

# PROPERTY | INFORMATION

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## 79 BOULTON DRIVE

### Property Details

<b>Taxes:</b>	\$10,555.74 (2018)
<b>Lot Size:</b>	36.50 x 83 ft. (as per survey)
<b>Square Footage:</b>	Approx. 2,525 sq. ft. (+ 1,150 sq. ft. on the lower level)
<b>Closing Date:</b>	To be determined
<b>Parking:</b>	Single car garage and private driveway

### Pertinent Property Details:

- Elegant custom-built traditional two storey home by Mark Rosenberg (2011)
- Architect: Sabina Rotenberg of Integral Design Associates
- Lighting plan by Union lighting
- Plumbing fixtures from Tubs
- Neutral colours by Benjamin Moore throughout
- Tall ceilings: main floor: 10', second floor: 9', lower level: 8'8"
- Elegant solid core doors (8' on main and upper and 6'8" on lower floor)
- Brushed nickel door hardware with egg-shaped knobs, backplates and kitchen hardware
- Chrome hardware in the bathrooms
- Lower-level nanny suite with full kitchen (6' 9" x 4' island and separate laundry closet)
- Argon filled windows by Brown Windows
- Custom built closets throughout by Space Solutions
- Sound systems on all three levels controlled by separate AV receivers on each level and volume controls in related rooms
- Home theatre sound in Family Room and Lower-Level Media room
- "Roxul" sound insulation in ceilings above Living, Family Rooms and Exercise Room. Ceiling and interior insulation in walls of bathrooms
- Home is "highly wired" for TV (coaxial cable), home theatre (HDMI), Ethernet network (CAT6: 10 gigabit) and telephone
- Main Kitchen, Servery, lower level Kitchen and all bathroom cabinetry professionally designed and installed by Cameo Kitchens
- Substantial door and window trim with California shutters on all windows
- Custom plaster cornice mouldings throughout main and upper levels
- Custom designed millwork throughout: 8" baseboards
- Solid ¾" Oak hardwood flooring by Mercier on main & upper levels
- Exterior night-vision cameras and video recording, motion detector lights, and interior cameras, door and window sensors and recordable pass-word entry
- Interior and exterior cameras and access passwords and furnace and a/c controllable remotely via mobile device and/or computer

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## Exterior

- Indiana limestone front
- Front portico with columns and copper roof
- Sides and rear: Hanson Caledonia brick
- Lighting: Eight matching copper-look lanterns in front and at rear of home
- Eavetroughs with leaf-guard (maintenance-free)
- Boxwood hedging in front of pink hydrangeas and well maintained lawn at front
- New front yard (summer 2018) interlocking paths and asphalt driveway
- Large deck in backyard ("Trex" maintenance-free), natural gas BBQ bib and electrical outlets
- Two stereo speakers by Paradigm mounted on back wall (connected to main floor AV receiver)
- Ravine rock-garden covered in perennial plants and shrubs including bridal veil hedge at rear
- Fully fenced (pressure-treated) backyard
- Cedar lattice on sides of deck for privacy
- Four motion-sensor lights on south-side of home
- Guest un-metered street parking

## Systems:

- 95 % efficiency furnace with fully modulating gas valve and variable speed blower motor by Trane
- Multiple zone forced air gas heating and cooling system by Trane
- Electronic air cleaner by Trane Clean Effects
- Humidifier by Trane
- Thermal heating supplied in all tiled floors including lower level via condensing tankless water heater plus forced-air (gas) heat
- Tankless condensing water heater by Navien (for both water and thermal floor heating)
- Zone controller by Honeywell
- Copper water pipes throughout home (except for utility room)
- Optional subscription-based Nexia home automation system controls furnace, air conditioning & video cameras
- Network video recorder for storage and recall of night-vision enabled video camera images including via mobile device
- Wired DSC security system (windows, doors and motion sensors) with 4 keypad controls (on each floor and at side door)
- Pre-wired for telephone in main and lower level kitchens & all bedrooms
- Pre-wired for ethernet network (future-proof 10 gigabit CAT 6) in Family Room, Bedrooms, Media Room, Exercise Room
- Data, sound & telephone wiring and security system design and installation by Sergio Novello owner of HP Systems
- Pre-wired for TV (coaxial cable) in Family Room, Media Room, Bedrooms and Exercise Room
- Pre-wired for TV (HDMI) in Family Room, Media room, and Master Bedroom.
- Five Paradigm speakers for surround sound in Family Room.
- Five Paradigm speakers for surround sound in Media room.
- Hard wired installed fire/carbon monoxide detectors on all three levels. 10-year estimated lifespan detectors with battery backup installed (2018)
- Central vacuum including seven wall outlets, and six toe-kick floor vents throughout home

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## Garage

- Single-car integrated garage
- Side metal door for quick access to backyard
- Laundry tub with cold and hot water
- Tray ceiling
- 200AMP electrical panel
- Two pairs of electrical outlets
- Hose bib
- Central vacuum with one port in garage for vacuuming cars
- Electric garage door opener
- Peg-board for small tools & hooks for garden tools
- Metal, fire-proof, self closing door to house
- Two ceiling light fixtures

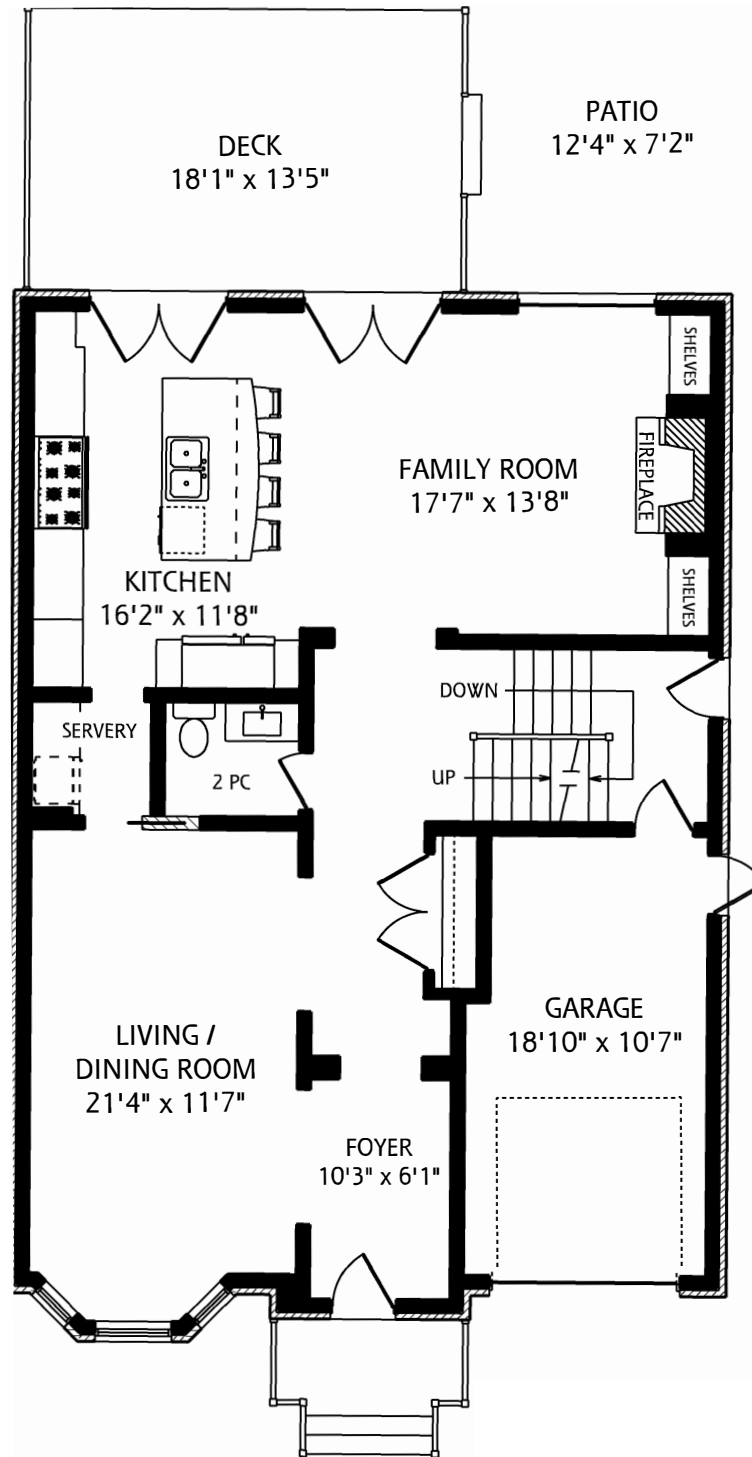
## Pertinent Neighbourhood Details:

- Grassy park directly across the street with forest-view
- Close to some of Toronto's very best schools (Mabin, Brown, Royal St. Georges, De Lasalle, Bishop Strachan, Upper Canada College, U of T, George Brown)
- Located on one of mid-town Toronto's (rare) ravine streets with 5 parks within 150 metres
- Yorkville restaurants, Bloor Street shopping within 15 minute walk
- Dupont subway station and Shoppers Drug Mart/post office within 10 minute walk
- Bay street southbound bus within 5 minute walk
- Coffee shop, green grocer/convenience store, LCBO, restaurants within 5 minute walk
- Casa Loma and its concerts within 10 minute walk
- Brand new playground 5 minutes walk at Cottingham and Glen Edyth
- Bike lane on Boulton Drive and bike rental 5 minutes away at Cottingham and Davenport

**Inclusions:** Main floor kitchen/servery appliances: Sub-Zero 48" refrigerator/freezer with ice-maker, Wolf stainless steel 48" dual fuel range with four burners and double-size griddle, two convection ovens, Wolf microwave, Bosch dishwasher, Best 45" high capacity range hood, Sub-Zero undercounter beverage center (wine and drink refrigerator); 2nd floor LG washer and dryer; lower level kitchen appliances: Fisher Paykel refrigerator/freezer with icemaker and water dispenser, Maytag gas range, Panasonic microwave, Bosch dishwasher, Faber range hood; lower level laundry: stacked LG washer and dryer; Samsung televisions in Family Room (65" 2D/3D, Smart) and lower level exercise room (21"); 19 built-in Paradigm ceiling speakers + backyard speakers; three A/V receivers and three speaker switch boxes; Epson 1080P 2D/3D projector in Media Room; treadmill; natural gas Weber BBQ; garage door opener and remotes; all built-in cabinetry and built-in closet shelving; all California shutters; central vacuum, hose and attachments; garage pegboard and installed hooks; maple-leaf mailbox; two exterior cameras, digital video recorder and Sony monitor, Schlage Link (Nexia home) hub and two interior cameras

**Exclusions:** Any and all artwork, posters; all hanging mirrors; all crystal light fixtures; any and all household and patio furniture; blu-ray players, Roku, Sonos devices

# FLOOR PLANS | MAIN FLOOR



**Main Floor**  
**1,160 Square Feet**

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

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# PROPERTY DETAILS | MAIN FLOOR

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## Foyer

- Marble tile thermal heated flooring
- Oversized fibreglass entry door with Weiser electronic lock
- Tray ceiling
- Panelled walls with chair-rail
- Double closet with custom built-in shelves & automatic lighting
- Plaster cornice moulding
- Two wall sconces
- Two chandeliers
- Ceiling fixture
- Recessed lighting including adjustable art lights

## Living / Dining Room

- $\frac{3}{4}$ " solid Oak hardwood flooring
- Tray ceiling
- Plaster cornice moulding
- Panelled walls with chair rail
- Bay window with two casement windows
- California shutters
- Built-in ceiling speakers
- Recessed lighting including adjustable art lights

## Family Room

- $\frac{3}{4}$ " solid Oak hardwood flooring
- Tray ceiling
- Plaster cornice moulding
- Three sets of fibreglass French doors with large glass windows and integrated venetian blinds (two sets walk-out to the deck, with integrated automated locking system)
- Five built-in ceiling speakers
- 36" fireplace by Town & Country with Caesarstone surround, mantel with trim, mirrored interior and wireless remote control
- Custom built-in cabinetry, entertainment unit & shelves by Cameo Kitchens
- Extra high cabinetry & MDF cabinet doors
- Built-in 65" 2D/3D TV by Samsung
- Recessed lighting including adjustable art lights

## Kitchen

- $\frac{3}{4}$ " solid Oak hardwood flooring
- Custom extra high cabinetry by Cameo Kitchens
- MDF doors
- Custom cutlery wood insert, knife wood insert, spice, pots & pans drawers
- Island with extra cabinetry at rear, undermounted stainless steel sink by Franke, with single lever faucet & vegetable spray
- Caesarstone countertops
- Glass tile backsplash in pearl finish
- Floor-to-ceiling pantry cabinet
- 48" fridge / freezer with ice maker by Sub-Zero
- Built-in microwave by Wolf
- 48" dual-fuel four burner gas stove with double griddle by Wolf
- Two convection ovens with temperature probes
- 45" rangehood by Best
- Stainless steel dishwasher with MDF panel by Bosch
- Built-in compost / recycling / garbage collection
- 48" mantle with corbels over range
- Under cabinet lighting
- Recessed lighting

## Servery

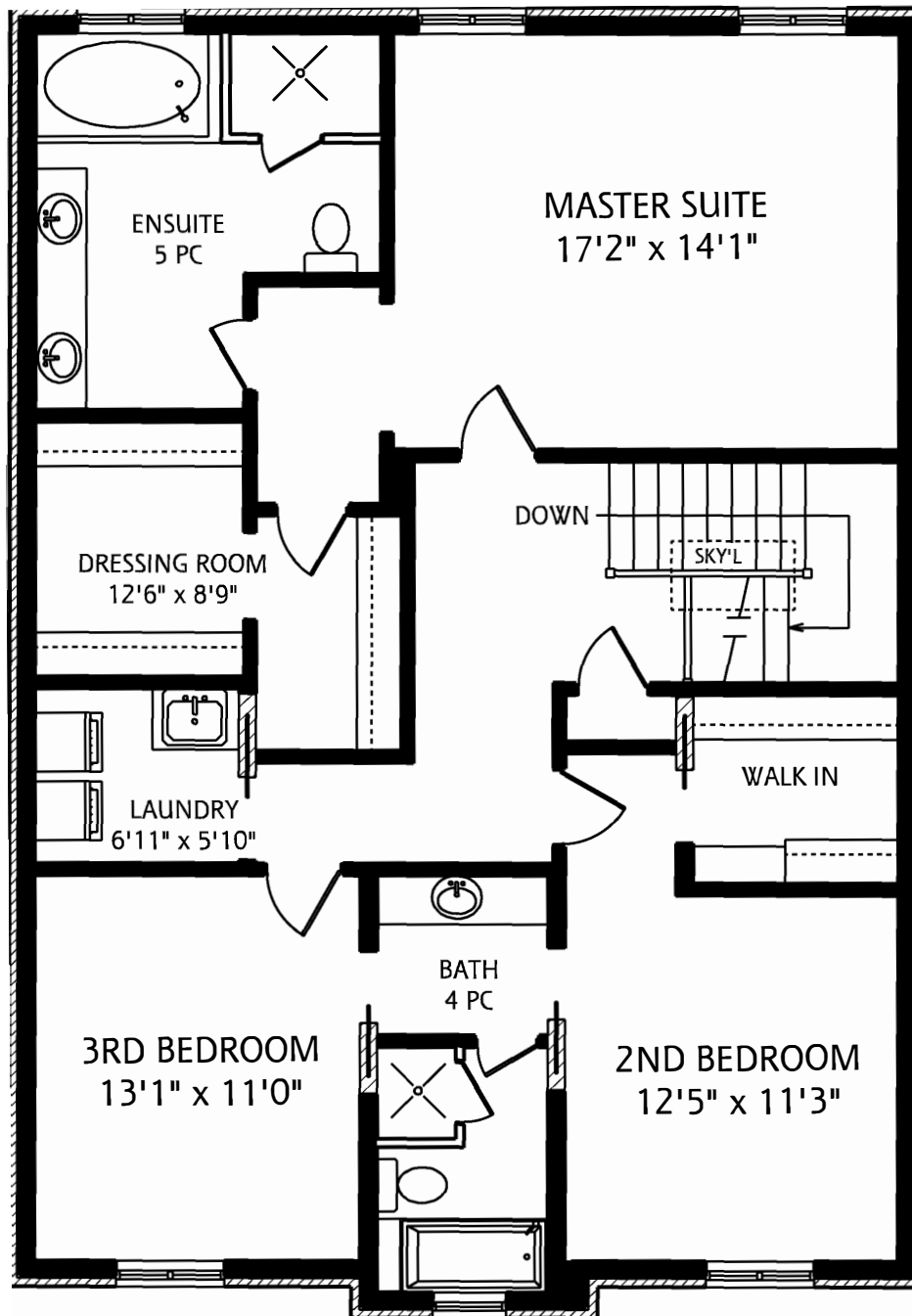
- $\frac{3}{4}$ " solid Oak hardwood flooring
- Wood pocket door with cut glass panels
- Connects Kitchen to Living Room/ Dining Room
- Undercounter beverage centre with wine storage by Sub-Zero
- Custom extra high MDF cabinetry by Cameo Kitchens
- Caesarstone countertop
- Glass tile backsplash in pearl finish
- Upper cabinets with cut-glass panes, glass shelves & lighting
- Lower cabinets with three drawers
- Recessed lighting
- Under cabinet lighting

## Powder Room

- Two piece
- Marble tile thermally heated flooring
- Undermounted sink by Kohler
- Chrome faucets
- Caesarstone countertop
- Toilet by Kohler
- Cabinets with MDF doors
- Ceiling fan (with timer)

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# FLOOR PLANS | SECOND FLOOR



**Second Floor**  
**1,365 Square Feet**

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# PROPERTY DETAILS | SECOND FLOOR

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## Upper Staircase & Hallway

- ¾" solid Oak hardwood flooring
- Solid Oak stairs, Oak handrail and white pickets
- Skylight
- Linen closet with automated lighting and custom built-ins
- Recessed lighting
- Two ceiling fixtures

## Master Bedroom

- ¾" solid Oak hardwood flooring
- Tray ceiling
- Plaster cornice mouldings
- Two tall windows
- California shutters
- Recessed lighting

## Master Bedroom Ensuite Bathroom

- Five piece
- White dolomite marble thermally heated flooring
- MDF cabinet doors
- Two large mirrors
- Caesarstone countertop
- Two sinks by Kohler with chrome faucets
- Toilet by Kohler
- Shower with glass enclosure, temp. controlled rain shower head, four body spray jets, hand held spray, shampoo niche and white dolomite marble surround
- Tub by Kohler with white dolomite marble surround
- Two fans with adjustable timers
- Built-in ceiling speaker with wall mounted volume control
- Recessed lighting

## Her Dressing Area

- Custom built-in closet organizers
- Two high hanging rods
- Shoe shelves
- Upper shelving for handbags
- Floor-to-ceiling dressing mirror
- Two ceiling fixtures

## His Dressing Area

- Built-in custom closet organizers
- Two high hanging rods & upper shelving
- Ceiling fixture

## Second Bedroom

- ¾" solid Oak hardwood flooring
- Plaster cornice moulding
- Casement window
- California shutters
- Floor-to-ceiling dressing mirror
- Walk-in closet with built-in shelves & double hanging rods
- Wired for telephone, ethernet and coaxial
- Ceiling fixture
- Recessed lighting

## Third Bedroom

- ¾" solid Oak hardwood flooring
- Plaster cornice mouldings
- Casement window
- California shutters
- Wired for telephone, ethernet and coaxial
- Ceiling fixture

## Semi-Ensuite Bathroom

- Two pocket doors
- White dolomite marble tile thermally heated flooring
- Vanity with cabinets, drawers & undermounted sink by Kohler
- Caesarstone countertop
- Large mirror
- Casement window with California shutters
- Shower with glass enclosure, chrome faucets, rain shower head and white dolomite marble surround
- Tub by Maax with chrome faucets & handheld spray
- Ceiling fixture
- Plaster cornice mouldings
- Two wall sconces
- Recessed lighting
- Fan with variable timer

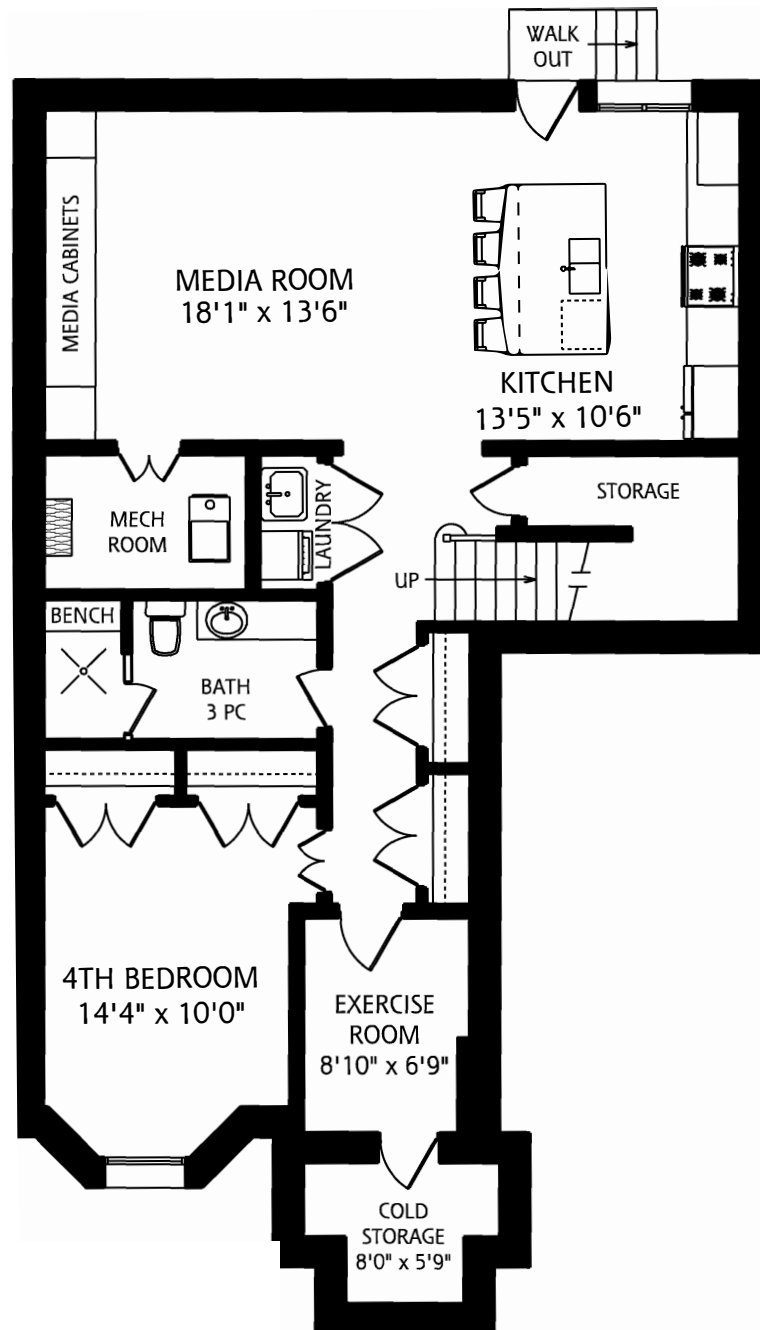
## Laundry Room

- Grey porcelain tile thermally heated flooring
- Washer and dryer by LG, sitting upon pedestals with drawers underneath
- Caesarstone countertop
- Porcelain sink by Kohler
- Built-in cabinetry and two shelves
- Ceiling fixture

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## FLOOR PLANS | LOWER LEVEL



**Lower Level**  
**1,150 Square Feet**

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# PROPERTY DETAILS | LOWER LEVEL

## Stairwell & Hallway

- Porcelain plank thermally heated flooring
- Solid Oak stairs, Oak handrail and thick white pickets
- Cloak closet
- Closet with built-in custom shelving
- Understair storage with ceiling fixture
- Flat ceiling, painted white
- Recessed lighting

## Kitchen

- Porcelain plank thermally heated flooring
- Shaker-style cabinetry by Cameo Kitchen
- Extra high cabinets
- Island with extra cabinetry at rear, black double undermounted sink, single-lever faucet & vegetable spray
- Caesarstone countertops
- Subway tile backsplash
- Stainless steel appliances
- Fridge / freezer by Fisher & Paykel with icemaker and cold water dispenser
- 30" four burner gas range by Maytag
- Range hood by Faber
- Dishwasher by Bosch
- Built-in microwave by Panasonic
- Cabinet for trays (stored vertically)
- Extra high cabinets
- Custom cutlery, pots & pans drawers
- Cabinet with two pullout pantry drawers
- Recycling & garbage collection drawer
- Garden glass door with Venetian blinds
- Walk-out to private patio & backyard deck
- Flat ceiling, painted white
- Under cabinet lighting
- Recessed lighting
- Two chandeliers

## Media Room

- Porcelain plank thermally heated flooring
- Custom built-in cabinets with shelving
- Two towers with shelving for media
- Ceiling mounted projector by Epson
- Video image up to 11 feet
- Ceiling mounted electrical outlet for future drop-down screen
- Five surround sound speakers
- Flat ceiling, painted white
- Recessed lighting
- Two wall sconces

## Bedroom

- Porcelain plank thermally heated flooring
- Two double closets with custom built-in drawers, rods and automatic lighting
- Sliding window
- California shutters
- Stereo ceiling speaker with wall mounted volume control
- Flat ceiling, painted white
- Ceiling fixture

## Bathroom

- Three piece
- Caesarstone countertop
- Undermounted sink by Kohler with chrome faucets
- Toilet by Kohler
- Shaker-style custom cabinetry by Cameo Kitchens
- Shower with glass door, bench, rainshower head and tile surround
- Stereo ceiling speaker with wall mounted volume control
- Flat ceiling, painted white
- Recessed lighting
- Wall sconce

## Exercise Room

- Porcelain plank thermally heated flooring
- Entry door with glass panel
- Coaxial cable for T.V. & wall-mounted 21" T.V. by Samsung
- Stereo ceiling speaker with wall mounted volume control
- Flat ceiling, painted white
- Two ceiling fixtures
- Automated lighting

## Laundry Closet

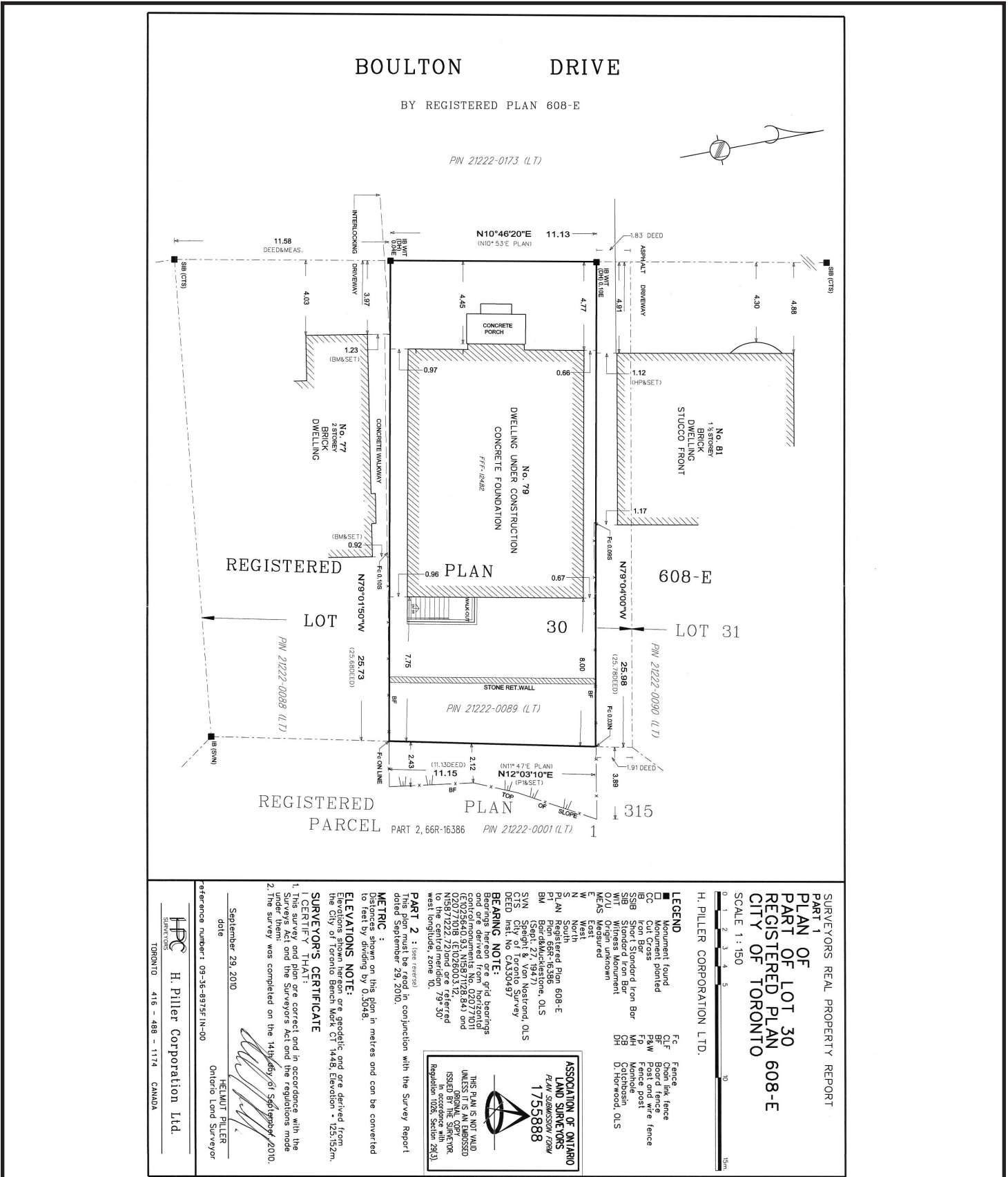
- Automated lighting
- Stacked washer and dryer by LG
- Overhead cabinet
- Laundry sink

## Cold Cellar

- Porcelain plank flooring
- Insulated and drywalled for future wine cellar
- Ceiling fixture

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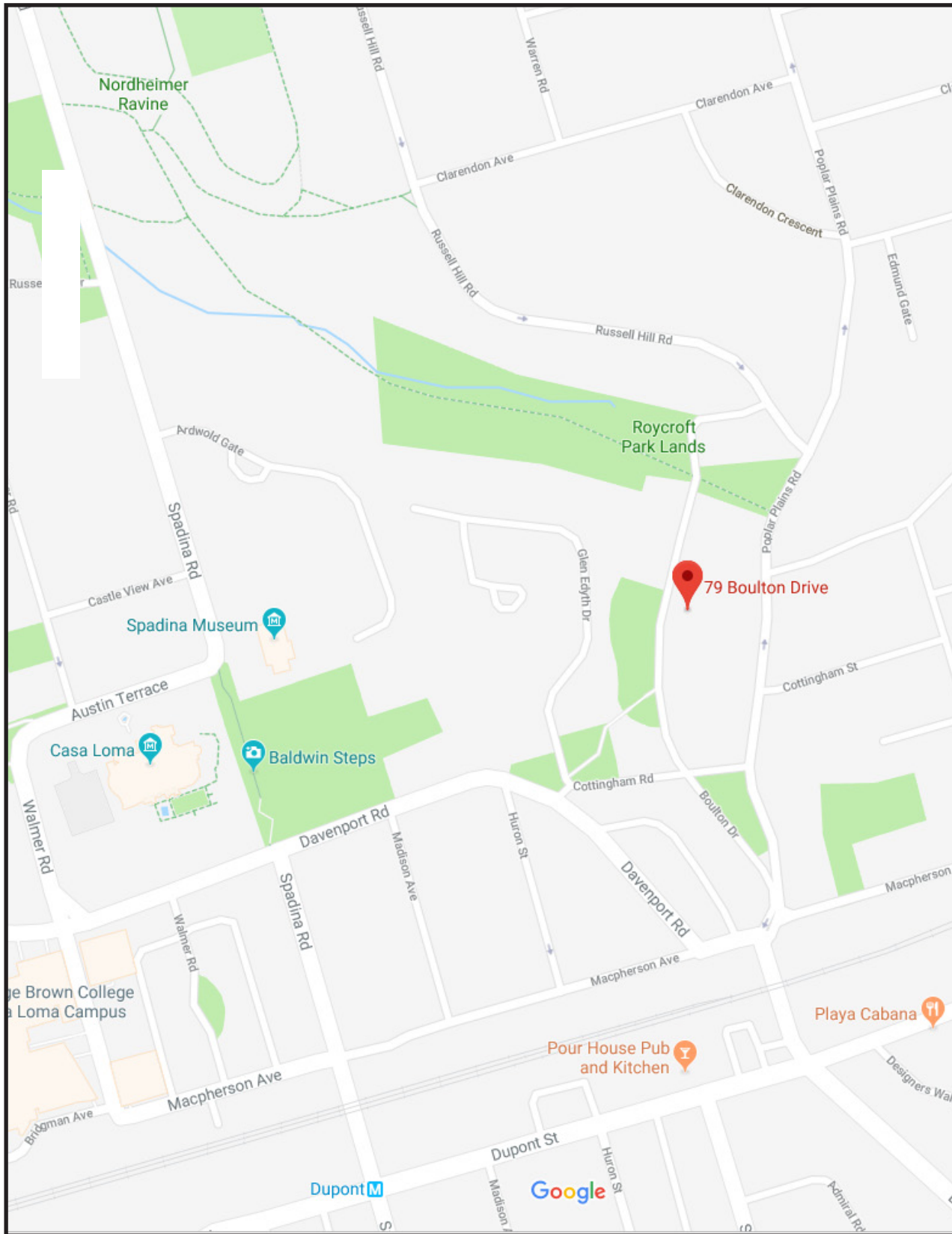
# SURVEY | 79 BOULTON DRIVE



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# MAP | 79 BOULTON DRIVE



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