

main floor

Foyer

- original oak front door
- black marquina marble tile floor with large lattice marble decorative carpet inlay

Powder Room

- black marquina marble tile floor
- floating live edge wood vanity
- Kohler polished brass taps and hardware
- glass sink
- pocket door

Living Room

- wide plank white oak hardwood floor
- open concept
- wood-burning Rumford fireplace with stainless steel surround and black marquina marble hearth
- alcoves with display lighting
- large custom picture window overlooking the front porch
- open floating staircase
- recessed LED lighting

Dining Room

- wide plank white oak hardwood floor
- combined with kitchen
- open concept
- wall to wall custom cabinets and built-in buffet
- recessed LED lighting and chandelier
- sliding French doors walk out to deck overlooking back gardens

Kitchen

- wide plank white oak hardwood floor
- custom walnut cabinetry
- center island with breakfast bar with matte black Cambria waterfall countertop
- pendant lighting above island
- stainless steel double door GE fridge with water filter, on demand hot water and ice maker
- stainless steel Thermador oven and four burner gas stove with grill
- stainless steel Kobe range hood
- stainless steel Thermador dishwasher
- recycling drawer
- knife drawer and pantry pull out
- matte chrome spigot
- pantry
- double stainless steel farmer’s sink and matte black gooseneck faucet
- large weave calacatta marble tile backsplash
- floating shelves with display lighting
- under cabinet lighting
- recessed LED lighting

second floor

MASTER SUITE

Bedroom

- wide plank white oak hardwood floor

- polished chrome bedside adjustable sconces
- crystal chandelier on dimmer
- custom linen pull down blinds
- bay window with tree lined views of Spruce Hill Road

Four Piece Ensuite Washroom

- heated Statuario tile floors
- Statuario tile walls
- bay window
- storage alcove
- floating soaker bathtub
- freestanding shower with rain showerhead
- polished chrome fixtures and taps
- wall mounted gas fireplace
- floating vanity
- built-in mirror
- frosted privacy wall
- separate water closet with heated floors
- recessed LED lighting

Walk-In His/Hers Closet

- heated Statuario tile floors
- custom built ins
- window with custom linen blinds
- recessed LED lighting

Four Piece Bathroom

- moonstone marble herringbone tile floor
- floating vanity with marble countertop
- large soaker tub with sliding glass enclosure
- polished chrome plated fixtures and taps
- polished chrome hardware and glass sconces
- decorative glass sink
- linen closet with laundry chute
- recessed LED lighting

Bedroom

- wide plank white oak hardwood floor
- floating shelves
- walk-in closet with custom built-ins
- two picture windows overlooking rear garden
- black out blinds
- recessed LED lighting on dimmer

third floor

Landing with remote operated Skylight with rain sensor

Bedroom

- wide plank white oak hardwood floor
- closet with custom built-ins
- black out blinds
- vaulted ceiling
- picture window overlooking rear garden
- recessed LED lighting on dimmers

- Bedroom
- wide plank white oak hardwood floor
 - closet with custom built-ins
 - black out blinds
 - vaulted ceiling
 - picture window overlooking Spruce Hill Road
 - recessed LED lighting on dimmers

lower level

- Utility Room/Storage
- Two Piece Washroom
- decorative hexagonal marble tile flooring
 - above ground window

- Recreation Room
- wide plank white oak hardwood floor
 - concealed storage closet
 - floating wooden shelves
 - built-in entertainment center with floating shelves and custom cabinetry
 - built-in wet bar with stainless steel wine fridge and stainless steel bar sink with matte chrome gooseneck faucet
 - custom mudroom area with built in bench and lockers
 - above grade windows
 - double French doors walk out to patio and rear garden
 - recessed LED lighting on dimmers

- Laundry Room
- tile floor
 - laundry sink with gooseneck faucet/spray and subway tile backsplash
 - folding table and built-in storage cabinets
 - Electrolux front loading washer
 - Electrolux front loading dryer
 - recessed LED lighting

additional information

Note: National Home Inspection available through LA.

Inclusions: All kitchen appliances, all electric light fixtures (except excluded), Lutron dimmers, all custom window coverings and roller blinds, washer, dryer, NEST Thermostat, attached mirrors, custom baby gates (negotiable), garden shed, gas BBQ hookup, outdoor lighting, hardwired security cameras, alarm system (monitoring extra)

Exclusions: Dining room chandelier, pendant light fixture in basement foyer, vanity in lower level two piece washroom (sellers will replace before closing)

Lot: 25' x 120'

Taxes: \$7,851.52 (2021)

Possession: 60 Days/ TBA

Offered at \$2,998,000.00

upgrades by current owner

- Underpinned basement by 2’ to maintain 9’ ceilings throughout the house
- Upgraded waterproofing membrane and 4”diameter weeping tile
- All new custom size windows and doors (front door is original but has been refinished)
- New HVAC and Gas infrastructure throughout the entire house
 - o Goodman high efficiency gas furnace
 - o Central Air Conditioning
 - o Generalaire flow through humidifier
 - o Heat recovery ventilator
 - o New direct gas line for BBQ and stove
 - o Custom hardwood floor air vents
- Laundry Chute from second floor bathroom to laundry room
- New plumbing throughout the entire house
 - o New underground plumbing system with back water valve and (2) floor drains complete with trap seal primers
 - o Kohler plumbing fixtures, tubs and toilets
 - Master ensuite has a soaker tub

- New Electrical throughout the interior and exterior of the house
- LED pot lights, all on dimmer switches
 - Heated flooring in master ensuite, water closet and walk-in closet floor
 - Electric fireplace in master ensuite
 - USB power outlets in master bedroom and kitchen
 - NEST thermostat
 - Restoration Hardware Light Fixtures throughout
 - Ceiling Mount in master ensuite is hand blown Murano glass from Italy

- New Insultation/Vapour Barrier/Drywall
- Installed new batt insulation and poly vapour barrier
 - Spray foam insulation for vaulted ceilings and throughout attic

- Hardwood
- White Oak 7” wide board hardwood throughout
 - Custom 1 ¾” thick white oat open risers

- All custom millwork and walk-in closets done by **YouNique**
- Basement entertainment unit is award winning for design
 - Walnut kitchen lowers and kickboard
 - Floor to ceiling cabinetry in the kitchen for unlimited storage

- All new tile and marble floors throughout
- Herringbone marble floors in second upstairs guest bath

- WET certified RUMFORD herringbone fireplace with new masoned chimney
- All new stainless steel appliances – thermador gas range/oven, GE fridge with hot water feature, front loading washer and dryer.

- Landscaping in front and back all done by **Stonehenge**.
- Entire property graded away from the house for proper drainage this includes a custom trough that pulls water away from the house and eavestroughs.
 - New limestone stonework in the front and the back

- All new brick lay parking pad with boulder rock retaining wall
- New storage shed which has electricity
- The infrastructure for outdoor garden lightening and sprinklers is already in place, we just never got around to installing them.
- There is a foundation and four post steel support frame for a future carport.
- Power for an electric car port available.
- New north/west facing fence and gate (2020).
- Rotating flowering gardens designed to always have flowers in bloom
- Interior and Exterior painting done by Finer Edge.
- All new eavestroughs, soffit and facia done in 2019 by TipTop eavestroughs. They service them twice a year as well.

from the owners

In 2017, we fell in love with the Beaches area after an extensive search for the perfect home for our growing family. After months of house hunting, we stumbled across 98 Spruce Hill Road. Although at the time, it was a neglected old house, we instantly fell in love with the street, neighbourhood, sprawling trees and its 9-foot ceilings. The house was built in approximately 1908 and is a double brick wall house with original fireplaces. The sunlight penetrates the entire house any time of year and you truly feel like you are sitting in a tree house.

From the third floor, you get a spectacular view of the CN tower and downtown Toronto. The front porch is positioned perfectly for morning coffee and sunrise and the back deck is the perfect place for a cocktail while watching the sunset.

We wanted to capture the beauty of the neighbourhood and the fact that we have two stunning heritage trees in the backyard, so first thing on our reno list was to install floor to ceiling windows at the rear of the house. They slide completely open, so you really feel like the kitchen is floating in the backyard and the back deck is an extension of that space. Great for entertaining and big family dinners in the open concept kitchen.

Elite Construction did all the contracting and work on the property. Every inch of the house has been upgraded with the finest finishing's and with great thought to make the space beautiful and most importantly functional.

Every inch of the house is brand new (2018) and was designed with love and beauty in mind. Our neighbours are incredible and have been on the street for decades. The community schools surrounding the house are amazing and our daughter has flourished at Boardwalk Montessori a short walk away. Our favourite restaurants are XOLA Mexican, and Mira Mira Diner. The Balmy Beach Club is a summer favourite also. We have some of the best coffee shops, Tori's Bakeshop, Remarkable Bean, and Bud's Coffee. What we will miss the most about this house is the proximity to the beach and boardwalk, Glen Stewart Ravine and the amazing people that make up the Beaches community.

We surprised ourselves and purchased a farm property outside of the city which is the only reason why we are moving out of this amazing community. It's the jewel of Toronto.

We hope that this home is as perfect for you as it has been for us.

Warmest,
Alex, Rachael, Olivia and Grayson

