

# 37 BROOKFIELD ROAD HOGG'S HOLLOW

## Property Details

<b>Lot Size:</b>	60 x 221.72 feet
<b>Square Footage:</b>	Approximately 7,805 square feet across all levels
<b>Taxes:</b>	\$24,885.33 (2023)
<b>Closing Date:</b>	60/90 days/to be determined
<b>Parking:</b>	Private double driveway + oversized garage

**Inclusions:** Main floor kitchen: KitchenAid fridge, Ultraline gas stove, Ultraline hood fan, Bosch dishwasher, Thermador warming drawer, built-in Sharp microwave drawer, wine fridge, Insinkerator; Lower level kitchenette: flat cooktop, KitchenAid dishwasher, Samsung fridge, Panasonic microwave; electric light fixtures (except as noted under exclusions); all window coverings + blinds (except as noted under exclusions); all broadloom where laid; central vacuum, hose and equipment; lawn and garden irrigation system; LiftMaster auto garage door opener and remote; Cana Vac central vacuum, hose, and accessories; two stacked Whirlpool washer and dryer sets; hot tub; pool equipment (heater, filter, and pump); wine cellar racks and chilling unit; Speakercraft MZC 88 multi input (located in main floor family room); alarm system + camera system; Gladiator Cadet workbench / 2 Gladiator Cadet wall mounted cabinets / 2 Gladiator Cadet storage units (in garage).

**Exclusions:** Any and all artwork; all audio / visual equipment; all household and outdoor furniture, including but not limited to the main floor study bookcases; billiards table and accessories; curtains in dining room and middle bedroom (spare bedroom on 2nd floor); chandelier in living room.

**Rentals:** Rheem hot water tank + ADT alarm monitoring

### Pertinent Details:

- Carson Dunlop pre-listing home inspection report available;
- Multi-year, multi-phase renovation. The first phase was completed in 2010 and the last phase completed in 2014;
- Existing photocopy of survey;
- Lawn irrigation system covers majority of the front, back and side areas

### Mechanicals:

- LiftMaster automatic garage door opener
- Cana Vac central vacuum
- Rheem hot water tank (rental)
- 2 x high efficiency forced air natural gas furnaces
- 2 x air conditioner units



## MAIN FLOOR

### Foyer

- Oak paneled front entry door with transom window
- Tumbled marble tile flooring
- Closet
- Large under stairs closet
- Vaulted two-storey ceiling
- Gracious sweeping staircase
- Wrought iron globe chandelier
- Recessed lighting
- Plaster crown mouldings
- Access to the single car oversized garage

### Powder Room

- Tumbled marble tile flooring
- Tumbled marble floating countertop
- Hand hammered surface-mounted metal sink with wall-mounted faucet
- Antiqued mirror
- Toilet
- Oval window
- Crown mouldings
- Two wall sconces

### Access to Garage

- Full slat-wall installation with significant number of accessories
- Gladiator Cadet work bench
- Two Gladiator Cadet wall mounted cabinets
- Two Gladiator Cadet storage units
- Central Vac
- LiftMaster automated garage opener

### Dining Room

- Hardwood flooring
- Large window overlooking the front garden with built-in banquette
- Two-sided open gas fireplace with cast stone pre-fabricated mantle
- Wainscotting
- Plaster crown mouldings
- Built-in speakers with in-wall system controller
- Recessed lighting
- Chandelier

### Living Room

- Hardwood flooring
- Two-sided open gas fireplace with marble surround
- Two windows with sheers
- Plaster crown mouldings
- Built-in speakers with in-wall system controller
- Recessed lighting

### Study / Library

- Double pocket entry doors
- Hardwood flooring
- Valor gas fireplace with vintage-look brushed steel Victorian firebox and wood mantle
- Two large windows overlooking the front garden
- Built-in speakers with in-wall system controller
- Tiffany-style stained-glass pendant light fixture
- Recessed lighting
- In-floor power and ethernet

### Kitchen

- Open concept
- Tumbled marble tile flooring
- Large centre island (with bar sink, built-in desk and large breakfast bar seating)
- Storage under built-in desk with ethernet connectivity
- Custom cabinetry
- Granite countertops and backsplash
- KitchenAid fridge, Ultraline six-burner gas stove, Ultraline hood fan, Bosch dishwasher, Thermador warming drawer, built-in Sharp microwave drawer, wine fridge
- Stainless-steel undermounted sink with Insinkerator food disposal system
- Pantry
- Appliance garage
- Window overlooking the side garden
- Double glass garden doors with walk-out to stone terrace
- Plaster crown mouldings
- Built-in speakers with in-wall system controller
- Recessed lighting
- Three modern-farmhouse style pendant light fixtures over the island
- Wi-Fi enabled thermostat

### Breakfast Area

- Open concept
- Combined with Kitchen
- Hardwood flooring
- Plaster crown moldings
- Recessed lighting
- Built-in speakers with in-wall system controller
- Double glass garden doors with walk-out to stone terrace

**For more information regarding this property, please contact Christian, Paul, Noreen at (416) 960-9995**

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## Family Room / Music Area

- Hardwood flooring
- Wall-to-wall windows with two glass garden doors and walk-out to stone terrace
- Wood-burning fireplace with cut stone surround, flanked by custom built-ins with open shelves and cupboards
- Built-in speakers
- Recessed lighting
- Plaster crown mouldings

## SECOND FLOOR

### Sitting Area

- Hardwood flooring
- Open concept
- Heatilator-brand gas fireplace (with stone surround and flanked with custom built-ins, open shelves and cupboards)
- Large window overlooking front garden
- Plaster crown mouldings
- Built-in speakers
- Wi-Fi enabled thermostat
- Recessed lighting

### Primary Bedroom with Ensuite

- Wool broadloom
- Walk-in closet (with pocket doors, bench, and built-in organizers)
- Custom wall-to-wall wardrobe
- Contemporary gas fireplace with rolled steel surround
- Two side windows with honeycomb blinds
- Plaster crown mouldings
- Built-in speakers with in-wall system controller
- Recessed lighting
- Wall-to-wall windows with two glass garden doors and Juliette balcony overlooking the back garden

### Primary Five-Piece Ensuite Bathroom

- Heated Crema Marfil marble tile flooring with granite boarder
- Large walk-in shower (with rain showerhead, handheld wand, shampoo niche, Crema Marfil surround and glass enclosure)
- Double vanity with Crema Marfil marble countertop and two undermounted sinks
- Bain Ultra bubble jet tub with marble surround
- Open glass shelves
- Water closet with Toto toilet
- Heated towel rack
- Large framed mirror
- Oval window
- Built-in speakers with in-wall system controller
- Two wall sconces and recessed lighting

## Second Bedroom with Ensuite

- Wool broadloom
- Double mirrored closet
- Two large windows with blinds overlooking the front garden
- Built-in window bench
- Plaster crown mouldings
- Contemporary light fixture
- Recessed lighting

### Four-Piece Ensuite Bathroom

- Heated marble tile flooring
- Floating vanity with one-piece integrated sink / counter
- Jet soaker tub + shower combination (with handheld faucet, shampoo niche and subway tile surround)
- Mirrored medicine cabinet
- Toilet
- Oval window
- Valance lighting
- Recessed lighting

### Third Bedroom with Ensuite

- Wool broadloom
- Double closet
- Two large windows with blinds overlooking the front garden
- Oval window
- Plaster crown mouldings
- Chandelier
- Recessed lighting

### Four-Piece Ensuite Bathroom

- Heated ceramic tile flooring
- Pedestal sink
- Soaker tub + shower combination with ceramic tile surround and shampoo niche
- Beveled mirror
- Toilet
- Window
- Valance lighting
- Recessed lighting

### Fourth Bedroom

- Wool broadloom
- Double closet
- Large windows with blinds overlooking the back garden
- Plaster crown mouldings
- Access to semi-ensuite
- Pendant light fixture

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## Four-Piece Semi-Ensuite Bathroom

- Heated ceramic tile flooring
- Double vanity with glass countertop, two glass vessel sinks, and wall mounted faucets
- Walk-in shower (with shampoo niche, spectacular round glass tile surround and glass enclosure)
- Large mirror
- Window
- Toilet
- Two wall sconces
- Recessed lighting

## Fifth Bedroom

- Wool broadloom
- Double closet
- Large windows with blinds overlooking the back garden
- Plaster crown mouldings
- Pendant light fixture

## Laundry Room

- Ceramic tile flooring
- Soaking sink
- Built-in cabinetry
- Folding counter
- Window
- Stacked Whirlpool washer and dryer
- Attic access
- Ethernet & AV & camera control system
- Upper furnace

## LOWER LEVEL

Oak side entry door with glass etched-glass panels and tumbled marble on stairs

## Hallway

- Heated terracotta tile flooring
- Storage room
- Two double closets and an additional closet
- Storage under stairs
- Recessed lighting

## Wine Cellar

- Commercial glass viewing wall and entry door
- Terracotta tile flooring
- Whisper Kool chiller unit
- Wine racks with 1500 bottle capacity
- Recessed lighting

## Three-Piece Bathroom

- Marble tile flooring
- Wall mounted sink
- Walk-in shower (with subway tile surround and glass enclosure)
- Toilet
- Framed mirror
- Medicine cabinet
- Recessed lighting

## Home Gym

- High performance vinyl wood-look flooring
- Decorative fireplace
- Wall-to-wall mirrors
- Two above grade windows
- Recessed lighting

## Spare Room / Nanny's Room

- Currently used as a hobby room
- Broadloom
- Window
- Recessed lighting

## Recreation Room / Billiards Area / Media Area

- Open concept
- Massive space
- High performance vinyl wood-look flooring
- Gas fireplace with contemporary cut stone surround
- Built-in speakers with in-wall system controller
- Recessed lighting

## Kitchen

- Open concept
- High performance vinyl wood-look flooring
- Contemporary cabinetry
- Two burner flat cooktop, KitchenAid dishwasher, Samsung fridge, Panasonic microwave
- Quartz countertop and mosaic marble backsplash
- Bar area with mirrored wall and open glass shelves and quartz countertop
- Recessed lighting

## Mudroom

- Heated tile flooring
- Open shelves
- Wall-to-wall windows with two glass garden doors and walk-out to hot-tub and to back garden
- Second laundry with stacked Whirlpool washer and dryer
- Recessed lighting

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### Three-Piece Bathroom

- Heated tile flooring
- Ideally located close to hot tub and pool
- Toto toilet
- Walk-in shower (with rain showerhead, river rock tile flooring, porcelain tile surround and glass enclosure)
- Floating vanity with one-piece integrated sink / counter
- Large mirror
- Access to cedar change room
- Two wall sconces

### The Great Outdoors

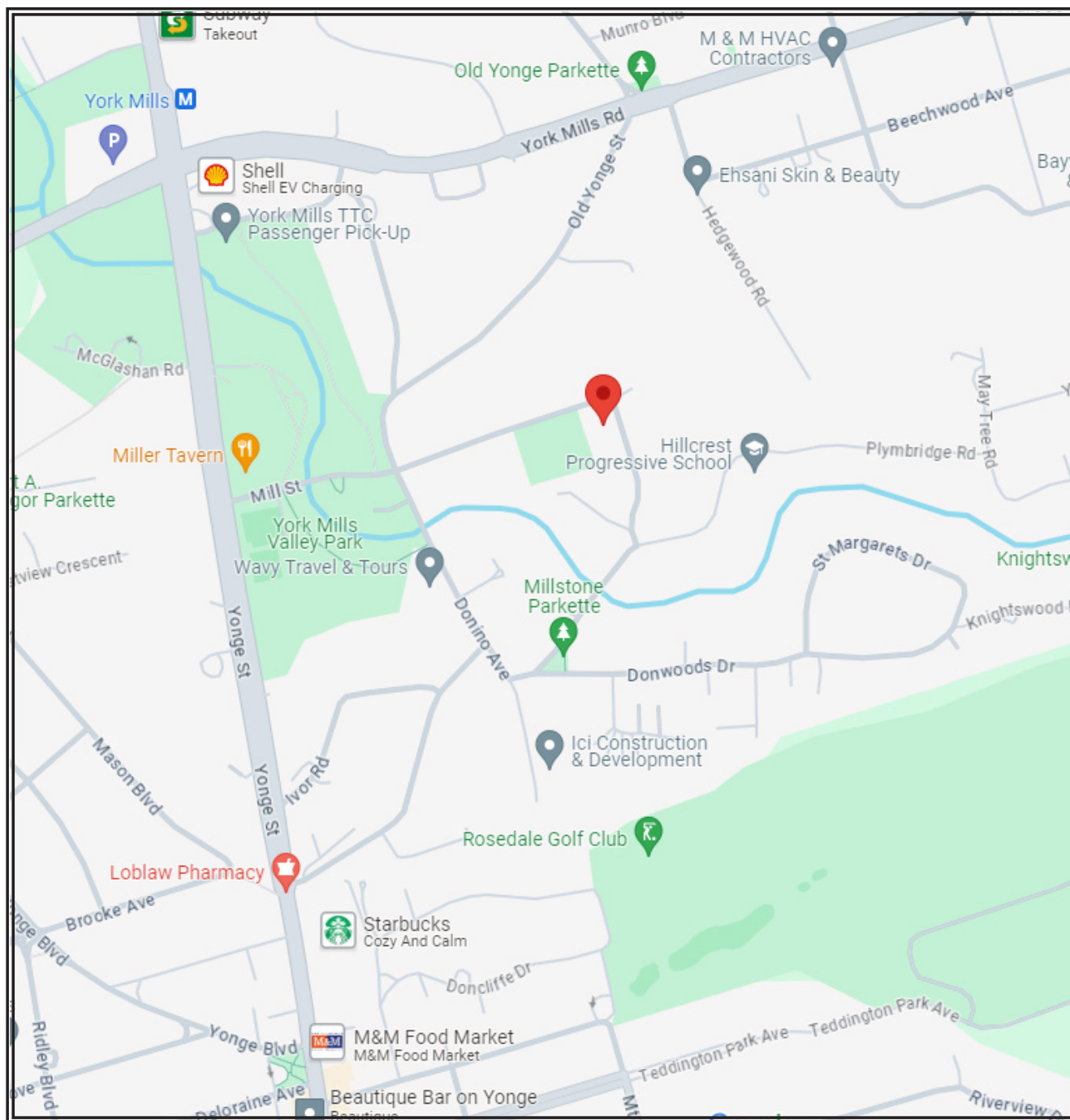
- Stone dining and lounge terrace
- Stone chimney with wood-burning fireplace
- Inground pool
- Hot tub
- Cabana
- Beautifully landscaped grounds
- Garden shed

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