



Leeanne Weld Kostopoulos

Sales Representative & Chairman's & Gairdner Award Winner 2014
4th in Volume, 5th in Unit Sales*

Elizabeth Janak

Sales Representative & Diamond Award of Merit 2013
25 Years of Award Winning Service



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Royal LePage Real Estate Services Ltd.
JOHNSTON & DANIEL DIVISION, Brokerage

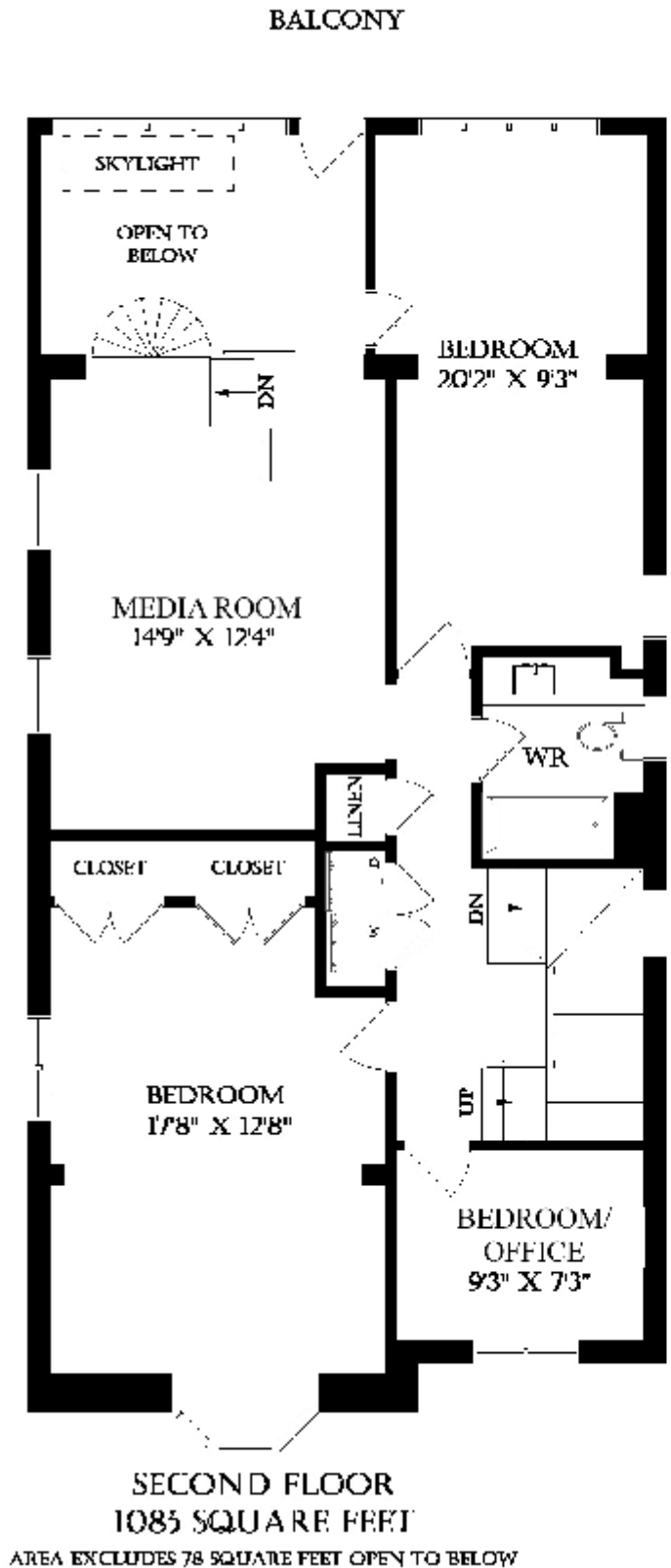


* Based on 2014 value of listings from the TREB MLS. Not intended to solicit buyers or sellers currently under contract with another brokerage.
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26SUMMERHILLGARDENS

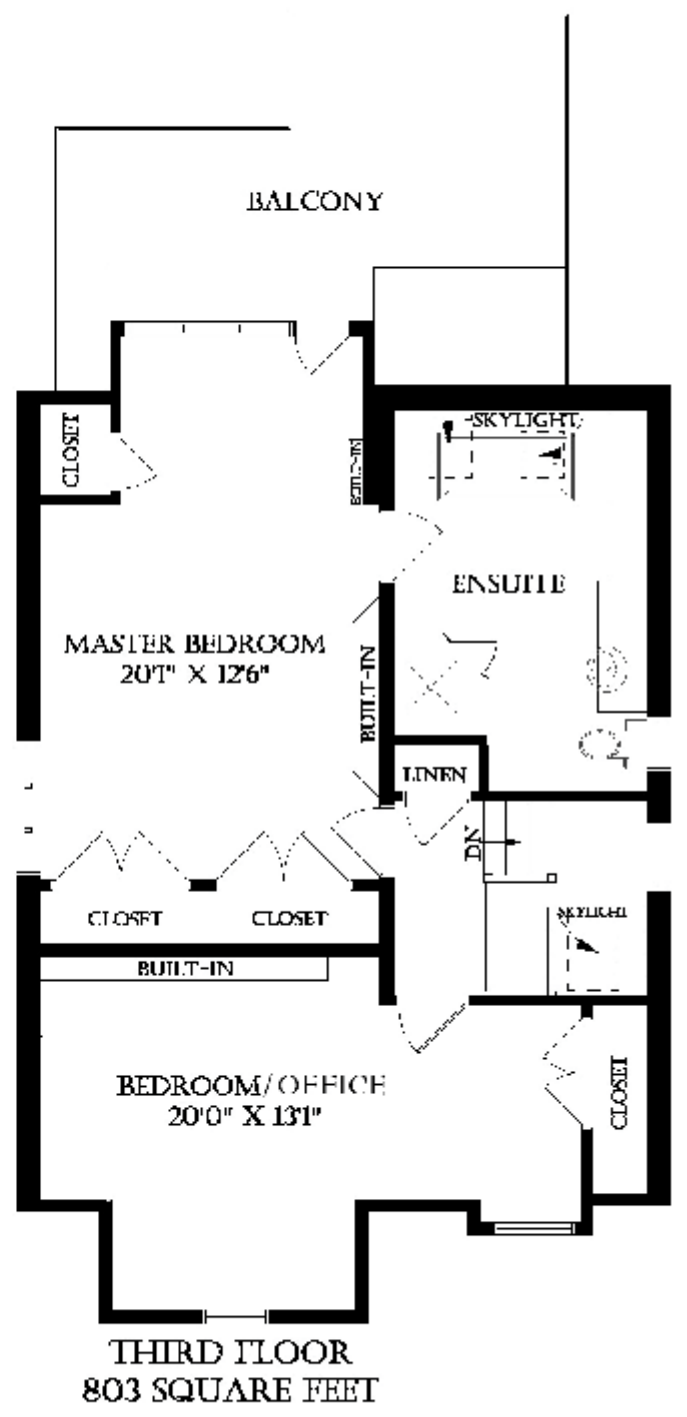






May 21, 2015

Note: Although measurements and area believed to be accurate they should be considered approximate. This drawing was prepared by Plans4U for the sole benefit and use by the client. No third party may rely on this drawing without the receipt of reference letter from Plans4U



Welcome to 26 Summerhill Gardens

Built in 1914, beautifully situated with stunning treetop views and your own private access to the Rosehill Reservoir park. This is a magnificent architecturally designed contemporary renovation with open and light filled spaces including the two storey rear extension. Fresh and bright interior, over 3300 sq ft with a main floor family room, spacious living room and dining room and multiple balconies to enjoy the lush surroundings and perennial gardens.

The highest level of craftsmanship and finishes are incorporated throughout including the luxury Boffi kitchen, Epi wood decks, European plumbing fixtures and taps and Miele appliances. A dramatic circular steel staircase leads to the upstairs media room. The private master suite opens to the rooftop balcony surrounded by greenery. There are four other bedrooms plus a self-contained lower level apartment. Enjoy this fabulous enclave and quiet Summerhill neighbourhood with great proximity to all that Yonge Street has to offer yet tucked away in this country like setting. A true oasis in the city.

Ground Floor

- | | |
|---------------------------|---|
| Foyer: | <ul style="list-style-type: none">Marble tile floorDouble coat closet |
| Hallway: | <ul style="list-style-type: none">Hardwood floor (3/4 inch)Coat closetPlaster peaked ceilingPot lighting |
| Living Room: | <ul style="list-style-type: none">Hardwood floorBay windowCustom built-in solid white oak display cases and cupboardsLovely views over Summerhill GardensClosetDouble French doors |
| Dining Room: | <ul style="list-style-type: none">Hardwood floorWood burning fireplace with marble surround with custom architect designed mantle and solid white oak built-insOpen display shelvesStunning circular steel staircase to second floor |
| Family Room: | <ul style="list-style-type: none">Hardwood floorOutstanding two storey atriumLarge Skylight (floods the interior with light)Wall-to-wall windows (floods with light)French door walks-out to EPI deck and beautiful published garden |
| Kitchen with Dining Area: | <ul style="list-style-type: none">Polished basalt tile floorBeautiful greenhouse windowLuxury Italian Boffi white oak cabinetryGlass upper cabinetsStone tile backsplashCorian countertopLovely garden viewsStainless steel Miele gas cooktopStainless steel Miele exhaust hood |

- . Stainless steel Miele wall oven
- . Stainless steel Miele built-in microwave/convection oven
- . Concealed SubZero fridge
- . Boffi Stainless steel hanging rack
- . Large pantry
- . Two pocket doors
- . Over counter lighting
- . Recessed halogen lighting

- Powder Room:
- . Marble tile floor
 - . Custom vanity
 - . Custom corner cabinet

- Bar/Mudroom:
- . Hardwood floor
 - . Shelving
 - . Window

Second Floor

- Bedroom :
- . Wool carpet
 - . Wood burning fireplace with original mantle
 - . Wall-to-wall closets
 - . Bay window

- Bedroom/Office:
- . Wool carpet
 - . Lovely tree top views

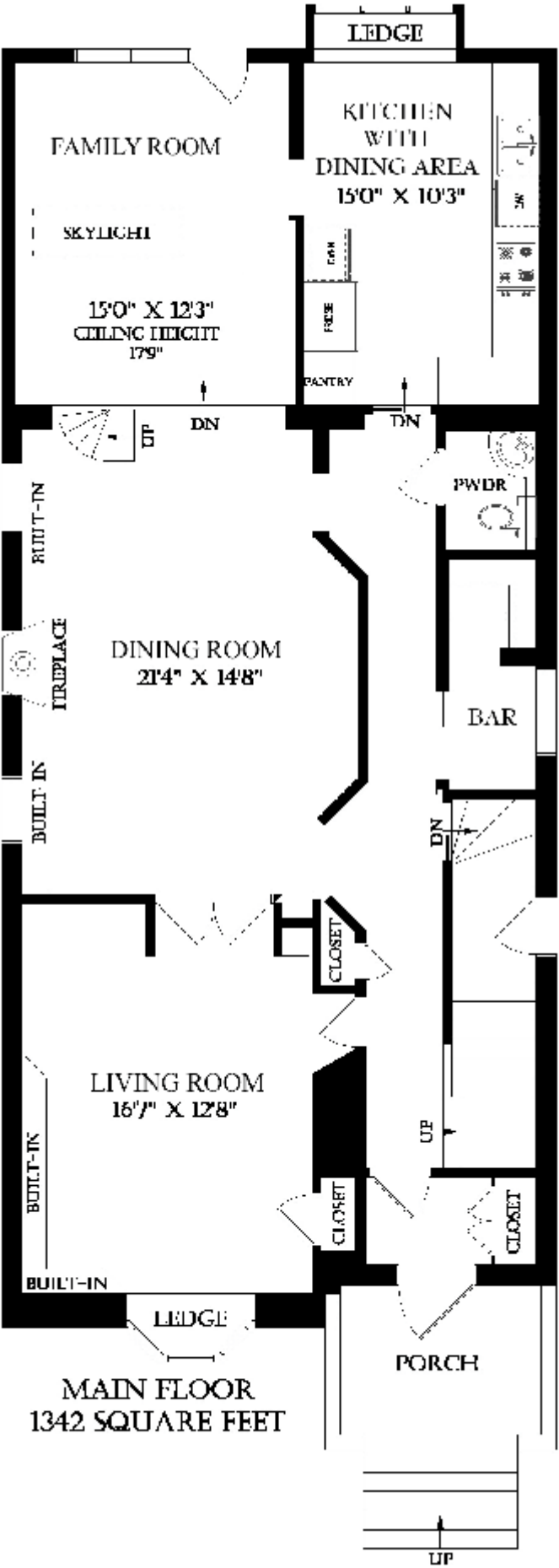
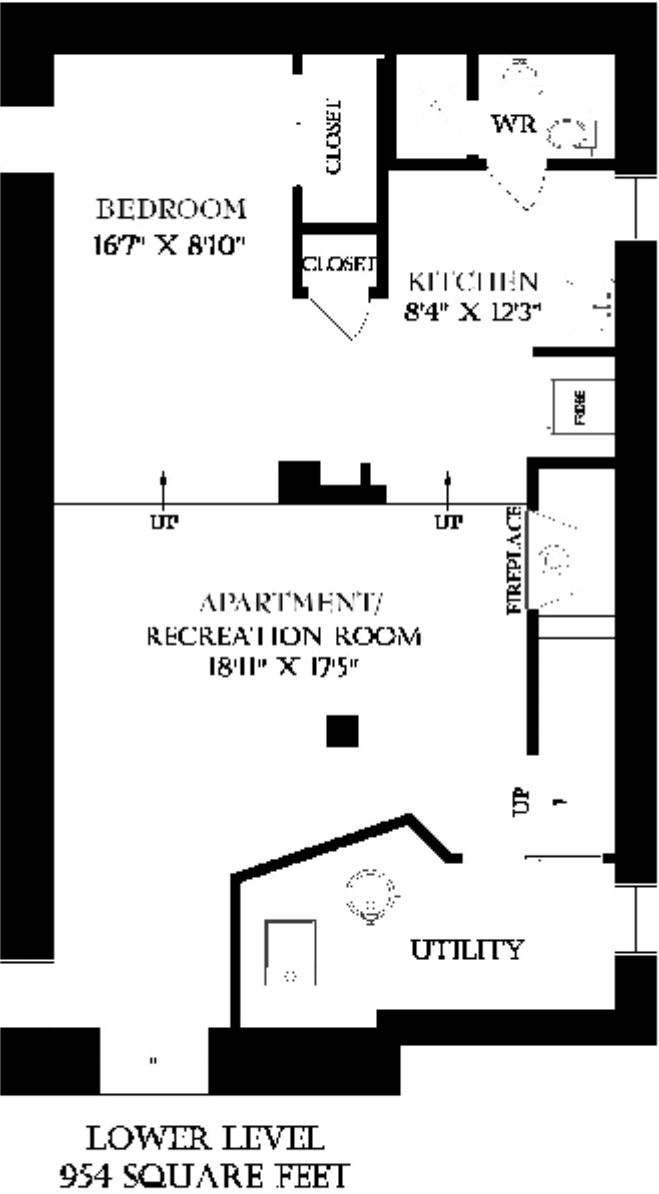
- Laundry:
- . Kenmore front loading washer & dryer
 - . Folding counter, built-in shelves

Linen Closet

- Four Piece Washroom
- . Ceramic tile heated floor
 - . Custom vanity with Carrera marble counter
 - . Glass enclosed soaker tub with Carrera marble deck
 - . Built-in mirrored medicine cabinet
 - . Chrome fixtures and taps
 - . Halogen recessed lighting
 - . Cedar ceiling

- Bedroom:
- . Wool carpet
 - . Wall-to-wall full height windows
 - . Lovely views of the garden
 - . Built-In closet

- Media Room:
- . Wool carpet
 - . Open circular staircase with custom built light post
 - . Wall-to-wall windows
 - . Sensational views of the garden & the Reservoir
 - . Walk-out to large balcony



Additional Information

Lot Size: 27.94 x 172 feet (approximately irregular as per survey)

Taxes: \$13, 443.51 (2015)

Possession: 60 days/to be arranged

Improvements by Current Owners:

2015 Entire Interior of House Freshly Painted (November)

2013 All New Side Windows

2012 New 2nd Floor Washroom

2012 New Main Floor deck (epi wood)

2012 New Second & Third Floor Cedar Decks

2012 New Skylight in Family Room

2009 Landscaping of Front and Rear Gardens

2008 New Roof

2007 New Kitchen

2005 New Furnace

Inclusions: All kitchen appliances, washer, dryer, all electric light fixtures including Italian pendant light in family room, all window coverings, central vacuum and related equipment, water filtration system, in ground irrigation system

Parking Right of Way Attached (please see sketch).

Exclusions: Master ensuite Artemide sconces, kitchen pendant light

Offered for sale at: \$2,475,000.00

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Third Floor

Hallway: . Wool carpet
 . Skylight
 . Linen closet

Bedroom/Office:

- Wool carpet
- Built-in wall-to-wall bookshelves
- Double closet

Master Bedroom:

- . Wool carpet
- . Wall-to-wall His & Her closets with built-ins
- . Closet
- . Custom built Cherrywood dresser (matches ensuite)
- . Recessed halogen lighting
- . Walk-out to fabulous roof top balcony

Five Piece Ensuite	.	Polished limestone tile floor
Washroom:	.	Glass enclosed shower
	.	Air jet soaker tub
	.	Carrera marble counter and tub deck
	.	Skylight
	.	Custom cherry vanity
	.	Custom cherry medicine cabinet/display shelves and mirror
	.	Chrome fixtures and taps
	.	Recessed halogen lighting

Lower Level

Apartment/	.	Wool carpet
Recreation Room:	.	Above grade window
	.	Gas fireplace
	.	Custom designed removable bookcase beside fireplace with storage space behind

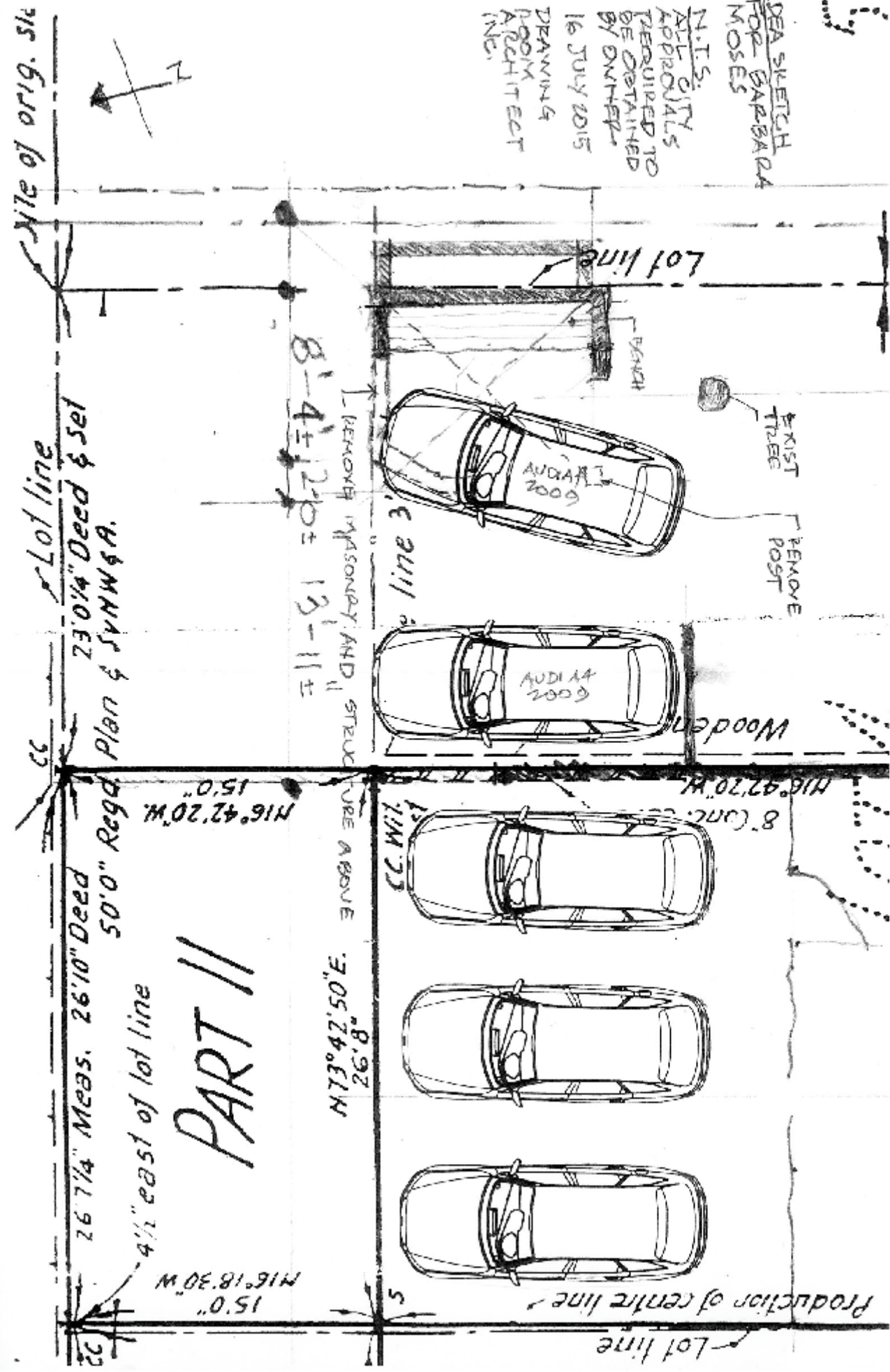
Bedroom: . Wool carpet
. Double closet
. Single closet
. Above grade window

Kitchen with	.	Ceramic tile floor
Breakfast Area:	.	Stainless steel sink
	.	Above grade window
	.	Fridge
	.	Built-in open shelves

Three Piece Washroom: . Ceramic tile floor
 . Access to storage crawl space

Mechanical Room





N.T.S.
 ALL CITY
 APPROVALS
 REQUIRED TO
 BE OBTAINED
 BY OWNER
 16 JULY 2015
 DRAWING
 ROOM
 ARCHITECT
 INC.

IDEA SKETCH
 FOR BARBARA
 MOSES

PART II

Lot line

Production of centre line

CC WIL

N 73° 42' 50" E.
26' 8"

15' 0"
N 16° 18' 30" W

4 1/2" east of lot line

26' 7 1/4" Meas. 26' 10" Deed

50' 0" Regd.

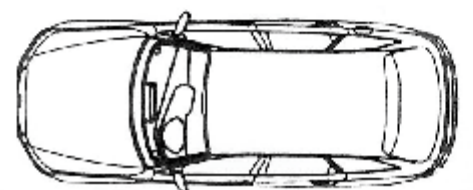
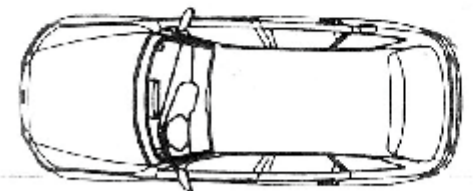
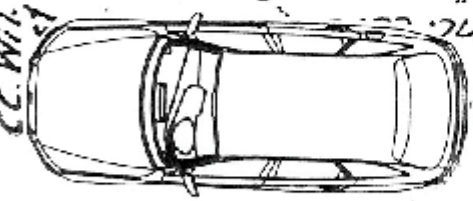
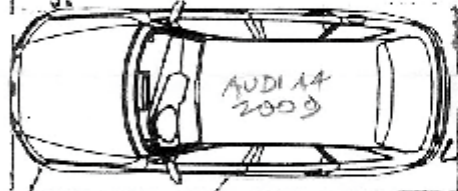
23' 0 1/4" Deed & set
Plan & SYNW & A.

Lot line

File of orig. sk

8'-4 1/2" ± 13'-11" ±

REMOVE MASONRY AND STRUCTURE ABOVE



EXIST TREE
REMOVE POST

BENCH

Lot line

Wooden

8' (cont.)
N 16° 42' 20" W



What the neighbours are saying...

"Where in the city can you get a house this size, with protected views to the north, city views to the south, no need for blinds, no-one who can look into you, no ugly views onto other people's properties, in a remarkable neighbourhood." "It is an aerie," he said., "country to the north, city to the south, like living in a tree house and a park right in the centre of the city. "

What sold him on the property was also actually the ease of access. With in-laws in the their mid-to late 80s, they could visit much more easily driving virtually to the door , then walking up 6 in a 7 stairs in a conventional home.

"Winter is never a problem because we (the homeowners) have a company which maintains the lane way and parking spaces," he added.

From Bill Mockler Designer

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