

# *Welcome to 90 Kilbarry Road*

## *One of a kind!*

This sensational property is situated on a majestic and very private 75' lot. Featuring a splendid English courtyard entrance with stunning vistas of Upper Canada College's playing fields, the clock tower in the foreground and the city skyline beyond. This is truly one of Forest Hill's most spectacular homes. The sunfilled garden provides an extraordinary oasis with stunning landscaping, an inground pool and a mature surrounding tree canopy. This property offers four seasons of visual pleasure. The design of the home offers a classic elegance combining contemporary flair and a traditional aesthetic. Soaring ceilings and tremendous natural light and flow throughout together with exquisite finishes and craftsmanship, this is the perfect home for entertaining and relaxed family enjoyment.

This beautiful home was built approximately nine years ago and offers over 8000 sq ft of luxurious living space (including almost 2000 sq ft in the lower level), which with the contour of the land walks out at grade. The interior and exterior of this home has been extensively renovated and enhanced by the current owners. This extraordinary residence offers exceptional parking with a three car attached garage, a carport for three additional cars, a private and circular drive. The front entrance steps are heated.

Enjoy a short walk to Yonge & St. Clair, Transit, The Belt Line, Toronto's finest schools (Upper Canada College & Bishop Strachan School) and the Forest Hill Village.

## *❧ Main Floor ❧*

### **Foyer:**

- ✧ Custom floor to ceiling wood and glass door
- ✧ Marble tile floor with marble inlay
- ✧ Ornate plaster relief ceiling
- ✧ Plaster crown moulding
- ✧ Elegant open staircase

**Double Living Room:**

- ✧ Hardwood floor
- ✧ Plaster crown moulding
- ✧ Floor to ceiling windows overlooking the grounds of Upper Canada College (UCC)
- ✧ Wood burning fireplace with antique marble mantle
- ✧ Built-in speakers
- ✧ Recessed halogen lighting

**Dining Room:**

- ✧ Hardwood floor
- ✧ Plaster crown moulding
- ✧ Floor to ceiling windows overlooking the grounds of UCC
- ✧ Built-in speakers
- ✧ Swinging door to servery

**Servery:**

- ✧ Hardwood floor
- ✧ Bevelled mirror backsplash
- ✧ Custom cherry cabinetry
- ✧ Statuario marble counter
- ✧ Mother of pearl ceiling
- ✧ Sub Zero wine fridge
- ✧ Under cabinet lighting
- ✧ Recessed halogen lighting

**Kitchen:**

- ✧ Hardwood floor
- ✧ Plaster crown moulding
- ✧ Beamed ceiling
- ✧ Floor to ceiling custom shaker style cabinetry both painted finish and walnut
- ✧ Open glass display cases
- ✧ Large island with stainless steel bar sink and goose neck chrome faucet
- ✧ Statuario marble counters and backsplash
- ✧ Large walk-in pantry
- ✧ Brushed nickel hardware

**Kitchen (cont'd):**

- ✧ Miele built-in microwave
- ✧ SubZero concealed bottom mount fridge and freezer
- ✧ Miele 8 burner gas stove with double convection ovens/ microwave/warming drawer
- ✧ Concealed custom designed Miele exhaust fan
- ✧ Concealed (in walnut) Miele built-in dishwasher
- ✧ Open bookshelves
- ✧ Stainless steel farmer's sink with chrome goose neck faucet and handspray
- ✧ Large picture window overlooking the garden
- ✧ Second concealed Miele built-in dishwasher
- ✧ Central vacuum sweep
- ✧ Under cabinet lighting
- ✧ Recessed halogen lighting
  
- ✧ Stunning walnut built-in bar area with glass cabinets and drawers, marble counter, bevelled mirror backsplash, two SubZero fridge drawers and in cabinet/under cabinet lighting
  
- ✧ Built-in desk area with beveled glass mirror backsplash, recessed halogen lighting, brushed nickel hardware

**Breakfast Area/  
Sitting Area:**

- ✧ Hardwood floor
- ✧ Stunning views overlooking the garden
- ✧ Built-in shelves
- ✧ French doors walk out to flagstone terrace

**Family Room:**

- ✧ Hardwood floor
- ✧ Stunning two storey window facing the terrace and garden below
- ✧ Beautiful plaster crown moulding and plaster wall relief

**Family Room (cont'd):**

- ✧ Two custom built-in walnut wall units (cupboards and bookcase)
- ✧ Gas fireplace with stone antique fireplace
- ✧ Surround Sound Built-in speakers
- ✧ Recessed halogen lighting

**Hallway**

**Two Coat Closets**

**Powder Room:**

- ✧ Marble with Oak tile floor with marble inlay
- ✧ Plaster crown moulding
- ✧ Lovely antique vanity with Onyx counter
- ✧ Wainscotting
- ✧ French tapes

**Den/Upper:**

- ✧ Hardwood floor
- ✧ Plaster crown moulding
- ✧ Walnut raised panelled walls
- ✧ Custom built-in walnut entertainment unit
- ✧ French doors walk out to flagstone terrace
- ✧ Recessed halogen lighting

**❧ Second Floor ❧**

**Upper Landing:**

- ✧ Hardwood floor
- ✧ Plaster crown moulding
- ✧ Custom built-in armoires with mesh

**Bedroom One:**

- ✧ Hardwood floor
- ✧ Plaster crown moulding
- ✧ Plaster diamond pattern ceiling
- ✧ Lovely view overlooking the garden and pool
- ✧ Double closet

**Three Piece Ensuite  
Washroom:**

- ✧ Honed limestone heated tile floor
- ✧ Plaster crown moulding
- ✧ Custom designed walnut vanity with statuario marble counter
- ✧ Custom beveled mirror
- ✧ Subway tile walls
- ✧ Glass enclosed shower with rain showerhead
- ✧ Chrome fixtures and taps

**Open Library:**

- ✧ Hardwood floor
- ✧ Plaster crown moulding
- ✧ Built-in bookcases
- ✧ Custom glass railings
- ✧ Gas fireplace with antique stone mantle and limestone hearth
- ✧ Incredible views over the pool and garden below
- ✧ Recessed halogen lighting

**Master Suite  
Bedroom:**

- ✧ Hardwood floor
- ✧ Plaster crown moulding
- ✧ Custom wainscotting
- ✧ Gas fireplace
- ✧ Windows with views in three directions

**Dressing Room:**

- ✧ Hardwood floor
- ✧ Custom His & Her closets
- ✧ Recessed halogen lighting

**Six Piece Ensuite  
Washroom:**

- ✧ Heated hardwood floor
- ✧ Plaster crown moulding
- ✧ His and hers custom vanities with marble counter
- ✧ Inlaid beveled mirrors
- ✧ Large soaker tub
- ✧ Glass enclosed shower with rain shower head

	<ul style="list-style-type: none"> <li>✧ French Chrome fixtures and taps</li> <li>✧ Plantation shutters</li> </ul>
<b>Bedroom Two:</b>	<ul style="list-style-type: none"> <li>✧ Hardwood floor</li> <li>✧ Plaster crown moulding</li> <li>✧ Two double closets</li> <li>✧ Stunning views over the grounds of UCC</li> <li>✧ Recessed halogen lighting</li> </ul>
<b>Three Piece Ensuite Washroom:</b>	<ul style="list-style-type: none"> <li>✧ Heated limestone tile floor</li> <li>✧ Custom vanity with limestone counter</li> <li>✧ Glass enclosed shower</li> <li>✧ Chrome fixtures and taps</li> <li>✧ Plantation shutters</li> </ul>
<b>Sitting Room/Bedroom:</b>	<ul style="list-style-type: none"> <li>✧ Hardwood floor</li> <li>✧ Plaster crown moulding</li> <li>✧ Custom built-in armoires</li> <li>✧ Large picture window overlooking the grounds of UCC and the city beyond</li> <li>✧ Double French doors</li> </ul>
<b>Bedroom Three:</b>	<ul style="list-style-type: none"> <li>✧ Hardwood floor</li> <li>✧ Plaster crown moulding</li> <li>✧ Large walk-in closet</li> <li>✧ Large picture window overlooking the grounds of UCC</li> <li>✧ Recessed halogen lighting</li> </ul>
<b>Four Piece Ensuite Washroom:</b>	<ul style="list-style-type: none"> <li>✧ Heated tumbled marble and marble floor</li> <li>✧ Plaster crown moulding</li> <li>✧ Custom vanity with marble counter</li> <li>✧ Subway tile walls</li> <li>✧ Large soaker tub and Victorian shower enclosure</li> <li>✧ Chrome fixture and taps</li> </ul>

## ❧ Lower Level ❧

### Recreation Room:

- ✧ Hardwood floor
- ✧ Beamed ceiling
- ✧ Plaster crown moulding
- ✧ Built-in desk area and entertainment unit with mesh and marble counter
- ✧ Double sets of French door walk out to the pool and terrace
- ✧ Built-in speakers
- ✧ Recessed halogen lighting

### Two Piece Washroom:

- ✧ Slate floor
- ✧ Panelled
- ✧ Chrome fixtures and taps

### Wine Cellar:

- ✧ Slate floor
- ✧ Custom oak panelled walls
- ✧ Humidifier
- ✧ Racking (capacity of approximately 400 bottles)
- ✧ Recessed halogen lighting

### Laundry Room:

- ✧ Porcelain tile floor
- ✧ Plaster crown moulding
- ✧ Bar area with custom cabinetry, Statuario marble counter and mirrored backsplash, stainless steel sink with gooseneck concealed faucet, Marvel stainless steel wine fridge, Miele Dishwasher, brushed nickel hardware
- ✧ Whirlpool Cabrio platinum washing machine
- ✧ Whirlpool Cabrio platinum front loading dryer
- ✧ Marble counter
- ✧ Upper cabinetry

- ✧ Laundry chute
- ✧ Under cabinet lighting
- ✧ Recessed halogen lighting

### Double Coat Closet

### Gym/Bedroom:

- ✧ Hardwood floor
- ✧ Plaster crown moulding
- ✧ Mirrored walls
- ✧ Light well
- ✧ Recessed halogen lighting

### Three Piece Washroom:

- ✧ Heated Porcelain tile floor
- ✧ Plaster crown moulding
- ✧ Glass enclosed steam shower
- ✧ Mosaic tile walls
- ✧ Vanity
- ✧ Recessed halogen lighting

### Mud Room:

- ✧ Heated honed limestone floor
- ✧ Coat hooks/rack
- ✧ Recessed halogen lighting

### Utility/Storage Room

- ✧ Furnace
- ✧ Steam humidifier
- ✧ Air cleaner
- ✧ Hot water tanks
- ✧ Heat recovery ventilator (HRV)
- ✧ Central vacuum



## PARTICULARS

<b>Lot Size:</b>	75 x 150 feet
<b>Taxes:</b>	\$36,740.78 (2015)
<b>Parking:</b>	Private and circular drive, three car garage, covered parking for three additional cars, heated front entrance steps.
<b>Possession:</b>	120 Days / TBA
<b>Inclusions:</b>	All existing kitchen appliances, all existing appliances in servery, bar & lower level bar, washer and dryer, all window draperies and blinds (except excluded), all electric light fixtures (except excluded), all televisions, water softener and purifier, central vacuum and related equipment, central security system (monitoring extra), gas fire pit in rear garden, landscape lighting and irrigation system, garage remotes, Sonos system and all built-in speakers, wine cellar humidifier and racking, all pool equipment.
<b>Exclusions:</b>	Front entrance hanging light, hanging living room lights, kitchen lights over island and kitchen sconces, family room hanging light, sconces in main floor hallway and on second floor, den hanging light, blue glass chandelier in bedroom, light in library, hanging lights in dressing room, dining room and living room chandeliers. Master bedroom drapes and rods, living room, kitchen, drapes in family, library, guest bedroom, rods and drapes on main and second floor hallway, lower level, girls bedrooms and second floor office. All hanging mirrors.

## Enhancements & Additions for 90 Kilbarry Road 2010-2015

Completely Landscaped and redesigned front garden by John Lloyd lowering the driveway, added flagstone steps and herringbone redbrick and flagstone, grates with trees and flowers, creating a lovely courtyard with ample parking, designed iron details for the French windows and one on the second floor, replaced front stairs with sandstone with additional stone step having lowered the driveway Redesigned the living room, completed redesigned and rebuilt the fireplace, adding a new marble fireplace with pillars and beams to create the feeling of 3 rooms in the large entertaining living room. Floors sanded, adding lighter stain, designed beautiful walnut panelled library with bookshelves. Designed oak panelled wine cellar, 2011

Designed 2 walnut bookshelves with marble for family room with lighting, 2011

Designed bookshelves with marble counter desk for lower level family room, with elegant textured elegant wire mesh doors, 2011

Designed built-in Armoires with wire mesh doors for the second floor den/bedroom, 2011

Installed new Wool carpet for the staircase, elegant textured wallpaper to the family room, hallway and staircase, 2010

New ceiling light fixtures added to the first and second floor hallways, Master bath sconces, 2013

New security system added, 2014

New Washer and Dryer, 2014

New drapes throughout home

Humidifier added and Culligan soft water system, 2013

Added new garage doors with windows and extensive shelving, 2013

Back garden completely redesigned and landscaped by John Lloyd adding 2 large French drains, planted hedge of oaks, yew hedge, boxwood, stellar pink dogwood, yellow magnolia new sprinkler system and landscape lighting, new flagstone, and flagstone walls, creating a dining area above the pool with water fall. Redesigned pool all new pool equipment and

salt system by Todds pools. Pool house built. Added glass panels to garden doors to allow filtered light and privacy, 2012

Enhancements & Additions  
for 90 Kilbarry Road 2010-2015  
(cont'd)

New sandstone gas fire table for back garden and new garage doors, 2013

Designed new large shower with late rainhead with heated floors in guest room. 2014  
Added beautiful glass railing for 2nd floor library to view the lovely view and family room below. Clear site lines.

New Elte ceiling lights added to main floor and second floor hallways, added shower to bath in Ellie's room. 2013

Designed a beautiful Downsview wooden kitchen with walnut island and elegant walnut bars, with marble, latest sleek line, Meile 8 burner stove with 2 convection ovens and warming drawer, Meile Fridge, top line 2 Meile dishwashers, bar has 2 Subzero drawer fridges, second bar, with added mirror backsplash and wall and antique mirror in the main bar. Subzero wine cooler, Meile microwave, convection oven, April 2015

Lower level Downsview designed kitchen/bar with Meile full dishwasher and beverage fridge, March 2015

April 2015 - Added heated flooring in dog/mudroom lower level.  
New toilets added to Powder room and Master.

Added wall lightning for paintings in Living room, family room, and second floor hallway, 2013

Offered at  
\$7,895,000.00

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2014 Chairman Award  
4<sup>th</sup> Place Dollar Volume  
2014 Chairman Award  
5<sup>th</sup> Place Unit Volume

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Gairdner Award 2014

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