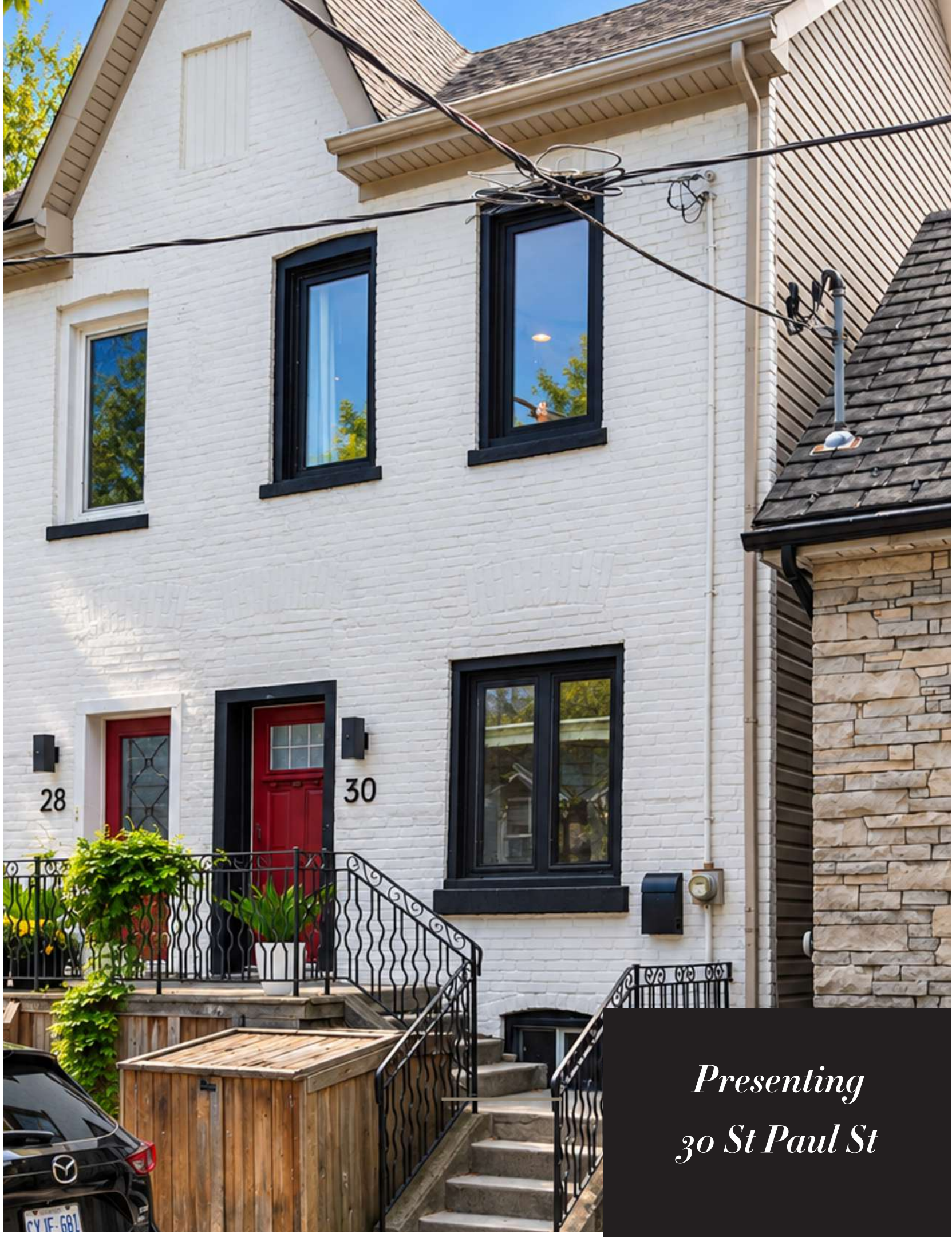




*Presenting
30 St Paul St*



Property Highlights

- Property Taxes 2026 \$7,327.82
- 1,454 Sq Ft Above Grade + 718 Sq Ft Basement
- Extensive Plumbing, Electrical & Structural Renovation
- 3 Bedrooms (& 2nd floor Family Room which Could be Converted to a 4th Bedroom), 2.5 Bathrooms
- Approx; 8'9" Ceiling Height in the Living & Dining Rooms, 8'6" on Second, Nearly 8' on the Third Floor & Nearly 7' in the Basement
- Crown Moulding on the Main Floor
- Imported Barn Board Hardwood Floors on the Main, Second & Third Floors
- Open Concept Living & Dining Room with Electric Fireplace & Marble Mantel
- Renovated Kitchen with Stainless Steel Appliances, Granite, Quartz & Solid Butcher Block Wood Countertops, Custom Cabinetry with Plenty of Storage, Fold out Desk, & Glass Double Door Walk-out to the Backyard
- Main Floor Powder Room with Wainscotting, Crown Moulding & Heated Black & White Herringbone Marble Tile Floor
- 3 Generously Sized Bedrooms with a Choice for a Primary Bedroom on the 2nd or 3rd Floor
- 2nd Floor Primary Bedroom Features Floor-to-Ceiling Built-in Closets
- Open Concept Second Floor Family Room (or 4th Bedroom) with Pot Lights & Decorative Wallpaper
- 4 Piece Hall Bathroom with Tub & Shower and Custom Wall-to-Wall Vanity with Marble Tiling Finishes
- Third Floor Features a Third Bedroom (Option as a Primary Bedroom) & Glass-Sliding Door Walk-out to a Private Roof Top Deck
- Underpinned Basement Recreation Room with an Above Grade Window, Pot Lights, Built-in Shelving & Nook
- Laundry Area with Countertop & Cabinetry
- 3 Piece Basement Bathroom with Built-in Linen Closet, Tub, Vanity & Calcutta Marble Wall Tiles
- Low Maintenance Private Fenced Deck/ Backyard with Perennial Fir Trees
- Detached 1.5 Car Garage Access via Laneway Approx Dimensions 14'2" Width x 10'5" Height x 20' Length

Public & Catholic School Catchment Area: Nelson Mandela Park (PK - GR 8), St Paul Catholic School (PK-8), Jarvis Collegiate Institute (9-12), St Michael's Choir (9-12) St Joseph's College (9-12)



Renovations & Structural Improvements

Whole-Home Renovation & Restoration

- Extensive interior renovation and restoration, reconfiguring the property from multiple units into a single-family home
- Original high ceilings restored (2013)
- All levels re-plastered (2013)
- New interior doors throughout (2013)
- Imported barn board flooring installed on the main, second and third floors (2013)
- Oak staircase to the third floor installed (2024)
- Berber Carpet (2026)

2012 – Basement Underpinning & Structural Work

- Basement underpinned and lowered, increasing the ceiling height to approximately 6'10"
- Structural reinforcement completed, including installation of carrying beams and additional structural supports

Garage Structural Reinforcement

- Garage structurally reinforced in conjunction with the neighbouring property (2024)
- New garage door (2018)

2013 – Kitchen Renovation

- Entirely new kitchen created where no kitchen previously existed
- Solid butcher-block, Quartz & Granite countertops
- Upgraded plumbing and electrical
- New appliances installed as part of the renovation
- Whirlpool Fridge/Freezer (2026)

2013 – All Bathrooms Renovated

- All bathrooms renovated with new fixtures and marble finishes
- Main-floor powder room finished in marble with heated floors
- Basement bathroom features Calacatta marble wall finishes

2011, 2012, 2023 PLUMBING, WATER & DRAINAGE

- New 3/4" water service installed from the house to the City connection (2023)

- Sewer/drain service installed and cleaned out to the City (2023)
- Entire basement sewer and drainage system replaced including the Sewer stack (2012)
- Sump pump installed (2012)
- Backwater prevention valve installed (2012)
- Weeping-tile drainage system installed (2012)
- PEX plumbing installed (2011)

HEATING, COOLING & MECHANICAL

- Ductless mini-split heating and cooling system installed (2018)
- NTI boiler installed, Hot water tank installed, Stelrad radiators installed throughout (2011)

ELECTRICAL, INSULATION & SOUNDPROOFING

- Additional soundproofing installed along the party wall to improve sound isolation (2022)
- Electrical system updated & Knob-and-tube wiring removed (2013)
- Lighting fixtures installed throughout (2013)
- Insulation installed between floors for improved sound separation (2013)

ROOFING & EXTERIOR

- Garage Roof Resingled (2026)
- Exterior brick and mortar work redone and exterior painted (2023)
- Custom wooden garbage-bin enclosure (2016)
- Main sloped roofs redone (2013)
- Third-floor flat roof redone and waterproofed (2013)
- Rooftop deck rebuilt (2013)

2011 WINDOWS & EXTERIOR DOORS

- Eco-friendly tilt-and-turn windows installed on the main and second floors
- Front entrance door upgraded
- Rear door upgraded
- Roof-access door upgraded



A beautifully reimagined Corktown semi, where historic character meets extensive modern renovation in one of Toronto's most vibrant downtown neighbourhoods. Offering 1,464 sq. ft. above grade, this 4 bedroom, 3-bathroom home has been thoughtfully renovated from top to bottom, including a comprehensive to-the-studs transformation, and an underpinned basement.

The open-concept main floor showcases restored high ceilings, striking imported barnboard flooring, a sophisticated contemporary modern fireplace and a renovated kitchen. A dedicated main-floor office provides an ideal work-from-home space, while a convenient powder room with heated marble floors completes the level.

Upstairs, the flexible floor plan includes a spacious second-floor family room, (formerly the fourth bedroom and easily converted back), plus three bedrooms and a beautifully renovated bathroom. The fully underpinned basement adds exceptional usable living space, with an impressive ceiling height of almost 7', a large rec room and a beautifully renovated bathroom featuring Calacatta marble wall finishes. Major improvements extend well beyond the finishes, with updated electrical and plumbing, new windows, enhanced soundproofing along the party wall, upgraded water and sewer services, HVAC, extensive structural work, and numerous roof and exterior improvements.

Outside, enjoy a private backyard, a fabulous third-floor rooftop deck, and the increasingly rare convenience of lane access to a large garage with parking and excellent additional storage.

A sophisticated urban home offering exceptional versatility, outdoor space and substantial infrastructure upgrades—all tucked away on a quiet street, moments from the neighbourhood's shops, restaurants, parks, transit and downtown Toronto.





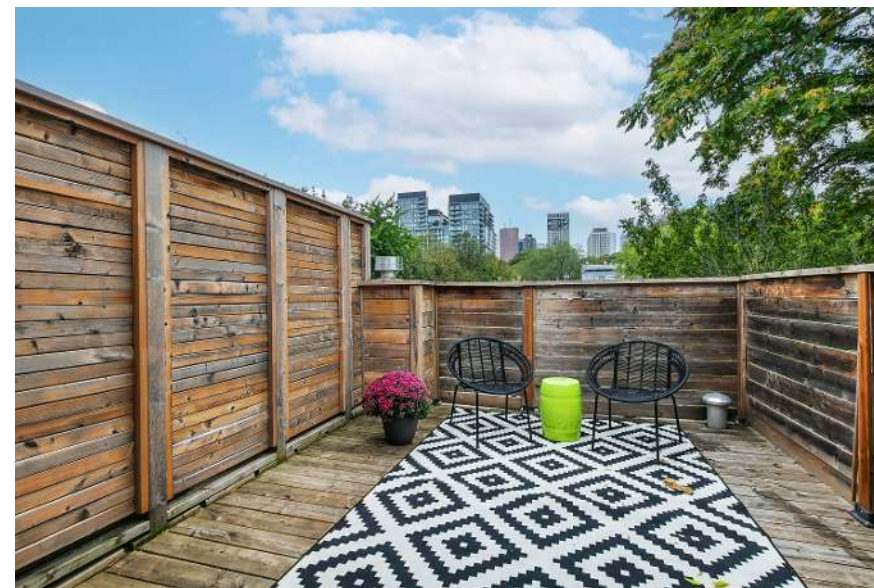






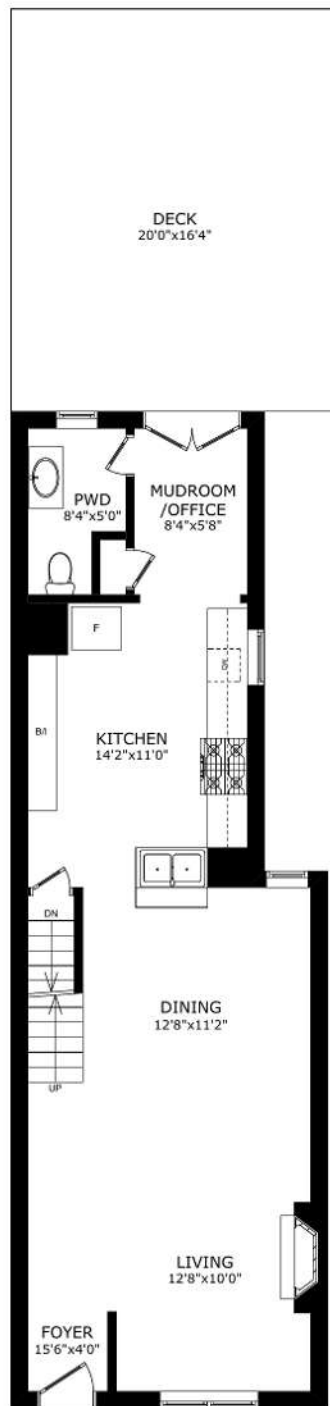








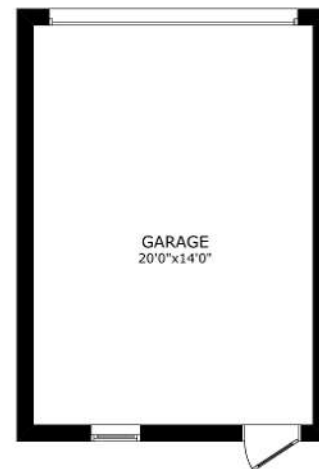




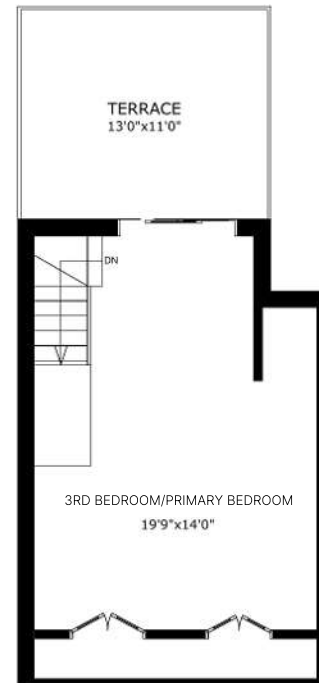
MAIN FLOOR



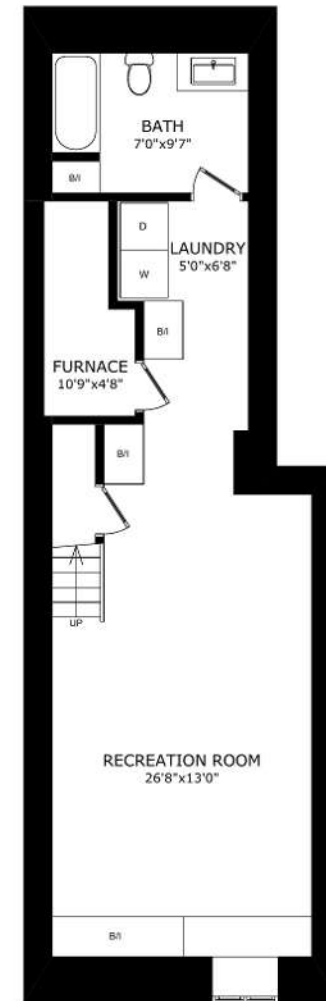
SECOND FLOOR



GARAGE



THIRD FLOOR



LOWER FLOOR



Walker's Paradise
Daily errands do not require a car.



Rider's Paradise
World-class public transportation.



Biker's Paradise
Flat as a pancake, excellent bike lanes.

INCLUSIONS: Whirlpool Fridge/Freezer, Frigidaire Stove/Oven, KitchenAid Dishwasher (in as is condition), LG Front Loading Washer & Dryer, Electric Fireplace, Hot Water Tank, 3 Ductless AC units (the heating function has never been used and is in as is condition), All Built-ins, All Hanging Electrical Light Fixtures, All curtain rods.

EXCLUSIONS: All Artwork & Decorative Mirrors, Main floor Desk, All Drapes, All TVs & Brackets



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