

# Welcome to 70 Highland Crescent

A SIGNATURE HOME  
REGISTERED TARION HOME WARRANTY

By: **VERSI GROUP**  
Custom Luxury Homes

STRIVING FOR PERFECTION IN HARMONY,  
INNOVATION AND CRAFTSMANSHIP!

Our Mission is to uphold the highest standard of excellence and yet go beyond, always reaching for new heights in design and innovation within the custom home construction industry. Our unyielding commitment with vision to the creation of outstanding residences within highly desirable communities with a view to unceasingly integrating state-of-the-art design and artistry coupled with cutting edge technologies in the creation of your new home is our driving force.

We attempt to make use of all attributes of natural light, site location and terrain combining nature's beauty in order to enrich the communities in which we create your new home.

We make every effort to use the highest quality skilled, reliable trades and materials together with a team of experts within various fields of professionals to facilitate the highest results.

Our Word, Customer Satisfaction and Trust, stand paramount in importance to us. We will work very diligently to earn your trust and satisfaction as our client within your new residence. Our commitment to you as to our past clients is why our past Buyers recommend "**VERSI GROUP Luxury Homes**" to their business colleagues, friends and family members.

The artistry in using intelligently well-thought-out layouts and beautifully designed interior plans together with elegant finishings, readily present the cornerstone for creating "*magnificent homes of distinction*".

# "OPENING THE DOORS TO YOUR FUTURE!"

## 70 Highland Crescent

### BRILLIANT USE OF NATURAL SUNSHINE!

Situated on stately Highland Crescent in the heart of the "York Mills Enclave", this all new, exceptional stone and stucco home offers you the very best of location, craftsmanship and personal amenities within a highly prized and centrally located family neighbourhood.

Finished with impeccable elegance, artistry and exceptional attention paid to quality and detail, this spectacular new single family home is a true testament to "LA DOLCE VITA". A masterpiece, designed and built by "**VERSI GROUP Custom Luxury Homes**", this property incorporates the use of brilliant natural sunshine together with 10 foot plus ceilings on the main floor, engineered joists for arrow-straight floors, a magnificent use of natural limestone flooring, pre-wired speaker systems, state-of-the-art security system, high transition archways with full custom architecturally designer-panelled detailing in the archways and ceilings, custom designer wainscoting, exceptionally generous sun-filled window space, designer baseboards throughout the house, quadruple hinge systems on the main floor with over-sized solid core doors, triple hinge systems on the upper and lower levels also with solid core doors, radiant heated floors throughout the entire lower level as well as all washrooms throughout this home, decorative architectural back-lit ceiling designs in the family room, dining room and the master bedroom as well, a brilliant designer created flared skylight flooding this home with natural warm sunlight.....AND THE LIST GOES ON!

This property is *exquisitely* detailed in the true sense of the word. There are under fascia lighting for the exterior of the house, underground irrigation sprinkler system and an extensive amount of pre-wiring throughout the home to accommodate telephone, media and security requirements including smoke detectors. There are built-in audio speakers in the dining room, kitchen, family room, master bedroom and exercise room, recreation room for the sound system and as well a secondary intercom/sound system connecting various stations throughout this residence. Pre-wiring for the home theatre/flat screen in the family room and Master Bedroom Lounge including accommodation for a full set of surround-sound speakers and triple satellite hook-ups throughout has been provided for. Installations also have been provided for allowing for communication with visitors via the home phone system and as well access

controls from remote locations. All wiring for the sound applications terminate in a central wiring area installed in the Master bedroom lounge/sitting room. A second Sound System can be found in the kitchen housing an AM and Fm Radio and CD Changer System which is capable of Sound Throughout..... Beauty and "state of the art" in a single package... *FANTASTIC!!*

From the classic patterned concrete driveway and entranceway with a planter box inset on either side of an outstanding Custom Oversized Mahogany double front door entry, flanked by two frosted privacy windows and sets of exterior carriage lights, you are welcomed into the marvellous cathedral foyer with 24" x 24" natural limestone which measures approximately 8.50 feet wide by 34.00 feet in length. The grandeur of this home wraps you in the warmth of fabulous luxury of sophisticated limestone, architecturally designer paneled transition archways, 10 foot high plus main floor ceilings soaring up to the brilliant sun-filled flared skylight above, custom designed wainscoting, various over-sized crown mouldings, high intensity halogen recessed lighting, bright and open views right through to the custom cedar decking and mature rear garden.....one definitely gets more than just "**^ GREAT FIRST IMPRESSION**".

The elegant living room features 4 inch wide quarter-sawn oak floors, gas fireplace with a custom designed marble hearth and custom designed marble mantle, crown mouldings, an extra large single accent window on either side of the fireplace in addition to the over-sized double window on the adjoining south facing front wall, marvellous high transition archways with full custom architecturally designer-panelled detailing, leading both from the foyer as well as into the living and dining rooms. In addition to the continuous flow of 4 inch quarter-sawn oak flooring in both the living and dining rooms and beautiful wainscoting emanating from the main hall, the adjacent dining room also enjoys the benefits of custom detailed ceiling of double crown moulding with architectural designer back-lit lighting, flush mounted floor mood lighting, recessed halogen ceiling lighting, three elegant windows streaming natural light and direct access via a bi-swing bevelled glass French door to a very practical Butler's Pantry with a giant sized walk-in shelved pantry, allowing for the best in efficient and enjoyable dining for those lovely dinner parties.

All that ***exquisite cuisine*** will come from your spectacular kitchen designed to be both a chef's delight and the perfect gathering area for close friends and family. It features antiqued white, custom solid Maple cabinetry, superb quality custom antique Labrador grey granite countertops, tumbled marble designer backsplash, a super sized granite-topped centre island with a vegetable preparation sink, a second Miele dishwasher, a Butler's pantry with granite countertop and plenty of storage area from the walk-in pantry, incredible pull-outs, fabulous storage facilities, high intensity halogen recessed lighting, over-sized crown mouldings, under-cupboard valence lighting and a "utility station" suitable for telephone, TV or a computer. There is a full suite of luxury stainless steel appliances included in this property such as a six burner Viking gas BBQ stove and double oven, a

Viking warming drawer, 1200 CMF professional extractor hood fan, Viking double-door fridge/freezer with matching cabinet panelling, under-mounted stainless steel sink and garburator with vegetable spray, soap dispenser and designer faucet, 2 Miele dishwashers with stainless steel panelling and a Viking microwave oven. The beautiful 24" x 24" natural limestone floor flows seamlessly into the adjoining spacious and sun-filled family room... perfect for entertaining friends, relatives and sharing the best in your family life.

The spectacular family room, with flush mounted floor mood lighting, 4 inch wide quarter-sawn oak flooring, offers a gas fireplace with granite surround and custom built mantle, architecturally designer paneled transition archways, copious amounts of built-in shelving and cupboard space, double crown mouldings, high intensity halogen recessed lighting with the custom designed backlit architectural ceiling, a wall of gorgeous oversized windows facing the mature treed rear garden with tiered planting beds leading down to the lower level finished basement and a custom designed Cedar deck equipped with bench and planter boxes. The family room has been fully pre-wired for home theatre or flat screen. This combined kitchen and family room space delivers a fantastic day to day activity area where the best that life has to offer can be enjoyed in privacy, comfort and luxury... **SIMPLY FABULOUS!**

The main floor library/office is very spacious with over-sized solid oak bevelled glass French entry doors off the main hallway, 4 inch quarter-sawn oak flooring, custom oak crown mouldings, high intensity halogen recessed lighting and fabulous custom designed oak floor-to-ceiling built-in bookcase complete with lower storage cupboards. The library has a second rear entry door from the hall leading in from the garage.

Should privacy be an issue, the garage has a private side entrance through the tandem third car area entering the mud room and directly into the library without directing access through the main part of the house. The mud room is finished with a dog bathing area, architectural wainscoting and a matching 24" x 24" limestone floor.

This ground level is completed by a luxury powder room with 24" X 24" limestone floor, designer crown moulding, sconce lighting and marble topped custom designer vanity with under-mount sink.

The stairwell to the second floor is both grand in design and elegant in execution. The custom designed oak staircase flows gracefully to your upper level, allowing for effortless traffic flow and a welcoming visual integration. Flanked on one side by a beautiful custom-designed oak newel post and a marvellous run of closely spaced, custom designed iron spindles and on the other by architectural designed wainscoting flowing right to the second floor... the stairwell becomes a central focal point as special as the rest of this home. The area is crowned by a fabulous custom built flared skylight diffuser radiating generous amounts of

brilliant sunlight throughout the entire central hallway. **ONCE AGAIN...  
SIMPLY INCREDIBLE!**

The upper hallway is spacious, bright and inviting because of the magnificent flared backlit skylight above, detailed with 4 inch wide quarter-sawn oak floors, crown moulding, architectural designed wainscoting, double door linen closet and high intensity halogen lighting. It offers direct access to a second floor laundry room complete with LG front-loading washer and dryer, a 24" x 24" limestone floor, cupboards, laundry sink and generous folder counter.

The Master Bedroom has 4 inch quarter-sawn oak flooring, a wonderful lounge or sitting room with gas fireplace and custom built-ins pre-wired for a flat screen monitor, architecturally designer backlit ceiling with double crown mouldings, high intensity halogen lighting, north facing windows, a large walk-in closet with built-in organizers, granite-topped centre island, a luxurious seven piece ensuite with steam shower and double whirlpool tub. **IF EVER THERE WAS A  
TRUE "MASTER BEDROOM", THIS IS SURELY IT!**

The seven piece Master Ensuite is both luxurious and practical. There is a radiant heated super-sized custom designed ceramic floor with marble insert, custom vanities with marble countertops, two under-mounted sinks, halogen lighting, crown moulding, a whirlpool double tub for two with marble surround and deck detailed in superb quality "Delicata White", a stunning designer make-up vanity for the Lady of the House, a glass oversized steam shower, custom benched, with Rain shower head - 6 body massage shower heads and a hand-held unit, a large north facing window and a separate water closet with toilet and bidet.

There are four additional bedrooms on this floor each finished with 4 inch quarter-sawn oak floors, large window areas and generous closet space, all with built-in organizers. Each bedroom is paired with its own direct access to a 4 piece ensuite bathroom. Each washroom has its own whirlpool tub and features limestone floor tiles, step-in glass and ceramic tub/shower with hand-held unit, a custom vanity with marble top and under-mount sink.

### **The Lower Level:**

Access to the lower level is via a sweeping staircase to magnificently appointed facilities for both family and guests. In keeping with the high standards used throughout this home, this lower level area has been completed with high quality use of limestone, wainscoting, custom oak stairs and is generous true to form with a 9 foot ceiling height and triple hinge solid core doors.

All rooms on this lower level have a nine foot plus ceiling height and are fully heated entirely by an in-floor radiant heating system. There is a very spacious recreation/party room with oversized windows opening to the lower patio area as well as the tiered garden and large walk-up to the upper rear garden. This home

has been designed to take every advantage to the use of natural light right down to the lower level. The recreation room is large enough to hold a pool table and a ping pong table etc. Beside the granite counter-topped wet-bar, there is a most generous storage area finished in large slab 24" x 24" limestone as well. For the wine connoisseur, there is a wine cellar provided for within the recreation room area which has been completed with cedar wine racking.

In addition, for visiting guests or a live-in nanny, there is a sixth bedroom, finished with wall-to-wall broadloom and has been provided with its own 4 piece washroom also with a whirlpool tub/shower. The washroom floor has been done in natural limestone.

To service guests and family, there is a separate lower level two-piece washroom off of the main hallway with custom vanity and an under-mounted sink. This 2 piece washroom also has a second entry door from the sauna and shower areas just off of the gymnasium.

In keeping with the luxury of a home of this calibre, this property comes with a fully finished gymnasium/exercise room housing a super-sized hot tub. The area in front of the hot tub is provided for the future exercise equipment. The floors are bordered limestone with 24" x 24" limestone centre and the walls have been completed in over-sized designer ceramics from floor to ceiling and is completed with special detail in consideration of the giant hot tub. Great care has been taken to give natural light to this facility as well.

The additional bathroom shower area to service the gym/exercise room is finished with a limestone and marble inset trimmed floor, and a separate massive ceramic and glass-enclosed shower with a Rain shower head. Last of all, this level also has a custom designed dry sauna system just opposite the glass shower and adjacent gymnasium/exercise room, for your ease, comfort and convenience.

The most incredible room in this home is going to be the "Home Theatre". An absolutely stunning use of creativity, craftsmanship and superb detail.

Ample storage space has been provided for and in addition more space is available in both a finished storage area with limestone floors off the recreation room which was excavated under the third car garage. There is a lower level furnace room and sump pump areas (cold rooms). A second gas furnace system has been provided for in the attic of this lovely home to maximize dual zone heating and air conditioning etc.

Each floor of this home houses its own separate circuit breaker panel for easy access where it all comes together from an operational perspective. There are two high efficiency gas furnace systems, 200amp electrical panel, central vacuum system, 60 gallon hot water tank (rental), two ¾ inch manifold systems

controlling all household water distribution and the radiant floor heating system plus “circuit breaker panels” per floor. All media, communications, security and control wiring come together in appropriate and convenient locations. The control areas are large clean and bright and have been designed for ready access to all the home’s mechanical systems for easy control and servicing.

Intelligently designed and built with care, quality workmanship, the use of the best materials and exceptional attention to detail, **70 HIGHLAND CRESCENT** is a brilliant home creation of style and comfort, eminently suited for today’s modern family life. Perfectly located in a highly prized “Old Toronto” neighbourhood, it affords ideal proximity to superior schools, parks, easy access to the subway at York Mills and Yonge, playgrounds, private clubs, gourmet shops and fine dining. Only 20 to 30 minutes from the city’s downtown core and about one half hour from the airport, this location presents a superb urban family setting.

**Main Floor**

**Grand Foyer:**

- \* Majestic 2 Storey Grand Hall
- \* Crowned By A Designer Flared Skylight

**8' 6" x 34.00'**

- \* 10 Foot Ceilings Plus On Main Floor
- \* Approximately 8' 6" Fully Custom Architecturally Designer Paneled Transition Archways From Main Foyer To All Rooms
- \* 24" x 24" Natural Limestone Flooring
- \* Walk-in Hall Closet With Window
- \* Long Expansive View From Front Door To Rear Cedar Deck And Garden
- \* White Décor Designer Plugs & Switches
- \* Programmable Thermostat
- \* Custom Plaster Crown Mouldings
- \* High Intensity Halogen Recessed Lighting
- \* Architecturally Designer Wainscoting
- \* Flush-Mounted Accent Floor Mood Lighting From Living Room & Hall To Dining Room

**Spacious Living Room:**

**14' 10" x 16'**

- \* Rich Quarter-Sawn 4" Oak Flooring
- \* 10 Foot Ceiling Height
- \* Gas Fireplace With Custom Marble Hearth
- \* Custom Mantelpiece
- \* Custom Crown Moulding
- \* Architecturally Designer Archway Combines Dining Room For Entertaining
- \* High Intensity Halogen Recessed Lighting
- \* Oversized Windows
- \* Decorative Ceiling Moulding
- \* Large Accent Windows Flanking Both Sides Of The Custom Designer Fireplace
- \* Flush-Mounted Accent Floor Lighting From Main Hall And to The Dining Room
- \* High Fully Custom Architecturally Designer Paneled Transition Archways
- \* Open To 24" x 24" Limestone Floor Foyer

**Spacious Dining Room:**

**14' 9' x 16'**

- \* Rich Quarter-Sawn 4" Oak Flooring
- \* 10 Foot Plus Ceiling Height
- \* Architecturally Designed Specialty Ceiling
- \* Custom Crown Mouldings
- \* Combined With Living Room
- \* Custom Accent Flush Mounted Floor Lighting To Main Foyer As Well To Living Room
- \* High Intensity Halogen Recessed Lighting
- \* Back-Lit Lighting In Designer Ceiling
- \* Sun-Filled Triple Set Of Elegant Windows

- \* Bi-Swing Bevelled Glass Door To Gourmet Kitchen And Pantry Storage (4' X 13' 9")
- \* Unique Butler's Pantry To Kitchen, Granite Counter-Top & Backsplash Prep Area
- \* Open To Wide Limestone Floored Foyer
- \* Flush-Mounted Accent Floor Mood Lighting

**Dream Gourmet Kitchen:  
26' 6" x 17' 4"**

- \* 10 Foot Ceiling Height
- \* 24" x 24" Limestone Flooring
- \* Custom Crown Moulding
- \* Custom Solid Maple Furniture Quality Cabinetry With Valence Lighting
- \* Glass Cabinets With High Intensity Pots
- \* High Intensity Halogen Recessed Lighting
- \* Superb Designer Quality Bull Nosed Labrador Antique Granite Counter Tops
- \* Giant-Sized Centre Island (9' 2" x 5' 7")
- \* Centre Island With Vegetable-Prep Sink
- \* Enormous Eat-In Kitchen Sitting Area
- \* Breakfast Sitting Area At Centre Island
- \* Custom Designed Tumbled Marble Backsplash With Valence Lighting
- \* Utility Station for Phone & TV
- \* Custom Pull-Outs Throughout
- \* Pull-out Trash/Recycling Drawer At Sink
- \* Storage & Spice Pull-Outs On Either Side Of Viking Refrigerator Plus
- \* Custom Designed Corner Pull Out
- \* Custom Under-Mounted Stainless Steel Sink
- \* Walk-out To Custom Designed Cedar Deck
- \* Two Floor Vacuum Entries Beneath Centre Island And A Second Beneath Main Sink
- \* Wall Mounted Water Spigot Over 6 Burner Gas Stove For Easy Filling Of Soup Pots

**The Array of Appliances Include;**

- \* **STAINLESS STEEL APPLIANCES**
- \* **Wolf Six-Burner Gas Stove, Double Oven With BBQ And Griddle Top & Various Other Accessories**
- \* **Viking Warming Drawer**
- \* **Viking Stainless Steel Hood Insert**
- \* **Viking Hood Fan Extractor (1200 CFM)**
- \* **Viking Stainless Steel Microwave Oven**
- \* **Viking Stainless Steel Refrigerator With Matching Cabinet Wood Panel Inserts**
- \* **2 Miele Stainless Steel Dishwashers**

- \* **Batch Fed Kitchenaid Garburator**
- \* **Central Security System (Monitoring Extra)**
- \* **AM/FM Built-In Radio System With 6 Unit CD Cartridge**
- \* **Security Monitor**
- \* Butler's Pantry Prep Area
- \* Halogen Intensity Recessed Lighting
- \* Walk-In Pantry With Custom Shelving For Amazing Storage Capacity (4' X 13' 9")
- \* Fully Open To Family Room
- \* Flush-Mounted Accent Floor Lighting From Kitchen To The Family Room
- \* Double Glass Doors Direct Access To A Custom Cedar Deck & North Facing Rear Garden With Patterned Concrete Walkway
- \* Eat At Breakfast Bar At Centre Island End
- \* Huge Eating Area For Table And Chairs
- \* Cedar Deck Has A Natural Gas Hook-up For Your BBQ

**Huge Family Room:**

**19' x 27'**

- \* Flush-Mounted Accent Floor Mood Lighting From Family Room To Kitchen Eating Area
- \* Rich Quarter-Sawn 4" Oak Flooring
- \* Gas Fireplace With Granite Surround & Custom Oak Mantle
- \* Extensive Built-in Shelving and Cupboards
- \* 10 Foot Plus Ceiling Height
- \* Architecturally Designer Back-Lit Ceiling With Double Crown Mouldings
- \* Pre-Wired For Home Theatre Or Flat Screen
- \* High Intensity Halogen Recessed Lighting
- \* Full Open Concept To Dream Kitchen
- \* Open Sun-Filled...Perfect Family Space
- \* Flush-Mounted Accent Floor Lighting From Kitchen To The Family Room

**Butler's Pantry:**

- \* Limestone Flooring
- \* Granite Backsplash
- \* 10 Foot Ceiling Height
- \* Bull-Nosed Granite Counter Top Prep Area
- \* High Intensity Halogen Recessed Lighting

**Walk-In Pantry:**

- \* Giant-Sized Walk-In Pantry with Custom Built-In Shelving

- 13' 8" x 4'
  - \* High Intensity Halogen Recessed Lighting
  - \* Generous Storage Space
  
- Sophisticated Library/Office:**
  - \* Rich Quarter-Sawn Oak Flooring
  - \* 10 Foot Plus Ceiling Height
  - \* Stained To Match Custom Wainscoting
- 17' 4" x 11"
  - \* Custom Built Oak Floor To Ceiling Built-In Bookcases And Cupboards (Dark Walnut)
  - \* Custom Double French Doors to Main Hall
  - \* Dark Walnut Stained Oak Mouldings
  - \* High Intensity Halogen Recessed Lighting
  - \* Large, South Facing Double Windows
  - \* Privacy Access Door From Rear To Garage
  - \* Category 6 Pre-Wired For Your Computer Systems With Room For A Flat Screen
  
- Powder Room:**
  - \* Limestone Flooring
  - \* 10 Foot Ceiling
- 7' 10" x 5' 6"
  - \* Custom Antique Style Commode/Vanity With Under-Mount Sink Marble Countertop
  - \* Custom Designer Crown Mouldings
  - \* Sconce Lighting
  - \* Picture Frame Mirror
  
- Luxurious Central Staircase:**
  - \* Elegant Custom Oak Stairs From Foyer To Upper Floor And Lower Level
  - \* Beautiful Custom Oak Newel Post
- 8' x 20' 6"
  - \* Custom Designed Iron Spindles
  - \* Designer Wall Paneling Wainscoting
  - \* Beautifully Proportioned and Gracious Custom Flared Skylight Diffuser In Hall

**Second Floor – “Bursting with Natural Sunshine”**

- Sun-filled Upper Hall:**
  - \* Rich Quarter-Sawn 4" Oak Flooring
  - \* Majestic Flared Skylight With Dramatic Day And Night Illumination To A Palatial Home
  - \* Skylight Has Custom Back Lighting
  - \* Custom Iron Railing And Oak Newel Post
  - \* Wrap Around Large, Bright Stairwell
  - \* Custom Panelled Wainscoting
  - \* Quarter-Sawn 4" Oak Flooring
  - \* 9 Foot Ceiling Height
  - \* Designer Crown Mouldings

- \* High Intensity Halogen Recessed Lighting
- \* Large Second Floor Hall Linen Closet
- \* Fabulous Second Floor Laundry Room
- \* Fully Equipped With LG Washer & Dryer

**Master Bedroom Sitting Room:**

- \* Double Door Entry From Main Hall
- \* Custom Gas & Glass Fireplace
- \* Rich Quarter-Sawn 4" Oak Flooring
- \* Custom Built-In Oak Wall Unit
- \* Built-In Shelving For Sound System (Right)
- \* Pre-Wired For Flat-Screen

**Master Bedroom:**

**17' x 17'**

- \* Rich Quarter-Sawn 4" Oak Flooring
- \* 9 Foot Plus Architecturally Designer Ceiling
- \* Double Crown Mouldings
- \* North Facing Windows
- \* Seven Piece Ensuite With Steam Mist Shower & Custom Marble Bench
- \* High Intensity Halogen Recessed Lighting
- \* Large Walk-In Closet With Granite Topped Centre Island and Storage
- \* **Security Monitor**

**Master Ensuite**

- \* Luxurious Seven Piece (7) W/Steam Mist Radiant Heated Oversized Ceramic & Marble Designer Flooring
- \* Custom Crafted Cabinetry & Vanity With Delicata Marble Counter-Tops & Mirrors
- \* Double Under-Mounted Sinks
- \* Two Person Whirlpool Tub
- \* Tub Decking In Delicata White Marble
- \* Custom Inset Delicata White Marble Floor
- \* Separate Water Closet For Bidet & Toilet
- \* Custom Oversized Tempered Glass Walk-In Steam Mist Shower With Rain Shower Head Hand Held Fixture & 6 Body Massage Jets
- \* Designer Crown Moulding
- \* High Intensity Halogen Recessed Lighting
- \* Sconce Lighting
- \* Double Custom Mirrors

**Dressing Room:**

**13' x 21' L-Shaped**

- \* Steam Mist Shower With Custom Bench
- \* Direct Entry To His & Hers Walk-In Closet
- \* Private to Master Bedroom
- \* Rich Quarter-Sawn 4" Oak Flooring
- \* 9 Foot Ceiling Height

	*	Custom “California Closet” Organizers
	*	Granite Centre Island With Storage
<b>Bedroom #2:</b>	*	Rich Quarter-Sawn 4” Oak Flooring
	*	9 Foot Ceiling
<b>13’ 5” x 19’ 4”</b>	*	Crown Moulding
Intercom Music System	*	Large Closet With Organizers
	*	Large Windows
	*	4-Piece Ensuite With Whirlpool
	*	High Intensity Halogen Recessed Lighting
<b>Bedroom #3:</b>	*	Rich Quarter-Sawn 4” Oak Flooring
	*	9 Foot Ceiling
<b>14’ 8” x 14’ 6”</b>	*	Large Closet With Organizers
Intercom Music System	*	2 Cathedral Style Windows West Facing
	*	Large Window South Facing
	*	4-Piece Ensuite With Whirlpool
	*	Limestone Floor
	*	High Intensity Halogen Recessed Lighting
<b>Bedroom #4:</b>	*	Double Door Entry
	*	Rich Quarter-Sawn 4” Oak Flooring
	*	9 Foot Ceiling
<b>14’ x 13’ 3”</b>	*	Walk-In Closet With Organizers
Intercom Music System	*	Two Large Windows
	*	4-Piece Ensuite With Whirlpool
	*	Limestone Floor
	*	High Intensity Halogen Recessed Lighting
<b>Bedroom #5:</b>	*	Rich Quarter-Sawn 4” Oak Flooring
	*	9 Foot Ceiling
	*	Large Double Door Linen Closet At Entry
<b>15’ x 14’ 2”</b>	*	Walk-In Closet With Organizers
Intercom Music System	*	Three Large Windows
	*	4-Piece Ensuite With Whirlpool
	*	Limestone Floor
	*	High Intensity Halogen Recessed Lighting
<b>Second Floor Laundry Room:</b>	*	24” X 24” Limestone Flooring
	*	<b>Full Size, LG Front Loading Washer and Dryer (Titanium)</b>
<b>13’ 9” x 6’</b>	*	Custom Cabinetry And Folding Counter
	*	Laundry Sink
	*	High Intensity Halogen Recessed Lighting

Lower Level

*Radiant Heated Floor With Temperature Control*

<b>Recreation Room:</b> <b>40' 8" x 16' 2"</b>	*	Custom Granite-Topped Wet Bar
	*	Built-In Bar Refrigerator
	*	9 Foot Ceiling Height
	*	Limestone 18" x 18" Slab Flooring
	*	Over-Sized Windows To Lower Patio
	*	Glass Double Doors To Walkout Patio & Walk Up to Rear Along 2 Terraced Gardens
	*	High Intensity Halogen Recessed Lighting
	*	Irrigation System To Terraced Garden
<b>Guest Bathroom:</b>	*	Two Piece
	*	Limestone Flooring
	*	Custom Vanity
	*	Marble Topped Vanity With Sink
	*	Dual Entries For Exercise/Sauna
<b>Exercise Room/Spa Area:</b> <b>18' 4" x 13' 6"</b>	*	Bordered 18" x 18" Limestone Flooring
	*	Custom Hot Tub With Purification System
	*	Oversized Windows
	*	High Intensity Halogen Recessed Lighting
	*	Designer Over-Sized Ceramic Wall Tiles From Floor To Ceiling
	*	Entry Door To 2 Piece Guest Washroom
<b>Sauna:</b> <b>9' x 6' 3"</b>	*	Custom Double Benched Cedar
	*	Limestone Flooring
<b>Shower:</b>	*	Custom Designed Tempered Glass Enclosed
<b>Home Theatre Complete System:</b> <b>17' 4" x 14' 4"</b>	*	Tiered Seating Level (With Seating)
	*	Outstanding Independent Surround Sound Audio/Video Speaker System
	*	Wall to Wall Broadloom
	*	High Intensity Halogen Recessed Lighting
	*	Panelled And Wainscoted
	*	Designed Broadloom

- |   |   |  |
|---|---|--|
| <b>Nanny's Suite:</b>                             | * | Wall To Wall Broadloom Flooring            |
|   | * | Walk-in Closet                             |
| <b>14' 10" x 14'</b>                              | * | Window                                     |
|   | * | 4-Piece Ensuite With Whirlpool Tub         |
|   | * | Intercom Music System                      |
|   |   |  |
| <b>Storage Area in Recreation Room:</b>           | * | Large and Well Laid Out For Easy Servicing |
| Additional Space Under 3 <sup>rd</sup> Car Garage | * | Limestone Floor                            |
| <b>17' 2" X 9' 10"</b>                            |   |  |
|   |   |  |
| <b>Wine Cellar:</b>                               | * | Bevelled Glass Double French Doors         |
|   | * | Cedar Wood Wine Storage Racking            |
| <b>13' x 4' 8"</b>                                | * | Wine Cellar and Storage Area               |

**Additional Features:**

- |                         |   |   |
|-------------------------|---|---|
| <b>Parking:</b>         | * | Double-Wide U-Shaped Private Patterned Concrete Driveway  |
|                         | * | Attached Tandem 3-Car Garage  |
|                         | * | 2 Wall-Mounted " <b>Lift Master</b> " Garage Door Openers and Remotes                               |
|                         | * | Additional Parking For At Least 4 Cars On Driveway  |
|                         |   |   |
| <b>Electrical:</b>      | * | 200 Amp Electrical Service With Separate Panels   |
|                         |   |   |
| <b>Comfort Systems:</b> | * | 2 High Efficiency Forced Air Gas Furnaces   |
|                         | * | 2 Electrostatic Air Cleaners  |
|                         | * | 2 Central Air Conditioning Systems  |
|                         | * | 2 Central Humidifier Systems  |
|                         | * | Multiple Gas Fireplaces Throughout  |
|                         |   |   |
| <b>Additional:</b>      | * | 30 Year Asphalt Shingles  |
|                         | * | Stone & Stucco Exterior Design  |
|                         | * | Under-Lit Roof Trim Lighting On The Exterior  |
|                         | * | 10 Foot Plus Main Floor Ceiling Heights   |
|                         | * | 9 Foot Second Floor Ceiling Heights   |
|                         | * | 9 Foot Lower Level Ceiling Heights  |
|                         | * | Various Custom Designer Plaster Crown Mouldings   |
|                         | * | Approximately 8' 6" Fully Custom Architecturally Designer Paneled Transition Archways On Main Floor |

- \* Custom Flush Mounted Floor Lighting Fixtures In Living, Dining and Family Rooms Entry Archways(6 Units)
- \* **Registered Soil Engineer Certificate For Earth Density & Hardness Far Exceeding Building Code For Soil Compacting Quality Levels**
- \* One Way Valve To Avoid Sewer Backup
- \* **850 x 8' Lengths Of Rebar Re-Enforcing Steel In Foundation Walls (3 Times The Requirement) "Closed Box System" – A Super Structure Of Exceptional Quality**
- \* Superb Array of High Quality Appliances
- \* *Fabulous Designer Home Theatre System*
- \* *Sound Attenuation Material Within The Inner Walls*
- \* Multiple Raised Architecturally Panelled Archways
- \* Oversized Mahogany Front Double Doors
- \* Oversized Custom Casings Around Archways Main Floor
- \* 4" Rich Plank Strip Oak Quarter Sawn Flooring
- \* Heated Radiant Flooring in Lower Level
- \* Decora Switches And Plugs
- \* Recessed High Intensity Halogen Lighting
- \* Category 6 pre-wiring throughout
- \* 2 Electronic Wall-Mounted Garage Door Openers and Remotes Plus Exterior Key Pad Entry System
- \* Custom Security System (monitoring extra)
- \* Central Vacuum System With Attachments
- \* Exterior Stonework Retaining Walls
- \* Custom U-Shaped Patterned Concrete Driveway & Side Walk Way
- \* Tandem 3-Car Garage With Separate Side Door Entry To The Third Car Tandem Garage
- \* Privacy Entry Direct To Library From Side
- \* Underground Sprinkler System
- \* Tiered Garden Beds To Lower Level From Rear Garden
- \* Custom Wrought Iron Railings
- \* Built-In Intercom With 6 Unit CD Changer Speaker System
- \* Multiple Gas Fireplaces (4)
- \* Custom Cedar Deck With Bench & Planter Boxes
- \* 2 Sump Pumps
- \* Survey Available Upon Request
- \* **Registered Tarion Warranty**

**Lot Size:** 72.66 feet x 146.00 Feet - Fabulous Interior Corner Lot

**Inclusions:** Programmable Thermostat, Viking Six Burner Stainless Steel Stove, Viking Stainless Steel Oven, Viking Stainless Steel Double

Door Refrigerator, 2 Miele Stainless Steel Dishwasher, Viking Warming Drawer, Viking Stainless Steel Microwave, LG Front Loading Washer and Dryer, All Electric Light Fixtures, All Broadloom Where Laid.

**Taxes:** To be Assessed

**Possession:** Immediate or To Be Arranged

**Documents:** A set of full sized plans and survey will be provided for by the Builder subject to an accepted, firm Agreement of Purchase and Sale and appropriate deposit.

FOR FURTHER INFORMATION, PLEASE CONTACT;

**LOU SHAPIRO - Broker**  
**ED DOLATABADI - Sales Representative**  
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**Offered For Sale at: \$4,385,000.00**

All statements & information contained herein regarding this property, have been provided to HomeLife/Vision Realty Inc., Brokerage and their agents, from sources that were deemed to be reliable & assumed to be accurate, however, no warranty or representation is being made by HomeLife/Vision Realty Inc., Brokerage or their agents, as to the accuracy or the reliability of any of the above mentioned information & statements. Therefore, any interested parties are urged to verify any and all the information supplied herein.

Please note that all information and measurements provided herein are approximate and must be verified by the Buyer. The measurements and detail information are meant only to provide an approximate representation for layout only and must be verified prior to the Offer.

# **COMMUNITY HIGHLIGHTS**

## **AREA GUIDE**

### **RECREATION AND PARKS:**

**Banbury Community Centre:** (Banbury Road South and Denlow Blvd.), Pre-school programs, children's dance classes, senior's programs such as painting, folk dancing, adult fitness classes, tennis courts and private function rentals.

**York Mills Park:** is located off of Yonge Street offering tennis courts, a walking path and children's playground.

**St. Andrew's Park:** features a mini valley and lush green space that is popular for walks and recreational pursuits.

**York Mills Arena:** (Bayview Avenue and York Mills Road) outdoor skating rink, outdoor swimming pool and indoor skating rink for pleasure skating and hockey.

**Winfield Park:** (Bayview Avenue and York Mills Road) Winding footpath through a ravine valley that follows Wilket Creek.

**Tournament Park:** Located next to St. Andrews Square features tennis courts and an active club program.

**Local Restaurants:** Katsura, Crazy Sushi, Elegant Taste, The Keg, Miller Tavern, Auberge du Pomier Fine Dining, Trappers, Swiss Chalet, Kelsey's, Shoeless Joe's, The Goose and The Firkin.

**Nearby Attractions:** Toronto Botanical Gardens, Wilket Creek Park, convenient downtown access to Harbourfront, Rogers Centre and The Air Canada Centre.

**Local Shops and Conveniences:** York Mills Gardens: Leslie and York Mills Road, Longo's, Shoppers Drug Mart, TD Canada Trust, CIBC, McDonald's, What A Bagel, Mama's Pizza, Quiznos, Booster Juice, Second Cup, Rogers Video and EB Games, Careful Hand Laundry & Dry Cleaning, Super Cuts, Curves, Aphrodite Spa and Nails, Running Room, Hallmark, Paws & Claws and Black's Camera.

**York Mills Plaza:** Bayview Avenue and York Mills Road, Fine selection of gourmet food shops, small specialty shops including Dominion, Shopper's Drug Mart, Second Cup, Nortown Meats, Chapman's Bakery, Japan Camera, Baskin & Robins, Royal Bank of Canada, Richtree Restaurant just to name a few.

**Bayview Village Shopping Centre:** Bayview Avenue & Sheppard Avenue, Loblaws, Restoration Hardware, Chapters, Bombay Company, The Gap, Roots, Talbots, Il Fornello, Oliver and Bonacini's, several designer clothing and accessory stores and various gift shops.

**Health Care:** North York General Hospital, Sunnybrook & Women's College Health Science Centre.

**Transportation:**      Public Transit: 10 minute walk or the buses run frequently on York Mills Road, directly to the York Mills subway station on the Yonge Street line. The main station, located at Yonge Street and York Mills Road, also serves as a GO Transit station and provides express service to Pearson International Airport.

**By car:**                      On ramps to the 401 Highway can be quickly accessed from Yonge Street or from Bayview Avenue or the DVP directly downtown to Toronto's major business and entertainment districts.