

# Stunning reno/rebuild in the heart of Sunnylea

30 Sunnylea Avenue West, Toronto, ON M8Y 2J7

**\$1,749,000**

3 bedrooms, 3 full baths & 1 partial - 3600 square feet of living space



View virtual tour at:  
<https://tours.bhtours.ca/30-sunnylea-ave/>

Doing it right: A reno/rebuild with architectural integrity

Start with a lovely stone and brick Tudor cottage-style home, built in 1945.

Enlarge it to fit a modern, 21st-century lifestyle, adding space for entertaining and family activities, bigger bedrooms and new bathrooms.

Replace all the systems: new wiring, HVAC, roofing. Add three stone wood-burning fireplaces. Include top-of-the-line appliances, luxury bath fixtures, and nice extras like heated floors.

Enhance the original historic design. Make the new chimney match the old one. Construct new roof lines that fit the home's profile. Create beautiful landscaping, and enclosed gardens with their own walkouts.



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