



19 Summerhill Gardens

This is the one you have been waiting for! This gracious century home is situated on a lovely curve on the south side of one of the best and most coveted streets in Toronto. Surrounding 19 Summerhill Gardens is a lovely covered front porch and from the dining room French doors walk out to a side deck and down to the patio. This is a great home for entertaining. Three storeys are filled with light and period features; plaster moulding, traditional millwork, French doors and hardwood floors are throughout. Boasting over 2600 square feet above grade and a full lower level. The main floor offers wonderful flow, the second floor includes a master bedroom, four piece ensuite. As well, an office, four piece washroom, and a family room are featured on this floor. The third floor has three bedrooms and a three piece washroom. In the lower level you'll find a spacious recreation room, laundry, and ample storage. This home is perfect for a growing family or an empty nester with kids and/or guests who descend on you from time to time. Surrounded by greenery with views in every direction and multiple opportunities to walk out. The garden is wonderfully lush and private, and is a respite in the heart of the city, the outdoors are invited in throughout the house. A private drive with a rare detached garage and space for five car parking completes this special offering.







detailed features include

- Plaster moulding
- Traditional baseboards and trim
- French doors and windows with classic mullions
- Oak hardwood flooring
- Period solid core doors with brass knobs and back plates.
- Recessed lighting
- Leaded glass windows

main floor

- Dining/Living Room
- Beautiful and expansive French doors and side lights that overlook a side deck with access to the lovely private garden
 - Working wood burning fireplace – classic oak mantle, black marble hearth and surround
 - Large dining area and cozy fireplace nook
- Family Room
- Oak built in bookcase
 - Gas fireplace
 - North facing mullioned windows
- Breakfast Room
- Flows into both kitchen and family room
 - Bathed in light from west and north facing windows
- Kitchen
- Totally useful side entry from garage to kitchen and side stairs to lower level
 - Sub Zero Fridge, Miele dishwasher, Jenn Air gas range
 - Plenty of cream raised front cabinetry
 - White Corian counters
 - Granite tile backsplash
 - Open to family room
 - Bar seating for three
- Powder Room
- Convenient and private two piece
 - Marble flooring
 - Caesarstone counter
 - Elegant bay window with leaded glass

second floor

- Den / Bedroom
- Wood burning fireplace
 - Bright bay window
 - North side door to a possible deck
 - Double closets with built-ins
- Office
- Sun filled bright bay window

- Master Bedroom
 - Generous room for king bed
 - Adjacent sun room with north and west facing windows
 - Walk in closet with built in cabinetry
- Four Piece
Ensuite Washroom
 - Blue and white ceramic tile
 - Three sided glass shower
 - Large white built in vanity
 - Built in linen closet
 - Soaker tub
 - Heated towel rack
- Four Piece
Washroom
 - Tub and shower combo
 - Blue and white ceramic tile
 - Oversized white vanity

Oversized Walk in Linen Closet

third floor

- West Bedroom
 - Large bedroom
 - Bright window
 - Attractive sloping ceiling with good ceiling height
 - Rare walk in closet with custom cabinetry
- North Bedroom
 - Bright window
 - Attractive sloping ceiling with good ceiling height
 - Rare deep walk in closet
- East Bedroom
 - Cozy room with south facing window
 - Closet with wood built in shelving

lower level

- South side entry with hooks and landing
 - Carpeted stairs
 - Cozy finished family room with built in sofa/lounge area
 - Carpeted
- Laundry Room
 - Windows
 - Side stairs with access to kitchen and side entry to home
- Pantry Area
 - Great storage behind Moroccan sliding doors
- Utility Room
 - Central vac
 - 2 over sized water heaters; rentals
- Ample Storage

improvements by current owners

- New furnace -winter 2019/2020
- New AC - summer 2020
- New peaked roof
- New Fireplace works/smoke stack

additional information

| | |
|-------------|--|
| Lot: | 109' x 56' (Irregular – see survey) |
| Possession: | Mid August/TBA |
| Taxes: | \$12,851.66 (2020) |
| Parking: | Private driveway, detached brick garage. Rare 3 car parking. |
| Note: | Speak to LAs re: Pre-Listing Inspection |
| Inclusions: | All kitchen appliances, washer, dryer, all electric light fixtures except excluded, gas fireplace (as is), all window blinds and curtains, water softener system and central vac and related equipment |
| Exclusions: | Two light fixtures in master bedroom and adjoining sunroom, dining room light fixture |

offered for sale at \$3,198,000



letter from the sellers ...

Seasons of Summerhill

We came to live here in springtime. The beauty and sweetness unfolded swiftly. Exploring the ravine in the afternoons, the kids making friends with a tree. A quiet moment in the dining room: a child in a big chair, reading a big book, the morning sun slanting in to light up the pages, and her hair. The legendary pony rides at the Summerhill Fair in June. Family pick-up soccer games with the neighbours, at twilight in the Little Park.

Summers here were lazy. The cottagers clear out, and even the subway trains seem to relax and slow down a little. The French doors are open, the breezes gently course through the family rooms. Pancakes with strawberries for breakfast. Cartoons until noon on the TV. A bicycle adventure down the ravine and into the Don Valley. A bite on the rooftop at Terroni. Or a lingering backyard dinner with friends, wine, and music – laughing and watching the play of the moonlight, candles and tiki-torches. Nestled in the garden enclosure, the city all around us but far away, the kids fast asleep inside.

Autumn would come. The colour and smell of a fallen leaves in the afternoon, children throwing a leaf-jumping party at the foot of the hill. Picking up Thanksgiving turkey and ham at the Thieves, laying down the wine from the LCBO. The house fills up with family, friends and neighbours. Brisket smoking on the barbeque, veggies and salads pouring forth from the kitchen, a banquet laid out in the dining room, s'mores toasting over the brazier, and campfire songs at nightfall. The best trick-or-treating in town, handing out candy to families from other neighbourhoods and all over the world, who drive especially to Summerhill to do Hallowe'en the way it's supposed to be done. Back-to-school parties in the basement as our daughters grow up – checking downstairs when it gets suspiciously quiet. Walking home from Joso's, under the lights of Ramsden Park, on date night.

Summerhill was magical in winter. So quiet when the snow is falling, piling up improbably atop the cedar hedge. Tobogganing down the hill and bouncing home to hot chocolate. A snowman on the front lawn. Ten of us in the living room, reveling at another Canadian hockey triumph on the big screen. Trimming the tree in the dining room, with a wood fire hissing amid the glory of a Beethoven symphony. Turning on the lights in the front yard's tallest tree. Feasting with family – seventeen seated, sometimes – into the long night.

Our children are grown, moving on. Our time here is complete.

It's springtime once again. The house is ready for you, now.

Come into the garden.

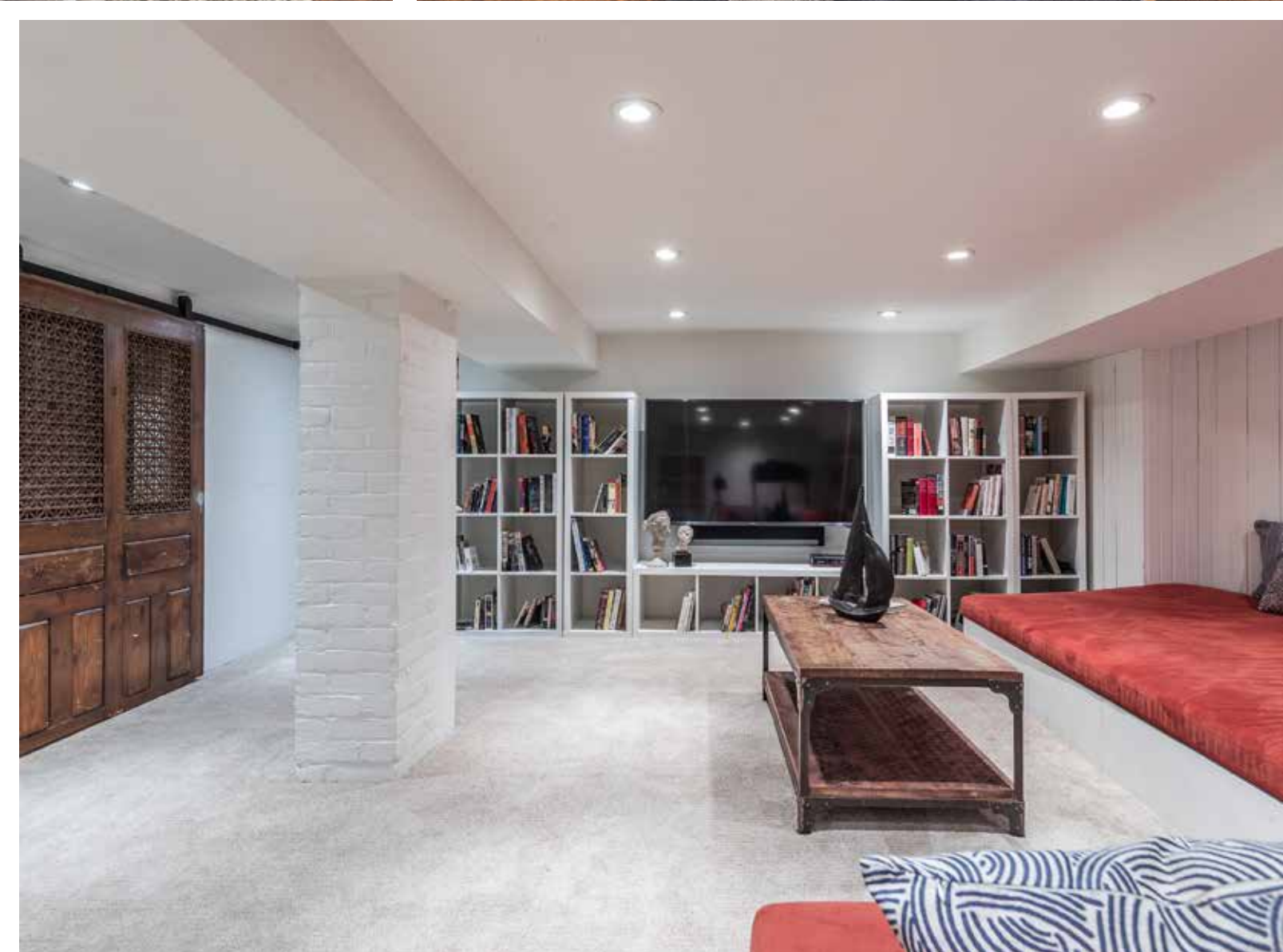
Stay for the sweetest seasons of your life.





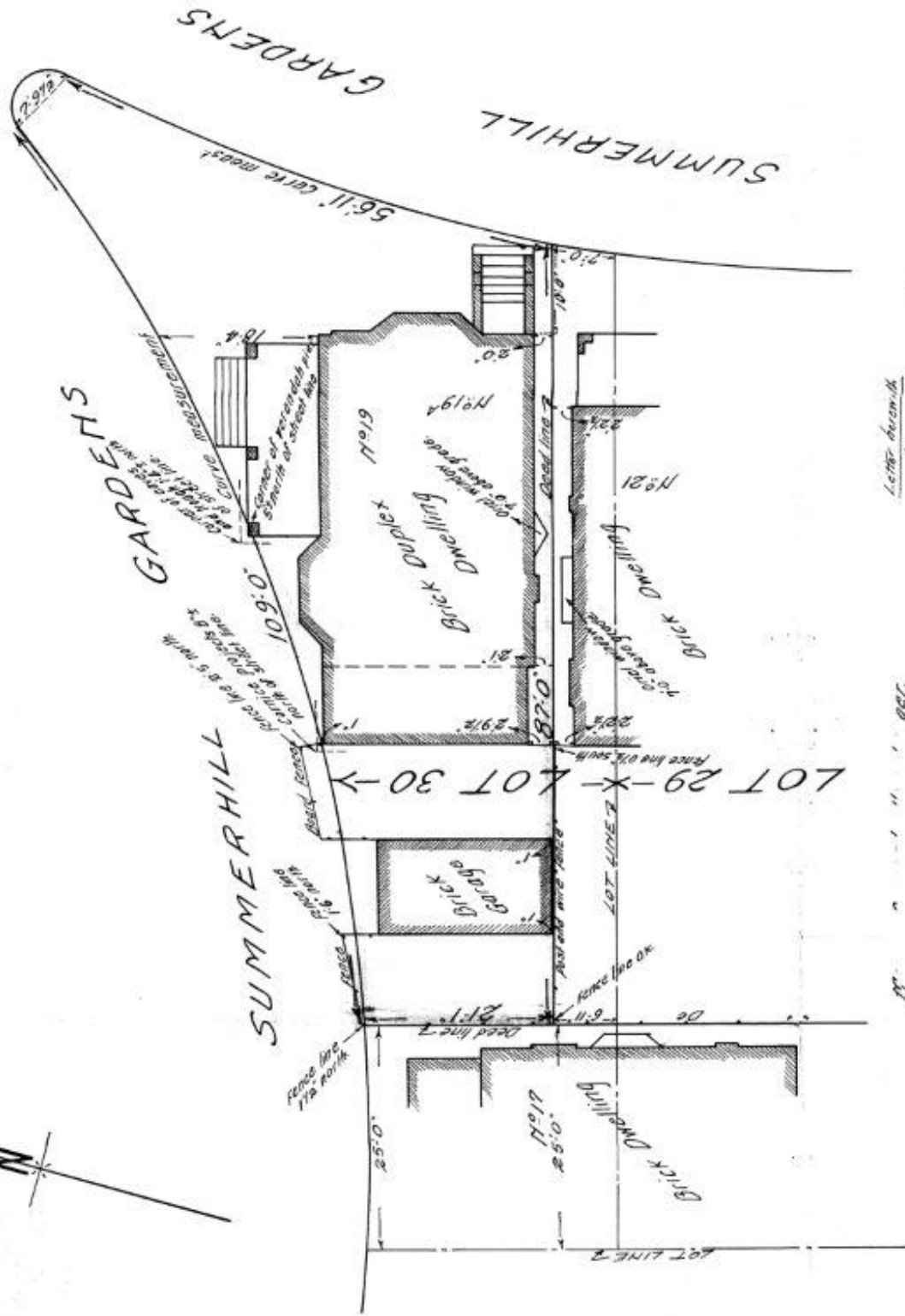




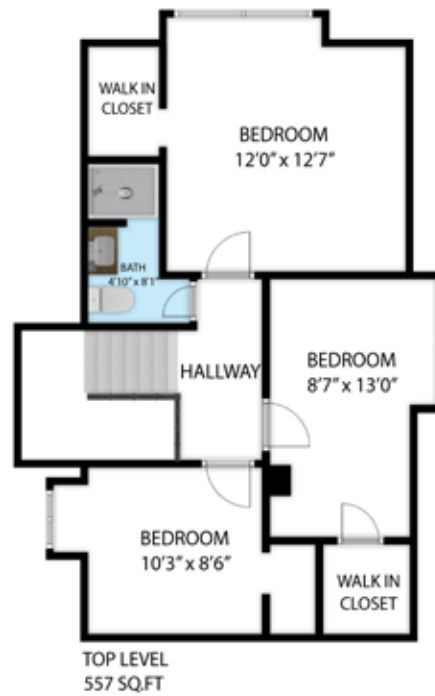
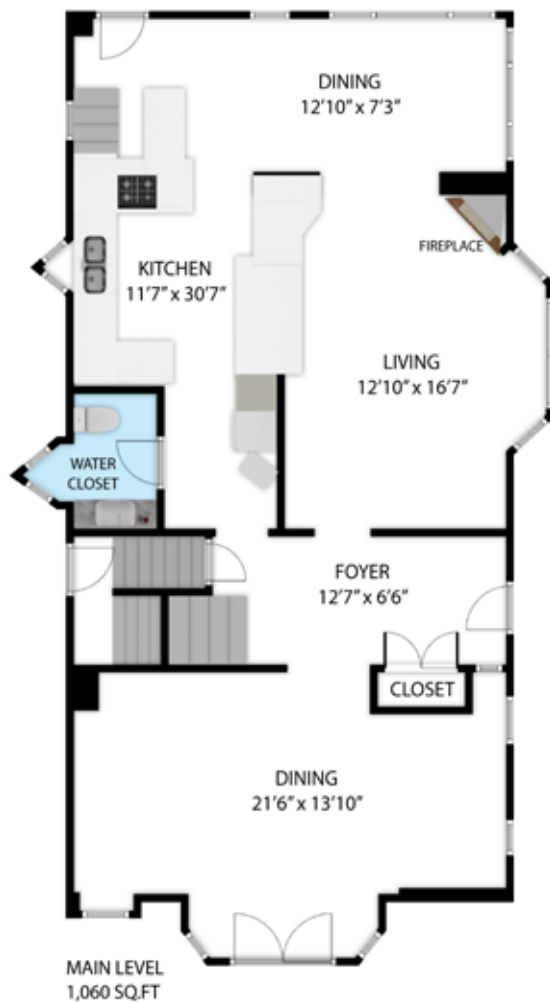


Plan Shewing
PART OF LOT 30, REG. PLAN 398^E
TORONTO

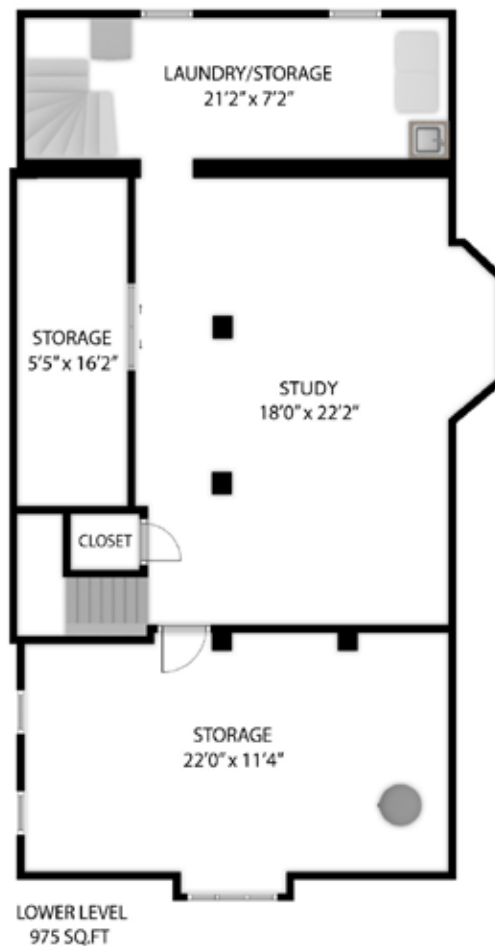
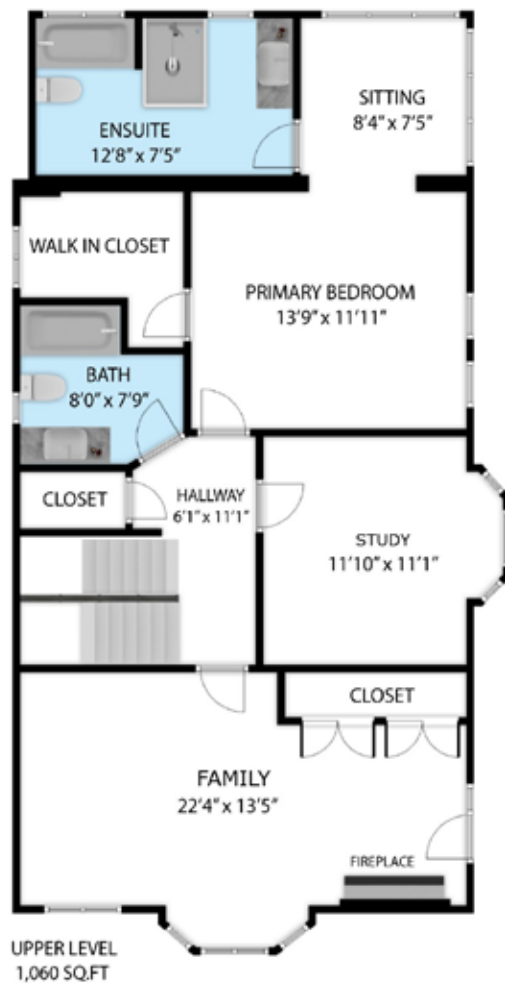
Scale: 10^{ft} = 1ⁱⁿ



Letter from
L. H. H. 1927
Toronto, December 29th 1927.



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.





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