



LW Leeanne
Weld

Welcome to 25 Maclellan Avenue

Exquisite renovation reflecting the best in finishes, design and execution with wonderful detail and craftsmanship throughout. The panelled living room and dining room are open concept, each with its own fireplace and bay window. The stunning chef's kitchen has state of the art appliances, a custom wine cellar and opens to the breakfast area with double french doors out to the patio. The second floor is devoted to the master suite with a large sitting area with fireplace, a generous walk-in closet/ dressing room and a six piece ensuite washroom. Additionally, there is a walk-out to a private balcony with pergola from the master bedroom.

The third floor offers two bedrooms and a washroom and the lower level is finished with a recreation room and heated floors throughout. The rear garden offers a detached four season studio with a fireplace, perfect as a home office, home gymnasium or escape. The property is complimented by an inground saltwater Gunite pool, whirlpool and fountain. The landscaping is truly stunning incorporating imported brick from South Carolina and multiple plantings of beech, oak and specimen shrubs.

The private driveway and brick pathways are heated. This is a wonderful Rosedale location within walking distance to Summerhill Market and the surrounding shops, Whitney Public School, Branksome Hall, and the ravine system.





main floor

- Vestibule:
- Hardwood floor with straw inlay
 - Custom white oak double door coat closet with built-ins and pot lighting
 - White oak ceiling
 - Recessed halogen lighting
- Powder Room:
- Custom white oak double doors
 - French grey honed limestone walls with floating limestone sink
 - Polished nickel fixtures and taps
 - White oak ceiling
- Foyer:
- Herringbone oak hardwood floor
 - Large picture window
 - Beautiful custom designed staircase with iron knoll post and spindles & oak railing
 - Wool runner
 - Raised panelled walls with hidden door to kitchen
 - Lovely circular window
- Dining Room:
- Herringbone hardwood floor
 - Raised panelled walls
 - Double archways to foyer and kitchen
 - Gas log set with limestone hearth and plastered chimney
 - Lovely bay window for dining table
 - Built in ceiling speakers
 - Recessed halogen lighting
- Living Room:
- Herringbone hardwood floor
 - Raised panelled walls
 - Gas log set with custom marble surround and hearth
 - Built-in television with white oak surround
 - Large bay window
 - Wall to wall glass with french doors with polished brass hardware
 - Walk out to patio and garden
 - Built in ceiling speakers
 - Recessed halogen lighting
- Kitchen & Breakfast Area
- Herringbone hardwood floor
 - Cesarstone countertops
 - Subway tile ceramic backsplash
 - Custom shaker style cabinetry
 - Hanging brass shelf
 - Five burner gas La Cornu stove
 - Concealed exhaust hood with subway tile
 - Lovely picture window
 - Large stainless steel farmers sink with matte nickel Grohe faucet & hand spray

- Three Fisher and Paykel concealed dishwasher drawers
- Concealed Sub-Zero fridge and freezer drawers
- Large Pantry
- Custom designed wine cellar with glass doors and humidifier
- Breakfast area with bench and table
- Double French doors with polished brass hardware walk out to patio
- Side door walks out to patio and garden house
- Built in ceiling speakers
- Recessed halogen lighting

second floor

Master Bedroom
& Sitting Area:

- Hardwood floor (painted)
- Double door entry
- Raised panelled walls
- Gas log set with honed limestone surround and hearth
- Large bay window
- White oak panelled wall
- Built-in television
- Beautiful views over the garden
- Built in ceiling speakers
- Recessed halogen lighting

Walk-In Closet &
Dressing Room:

- Custom designed closets with drawers
- Raised panelled walls
- Bay window
- Built-in mirror
- Crown moulding
- Archway

Six Piece Master
Ensuite Washroom:

- Herringbone hardwood floor
- Double doors
- His and Her water closets
- Glass enclosed shower with folding seat and rain shower head and steam unit
- Large picture window overlooking the deck
- Double trough style honed limestone vanity
- Polished nickel fixtures and taps and hand spray
- Honed limestone walls
- Walk-in custom finished linen closet
- Polished chrome sconces

Laundry Room:

- Front loading Miele Novotronic washer and dryer
- Walk-out to private deck with pergola

Walk-out to Balcony

third floor

- Bedroom:
- Hardwood floor (painted)
 - Large picture window overlooking MacLennan Avenue
 - Large closet
 - Recessed halogen lighting

- Three Piece Washroom:
- Porcelain tile floor
 - Panelled walls
 - Large vanity with Caesarstone counter
 - Polished nickel fixtures and taps & hand spray
 - Glass enclosed shower with subway tile surround and rain shower head
 - Polished chrome sconces
 - Concealed drawers
 - Storage cupboard
 - Recessed halogen lighting

- Bedroom:
- Wool carpet
 - Closet
 - Pretty views over the garden
 - White oak panelled walls
 - Recessed halogen lighting

- Utility Room/Storage: • second furnace, humidifier and cooling unit

lower level

(Radiant heated slab throughout)

- Landing
- Wool carpet
 - Panelled walls
 - Above grade window
 - Built-in closet/drawers and cupboards
 - Recessed halogen lighting

- Utility / Storage:
- Furnace
 - Humidifier
 - Hot water tank – hot water on demand
 - Rack of components for integrated audio/visual system

- Recreation Room:
- Wool carpet
 - Panelled walls
 - Built-in speakers
 - Closet
 - Recessed halogen lighting

Laundry Room:

- Tile floor
- Above grade window
- Front loading Maytag washer and dryer
- Laundry sink
- Polished chrome faucets
- Built-in mirror
- Wall-to-wall closet
- Recessed halogen lighting

Two Piece Washroom:

- Tile floor
- Floating vanity with Caesarstone counter
- Polished chrome fixtures and taps
- Built-in mirror
- Medicine cabinet
- Recessed halogen lighting

Detachedw Studio:

- Wood floors
- Wall-to-wall window with double doors walking out to patio
- Large floor to ceiling window
- Gas log set with brick surround and chimney
- Panelled walls
- Built-in benches on either side of the fireplace
- LG ductless ac/heater
- Halogen track lighting

additional information

Lot: 40 x 100 Feet

Drive: Private drive

Note: All hard surfaces are heated; driveway, paths & pool deck - very low maintenance
All newer mechanics: furnaces, air handlers, humidifiers, roof

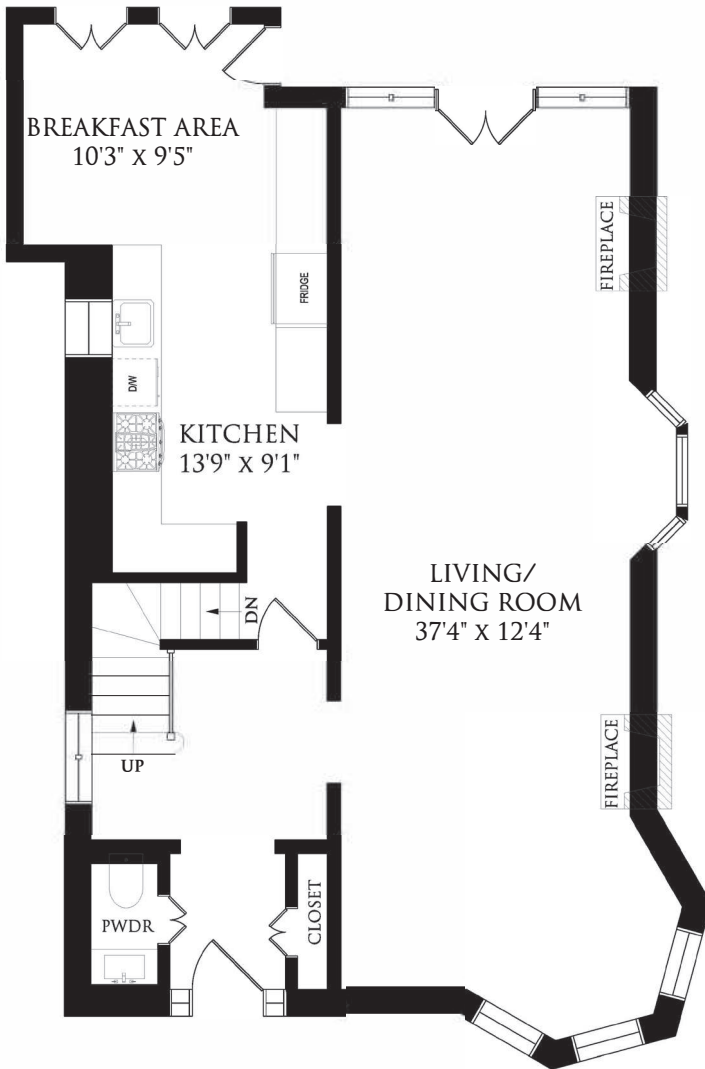
Taxes: \$15,964.12 (2020)

Possession: early August / TBA

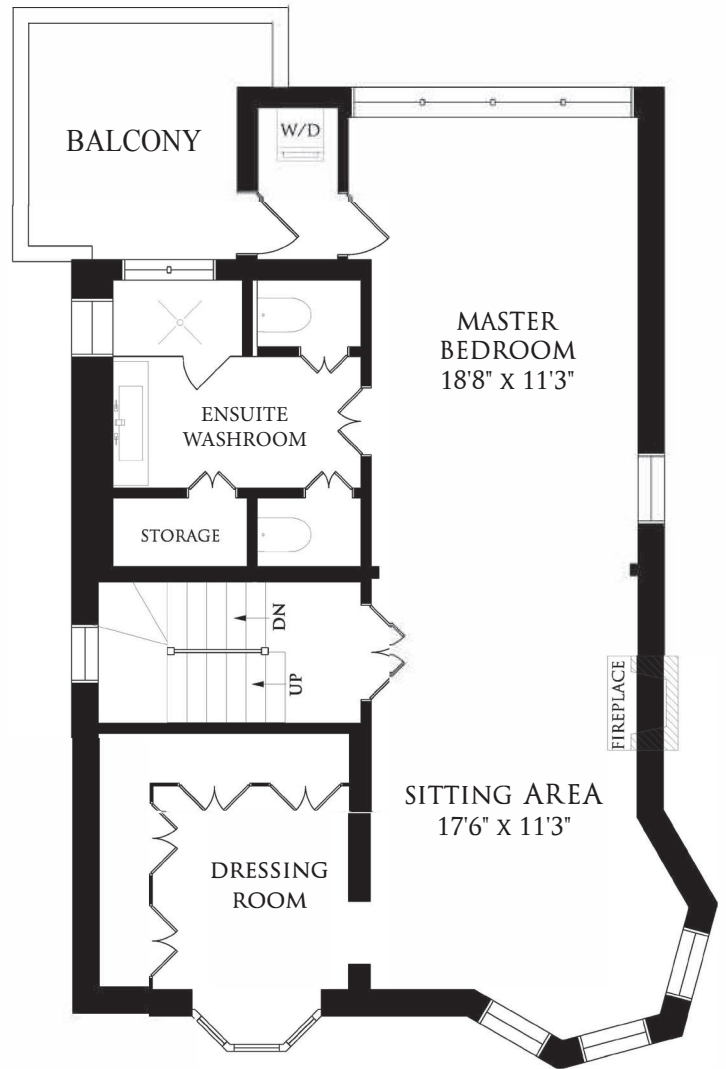
Inclusions: All existing kitchen appliances, two washers, two dryers, all electric light fixtures (except excluded), all window blinds, shutters and curtains, all pool equipment (new heater 2021), landscape lighting, irrigation system, garden shed, pool shed, ductless LG heater/air conditioner in studio, pool fountain and bench, built-in speakers, two televisions and all integrated audio/visual system components, security system and CCTV cameras, all custom built-ins.

Exclusions: Master ensuite mirror, two sconces in master sitting area, breakfast area light fixture and powder room mirror.

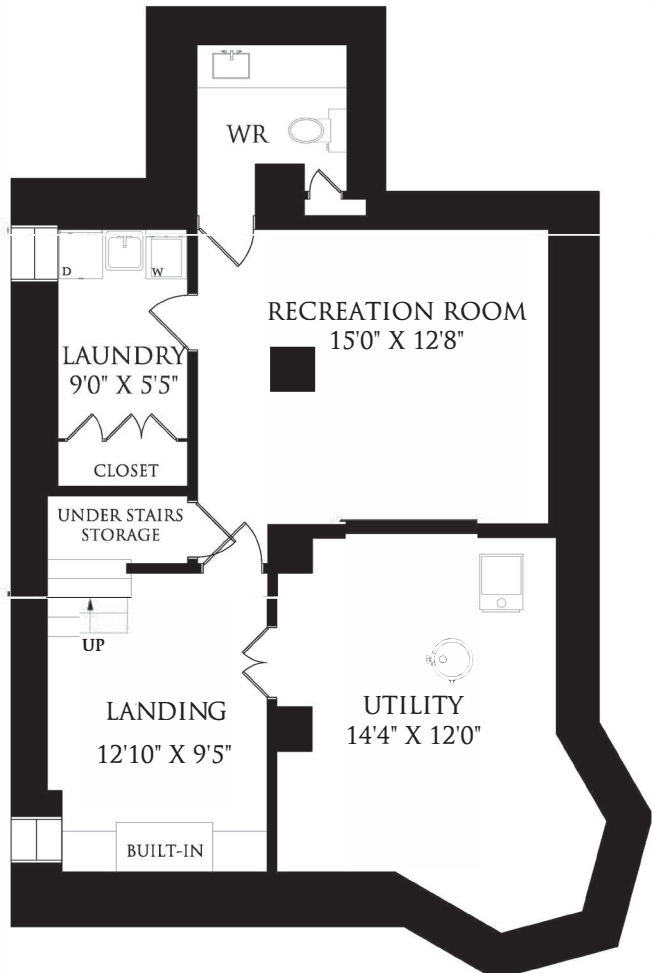
offered for sale at: \$4,650,000.00



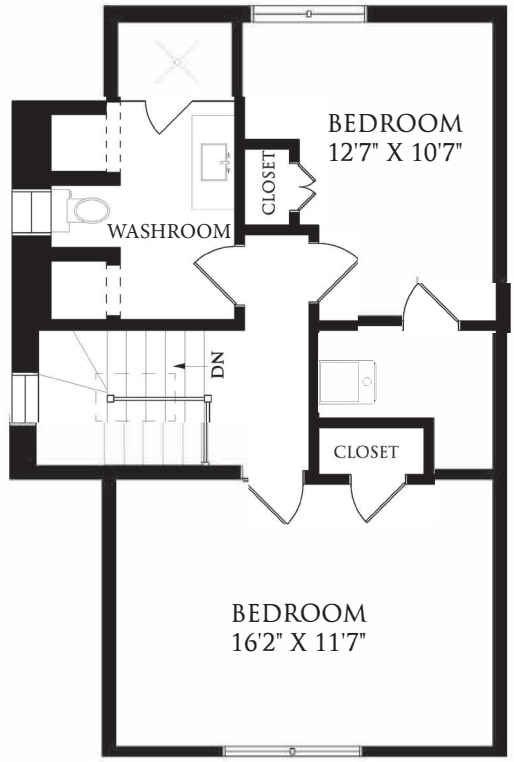
MAIN FLOOR
1083 SQUARE FEET
 CEILING HEIGHT 8'4"



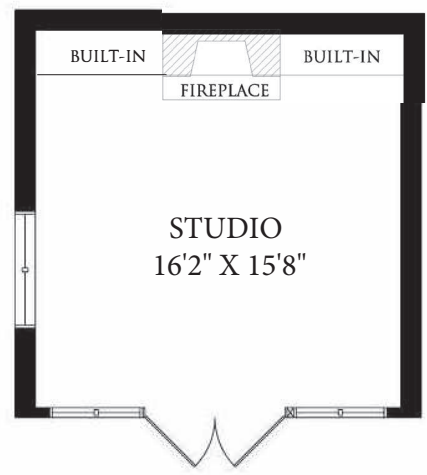
SECOND FLOOR
966 SQUARE FEET
 CEILING HEIGHT 8'2"



LOWER LEVEL
903 SQUARE FEET
CEILING HEIGHT 7'



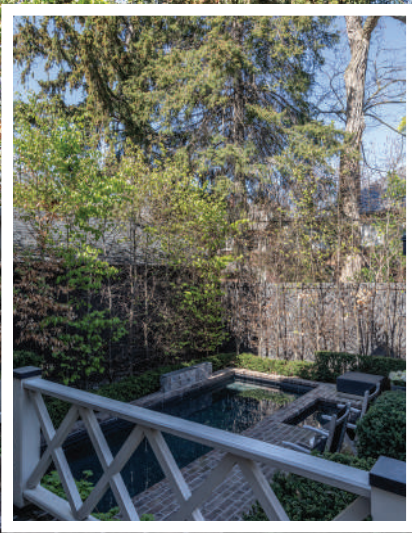
THIRD FLOOR
622 SQUARE FEET
CEILING HEIGHT 8'



255 SQUARE FEET







Lifetime Chairman's Award Winner 2020
 Chairman's Award Winner
 2019 Top 5 - Dollar Volume
 Gairdner Award Winner
 2004-2020



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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.