOCIATES





FULLY DETACHED LANEWAY HOUSE

A Fully Separate Laneway House Completes This Exceptional Property — Featuring A Family Room, Private Bedroom, Modern Kitchen With High-End Appliances, A Stylish Bathroom, And Rough-Ins For A Washer And Dryer. This Versatile Space Is Perfect As A Guest Suite, Home Office, Creative Studio, Or A Private Retreat For A Growing Teen.

The Property Also Includes A Spacious Double-Car Garage With Ev Outlet-Ready, Offering Both Convenience And Future-Forward Functionality.



Showcasing An Expansive Three-Storey Read Extension, This Home Offers The Grandeur Of Forest Hill Living In A Prime Downtown Location.

Boasting Full Underpinning And A Poured Concrete Foundation Reinforced With Double Rebars, The Added Height Allows For A Seamless Walkout To The Serene Backyard. Engineered For Longevity And Performance, Key Upgrades Include A Backflow Valve, Sump Pump, And Entirely New Sewer And Drain Systems. The Home Has Been Meticulously Rebuilt From The Ground Up, With All-New Framing, Insulation, Drywall, Plumbing, Electrical, And A 200-Amp Panel.

MODERN LANEWAY SUITE

A Bespoke Modern Laneway Suite, Thoughtfully Built From The Ground Up To Suit Multigenerational Living, Business Use, Or Premium Rentals.

A TRUE HAVEN OF REFINED LIVING

This Residence Showcases Voluminous Living Spaces And An Enchanting Outdoor Oasis Designed For Ultimate Relaxation And Rejuvenation. Every Corner Reflects Thoughtful Sophistication, Making This Home A True Haven Of Refined Living. With Its Unparalleled Ambiance And An Array Of Inviting Spaces, It Graciously Invites You To Call It Home.

A Rare Blend Of Elegance, Comfort, And Style, This Home Is Crafted For Those Who Appreciate Life At Its Finest. Set On The Most Exclusive Spot On The Street, The Property Is A Seamless Fusion Of Pastoral Beauty And Urban Elegance. Expansive Interiors And Serene Outdoor Settings Come Together To Create A Timeless Retreat Where Luxury And Tranquility Meet.

TWO HOMES. ONE UNBEATABLE PRICE.
WELCOME TO YOUR NEXT CHAPTER.



PROPERTY DETAILS

SOPHISTICATED OUTDOOR HIGHLIGHTS

- **Prime Location:** Heart Of Downtown Toronto, Steps From Yorkville, University Of Toronto, Casa Loma, Rom, Ago, Exhibition Place & Cn Tower
- **An Icon Reborn:** Meticulously Reimagined And Fully Rebuilt From The Ground Up While Preserving Original Charm And Character
- **Grand Scale:** Expansive Three-Storey Extension Offering Forest Hill Grandeur In A Downtown Setting
- **Versatile Laneway House:** Fully Detached With Private Family Room, Bedroom, Modern Kitchen, Bathroom, And Laundry Rough-Ins — Ideal Guest Suite, Teen Retreat, Or Home Office
- **Outdoor Elegance:** Interlock Stone Pathways, Flagstone Patios, And Professionally Landscaped Gardens
- **Energy Efficient:** High-Performance Dual Hvac System in Main House, Separate 3rd HVAC System in Laneway House, Modern Led Potlights, And Designer Chandeliers Blend Historic Charm With Contemporary Luxury For Stunning Curb Appeal With Fully Landscaped Front Yard
- **Timeless Materials:** Showcasing Brand-New Brick Throughout, Complemented By Elegant Indiana Limestone, The Home Exudes Timeless Elegance. Every Detail — From The New Roof And Windows, To The Doors, Framing, Insulation, Drywall, Plumbing, And Electrical — Has Been Thoughtfully Rebuilt For Lasting Quality.

SOPHISTICATED INTERIOR HIGHLIGHTS

MAGNIFICENT MAIN FLOOR

- **Grand Entrance:** Open-Concept Design With Floating Glass Staircase Sets An Elegant Tone
- **Unobstructed Views:** Elevated Lot With Sweeping Cn Tower And Downtown Skyline Vistas, Ensuring Complete Privacy
- **Natural Light:** Floor-To-Ceiling Windows Flood Interiors With All-Day Sunlight, Framing Designer Gardens And Resort-Inspired Outdoor Spaces

- **Family Room:** Soaring Ceilings, Rich Wood Floors, Sleek Gas Fireplace, And Italian-Imported Cabinetry. Walk-Out To Serene Backyard
- **Chef’s Kitchen:** Dramatic Stone Waterfall Island, Top-Tier Industrial-Grade Appliances, And Extensive Italian-Imported Custom Cabinetry
- **Eat-In Area:** Tranquil Views Of The Private Backyard Oasis
- **Formal Dining:** Floor-To-Ceiling Picture Windows And Stunning Statement Chandelier — Perfect For Entertaining
- **Alluring Modern Powder Room:** Stylish, Private, And Conveniently Located

LUXURIOUS UPPER LEVEL

- **Primary Suite:** Spacious Walk-In Closet With Custom California Closets, Spa-Inspired Ensuite With Oversized Shower, Freestanding Soaking Tub, And Private Patio With Cn Tower And Skyline Views
- **Rooftop Terrace:** Panoramic City And Cn Tower Views Ideal For Entertaining And Relaxation
- **Secondary Bedrooms:** Second Bedroom With Private Ensuite And California Closets; Third And Fourth Bedrooms Share A Well-Appointed Bathroom And Walk-In California Closets
- **Second Floor Laundry** – Convenience That Elevates Your Lifestyle

LEISURE & WELLNESS LOWER LEVEL

- **Heated Floors:** Comfort Throughout The Lower Level
- **Yoga Room:** Serene Space For Wellness And Relaxation
- **Modern Bathroom:** Sleek Design With Premium Finishes
- **Custom Wet Bar:** Perfect For Hosting Guests
- **Guest Bedroom:** Spacious And Inviting With Walkout Access To Backyard Oasis
- **Spacious Laundry Room:** With Built-In Cabinetry For Added Storage And Convenience,
- **Expansive Recreation Room:** Featuring a Built-In Entertainment Unit Perfect For Enjoying Big-Screen TV With Family And Friends

LUXURY LANEWAY SUITE

Versatile Laneway House Featuring European-Imported Kitchen Cabinetry, Premium Wood And Porcelain Flooring, And High-End Appliances - Ideal For Extended Family, Business Use, Or Luxury Rentals.

INCLUSION SUMMARY

MAIN RESIDENCE:

Climate & Comfort:

- Dual Hvac System (2 Furnaces / 2 A/C Units)
- Radiant Heated Floors
- Nest Thermostats
- Instant Hot Water Tank
- Dual Humidifier

Lighting & Ambiance:

- Led Pot Lights Throughout
- Surround Sound Ceiling Speakers
- Designer Chandeliers
- Exterior Porch Lights
- Designer Outdoor Chandeliers
- Exterior Fascia Pot Lights

Interior Finishes & Fixtures:

- Custom Tall Front Door With Side Light
- Solid Interior Doors
- Designer Faucets
- Gas Fireplace With Custom Porcelain Slab Mantel
- 2 Skylights
- Custom Window Covers
- California Closets Throughout

Imported Features:

- Italian-Imported Kitchen Cabinetry
- Italian-Imported Built-In Entertainment Unit
- Italian-Imported Wet Bar With Cabinetry
- Italian-Imported Hall Closet
- European-Imported Engineered Hardwood Flooring
- Italian-Imported Porcelain In All Bathrooms

Kitchen & Appliances:

- Double Door Integrated Fridge
- Gas Cooktop With Hood Fan
- Built-In Oven & Microwave
- Integrated Dishwasher
- Bar Fridge

Laundry:

- Built-In Laundry Cabinetry
- Second-Floor Washer & Dryer
- Basement Washer & Dryer

LANEWAY HOUSE:

Interior Design:

- Italian-Imported Kitchen Cabinetry
- European-Imported Engineered Hardwood Flooring
- Italian-Imported Porcelain In Bathroom

Appliances & Fixtures:

- Integrated Fridge
- Integrated Dishwasher
- Gas Cooktop
- Led Pot Lights
- Designer Outdoor Chandelier
- Modern Window Covers
- Solid interior Doors

Structural Highlights:

- Staircase Skylight
- Floor-To-Ceiling Glass Panel

Comfort Systems:

- Air Conditioner
- Furnace
- Laundry Rough-Ins
- Instant Hot Water Tank
- Nest Thermostat



Drita Brucci

BROKER OF RECORD
LUXURY HOME SPECIALIST/MILLION DOLLAR GUILD

HOUSPRO DL REALTY BROKERAGE

DRITAHOMES@GMAIL.COM | DIRECT: 416-318-8452 | WWW.DRITABRUCI.COM



BRUCI GROUP & ASSOCIATES



The Information Contained In This Feature Sheet Shall Not Be Relied Upon By The Buyer As It May Be Subject To Change Or Error. It Is Designed Only As A General Reference To Which The Buyer And/Or Their Agent Shall Exercise Their Own Due Diligence To Verify The Information Herein And Shall And Rely Solely On The Same. Neither The Seller Nor The Listing Broker Shall Be Held Liable Or Responsible For Any Errors Or Omissions In Any Past, Present, Or Future Versions Of This Feature Sheet.
Designed and Printed by Iconica Communications Inc. 416-921-7484 www.iconica.ca