



10 Killarney Road

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Welcome to this stunning home, beautifully situated on a quiet tree lined street in lower Forest Hill. This home has been extensively renovated and rebuilt, offering every conceivable modern amenity and luxury. This is the perfect family home with five spacious bedrooms, all with ensuite washrooms, and the master suite offers a sitting area with a walk-out to a balcony with beautiful north views. The house is designed with a busy family in mind with a cook's kitchen, breakfast area and separate family room.

In the lower level there is a recreation room and music room with a walk-out to the pool area. An amazing home theatre, wine cellar, nanny's bedroom and ensuite washroom, as well as a gymnasium complete the lower level. The lot is 50'x150' with spectacular award winning landscaping in both the front and rear gardens. The tranquil pool has a waterfall feature and an integrated whirlpool, and a lovely patio area with a gas fireplace longs for summer evenings

The blinds, curtains, custom area carpets and light fixtures (both hanging and sconces) which complement this home are included. This stylish home is a wonderful opportunity for the next family to move in and enjoy. It is within easy walking distance of both Upper Canada College (UCC) and Bishop Strachan (BSS) as well as the shops and restaurants in the Forest Hill Village, transit at Davisville subway and The Beltline to spend time walking and running.





main floor

Front Entrance:

- Glass solid oak front door
- Lime stone inlay tile floor
- Raised panelled walls with integrated mirror
- Concealed coat closet
- Custom built in console
- Nickel wall sconces
- Ceiling fixture

Foyer:

- Quarter sawn oak hardwood floor
- Wainscotting
- Beautiful open staircase with custom runner
- Recessed halogen lighting
- Plexi glass and nickel wall sconces

Living Room:

- Quarter sawn oak hardwood floor
- Raised panelled walls
- Plaster crown moulding
- Wood burning fireplace with onyx surround and mantle
- Nickel wall sconces by
- Built in ceiling speakers
- French door with sidelites with walk out to front patio
- Recessed halogen lighting

Powder Room:

- Limestone tile floor
- Custom ipe walls
- Custom vanity with limestone counter
- Integrated mirror
- Polished chrome fixtures and taps
- Hanging light fixtures

Family Room:

- Quarter sawn oak hardwood floor
- Custom gas fireplace with limestone surround and built in television
- Plaster crown moulding
- Large picture windows overlooking the patio and garden below
- Walk out patio
- Open glass display shelves and cabinet
- Built in ceiling speakers
- Recessed halogen lighting

Dining Room:

- Quarter sawn oak hardwood floor
- 3/4 wainscotting
- Plaster crown moulding
- Matching nickel sconces and chandelier
- French doors with side lights walkout to patio
- Recessed halogen lighting
- Pocket door to kitchen
- Recessed halogen lighting

- Kitchen and Breakfast Area:
- Heated herringbone limestone floor with oak hardwood border
 - Raised panelled ceiling with decorative art deco motif
 - Wall to wall pantry with leather doors and glass display cabinets
 - Polished chrome hardware
 - Centre island with Caesarstone counter
 - Marble back splash
 - Stainless steel farmers sink
 - Polished chrome goose neck faucet and spray
 - Polished chrome spigot
 - Stainless steel Wolf four burner gas stove with griddle
 - Concealed exhaust hood
 - Two Subzero freezer drawers
 - Concealed Miele dishwasher
 - Stainless steel Miele wall oven
 - Stainless steel Miele steam oven/microwave
 - Concealed Miele fridge
 - Concealed Miele warming drawer
 - Recycling drawer
 - Appliance garage
 - Glass display cabinet
 - Under cabinet lighting
 - Large picture window overlooking back patio and garden below
 - Sliding French doors walk-out to patio with screens
 - Hanging glass pendent light
 - Recessed halogen lighting

- Mud Room:
- Heated limestone tile floor
 - Custom open shelves/drawers/cupboards

Entrance/Exit to Two car indoor garage with ample storage
 Double private driveway for four cars

second floor

- Landing:
- Quarter sawn oak hardwood floor
 - Large Palladian window offering beautiful southern light
 - Coffered ceiling
 - Leaded glass skylight
 - Wainscotting
 - Recessed halogen lighting

- Master Bedroom:
- Quarter sawn oak hardwood floor
 - Plaster crown moulding
 - Custom built canopy,curtains and halogen puck lighting
 - Two sets of French doors walk-out to balcony
 - Double doors to dressing room
 - Recessed halogen lighting

- His/Her Dressing Room:
- Quarter sawn oak hardwood floor
 - Custom built-ins by California Closets
 - Pocket door to ensuite washroom
 - Recessed halogen lighting

- Six Piece Ensuite Washroom:
- Heated porcelain tile floor
 - His and Hers vanities with marble counter
 - Open glass display shelves
 - Built-in bevelled mirrors
 - Frosted glass enclosed shower
 - Separate water closet
 - Large floating Jacuzzi tub with Carrara marble surround
 - Two pictures windows overlooking Killarney Road
 - California shutters
 - Recessed halogen lighting

- Home Office/ Bedroom:
- Quarter sawn oak hardwood floor
 - Plaster crown moulding
 - Large picture window overlooking the garden
 - Built-in custom armoire with nickel hardware
 - Recessed halogen lighting

- Three Piece Washroom:
- Porcelain tile floor
 - Floating vanity
 - Glass enclosed shower
 - Built-in mirror
 - Polished chrome fixtures and taps

- Bedroom:
- Quarter sawn oak hardwood floor
 - Plaster crown moulding
 - Built-in mirrored armoire
 - Picture window overlooking Killarney Road
 - Recessed halogen lighting

- Four Piece Ensuite Washroom:
- Marble tile floor
 - Custom vanity with marble counter
 - Polished chrome and plexi glass fixture and taps
 - Glass enclosed bathtub
 - California Shutters

Linen Closet Under Stairs

- Bedroom:
- Quarter sawn oak hardwood floor
 - Plaster crown moulding
 - Custom built-in desk and cabinets with halogen puck lighting
 - Large picture window overlooking the garden
 - Walk-in closet with custom built-ins

- Three Piece Ensuite Washroom:
- Tile floor
 - Vanity with marble counter
 - Built-in mirrored medicine cabinet
 - Polished chrome fixtures and taps
 - Glass enclosed shower
 - Tile wainscotting with mosaic tile inlay
 - Recessed halogen lighting

third floor

Sitting Room/ Home Office:

- Wool sisal carpet
- Large dormer
- Great North views over skyline
- Two double closets
- Angular ceilings

Bedroom:

- Wool sisal carpet
- Angular ceilings
- Two small eyebrow dormers with banks of drawers

Walk in Dressing Room / Closet:

- Wool sisal carpet

Three Piece Ensuite Washroom:

- Limestone tile floor with checkered inlay
- Vanity with custom marble counter
- Two double eyebrow dormers with banks of drawers
- Glass enclosed shower
- Polished chrome fixtures and taps

lower level

Heated floors throughout

Recreation Room:

- Wool broadloom
- Above grade windows
- California shutters
- Entertainment center with cupboard and open shelves/ drawers
- Recessed halogen lighting

Bedroom:

- Wool broadloom
- Above grade window
- California Shutters

Four Piece Ensuite Washroom:

- Porcelain tile floor
- Built-in mirrored medicine cabinet
- Polished chrome fixtures and taps

Wine Cellar:

- Porcelain tile floor
- Custom rosewood racking
- Capacity for approximately 200 bottles
- Humidifier
- Recessed halogen lighting

Storage Room (Under Staircase)

Music Room:

- Wool broadloom
- Above grade windows
- California Shutters
- Double closet
- Stainless steel subzero fridge and freezer
- Kitchenette
- French doors walk-out to patio

Four Piece Washroom:

- Heated porcelain tile floor
- Vanity with limestone counter
- Polished chrome fixtures and taps

Laundry Room:

- Tile floor
- Subway tile backsplash
- Storage cabinets
- Farmers sink
- Broom closet/ ironing station
- Miele steam dryer
- Miele washer

Home Theatre:

- Wool broadloom
- Sound proof walls
- Custom leather seating
- Large projector screen
- Sony projector
- Built-in speakers and audio visual equipment
- Dimmable theatre lights

Gymnasium:

- Maple hardwood floor
- Mirrored wall
- Separate entrance at East side of house
- Built-in ceiling speakers

Auto/ Visual Components Rack

Utility Room

additional information

Inclusions:

All kitchen appliances, fridge/freezer in lower level, washer and dryer, all televisions, all electric light fixtures and wall sconces, Lutron dimmers throughout, all custom curtains and blinds/shutters throughout the house, fishtanks, custom area carpets (except excluded on main floor), central alarm system (monitoring extra), central vacuum and related equipment, irrigation system, landscape lighting, all audio/visual components, security system and exterior cameras, built-in indoor/outdoor speakers, gas barbecue and gas line, central vacuum in garage, garage block heater, heated driveway and front pathway, plug for electric cars at front, master bedroom canopy and credenza, custom built-ins

Lot: 50' x 150'

Taxes: \$27,790.29 (2020)

Possession: Beginning of July/TBA

asking \$6,688,000.00



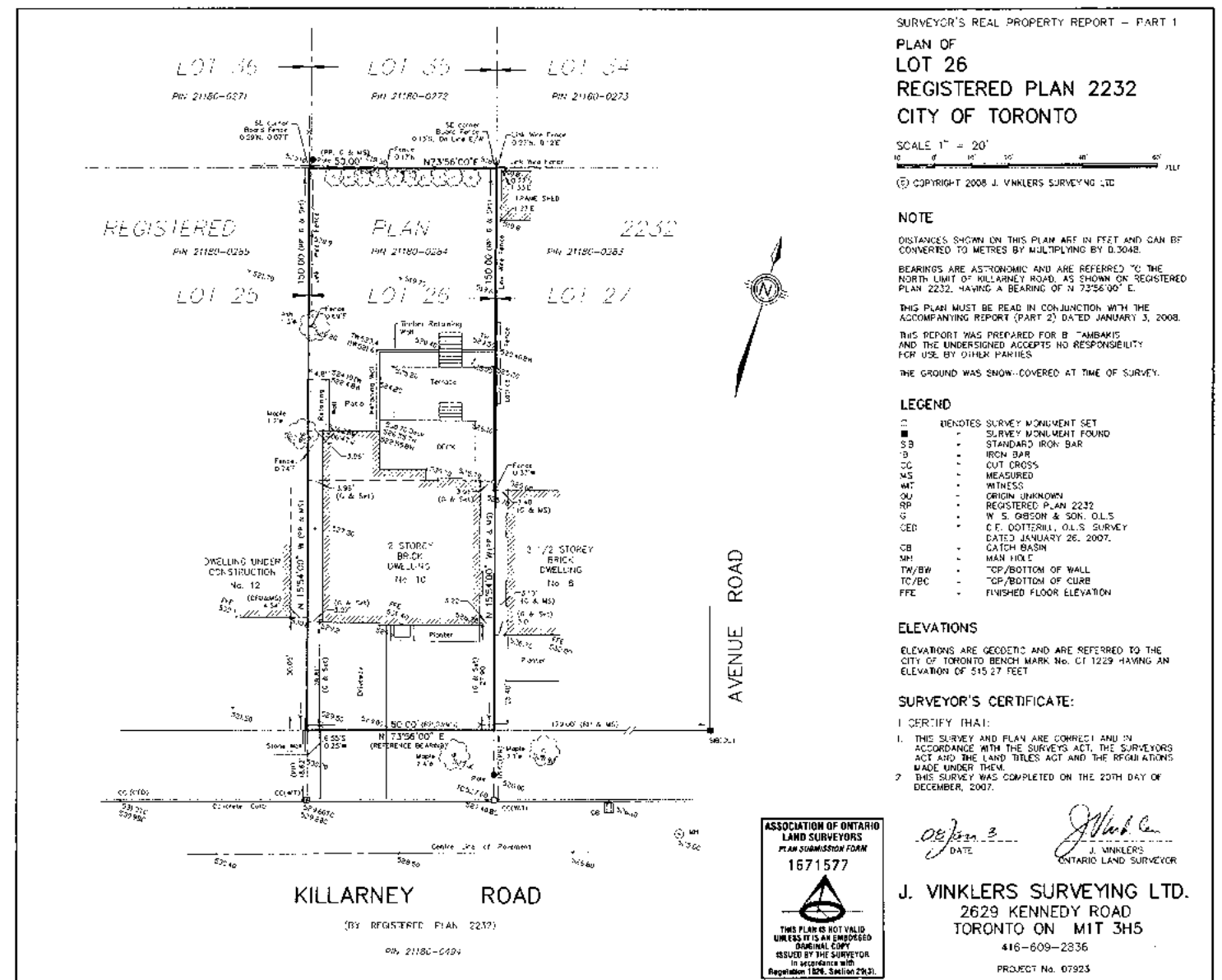














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The information in this feature sheet has been provided by principals & sources we believe are reliable. Prospective Purchasers should satisfy themselves regarding its accuracy. Measurements are approximate.



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