HOME OF THE WEEK » TORONTO SEMI-DETACHED

Cooking and entertaining is a big part of the current owner's lifestyle, as evidenced by the care and attention lavished on the dinning room, far left, and back deck, below. HARVEY KALLES REAL ESTATE LTD.

A lost elegance reborn

166 COTTINGHAM ST.

WHAT: A semi-detached, 2½-storey house with three bedrooms and three bathrooms on a 26- by 81-foot lot in midtown Toronto.

ASKING PRICE: $1,479,000

TAXES: $6,123 (2008)

AGENT: Harvey Kalles Real Estate Ltd. (Marni Lokash)

BY CAROLYN LEITCH

The owner of this semi-detached house in the centre of the city wanted a clean and open plan for his home, says designer Tara Fingold of Tara Fingold Interiors Inc.

"It needed to be brought to a level of sophistication more geared towards his lifestyle," she says.

That lifestyle includes cooking and entertaining. But he also wanted to restore some of the home's original elegance, which had been lost in previous renovations.

"It was so choppy," she recalls. "There was layer upon layer of weird stuff."

So Ms. Fingold set out to make the space more congenial.

She reconfigured and updated the kitchen cabinets, and had a large island installed between the kitchen and dining room. Chairs next to the island provide extra seating and give guests a place to congregate.

The CaesarStone on the island was used again in the fireplace surround to provide continuity between the areas in the open space.

A green glass backsplash livens up the kitchen. "The backsplash is light and a little bit sexy and sparkly," Ms. Fingold says.

From the family room, doors lead to a "great little entertaining patio." Tall trees hide an adjacent apartment building from view.

Upstairs, the second floor has a laundry room, bedrooms and a den. There's also a bathroom with tub and walk-in shower.

The third floor provides a master retreat. The bedroom is open to a bathroom with a walk-in shower and limestone surround on the soaker tub. The suite also has a sitting room.

Ms. Fingold says the layout would suit a couple, a bachelor or a hip, young downtown family.

"This is like your own oasis."

The amenities

The house has been recently renovated to open up the main floor for entertaining with easy flow between the kitchen and dining, living and family rooms.

The main level has floor-to-ceiling windows. The kitchen has a large CaesarStone island and built-in appliances.

The family room has sliding doors leading to a large, enclosed deck.

The second floor offers two bedrooms and a den, while the third floor is given over to a master suite with bedroom, bathroom and dressing room.

> ***There was layer upon layer of weird stuff.***
> Designer Tara Fingold

Designer Tara Fingold reconfigured and updated the kitchen, installing a large island between it and the dining room. Chairs next to the island provide extra seating and give guests a place to congregate.

Village 416-488-2875
Central 416-785-1500

Forest Hill
REAL ESTATE INC · BROKERAGE

416-226-1987 Bayview
905-881-7653 North

WHO'S WHO IN LUXURY REAL ESTATE
A Division Of John Brian Losh, Inc

$1,890,000 LOWER VILLAGE 'RENOVATED'
Reno'd! Sunfilled elegant 4 bd, 4 bth fam rm. Lrge principal rms, hrdwd thru-out. Gas frplc, stunning gourmet kit w/huge deck. S/S appls. Janie Jesin* 416-226-1987

BAYVIEW/YORK MILLS – $1,695,000
Stunning home in demand St. Andrews neighbourhood. Fabulous layout, gourmet kitchen, lower level in-law suite. Professionally. landscaped. Carolyn Feldman** 416-488-2875

1ST AD 114 HILLSDALE AVE WEST
$1,495,000. Absolutely stunning complete reno. 4 brs, gorgeous mstr ste, mn flr sunken fam rm w/walkout to deck. House shows to perfection throughout! Alex MacDonald*/ Jeffrey Wagman*** 416-785-1500

249 BEDFORD PARK AVE. $1,049,000
Prime Avenue Rd./ Lawrence. Custom built 3+1 bedroom, priv drive w/garage. Quiet deadend st. John Wanless school district. Main floor family room.
Toula Cousens**
Jay Bleiweis*
416-785-1500

CLASSIC BEACH HOME $825,000
Lovely restorations, tasteful decor and bright generous principal rooms. Prof. landscaped gdns back onto parkland. Steps to boardwalk & trendy Queen St. Diane Tobia* 416-488-2875

YORK MILLS & LESLIE
Reno 4+1 Bdr, Garage, Huge Deck, Hrdwd. Prvt Bckyrd. Great Location. Exc. Schools. Close to Shopping, Dining, Transit. Great for Entertainment. Just move in! Efnan Abacioglu* 416-226-1987

FOREST HILL

NEW HOME ON BELTLINE $4,295,000
Over 6000´ of living space on 50´x146´ lot. Unparalleled fin. C. Feldman** 416-488-2875

CLASSIC LOWER VILLAGE $2,195,000
Tudor centre hall. New kit., 5 brs, 5 baths, pristine wood panelling. G. Mitchell** 416-488-2875

RENOVATED CLASSIC $1,995,000 SOLD
Just move in! 4 bedrooms, 4 baths, family room and library. Cathy Kwinter* 416-488-2875

FOREST HILL BUILDING $1,899,000
37.5x134 lot backing onto Beltline. Add on/ build new! Adam Feldman* 416-488-2875

LOWER FOREST HILL VILLAGE!!
Spadina & Eglinton. 4 bedroom, 4 bath, 2 pr. gr. $1,798,000. Elizabeth Svirsky* 416-785-1500

LOWER VILLAGE CENTRE HALL $1,798,000
Fab. kit & fam room addition. Reno'd low lev, 4 br., south garden. G. Mitchell** 416-488-2875

NEW PRICE FOREST HILL RD ON PARK
$1,795,000. Excellent value! 40.5x130´ lot ideal to build, renovate! A. Feldman* 416-488-2875

708 BRIAR HILL $1,295,000
Bright 4 bdrm w/mstr ensuite. Mn flr pwdr rm, gorgeous garden! Jeff Wagman*** 416-785-1500

CEDARVALE DREAM STONE FRONT BUNGALOW SOLD
3 bdrm hm. Formal spaces, fin bsmt w/rec rm & nanny suite. R. Zuckerman** 416-785-1500

CENTRAL

BATHURST/AVENUE/CORTLEIGH BLVD
Fabulous custom res. Just completed. 4 brs, 7 baths. $3,199,000. F. Sversky** 416-488-2875

INCREDIBLE YORKVILLE T/H $1,899,000
Beautiful renovated 3 bdr, 4 bath, private drive. Lux pied-a-terre. I. Tator** 416-785-1500

FABULOUS BUILDING LOT ON FOREST WOOD
$1,795,000. Rarely offered 62´x148´ treed lot, demand location! C. Feldman** 416-488-2875

BRAND NEW LUXURY HOME ON BROOKE AVE!
4+1 bd, 6 bath on 40x30 lot. A truly remarkable home! $1,699,000. S. Wagman* 416-785-1500

BEDFORD PARK – ACROSS FROM PARK SOLD
$1,599,000. Set on deep lot, 4 bedrooms, renovated kitchen. Susan Slater* 416-488-2875

BLOOR/SHERBOURNE RES/COMM! $1,499M
Rare opportunity excellent location for professional offices. M. Cowan* & K. Alpert* 416-226-1987

335 DOUGLAS AVE $1,395,000
Custom built, 4+1 bdrms., 4 fireplaces, beautiful detail throughout. A. Feldberg* 416-785-1500

2 FAMILY HOME – INCOME OPP.
$1,249,000. 7 brs, 3 bths, large LRs & w/o to porches. Renovated. S. Merrick* 416-488-2875

CUSTOM RES APPROX 3600 SF $1,149,000
Set on 50x150 lot, 4 brs, 4 bth family & den. Fin lower-level. Faithe Sversky** 416-488-2875

EXCEPTIONAL – SPACIOUS $1,125,000
Balmoral Estates. 4800 sq´+ lower-lvl. Grand, well-proportioned rms. C. Joel* 416-488-2875

EGLINTON/CHAPLIN CRES $1,099,000
Det. 2-stry, 4 bdrm, large family rm, 2 bsmts, private DR + gar. Jay Bleiweis* 416-785-1500

EXTRAORDINARY NEW HOME $1,095,000
"Great room", stunning kit, lux. master & ens, fin'd bsmt, + + +. Nick Porretta** 416-568-7653

NEW PRICE AVE & LAWRENCE $979,000
5+1 br, 5 baths, over 3,000 sq. ft. on 54x107´ lot & beautiful fam hm. S. Wagman* 416-785-1500

AVENUE RD & LAWRENCE $949,000
3+1 bdrm, 4 bath on 25x150 lot, fam rm, fin bsmt, mbr w/5 pce. Les Aaron* 416-785-1500

66 MARMION AVE $759,000
4+2 bdrms, 4 baths, sep. ent. to fin'd basement. Eat-in kitchen. Alan Feldberg* 416-785-1500

606 RUSHTON RD $729,000
Charming 3 bdrm home steps to Cedarvale Park. Great value! A. Zuccarini* 416-785-1500

ARMOUR HEIGHTS!
Beautifully maintained updated quiet part of street, spacious gdn. A. Feldman* 416-488-2875

WYCHWOOD PARK AREA BEAUTY $659,000
3 bdrms, 2 baths separate LR with FP, gorgeous eat-in kitchen. Garage. M. Merrick* 416-488-2875

81 LYNNHAVEN RD SPACIOUS BUNGALOW
$610,000. 3 bed, 3 bth, fam. rm add. Inground pool, bk yard oasis. A. Feldberg* 416-785-1500

33 PARK HILL RD $599,900
Opportunity to live in Upper Village. Walk to Subway. Arlene Bomal* 416-785-1500

BAYVIEW

HOGG'S HOLLOW MASTERPIECE $3,595,000
New 4400´+ w/up lower-lvl. Secluded lot. Finest luxury appts. Carolyn Feldman** 416-488-2875

STUNNING HOME! $3,088,000
Gorg. 5+1br, 9 bths over 9,000 SF! Ultra luxurious in sought after area. S. Wagman* 416-785-1500

BAYVIEW VILLAGE SHEPPARD/BURBANK
Wonderful side split, Cathedral ceilings, great lndscpd lot. $758,800. A. Eidlitz* 416-226-1987

GORGEOUS CUSTOM HOME! GREAT LOC!
2 stry hm on spectacular lot! Great layout, fin. bsmt. Skylight, f/p wet bar. $699K. P. Ghaeinizadeh** 416-226-1987

NORTH

CUSTOM BUILT GORGEOUS HOME!
Stunning home @ Bayview/Steeles. $2,195,000. Jill Wagman*/Jeffrey Wagman*** 416-785-1500

CREATE YOUR OWN DESIGN! $729,000
Spacious hm w/amazing flow, incrd. 2nd fl w/lrg mstr. Prof. fin. bsmt. C. Goldman* 416-785-1500

THORNHILL WOODS VIEW – $699,000 SOLD
Totally upgraded, stunning new, marble counters, main lib. Adam Feldman* 416-488-2875

THORNHILL WOODS! UPGRADED $699,000 SOLD
4 bdrm with loft, stainless steel s/s appl's, coffered ceilings. Adam Feldman* 416-488-2875

THORNHILL WOODS GEM $679,900
Fabulous 4 br on sought after street. Limestone on main. Adam Feldman* 416-488-2875

STUNNING RICHMOND HILL HOME!
4 bed, fin'd w/o basement, huge f/r open to dream kit! $629,000. Sarah Ciss* 416-785-1500

THORNHILL WOODS SPECTACULAR SEMI SOLD
$459,900. 2240 sq´, totally upgraded, dk, hardwd, firepl. Adam Feldman* 416-488-2875

1ST AD! 99A YORK DOWNS DRIVE!
$725,000! Prime Bathurst N/Wilson! Incredible 4+1 br, 4 bth! Fab kit/bkr/fam rm combo o/l's gorgeous south lot + backs on park! Nanny ste! Mins to all amenities! Sandon Schwartzben** 416-226-1987

121 ESTHER CRES BATHURST/CLARK
$439,900. 3+1 bedrooms, 3 bathrooms. Finished basement. Alan Feldberg* 416-785-1500

THORNHILL WOODS END UNIT TOWNHOUSE
Aspen Ridge built with finished l-lvl. 9´ ceilings, great layout. A. Feldman* 416-488-2875

WEST

TRENDY DUFFERIN & ST. CLAIR GEM!
Reno'd 2 stry det. home w/private drive. Gourmet kitchen. $549,000. C. Goldman* 416-785-1500

45 WELLSPRINGS DR BY LAKELAND VILLAGE
$419,900. Stunning layout. 9 ft ceiling. 3 huge br. Prof. fin'd. Susana Mera* 416-785-1500

65 SNOWOOD CRT $339,000
Jane/Sheppard area. Completely renovated 4 bedroom home. Susana Mera* 416-785-1500

EAST

ROOFING BUSINESS & CONDO UNIT!
Turnkey roofing business w/clients. Prime location! $549,000. Steve Wagman* 416-785-1500

DVLP PROPERTY ZONED FOR 7 TOWNHOMES!
Architect drwgs incl. bldg ready for permit. App. site plan att. $549,000. S. Wagman* 416-785-1500

142 LINDEN AVE $399,000 KEN/DANF
Large bungalow w/separate entrance to bsmt. Walk to TTC. A. Zuccarini* 416-785-1500

CONDO

DON'T MISS OUT! $379,800
2 bdrm P/H, modern open concept, full city view! In the heart of city. A. Locke* 416-785-1500

GORGEOUS DET ANNEX EDWARDIAN
Lovingly maintained, beautifully updated & restored grand principal rooms, high coffered ceilings, fireplace, hardwood, butlers pantry, + + +. Nick Porretta** 416-568-7653

31 AVONDALE #410 $539,000
Gorgeous townhome, upgrades, fireplace, 3 level w/large mstr. Jeffrey Wagman*** 416-785-1500

THE BELLAGIO ON BLOOR
Luxury condo building, 2 BR, 2 bath wraparound terrace. $529,000. Al Karim** 416-226-1987

123 EGLINTON AVE E. SUITE 713
Fantastic condo in Yonge & Eg area. $419,000. Luxurious bldg. Mandi Shields* 416-785-1500

NEWPORT BEACH LUXURY 2 BDRMS
Priced to sell! 2 1/2 baths, 2 parking, bar, 1550 sq. ft. $420K. B. Jacobs* 416-488-2875

ELEGANT BLOOR STREET $389,000
Corner suite, 2 bdrms, 2 baths, parking & locker. Fab amenities. Lynne Elkind* 416-488-2875

YONGE/DAVENPORT "THE MEMPHIS" $355K
Bright open plan, 1 br, over 750sf. U/g pkg. Steps to TTC. Marty Roth* 416-817-2875

THE 'ICON' WELLINGTON/BLUE JAYS WAY
$334,900. 1 bdrm + den, opn cncpt, ugrnd pkg. J. Bleiweis*/D. Greenbaum* 416-785-1500

RENTAL

ROSEDALE 5 BR, 5 BTH $8000. CUL-DE-SAC
Great to entertain. Lynne Elkind* 416-488-2875

FOREST HILL RENO'D 3 BR SEMI, 2 PKG
$5500/mth. Carolyn Feldman** 416-488-2875

PRIME COMMERCIAL SPACE $2900
Bath/Eg. 1300sf. 1 pkg. F. Sversky** 416-488-2875

TOUCHSTONE ON LAKE MUSKOKA
Enjoy all the perks of cottage life with none of the responsibility. Care-free. Club, spa, dining room. Be ready for this summer! From $925,000. David Wagman* 416-488-2875 Arnold Bobkin* 416-226-1987

BATHURST/ST. CLAIR ACROSS FR PARK
Porches, pkg. S. Merrick* 416-488-2875

2 BR + DEN $1800! SPADINA/DUPONT
Fplce. pkg. Lynne Elkind* 416-488-2875

$1450 MONTH @ WELLESLEY SUBWAY!
1 bed, 1 bath, BBQ, view! A. Locke* 416-785-1500

OUT OF TOWN

LIVE IN LUXURY ON 85 ACRES
In King Rolling Hills. Lux. 5000´ bung, barn & kennel & pool. $2.9M. B. Jacobs* 416-488-2875

RARE NIAGARA WATERFRONT LOT
$299K. Build your dream. O/looking Lake Ontario. Gorgeous vistas. Cindy Manners* 416-488-2875

COMMERCIAL

6 PLEX ISLINGTON AVE REDUCED
Large 6000 sq. ft. building. Large return on investment. Many updated. Gary J. Pollock* 416-226-1987

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