

24 High Park Gardens

Feature List

Located on coveted High Park Gardens, built in 1911, over 5600sq ft of living space, 5 bedrooms, 5 bathrooms, on 50' x 103' lot steps from High Park. This grand old brick home underwent a complete custom renovation in 2016-18. Upgraded with loving attention to detail to include numerous high-end modern amenities yet preserving many original classic High Park features.

Stately Custom Family Home

- 5 beds, 5 baths
- 3925+ sq ft over 3 floors
- 1700+ sq ft finished lower level
- 2 car garage
- mutual oversized concrete drive
- brilliant parking with 2 car brick garage +
- Marlee roof
- copper eaves
- 400 amp new electrical
- new copper plumbing
- new custom oversized fibreglass windows throughout, by Inline
- 2 separate HVAC units servicing 2 floors each
- resilient channeling in all ceilings for superb sound dampening
- incredible craftsmanship throughout

Smart Home Features

- Lutron lighting system with customized scene-setting capability
- integrated LED dimmable lights
- built-in Paradigm CL Pro speakers
- Sonos system
- Cat 6 cabling throughout
- dual designer model Nest T thermostats
- hardwired commercial grade home security system including 4 cams
- Rogers Smart Home Monitoring
- created by Connected Living

MAIN LEVEL

- quarter sawn white oak flooring custom finished on-site throughout
- grand white oak staircase, custom finished, over 3 levels with designer wool runner
- large foyer with herringbone tile inlay and front hall closet
- original solid wood front door with leaded glass side-lights, original hardware, restored beautifully
- 9'9" coffered ceilings
- sun filled great room with oversized modern fibreglass windows by Inline
- automated Lutron shades in dining area, integrated into customizable smart-lighting system
- custom window treatments; neutral linen drapes, roman shades and modern roller blinds
- floor-to-ceiling glass wall with sliders to backyard patio
- beautiful bay window in breakfast area
- oversized gas fireplace with custom millwork surround, mantel hand-crafted on site, and calacatta herringbone marble inlay
- mudroom with custom cabinetry and beautiful Tulips cement tile
- library/home office with original mahogany french doors
- 2 piece powder room soundproofed for privacy

Kitchen

- custom millwork and cabinetry
- 8' x 4' center island with ample storage, built-in electrical, Bosch dishwasher, double sink, garbage/recycling/ green bin nook
- 48" 6-burner Wolf gas range
- 36" SubZero french door fridge
- pantry nook with built-in Panasonic microwave and warming drawer
- Coffee and beverage station including Marvel wine fridge, appliance caddy, glass display cabinet
- organic Quartz countertops and backsplash
- brushed brass hardware and fixtures including convenient pot filler

Powder Room

- located in a private area of the main floor suited for entertaining guests
- beautiful footed vanity with custom quartz countertop
- polished nickel hardware
- designer Ellie Cashman large floral wallpaper installation

Office

- original mahogany french doors with paned glass and brass hardware
- large window
- crown moulding

SECOND LEVEL

- light and airy sleeping quarters with quarter sawn white oak flooring throughout
- open staircase adorned with gorgeous original stained glass window
- oversized hall with double linen closet

Master Bedroom

- his and hers master walk-in closets with custom millwork cabinetry
- solid mahogany french doors to private patio
- ensuite with herringbone marble heated floors
- private toilet closet
- double vanity
- oversized 6' soaker tub for 2
- large glass enclosed shower with rain head and marble surround

Second Bedroom

- large bay window with sunny south-facing views
- ample room for king-sized bed
- large walk-in closet
- en-suite 3 piece bathroom with rain shower overhead and hand shower

Third Bedroom

- south facing windows with tree-top views
- Fern living wallpaper feature wall

THIRD LEVEL

- soaring vaulted ceilings
- numerous new Velux skylights with built-in dual shades for light-filtering or blackout
- quarter sawn white oak flooring in oversized hall, plush neutral wool broadloom in bedrooms

Fourth Bedroom

- large south facing windows with custom roman shades
- window seat with custom cushion
- walk-in closet with custom built-in cabinetry
- reading nook
- Paperboy wallpaper feature wall

Fifth Bedroom

- custom roman shades and window seat with custom cushion
- walk-in closet with custom built-in cabinetry
- reading nook
- Paperboy wallpaper feature wall

Third Floor Bath

- 4 piece bath
- oversized soaker tub with rain head shower and hand shower
- designer tile
- custom built-in shelving
- window seat with custom cushion
- egress window with balcony

LOWER LEVEL

- soaring 9' ceilings
- radiant in-floor heating
- sealed concrete throughout
- media room with reclaimed fireplace mantel, new gas "coal-burning" insert for cozy movie watching
- original sliding wood doors and hardware features
- 3 piece bath with oversized, glass enclosed shower
- large recreational room (ample space to add nanny or in-law suite)
- laundry with oversized LG washer/dryer, ample storage and cabinetry

EXTERIOR

- custom landscaping with in-ground sprinkler system, installed in 2018
- flagstone pathway and patio
- large covered porch with ample room for seating to enjoy High Park Gardens views
- custom wrought iron gate and window egress surrounds
- large cedar privacy fence
- fully enclosed backyard perfect for children or pets
- cedar decking with BBQ nook
- new 6" poured concrete driveway with custom broom finish
- 2 car brick garage with new wifi enabled LiftMaster automatic glass panelled door

Location and Amenities

- close to Roncesvalles shops, hip restaurants, pubs, live music, amazing coffee shops and cafes, Revue Cinema, Soraraen Park for tennis, baseball, soccer, weekly Farmer's Market with live music and food trucks
- steps to the highly sought after High Park Mildenhall Montessori school
- Elementary school: top-rated Howard Junior Public School with French Immersion
- walk across the street into gorgeous High Park, featuring endless recreational activities including off-leash dog walking trails, outdoor live amphitheatre performances, gardens, train rides, an animal zoo, historic exhibits, farmer's market, High Park Tennis Club, many sports facilities
- Easy access to UP Express, Bloor St subway and Howard Park street car lines for convenient commuting
- Close proximity to Lake Ontario, The Boulevard Club, The Martin Goodman Trail, Gardiner/Lakeshore

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Inclusions and Exclusions

Chattels Included:

48" 6-burner Wolf gas stove, 36" SubZero french door fridge, Panasonic microwave and warming drawer, Bosch built in dishwasher, Marvel wine fridge, existing electric light fixtures, broadloom where laid, existing custom blinds; oversized LG washer and dryer; built in speakers, Sonos system, Lutron lighting system, dual designer Model Nest T thermostats, existing automated Lutron shades, Rogers Smart Home Monitoring system (additional monitoring fee), main floor Samsung Frame television and built in sound bar, bedroom television, 2 separate HVAC systems, inground sprinkler system.

Fixtures Excluded:

bedside lamps/sconces in master bedroom, lower level television, portable Sonos components - 2 sub-woofers and 2 amplifiers.

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