



**40 Hillhurst Boulevard**



## Welcome to 40 Hillhurst Boulevard

This four bedroom center hall Lytton Park home is a fabulous place to raise your family. Beautifully situated on a professionally landscaped 50 x 134 foot lot. This lovely renovation with a two storey addition includes a gorgeous combined family room, chef's kitchen and servery. The living and dining rooms retain their graciousness with a working fireplace, panelled art walls and picture windows. Also featured on the main floor is a powder room and highly functional mudroom with a standing desk. The master bedroom features a walk-in closet with custom built-ins and a luxurious six piece ensuite with steam shower. The master also features a private deck overlooking the verdant garden. The lower level comprises a spacious recreation room, guest/nanny suite, three piece washroom, laundry and storage. 40 Hillhurst is located in district for Allenby, North Toronto and Lawrence Park Schools. Havergal College is also steps away.





# Detailed Features

## GENERAL INTERIOR

- Plaster mouldings
- Beautiful Centre Hall Plan
- 9 foot ceilings on main floor
- Designer baseboards, casings and window trim
- Solid core doors with satin nickel, handles and hinges
- Recessed lighting

## Main Floor

### FOYER

- Limestone tile
- Panel moulding
- Skylight
- Fabulous capiz chandelier centred in skylight

### LIVING ROOM

- Panel moulding
- Picture windows
- Working fireplace

### DINING ROOM

- Panel moulding
- Picture windows
- Glass chandeliers

### KITCHEN AND BREAKFAST AREA

- Crown moulding
- White shaker style cabinetry
- Caesarstone counters
- Herringbone marble backsplash
- 36 inch Wolf gas range top
- Stainless steel Vent-A-Hood
- 42 inch Sub Zero refrigerator
- Miele dishwasher
- Dacor double oven
- Panasonic microwave
- Polished nickel gooseneck faucet
- Undermount sink with garburator
- Pantry cupboard
- Broom cupboard
- Oversized island with seating for four
- Under cabinet lighting

- Recessed LED lighting
- Polished nickel Restoration Hardware cloche pendants over the island
- Fabulous wrap around upholstered banquette with seating for eight
- Custom chandelier of vintage cutlery
- Overlooks deck and garden

### POWDER ROOM

- Marble and nickel washstand with nickel fixtures
- Limestone flooring
- Fantastic taupe gold and silver contemporary wallpaper
- Polished nickel wall sconces
- Polished nickel pivot mirror

### SERVERY

- Glass cabinetry
- Under cabinet lighting
- Herringbone backsplash
- Wine refrigerator
- Undermount bar sink
- Polished nickel gooseneck bar faucet
- Caesarstone counter
- Glass lantern ceiling light

### SIDE ENTRANCE AND MUDROOM

- Heated black slate floors
- Wide coat closet
- Desk cabinet with work area, cubbies and cork pinboard
- Plenty of hooks
- Storage cubbies and bench
- Electronic keyless entry
- Black industrial ceiling lights
- Nautical wall sconces

### FAMILY ROOM

- Built-in entertainment centre with open display and shelves, cupboards, and drawers
- Modern gas fireplace
- Polished nickel sconces
- Crown moulding
- Wired speaker outlet in Entertainment Centre
- French doors with sidelites walk out to deck and patio and garden below

# Second Floor

## MASTER BEDROOM

- Generously proportioned master
- French doors to lovely private deck
- Walk in closet with organizers in an elegant smoke grey finish
- Semi flush fixtures with glass and crystal bead in walk in closet
- Moveable polished nickel library sconces switches, above bedside tables
- Linen drum light fixture over bed

## MASTER ENSUITE WASHROOM

- Elegant micro mosaic bluestone and oriental white marble floor
- Heated floors
- Unique capiz shell chandelier over soaker tub
- Custom double vanity in striking grey blue lacquer finish with caesarstone counter
- Polished nickel plumbing and lighting fixtures
- Extra long soaker tub
- Glass enclosed steam shower with bench
- Separated WC with glass privacy screen

## SECOND BEDROOM

- Double closet with built in organizers
- Window with south view
- Custom blinds
- Recessed lighting

## THIRD BEDROOM

- Double closet with built in organizers
- Window with south view
- Custom blinds
- Recessed lighting
- Desk nook

## FOURTH BEDROOM/OFFICE

- Double Closet with Built in organizers
- Side Window with East view
- Recessed Lighting

## THREE PIECE WASHROOM

- Grey porcelain floor tile
- Custom white single vanity with caesarstone

- countertop
- Pharmacy style medicine cabinet
- Nautical satin nickel sconces
- White subway tile throughout washroom with blue gray glass accent wall tile
- Soaker tub with glass shower screen
- Satin nickel fixtures and taps
- Oversized picture window with south view

# Lower Level

## RECREATION ROOM

- Dug out oversized recreation room with space for sectional and snooker table
- Oversized bank of storage closets
- Oversized windows
- Contemporary style wall to wall carpet
- TV cables prewired and T.V. wall mount

## THREE PIECE WASHROOM

- Concrete porcelain tile
- Heated Floors
- Floating walnut vanity with modern white resin integrated sink and countertop
- Co-ordinating walnut medicine cabinet
- Modern Wall Sconces
- Custom glass shower enclosure

## GUEST/NANNY SUITE

- Closet
- Desk nook
- Contemporary wall to wall carpet

## MECHANICALS AND CONSTRUCTION

- Updated Mechanicals as of 2013 including
- Furnace - with Heat Recovery Ventilation and Humidifier
- New Electrical and Plumbing throughout
- Smart Wired home with ethernet cable throughout
- New Roof with new skylight 2013
- New aluminum clad windows with muntin bar detail

## EXTERIOR

- Extra long driveway with room for 3+ cars.
- Hardy perennial gardens
- Rear garden is a serene private oasis with mature trees
- Lovely lounging and dining cedar deck
- Stone pathways throughout lower garden and stone patio
- Irrigation system
- Lighting system
- Oversized Storage Shed, purposefully built on concrete slab

## NEIGHBOURHOOD

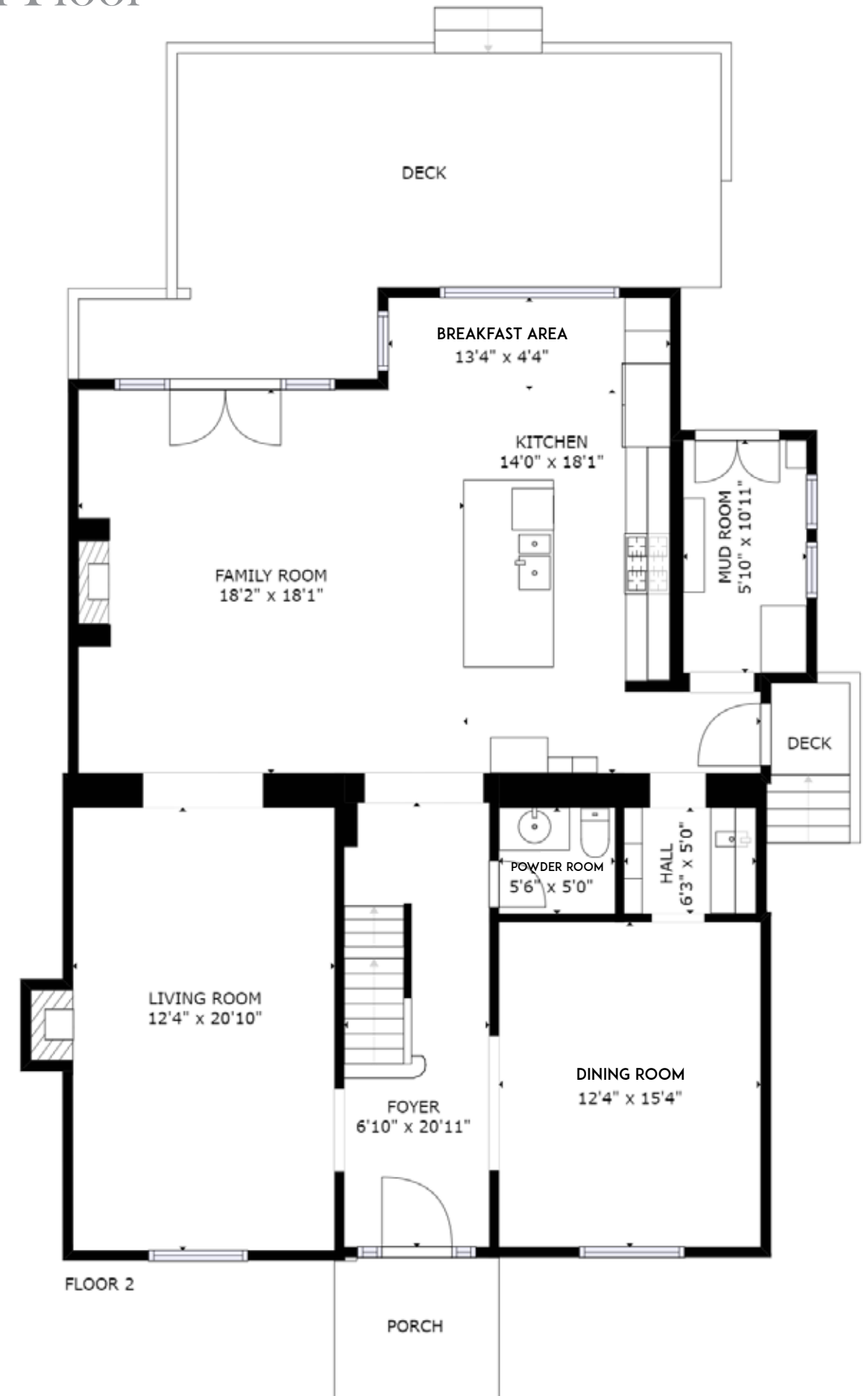
- 10 Minute walk to Yonge Street and to Avenue and Lawrence and Pusateris
- Lytton Park with Tennis, Playground and Lawn Bowling
- Avenue Road Express Bus 30 second walk
- Allenby Jr Public School
- Glenview Intermediate Public School
- North Toronto/ Lawrence Park Collegiate Institute
- Our Lady of Assumption Catholic School
- Marshall McLuhan Catholic Secondary School

## ADDITIONAL INFORMATION

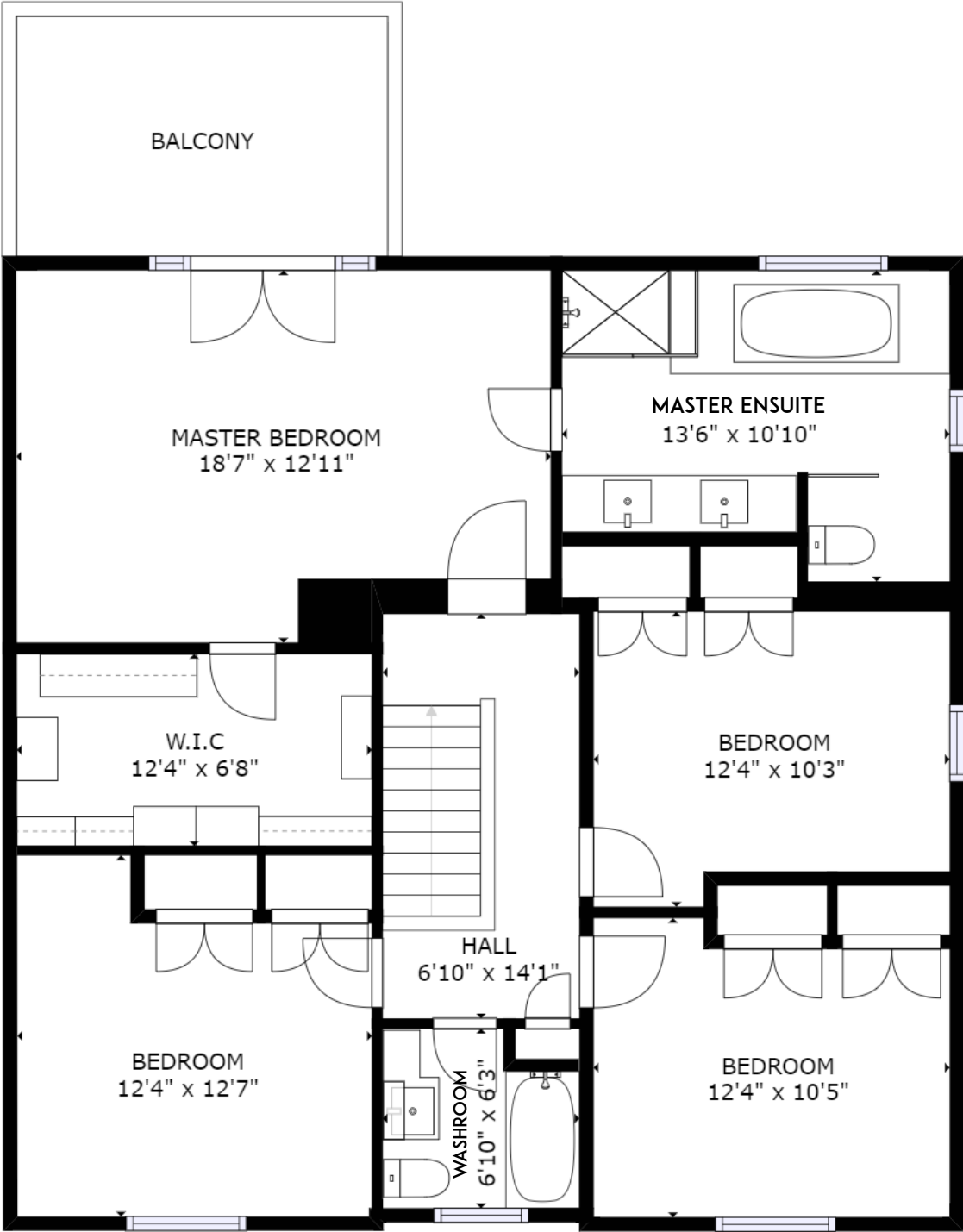
- Lot Size: 50'x134' Feet
- 2020 Taxes: \$14,746.73
- Possession: 60 Days / TBA

**offered for sale at**  
**\$3,498,000.00**

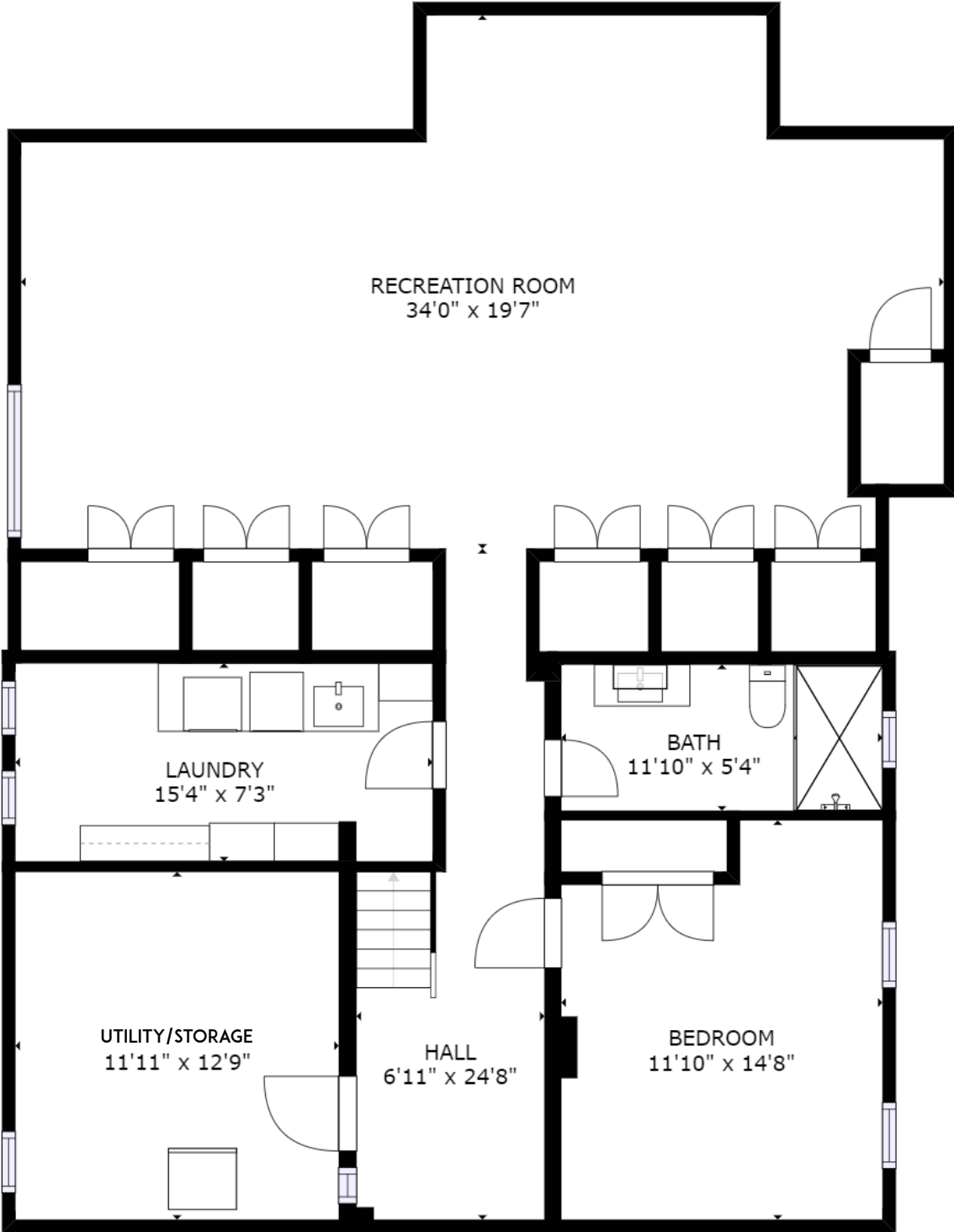
## Main Floor



# Second Floor



# Lower Level



































**LEEANNE WELD KOSTOPOULOS**

*Sales Representative*

c 416.566.8603 | o 416.489.2121

leeanne@leeanneweld.com

[leeanneweld.com](http://leeanneweld.com)

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A DIVISION OF ROYAL LEPAGE REAL ESTATE SERVICES LTD. BROKERAGE

**KELLY DRISCOLL**

*Sales Representative*

o 416.489.2121

kelly@kdriscoll.ca

[kdriscoll.ca](http://kdriscoll.ca)

