



LW Leeanne  
Weld





## Welcome to 30 Whitehall Road

This wonderful family home has been extensively renovated by David Weenen Design Build. The main floor features a chef's kitchen with servery with state of the art appliances, ample storage, stylish finishes and walks out to the private patio and garden. The living room offers a wood burning fireplace and lovely leaded bay window, a spacious dining room is adjacent and open to the kitchen. The second floor offers a master retreat with spacious bedroom and spa-like soaker tub, stylish five piece ensuite and his and her walk in closet. Also on this floor is a further bedroom, semi ensuite washroom and laundry room. On the third floor two bedrooms can be found sharing a sitting room which walks out to a sun deck with tree line views. The lower level has been underpinned and finished offering 9'1" ceilings and heated floors throughout. It has been designed with a separate walk-out and can be an in-law or nanny suite. A kitchen has been plumbed if so desired. A glass enclosed wine cellar was planned for the recreation room, speak to LAs regarding available drawings. The newly built garage can accommodate two cars with excellent storage and three cars on the heated driveway. The garden is low maintenance with lovely perennial beds and an eight person hot tub. Enjoy the proximity to the shops on Summerhill Avenue, Rosedale and Chorley Parks, Whitney Junior Public School and Branksome Hall. This exquisite Rosedale home awaits.









# main floor

- Foyer:
- Hardwood floor
  - Wainscotting
  - Crown moulding
  - Coat closet
  - Recessed lighting
- Hallway:
- Hardwood floor
  - Wainscotting
  - Crown moulding
  - Double coat closet
  - Networking closet
  - Recessed lighting
- Powder Room:
- Hardwood floor
  - Floating vanity
  - Built-in mirror
  - Chrome fixtures and taps
  - Crown moulding
  - California shutters
  - Recessed lighting
- Living Room:
- Hardwood floor
  - Wood burning fireplace with custom granite surround and hearth
  - Built-in bookshelves and cupboards
  - Leaded glass bay window
  - Crown moulding
  - Built-in speakers
  - Recessed lighting
- Dining Room:
- Hardwood floor
  - Wainscotting
  - Crown moulding
  - Leaded glass picture window
  - Built-in speakers
  - Recessed lighting
- Kitchen:
- Hardwood floor
  - Double box centre island with breakfast bar and Statuario marble counter
  - Custom shaker style cabinetry
  - Statuario marble backsplash
  - Concealed Miele bottom mount fridge & freezer
  - Dacor stainless steel six burner gas stove
  - Dacor stainless steel exhaust hood
  - Concealed Miele dishwasher (with crystal setting)
  - Polished chrome spiget (pot filler)
  - Farmer's stainless steel sink
  - KWC gooseneck polished chrome faucet
  - Recessed electrical outlets
  - Central vacuum sweep inlet

- Wine display shelves
- French doors walk-out to garden
- Built-in television
- Built-in speakers
- Under cabinet lighting
- Recessed lighting

Servery/Office:

- Hardwood floor
- Built-in desk
- Stainless steel Miele microwave/speed oven
- Glass display cabinet
- Stainless steel Miele (plumbed) coffee maker
- Two pantries

## second floor

Master Suite

Six Piece Ensuite:

- Heated Carrera marble tile floor
- Separate water closet
- Glass enclosed shower with steam unit
- Custom double vanity with statuario marble counter
- Polished chrome fixtures, taps, mirrors & sconces
- Free standing medicine cabinet
- Crown moulding
- California shutters
- Built-in speakers
- Recessed lighting

Bedroom:

- Hardwood floor
- Pretty view over the garden
- Built-in soaker tub
- Crown moulding
- California shutters
- Built-in television
- Built-in speakers
- Recessed lighting

His/Her Walk-in  
Closet:

- Hardwood floor
- Custom built-ins
- Recessed lighting

Three Piece  
Washroom:  
(Semi-Ensuite)

- Heated porcelain tile floor
- Custom vanity with marble counter
- Glass enclosed shower
- Polished chrome fixtures, taps, mirrors & sconces
- Crown moulding
- Built-in speakers
- Recessed lighting

Bedroom:

- Hardwood floor
- Double picture windows overlooking Whitehall

- Double closet
- Crown moulding
- California shutters
- Built-in speakers
- Recessed lighting

Laundry Room:

- Heated black and white tile floor
- Built-in cabinetry with caesarstone counter
- Crown Moulding
- Subway tile walls
- Stainless steel sink
- Polished chrome gooseneck nickel faucet
- Miele IntelliQ 100 full size front loading washer and dryer
- California shutters
- Recessed lighting

## third floor

Bedroom:

- Hardwood floor
- Pretty tree lined view
- Closet
- Crown moulding
- California shutters
- Built-in speakers
- Recessed lighting

Four Piece  
Washroom:

- Heated porcelain tile floor
- Vanity with marble counter
- Soaker tub with limestone tub deck & surround
- Polished chrome fixtures, taps, mirrors, & scones
- Crown moulding
- California shutters
- Built-in speakers
- Recessed lighting

Bedroom:

- Hardwood floor
- Built-in drawers
- Pretty tree lined view
- Closet
- Crown moulding
- Built-in speakers
- Recessed lighting
- Pocket doors

Sitting Room:

- Hardwood floor
- Crown moulding
- Recessed lighting
- French doors walk out to deck



# lower level

## Side Entrance

- Recreation Room:
- Heated floors (throughout the lower level, except under proposed wine cellar)
  - Display alcove
- (Speak to LAs re: wine cellar that was planned for this space, drawings available)
- Above grade glass windows
  - Double storage closet
  - Utility closet
  - Storage under stairs
  - Recessed lighting
  - French doors

- Bedroom:
- Above grade windows
  - Double closet
  - Recessed lighting

- Four Piece Washroom: (Semi Ensuite)
- Marble tile floor
  - Vanity with matching mirror
  - Subway tile walls
  - Soaker tub
  - Glass enclosed shower
  - Polished chrome fixtures and taps
  - Recessed lighting

- Wine Tasting Room:
- Above grade windows
  - Recessed lighting
  - Plumbing on the East wall for possible kitchen

- Television Room:
- Recessed lighting
  - Built-in television

- Walk-Out to Garden
- Coat closet

# list of improvements by current owners

- Went from a 4 bedrooms 2 bathrooms configuration to 4+1 Bedrooms 5 Bathrooms
- Underpinned the house 2.5' – 4' radiant floor divided into 5 zones in new basement floor
- All floors ceiling 9' or higher finished in finished
- Custom chef's kitchen with premium Miele and Dacor appliances
- All tiles floors are heated
- Custom solid doors with Grandeur hardware (Grande Victorian Plate with Windsor Knobs)
- New windows in basement
- Central vacuum throughout
- 2 new HVAC systems, both with new air conditions: forced air for basement and main, high velocity heat pump for 2<sup>nd</sup> and 3<sup>rd</sup> (removed previous boiler/ radiator system)
- New 200-amp service, with the sub panel on 2<sup>nd</sup> floor and in garage, all wiring is new



- All plumbing from the city connection onwards is new
- Tankless water heater
- New back entrance to basement dug out and finished
- Opened (widened) up all main floor archways
- New hardwood floors on all three floors, stained to match existing treads of original staircase
- Custom millwork in living room
- Fixed, inspected and cleaned wood burning chimney/fireplace
- Retained and corrected original leaded glass on main floor
- Custom sheers, curtains and rods on main floor
- Custom California shutters on all windows 2<sup>nd</sup> and 3<sup>rd</sup> floors
- Modern wired house with CAT6 to all major location and build in ceiling speakers, all centralized to an easily accessible vented data closet
- Top end laundry room on 2<sup>nd</sup> floor with custom millwork
- Master bedroom includes: walk in closet with custom millwork, large shower with steam and rain shower, private water closet, elegant soaker tub
- 2<sup>nd</sup> and 3<sup>rd</sup> floors both massively redesigned to have better use of space and light
- Basement is prepped ready for a kitchen, potential nanny/in-law suite as well as wine cellar
- Brand new 2 car garage, with follow key features: fully insulated, radiant floor heating, electrical and water in garage
- Parking for 5 total cars (including garage) with heated driveway (with snow sensor)
- Brand new 8' knotty cedar fence, built with steel posts
- Backyard landscape with drip irrigation
- Beachcomber 8 person hot tub
- Front yard watering system installed

## additional information

Inclusions: All existing kitchen appliances, washer and dryer, European hardware throughout, central vacuum and related equipment, Nest thermostats, all indoor and outdoor built in speakers, landscape lighting, irrigation system, network wiring, California shutters, window blinds, curtains and rods, Beachcomber hot tub, garden shed

Exclusions: Sonos system and related components and equipment, two wine fridges

Lot: 35 x 110 Feet

Parking: Heated private driveway (for three cars) and two car newly built garage

Taxes: \$13,675.07 (2018)

Possession: 30 Days/ TBA

Notes: National Home Inspection (Oct 1, 2018) available through LAs.

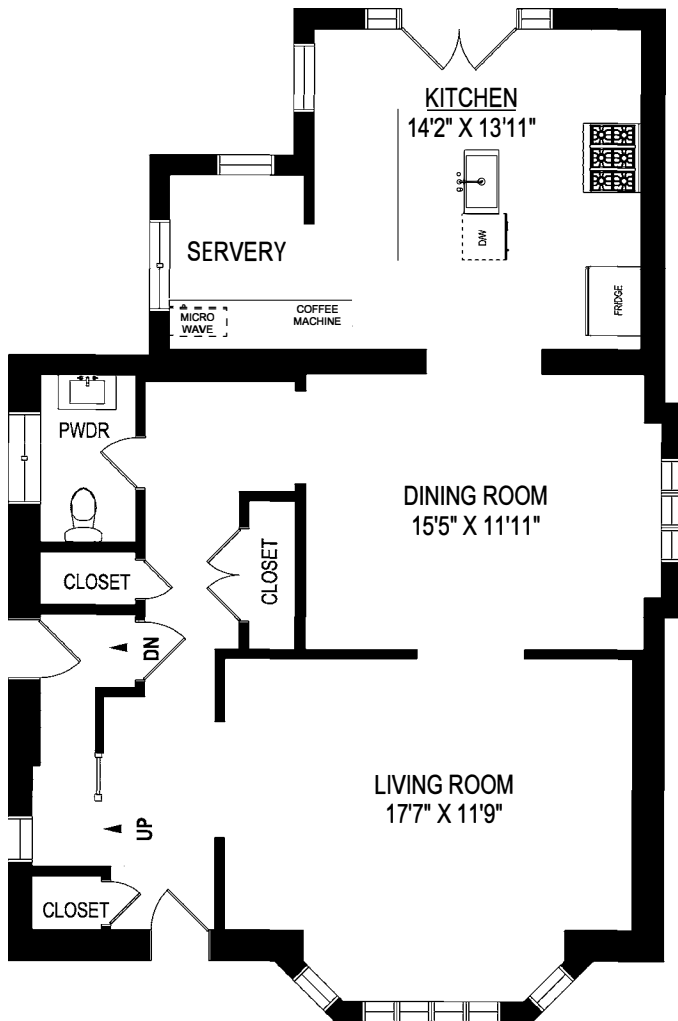
offered for sale at \$3,298,000.00



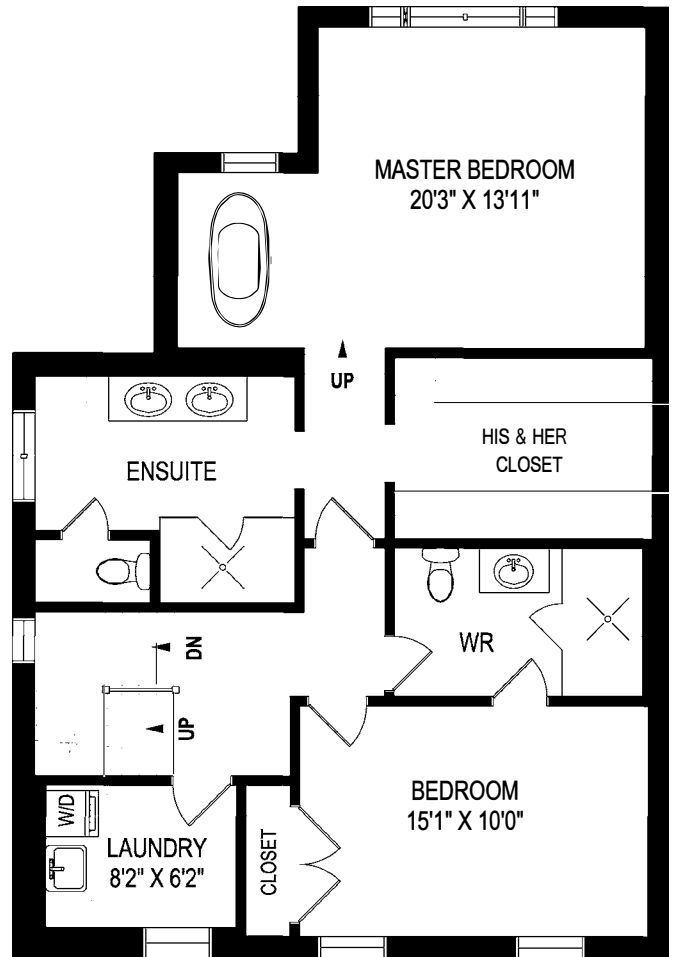




## 30 WHITEHALL ROAD, TORONTO



**MAIN FLOOR PLAN**  
1078 SQUARE FEET



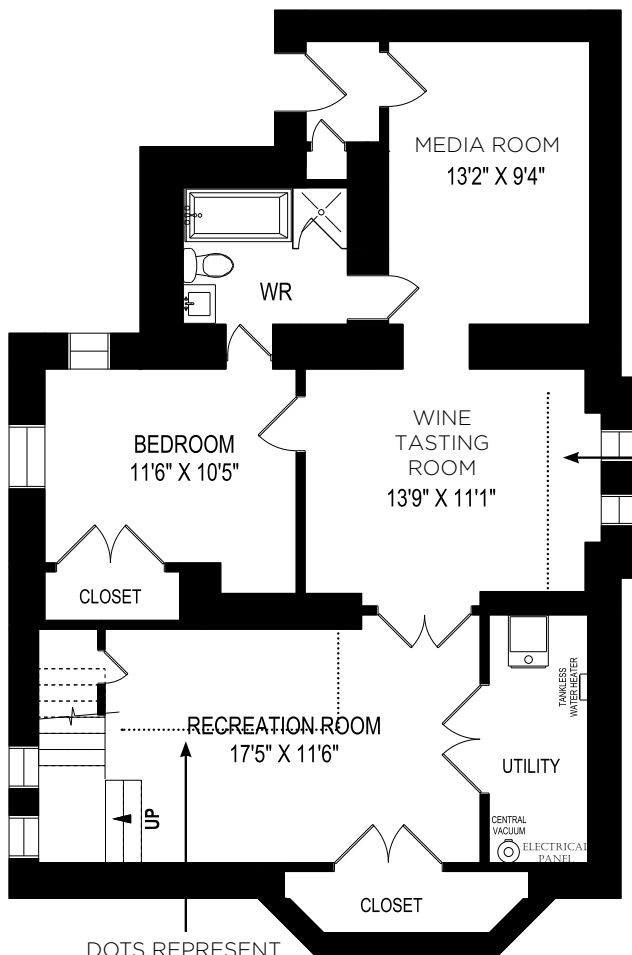
**SECOND FLOOR PLAN**  
1041 SQUARE FEET

September 27, 2018

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 reliance letter from Plans4U

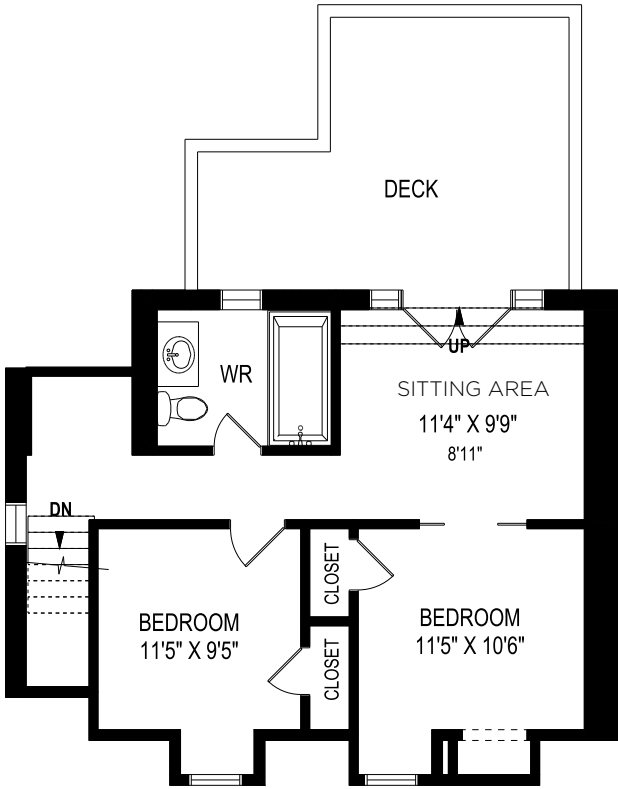
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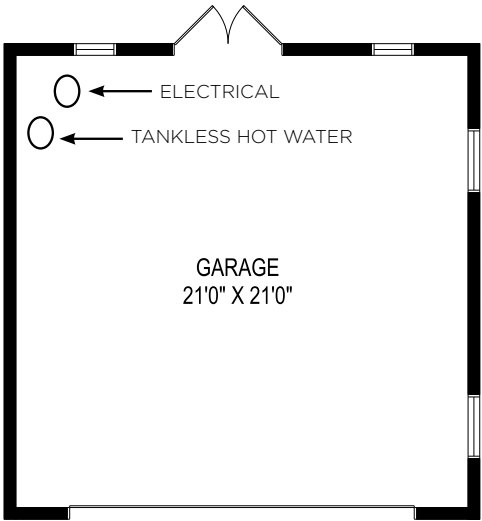


**LOWER LEVEL FLOOR PLAN**  
1078 SQUARE FEET

9.1 FT CEILINGS THROUGHOUT



**THIRD FLOOR PLAN**  
593 SQUARE FEET



○ ← ELECTRICAL  
○ ← TANKLESS HOT WATER











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**Gairdner Award Winner**

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