

**PRESENTED BY****Vivien Sharon**

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Welcome to an unparalleled living experience in this brand-new, custom-built luxury home with a 4-sided stone facade. Spanning about 4061 sq. ft. above grade (MPAC), this residence offers a haven of sophistication that has never been lived-in. The main floor greets you with soaring 10' 4" ceilings, while the second floor exudes over 9' 9" ceilings in certain areas. Lavish upgrades adorn the kitchen, primary bedroom and ensuite, including a magnificent 14' x 17' walk-in closet and dressing room outfitted with built-in closet organizers. Experience culinary excellence with top-quality Sub-Zero and Wolf appliances, complemented by a gourmet kitchen and a built-in wine display, perfect for entertaining. This home is filled with many upgrades throughout.

**PROPERTY DETAILS**

Annual Taxes: \$18,728.96 (2023)

Offered At: \$4,480,000

Possession: 30/60 days

Legal Description: Lot 22, Plan 66M2550 subject to an easement for entry as in AT5782055 City of Toronto

Lot Measurements: 71.34 ft x 107.85 ft x 34.52 ft x 6.67 ft x 6.67 ft x 6.67 ft x 25.44 ft x 5.38 ft x 5.38 ft x 72.48 ft (Geowarehouse).

**Rental Item:** Hot Water Heater**Owned Items Included:**

- M4 Smart Connect Panel Grand Alarms system and equipment
- ( monitoring fee every 2 months)
- 4 exterior cameras
- High efficiency furnace
- Air purifier

- Aprilaire humidifier
- Exterior air conditioner unit
- Cambridge 3-floor elevator, inspection completed March 2024
- Central vacuum and hoses
- All appliances

### **Inclusions:**

- Wolf Stainless Steel 8-Gas Burner
- Wolf Oven
- Wolf Heating Oven
- Stainless Steel Wolf Overhead Fan
- Wolf Stainless Steel Built-in Microwave
- Built-in Stainless Steel Asko Dishwasher
- Sub-Zero Double Fridge
- Sub-Zero Wine Fridge
- Side By Side Stainless Steel Whirlpool Washer/Dryer

### **Exterior Pertinent Information:**

- Upgraded 4-sided exterior stone facade
- Newly installed black aluminum fence surrounding front lawn
- Newly installed backyard wood/veneer composite fence
- Newly installed outdoor surveillance cameras (x4)
- Newly installed sprinkler system for front and backyards
- Backyard covered loggia patio deck
- Outdoor backyard gas hookup for BBQ
- 3-step entrance doorway, covered portico
- New grass front and back, July 2023
- Backyard rear door to the basement
- Interlocking stone driveway

### **Garage/Driveway:**

- Two car garage
- Interlocking driveway for 2 cars
- Remote control garage door

**Interior Pertinent Information**

- 4061 sq. ft. approx. on main and upper floors (see floor plan)
- 2000+ sq. ft. approx. in basement (see floor plan)
- Two skylights
- Cambridge 3-floor elevator
- M4 Smart Connect Panel Grand Security Alarm System

**MAIN FLOOR**

- Hardwood floors throughout
- Newly installed custom built-in rolling blinds in each room
- Marble foyer with coffered ceiling and pot lights
- Honeywell HVAC Temperature Control
- Central vacuum with hoses
- 2 piece powder room
- Newly installed window coverings in all rooms
- 10'4" ceilings

**GREAT ROOM**

- Dior designer wallpaper
- Built-in direct vent gas fireplace
- French door walk-out to backyard terrace
- Upgraded coffered ceiling
- Pot lights

**KITCHEN**

- Upgraded built-in appliances featuring sub-zero french door refrigerator
- Asko stainless steel dishwasher
- Wolf overhead stainless steel fan
- Wolf stainless steel microwave
- Wolf stainless steel 8-gas burner, oven and warming oven
- Wolf built-in wine fridge
- Stainless steel sink and faucet
- Full marble kitchen counter
- Marble counter centre island with extended breakfast counter sitting area
- Built-in wine rack display shelf
- Chef's pullout table and built-in pantry
- Chandelier in breakfast area
- Pot lights
- LED lights underneath the kitchen cabinets

**DINING ROOM**

- Upgraded coffered ceiling
- Chandelier
- Pot lights
- Windows

**STUDY**

- Built-in bookshelves
- 2 sets of windows
- Pot lights
- Chandelier

**SECOND FLOOR**

- Hardwood throughout
- Newly installed window coverings in all bedrooms
- Two skylights
- Coffered ceiling
- Pot lights

**PRIMARY BEDROOM AND WALK-IN CLOSET DRESSING ROOM**

- Spacious and luxurious walk-in closet featuring centre island with built-in storage drawers, built-in vanity counter sitting area, full glass door closet and two mirrors
- Skylight above closet centre island
- Upgraded coffered ceiling
- Pot lights
- Chandelier

**PRIMARY ENSUITE**

- Heated marble flooring with control monitor
- 6 piece featuring walk-in glass shower with sitting bench, freestanding bathtub, toilet, bidet, and his and her sink vanity

**SECOND BEDROOM**

- 3-piece ensuite
- Walk-in closet with built-ins

**THIRD BEDROOM**

- 4-piece ensuite
- Walk-in closet with built-ins

**FOURTH BEDROOM**

- 3-piece ensuite
- Walk-in closet with built-ins

**LAUNDRY ROOM**

- Side by side stainless steel Whirlpool washer/dryer
- Built-in cabinet and counter
- Sink

**BASEMENT**

- Laminate flooring throughout
- 2-piece washroom
- Recreation room
- Media/Theatre Room
- Walkout to backyard
- Utility Room with water heater, furnace, air purifier and humidifier
- Electrical panel
- Windows

**BASEMENT BEDROOM**

- 3-piece washroom
- Nanny suite

**ADDITIONAL ATTACHMENTS**

- Schedules B, B2, C, 801, Consent to Advertise
- Floor Plan
- Data Sheet with room measurements

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