



59 Warren Road



Welcome to this fabulous family home beautifully situated in South Hill. This approximately 4,700 square feet above grade square foot home features spacious and inviting principa rooms throughout the house. A gourmet kitchen by Bellini Custom Cabinetry offers a centre island/breakfast bar and a breakfast area. The family room offers a lovely gas fireplace and custom built-in bookshelves and a concealed bar area. Both the kitchen and family room overlook and walk out to the stunning and award winning Japanese garden, pond and gazebo. The upstairs offers five generous bedrooms. The master suite has both sitting area and sitting room, walk-in his and her closet and five piece ensuite washroom. Each of the other bedrooms on the second floor (one currently used as an office) have ensuite washrooms. The third floor provides two bedrooms sharing a three piece washroom. The lower level features a recreation space for movie viewing, games and billiards with a walk up to the garden allowing lots of natural light to permeate in. There is as well a nanny suite and additional storage. The house was extensively renovated ten years ago by the current owners with new floors, windows and doors, mechanics, kitchen, and washrooms. The original character of the home was maintained while reimagined and ensuring it has every modern amenity. The home features three wood burning fireplaces and one gas fireplace. The courtyard entrance offers terrific privacy and is as beautifully landscaped as the rear gardens. The South Hill neighbourhood is in close proximity to Winston Churchill Park and the ravine system. Toronto's finest schools: UCC, BSS, The Mabin School, York School are all within walking distance. Transit, shops, and restaurants are all readily accessible along both St.Clair West & Dupont streets. This is a wonderful opportunity for the next family to enjoy this turn key home.





main floor

Front Entrance:

- Leaded glass front door with sidelights
- Mosaic tile floor
- Two coat closets
- Crown moulding
- Wainscotting
- Recessed halogen lighting

Foyer:

- Wide plank maple hardwood floor
- Crown moulding
- Wood burning fireplace with marble tile hearth and stone surround, decorative mantel
- Wainscoting
- Leaded glass window
- Recessed halogen lighting

Living Room:

- Wide plank maple hardwood floor
- Crown moulding
- Large picture window
- Bay window
- Wood burning fireplace with marble tile hearth and surround, decorative mantel
- Built-in wall speakers
- Recessed halogen lighting

Dining Room:

- Wide plank maple hardwood floor
- Leaded glass bow window
- Crown moulding
- Double glass French doors
- Swing door to kitchen
- Built in wall speakers
- Recessed halogen lighting

Kitchen & Breakfast Area:

- Wide plank maple hardwood floor
- Custom solid wood shaker style cabinetry
- Nickel hardware
- Stainless steel backsplash
- Centre Island/breakfast bar with granite counter
- Granite counters
- Stainless steel farmers sink
- Polished chrome directional Kohler Karbon faucet and spray
- Stainless steel gas six burner Wolf stove with griddle & double oven
- Concealed exhaust fan/light
- Spigot
- Stainless steel Miele dishwasher
- Stainless steel Wolf microwave drawer
- Stainless steel Subzero double door with in-door water and ice dispenser
- Stainless steel bar sink and faucet
- Pendant lights over the centre island
- Built-in ceiling speakers
- Wall-to-wall glass overlooking the deck and garden
- Double French doors walk-out to deck
- Under cabinet lighting
- Recessed halogen lighting

- Family Room:
- Wide plank maple hardwood floor
 - Gas fireplace, marble tile hearth and surround, decorative mantel
 - Crown moulding
 - Built-in entertainment centre and bookshelves
 - Built-in concealed bar area
 - Glass display shelves with display lighting
 - Wall-to-wall glass overlooking the deck and garden
 - Double French doors walk-out to deck
 - Built-in ceiling speakers
 - Recessed halogen lighting

- Laundry Room/Pantry:
- Tile floor
 - Front loading LG washer & dryer with storage drawers
 - Stainless steel laundry sink and faucet
 - Halogen track lighting

- Powder Room:
- Wide plank maple hardwood floor
 - Custom wrought iron vanity with copper basin
 - Crown moulding
 - Recessed halogen lighting

second floor

Master Suite

- Bedroom:
- Reclaimed wide plank barn floor
 - Crown moulding
 - Bay window overlooking Warren Road
 - Recessed halogen lighting

- Sitting Room:
- Reclaimed wide plank barn floor
 - Crown moulding
 - Wood burning fireplace with marble surround and hearth, decorative mantel
 - Large picture window
 - Built-in ceiling speakers
 - Recessed halogen lighting

- Five Piece Ensuite Washroom:
- Heated mosaic tile floor
 - Large floating soaker tub with nickel faucet and hand spray
 - Glass enclosed shower with marble surround
 - Nickel rain shower head
 - Polished Nickel fixtures and faucets
 - Custom His and Her vanity with nickel faucets
 - Large decorative picture window
 - Recessed halogen lighting

- Walk-in His/Her Closet
- Reclaimed wide plank barn floor
 - Custom oak built ins

Linencloset

- Four Piece Washroom:
- Mosaic tile floor
 - Soaker tub
 - Polished chrome fixtures and taps
 - Halogen track lighting
 - Medicine cabinet
 - Recessed halogen lighting

- Office / Bedroom:
- Reclaimed wide plank barn floor
 - Crown moulding
 - Two large picture windows overlooking the gardens
 - Double closet with built-ins
 - Tandem four piece washroom

- Bedroom:
- Reclaimed wide plank barn floor
 - Two large picture windows overlooking the garden
 - Crown moulding
 - Double closet with built-ins

- Three Piece Ensuite Washroom:
- Mosaic tile floor
 - Custom vanity
 - Glass enclosed shower
 - Polished chrome fixtures and taps

third floor

- Landing / Sitting Area:
- Oak hardwood floor
 - Large window
 - Recessed halogen lighting

- Three Piece Washroom:
- Tile floor
 - Large vanity

- Bedroom:
- Wool sisal carpet
 - Angular ceilings
 - Large picture window with treetop views
 - Closet
 - Utility closet (second furnace)

- Bedroom:
- Wool sisal carpet
 - Angular ceilings
 - Large picture window with treetop views
 - Closet

lower level

Recreation Room:	<ul style="list-style-type: none">• Berber broadloom• Built-in surround sound speakers• Walk up to the garden• Wall to wall built in bookshelves• Sliding glass doors walk up to garden• Built-in ceiling speakers• Recessed halogen lighting• Wired for home theater
Games Area:	<ul style="list-style-type: none">• Berber broadloom• Built-in bookshelves• Open staircase• Recessed halogen lighting
Networking Closet	
Storage under stairs	
Utility Room/Storage Room	
Four Piece Washroom (Steam Shower):	<ul style="list-style-type: none">• Tile floor• Glass enclosed shower• Steam shower• Built-in bench
Walk in Storage closet: (off season clothing)	<ul style="list-style-type: none">• Tile floor• Custom oak built-ins
Bedroom:	<ul style="list-style-type: none">• Sisal broadloom• Above grade window• Closet

additional information

Improvements by the Current Owners: Main Floor:	<ul style="list-style-type: none">• Redesign banister from lower level to third floor• Installed new electrical wiring and halogen lights throughout• Installed new hardwood flooring and new marble tile entry flooring at front door• New Bellini kitchen cabinetry and island with Granite countertops and island top• New kitchen sink and Koehler Karbon Faucet• New bar sink• All new appliances including Wolfe gas range, Wolfe microwave drawer, Sub Zero• Refrigerator/freezer with ice maker in door, Miele dishwasher, new vent hood
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- Stainless steel backsplash
- Halogen ceiling lights in kitchen as well as under counter lighting and light fixture from Restoration Hardware
- Complete gut and redo powder room
- Replaced all door handles and hinges throughout entire house on interior and exterior doors
- New insulation in ceilings and walls and new drywall
- Remove two storey window in living room and replace with new window
- New blinds in living room, kitchen and family room
- Install speaker system in family room, living room and dining room
- Remove gas fireplace inserts and have fireplaces restored for wood burning with new mantles and tile hearth and surrounds
- Install new chimney top damper system
- Install sconce outlets on staircase landing
- Renovate pantry/laundry room and install new light and new washer/dryer and sink faucet
- New electrical outlets in family room exterior wall
- Installed Teledoor front bell
- Redid banister to second floor
- New carpet on stairs from basement floor to third floor
- New electrical dimmer switches throughout entire house
- Picture in-ceiling lighting in front hall

- Main Floor:
- Removed all flooring, ceilings and walls, insulated and new dry wall
 - New plumbing and electrical wiring
 - Installed genuine barn board floors, stained and sealed
 - Installed custom wood master bedroom closet
 - New custom fireplace mantle and tile threshold and surround
 - New blinds throughout
 - Installed new wiring and halogen ceiling lights
 - Completely gutted all three bathrooms on second floor and installed new ceilings, walls, flooring, electrical, lighting, plumbing and fixtures and glass shower enclosures
 - Master vanity from Kimberley Jackson
 - New master bathroom sinks with Herbeau Faucets from France
 - Installed underfloor heating in master bath
 - Installed computer and Fibe cables throughout second floor
 - Closed off door from hallway to enclose sitting room into master suite
 - New light fixtures throughout

- Lower Level:
- Removed second kitchen in basement
 - Removed all ceilings and walls and insulated and new dry wall
 - New carpet on stairs to basement and throughout basement
 - Wired the basement for a home theatre projector and all entertainment system cables run from main room to equipment closet.
 - New plumbing lines installed including a new ½” water line from the basement to the second floor
 - Two new hot water heaters
 - Installed new sump pump

Third Floor:

- New bathroom toilet
- New vent covers

Painting:

- Repainted entire house from basement to third floor

Furnace and air conditioning:

New Lennox furnace and air conditioner unit on third floor in 2017

New furnace in basement in 2018

Exterior:

- New stucco
- New eaves troughs at front of house
- New garden lighting front and back 2016
- New flagstone driveway area in front of garage in 2019
- Rebuilt deck at back of home with new wire railing system
- Installed gas line for BBQ
- Installed fence along driveway and new fence beside walkway at south side of house with a new cedar hedge in 2019
- New roof shingles over dormers and at front of house
- All front walkway and front porch stones removed and reinstalled in 2017
- Updated irrigation system

Security System:

During initial renovation installed new security system and CCTV external cameras.

In 2019 replaced entire security system and cameras with a new ADT system which is owned but subject to a maintenance contract.

Lot: 50 x 150 feet

Taxes: \$20,156.06 (2020)

Possession: Mid August/TBA

Private Drive & Double Car Garage (accessed from Lynwood Avenue, drive way is 10 feet wide)

Inclusions:

All kitchen appliances, washer & dryer, all electric light fixtures, television in family room, all electric light fixtures (except excluded), all curtains and blinds (except excluded), all custom built-ins, all built-in speakers, central vacuum and related equipment, security system and CCTV cameras, garage remotes, gazebo, irrigation system, landscape lighting, two hot water tanks, two wine fridges (one as is), pool table, billiards light, pond and equipment.

Exclusions:

Matching light fixtures in foyer & upstairs office, sconces on staircase landing, drapes in master bedroom, sitting room, and dining room, fridge in utility room, chest in master walk-in closet.

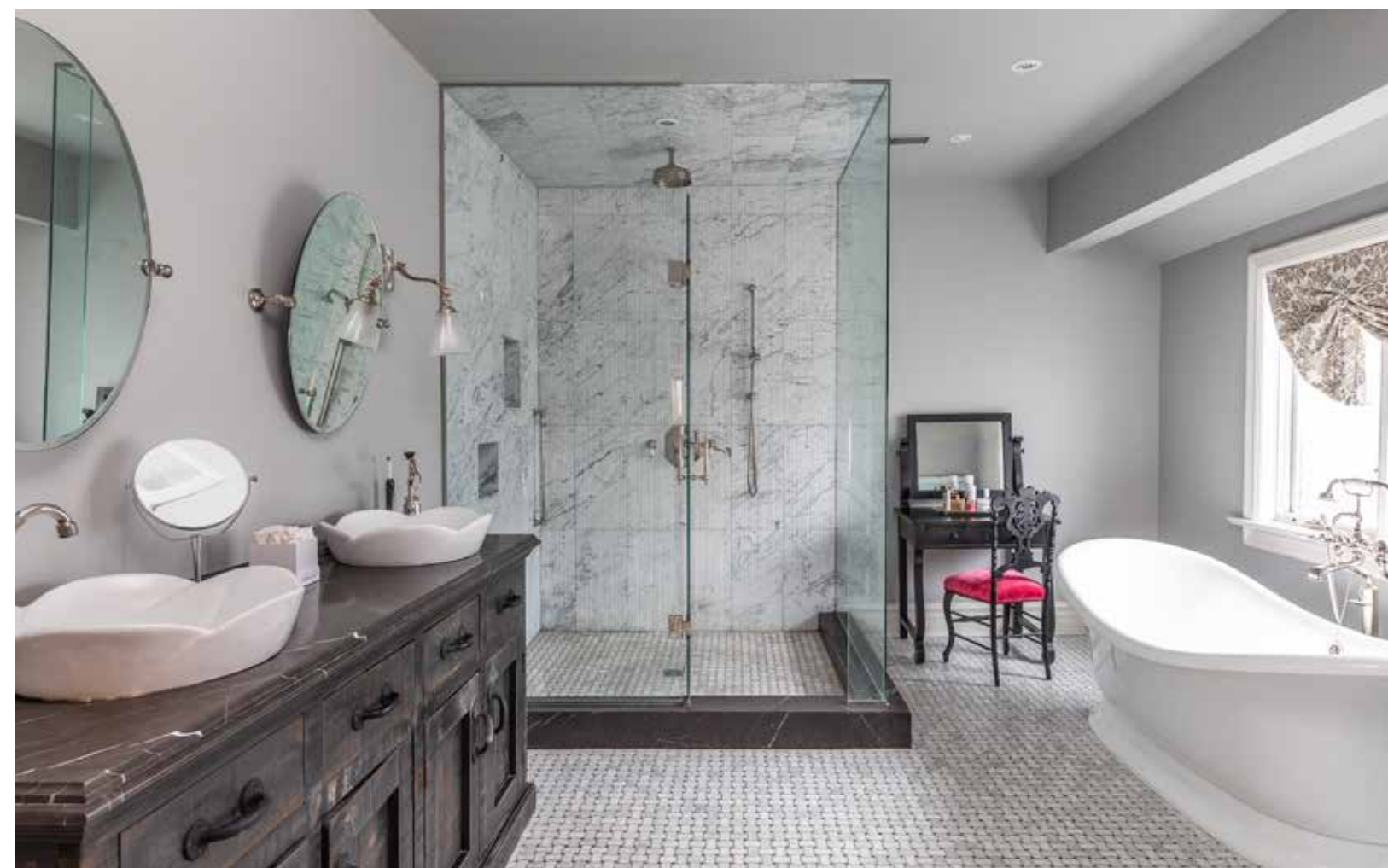
The garden gazebo has both power & Sound.
Pre listing home inspection available through LA's

Offered for Sale at:

ASKING PRICE: \$5,788,000.00

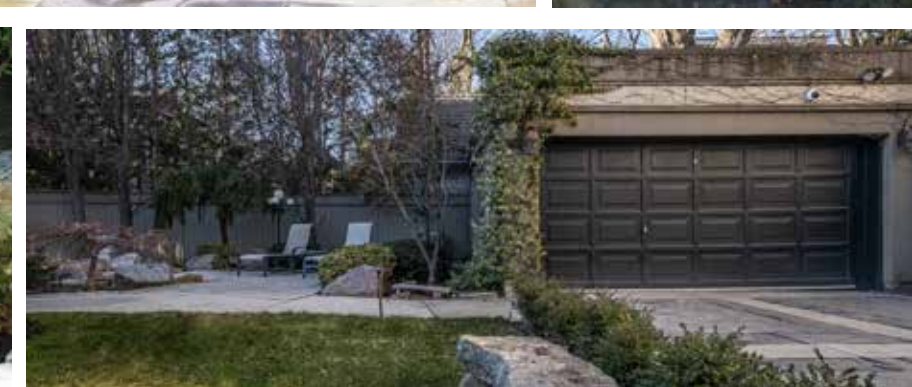
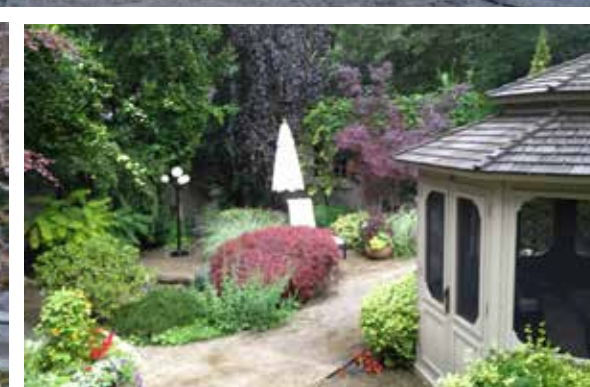
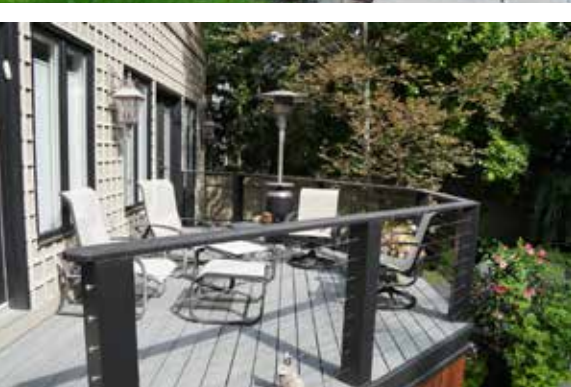


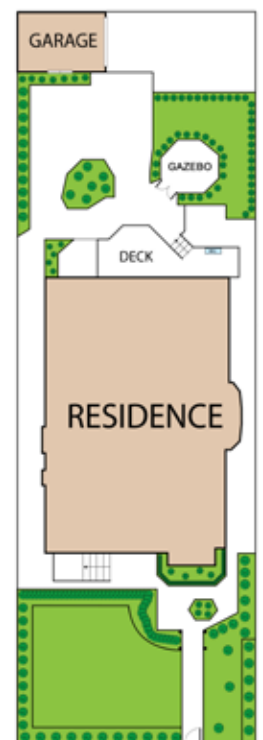
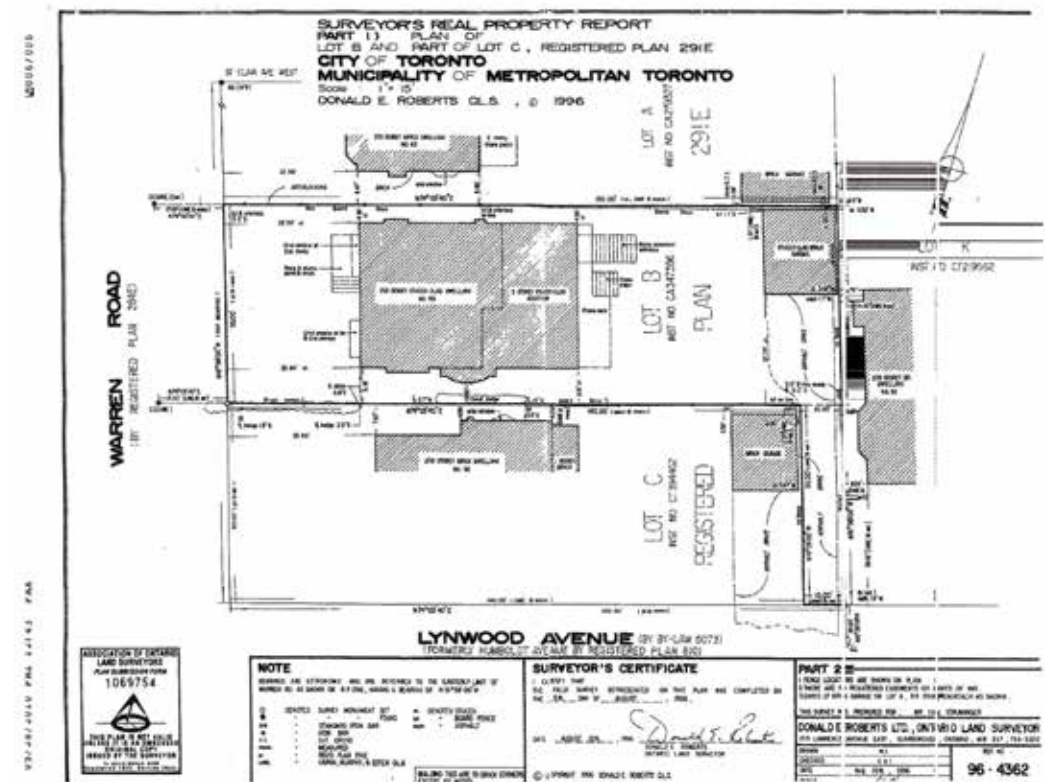
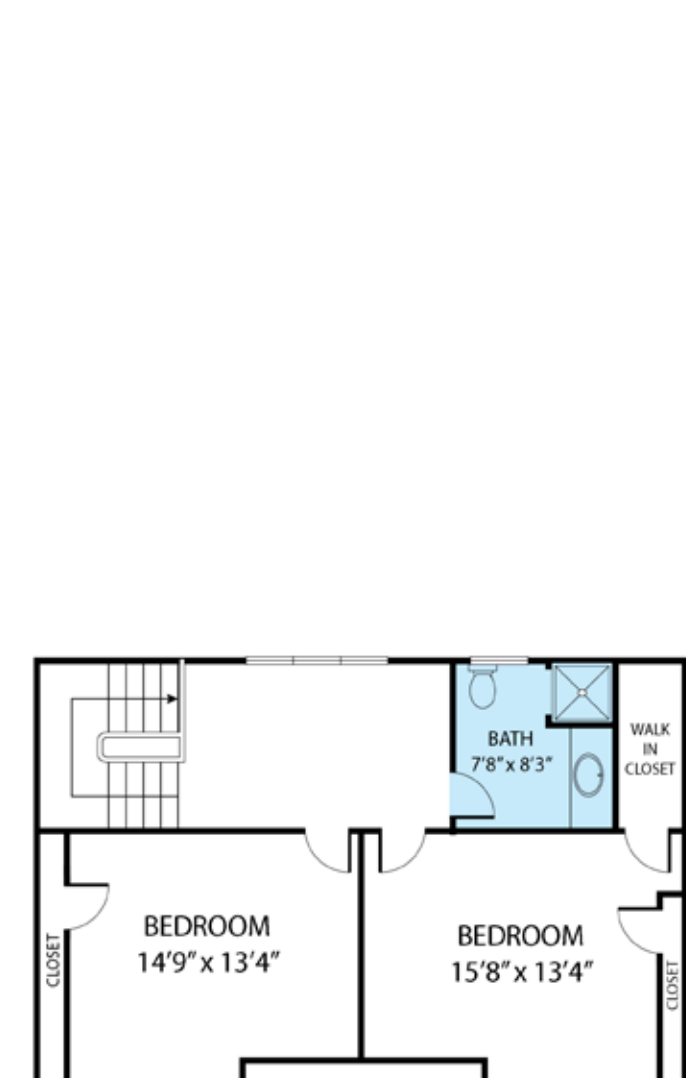
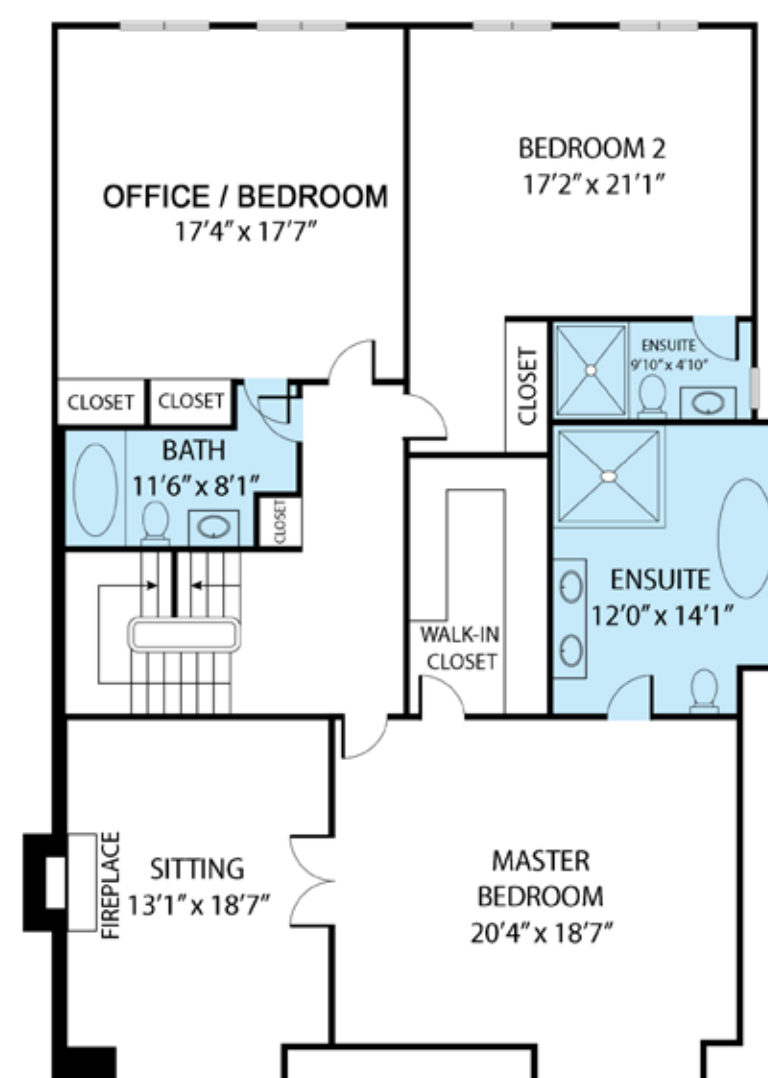
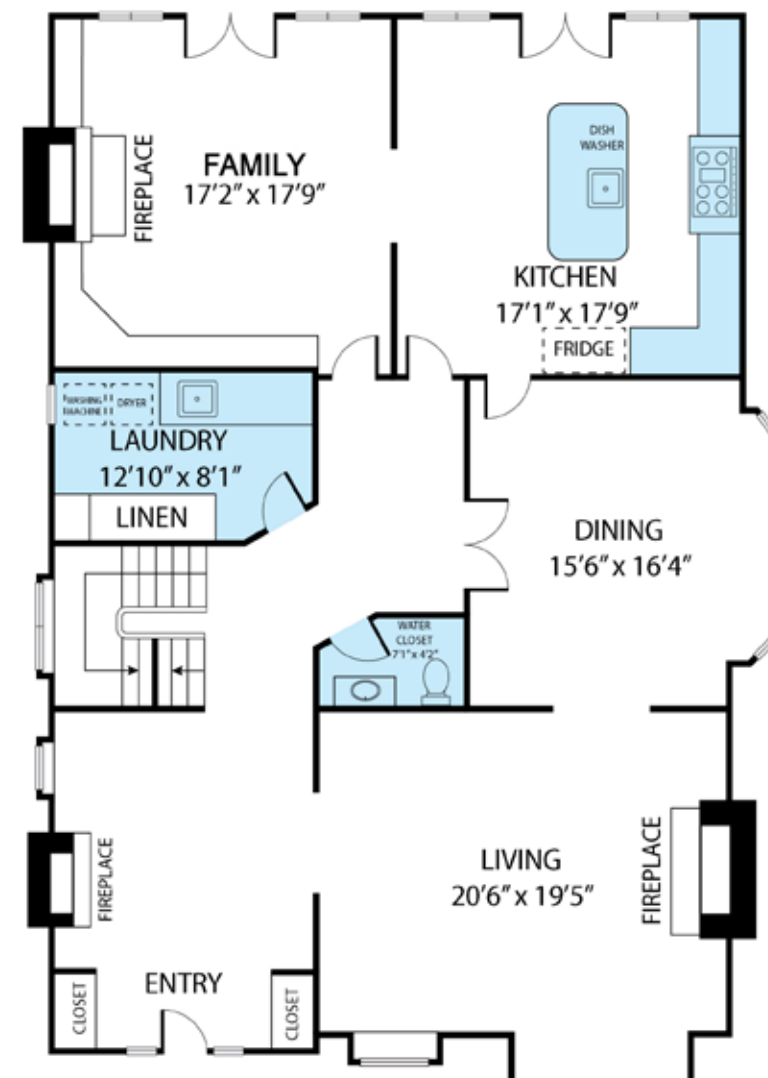
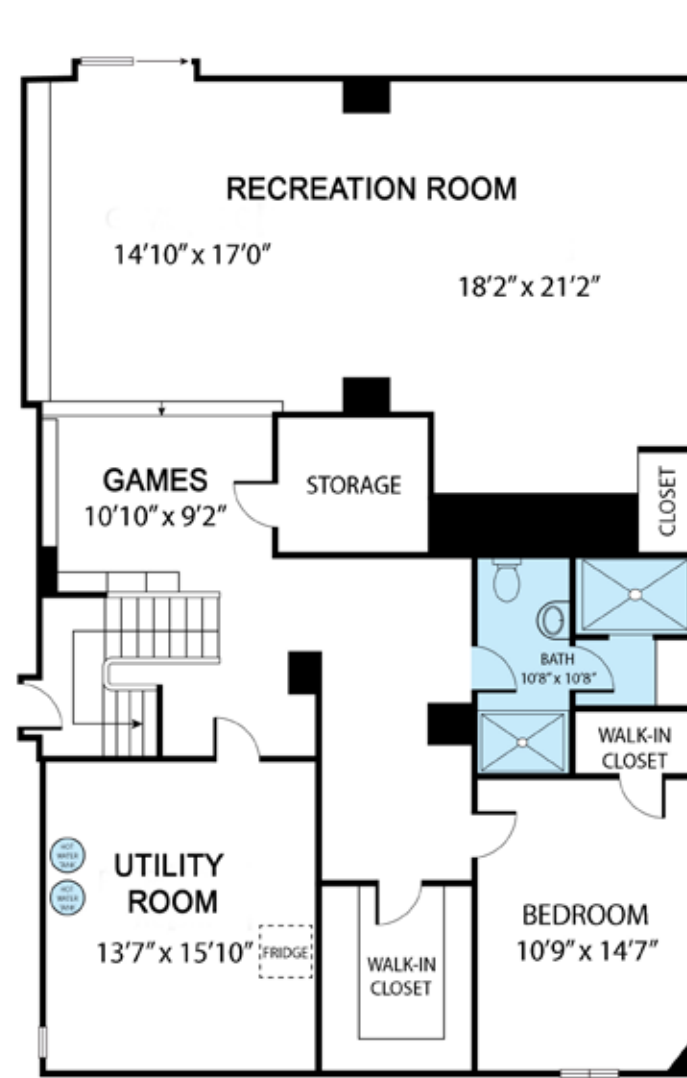














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