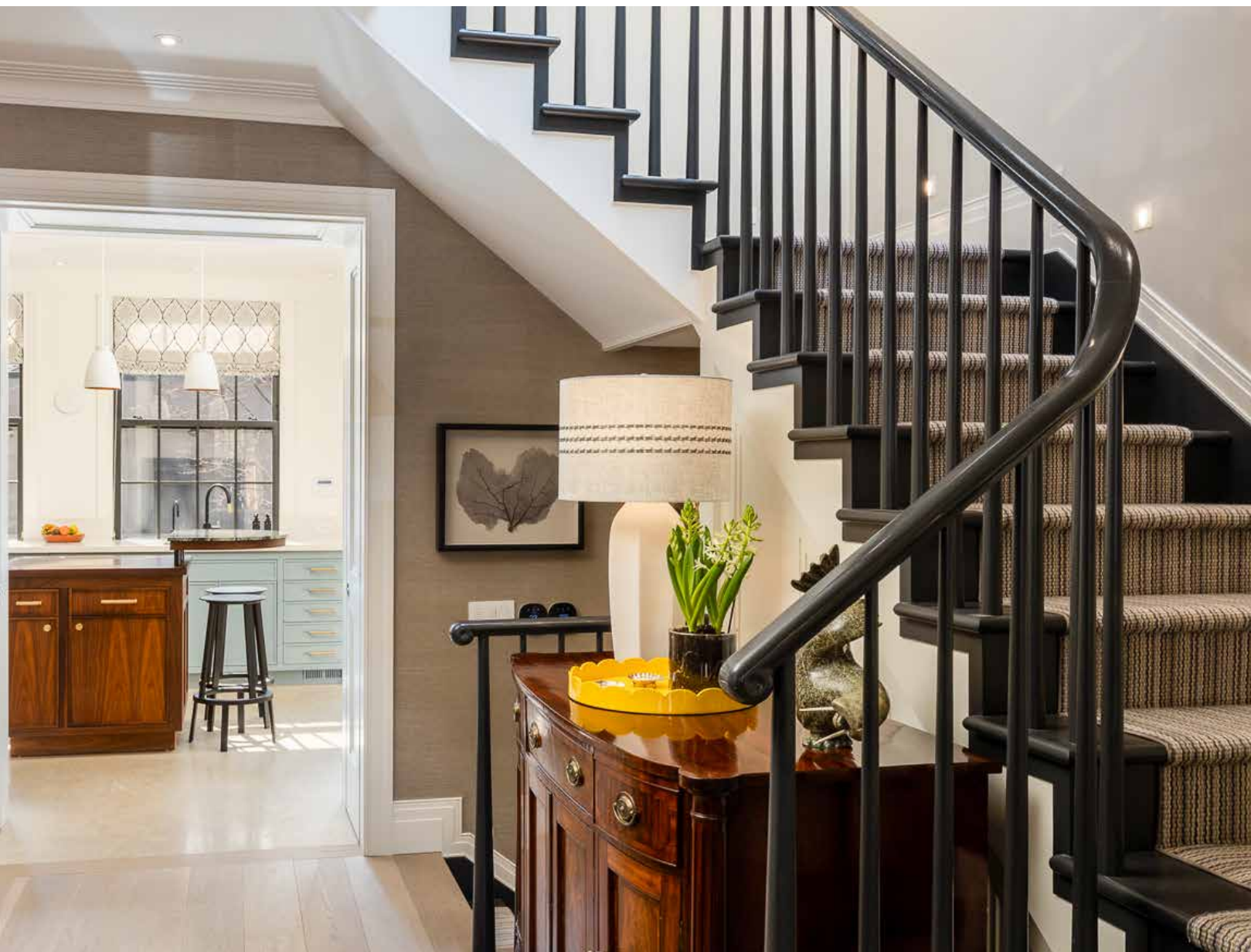




Welcome to 71 Macpherson Avenue

Welcome to this incredible London-inspired townhome, completely taken back to the studs and reimagined. The layout has been thoughtfully and stylishly redesigned with lovely flow and incredible efficiency with space. Meticulous attention to detail and beautiful custom millwork throughout, this home is an absolute gem! Wonderful tall ceilings and floor to ceiling windows take advantage of the lovely southern exposure with lots of natural light streaming throughout the house. The main floor features a living room with the first of two fireplaces, a dining room, powder room, and a chef's kitchen with a walkout to the back patio and gardens. The second floor features the primary suite with a five piece ensuite washroom and large walk-in closet with custom built-ins, as well as a library with gas fireplace and laundry. The third floor has two more bedrooms, as well as a walkout to a sundeck with beautiful south treeline and city skyline views. The basement apartment has one bedroom, washroom, sitting room, kitchen, separate laundry, and two entrances. The back gardens are professionally landscaped, with a two-car garage (tall enough to accomodate a lift) with a green roof, small gym, and an abundance of storage. This incredible offering is set on one of Summerhill's most coveted streets, just a short walk to Yonge Street's most popular shops and restaurants, as well as easy transit at your doorstep.

















main floor

Vestibule

- Limestone tile floor
- Floor to ceiling coat closet
- Decorative display shelving

Living Room

- Heated wide plank white oak hardwood floor
- Plaster crown moulding
- Gas fireplace
- Built-in ceiling speakers
- Floor to ceiling windows
- Recessed LED lighting
- Custom-made motorized curtains and blinds

Dining Room

- Wide plank white oak hardwood floor
- Plaster crown moulding
- Open to living room
- Concealed wall closet
- Custom built formal staircase
- Wall lighting and sconces
- Recessed LED lighting
- Custom-made curtains and blinds

Powder Room

- Heated tile floor
- Custom wallpaper
- Decorative artisanal sink
- Tarnished brass hardware
- Floating vanity with matte black fixtures and taps
- Custom-made curtains and blinds

Kitchen

- Heated limestone tile floor
- Centre island with butcher block counter
- Breakfast bar with marble counter
- Brass hardware
- Concealed pantry
- Fisher Paykel stainless steel double door refrigerator and freezer drawer
- 36” Wolf stainless steel induction range with electric oven
- Sirius exhaust hood with beadboard trim
- Miele concealed dishwasher
- Double stainless steel sink with matte black fixtures and taps
- Built-in walnut bookcase
- Concealed walnut cubbies and storage
- Hanging rack for glasswear
- Concealed folding doors
- Pendant lights
- Recessed LED lighting
- Beautiful views over the garden
- Walk out to back patio
- Custom-made curtains and blinds

second floor

Hallway

- Staircase lighting
- Hardwood wide plank white oak floor
- Alcove with recessed lighting
- Recessed LED lighting
- Custom-made curtains and blinds

Primary Bedroom

- Wide plank white oak hardwood floor
- Double doors
- Custom wallpaper
- Crown moulding
- Floor to ceiling windows overlooking the garden
- Custom-made curtains and blinds

Five Piece Ensuite Washroom

- Heated tile floor
- Pocket door
- His & hers floating birds eye maple vanity with marble countertop
- Built-in wall mirror
- Nickel fixtures and taps
- Two alcoves, medicine cabinets, sets of storage drawers
- Shower room with rain showerhead
- Freestanding bathtub
- Heated towel racks
- Recessed LED lighting
- Custom-made curtains and blinds

Walk-In Closet

- Custom built-ins

Library

- Wide plank white oak hardwood floor
- Double door entry
- Plaster crown moulding
- Gas fireplace with marble surround
- Built-in bookshelves with mirror backing
- Double closet with custom built-ins for office equipment
- Concealed television cabinet
- Laundry cupboard with Miele washing machine and Miele ventless heat-pump dryer
- Floor to ceiling windows overlooking Macpherson Avenue
- Recessed LED lighting
- Custom-made curtains and blinds

third floor

Landing

- Staircase lighting
- Hardwood floor
- Skylight
- Recessed LED lighting

Bedroom

- Wool sisal carpet
- Accent wallpaper wall
- Concealed paneled closets with custom built-ins
- Floor to ceiling windows with treeline views
- Recessed LED lighting
- Custom-made curtains and blinds

Three Piece Washroom

- Decorative heated tile floor
- Floating vanity
- Polished chrome fixtures and taps
- Linen shelves
- Glass enclosed shower
- Skylight opening
- Recessed LED lighting
- Custom-made curtains and blinds

Bedroom

- Wool sisal carpet
- Custom wallpaper
- Walk-in closet with custom built-ins
- Walk out to sundeck with beautiful treeline and city skyline views
- Recessed LED lighting
- Custom-made curtains and blinds

lower level

(APARTMENT)

- Two separate entrances

Kitchen

- Heated tile floor
- Open concept
- Quartz countertops
- Porter & Charles two burner induction cooktop
- Whirlpool compact 18” dishwasher
- Moffatt full-height fridge/freezer
- Subway tile backsplash
- Open bookshelves
- Stainless steel sink with brushed chrome gooseneck fixtures and taps
- Recessed halogen lighting

Sitting Room

- Wool sisal carpet
- Panelled walls

- Built-in bench
- Floor to ceiling windows overlooking entrance
- Recessed halogen lighting

Bedroom

- Wool sisal carpet
- Accent wallpaper wall
- Beadboard wall
- Coat hooks
- Laundry closet with stackable Electrolux washer/dryer

Three Piece Ensuite Washroom

- Hexagonal tile floor
- Floating vanity with gold fixtures and taps
- Built-in floating shelves
- Standing shower

Utility Room

Closet

- Walk out to back patio

upgrades by current owners

- Demolition of all existing rooms, interior walls, windows, staircases, plumbing, electrical, roofing, etc.
- Complete rebuild of all interior configurations, framing, insulation, electrical, plumbing, stairs, fixtures and fittings, including basement with required underpinning.
- Installation of all new double-glazed, single-hung sash windows, some with enlarged and/or new openings. Low E, argon-filled tempered glazing. Concealed block & tackle balancing. Factory paint finish on window exteriors. Phelps sash locks and lifts on all windows, with additional sash restrictors on main floor and basement windows.
- New skylight over main staircase. New skylight in third Bathroom, with solar-powered opening mechanism.
- Custom-made front door, rear door and garage mandoor. Tempered thermal glazing. Triple locks on front door, handcrafted in the UK. Rear door with multipoint locking hardware. New garage mandoor with electronic remotely accessible opening (via Yale app) and timer control.
- Installation of all-new boiler (for hydronic in-floor heating on main floor); air handler unit with heating coil and cooling coil, in basement (for main & basement) and air handler unit with heating coil and cooling coil on third floor (for second & third floors). Humidifier and air filter units for both systems. Two Carrier A/C units, located on the roof. Three Ecobee wall units, with remote capabilities.
- 65 gallon hot water tank, located in basement.
- All new drywall throughout, with fire-retardant material on party wall.
- All new solid-wood interior doors, trim and baseboards throughout.
- New plaster crown mouldings throughout.
- New remote-controlled gas fireplace in main floor living room and second floor library, both vented to rooftop.
- New roof, including trusses. Torch down on main roof with synthetic slate on vertical areas. New torch down roof on entrance portico. New torch down roof on third floor deck.
- Third floor deck with all new timber and metal/glass railings, new exterior lighting.
- New portico at front door.
- All new finishes on exterior front and rear elevations, including hand-tinted brickwork, and custom-made panelling.
- Custom-made railings in front and rear gardens, with hot-dipped galvanized finish.
- Excavation and installation of basement front walkout, with necessary footings, insulation and drainage, allowing for new full-height basement windows and a separate front door.
- Custom millwork in kitchen, living room, library, master ensuite & closet. Custom millwork in third floor bedrooms and basement bedroom.
- Custom designed kitchen, with traditional face-frame construction, hand-painted. Additional kitchen millwork in walnut. Custom walnut and metal shelving unit. Island in walnut with roasted maple butcher block. Brass hardware.

- Custom made curtains and blinds throughout.
- Kitchen countertops in Caesarstone, with custom marble on island. Basement kitchen and bathroom countertops in Caesarstone. Second Hallway marble counters. Master Bathroom and closet marble counters. Third Bathroom counter in Caesarstone. Kitchen backsplash in back-painted tempered glass.
- Powder Room with artisanal sink and marble counter.
- Heated floor in Powder Room, Master Ensuite, Third Bathroom, Basement Kitchen.
- UK-designed artisanal hardware on millwork and interior doors, including specialty finishes in leather and faux shagreen.
- Most rooms finished with UK-designed wallpaper or Phillip Jeffries grasscloth.
- Northern Wide plank flat-sawn white oak engineered wood flooring on main and second floors. Bedrooms and basement wool carpeting by Elte. Kitchen, Powder Room and Front Entry flooring in solid limestone with epoxy grout.
- Custom designed and hand-made staircase, with tapered spindles. Customised Elte stair-runner.
- Completely new electrical throughout, with Lutron controls on main floor and master bathroom. In-wall staircase lighting.
- Rough-in for central vacuum. Pipework only, no motor or attachments.
- Burglar alarm. Smoke detectors and carbon monoxide detectors as required.
- Laundry room on second floor and basement.
- Extensive storage area in basement, with separate access to rear garden.

GARAGE

- Complete rebuild of two-car garage, with access from laneway. Integral mini-gym with window.
- Baseboard heating, two thermostats. Ceiling-mounted infrared heating in gym, controlled with remote app.
- Insulated walls and ceiling.
- Extensive oak shelving and workbench. Two ceiling-hung storage racks.
- Epoxy-coated flooring. Rubber floor tiles in gym.
- Garage door with remote controlled app.
- Skylight.
- Slat wall for storage of garden tools
- Green roof with irrigation.
- Rough-in for EV hookup.

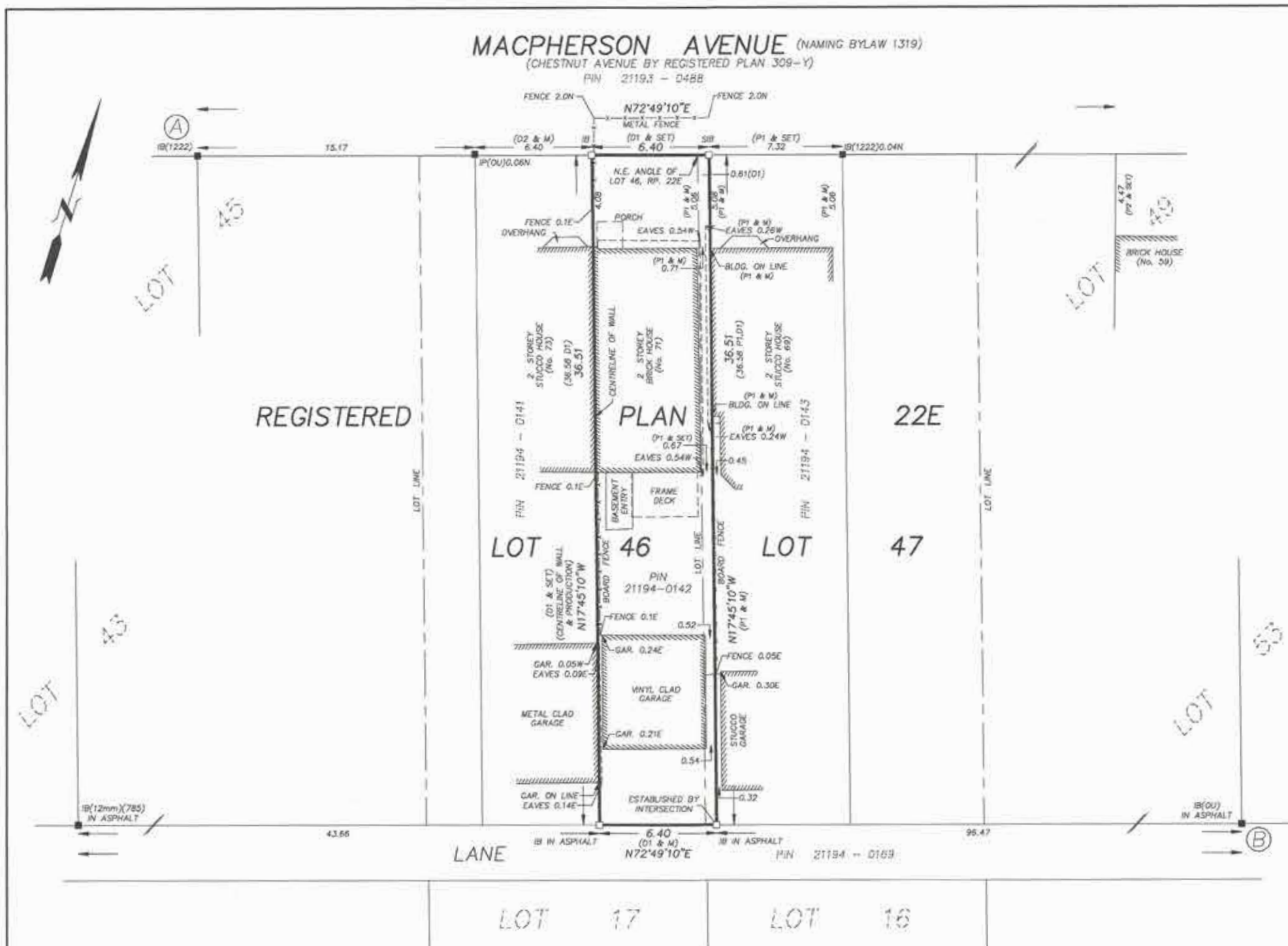
FRONT & REAR GARDENS

- All new landscaping in both front and rear gardens.
- Bush-hammered Indiana limestone pavers.
- Landscape lighting in front and rear gardens.
- Refinished fence in rear garden.
- Irrigation systems in front and rear gardens, including green roof. Controlled with remote app.

additional information

| | |
|-------------|---|
| Taxes: | \$13,385.42 (2024) |
| Lot Size: | 21’ x 120’ |
| Parking: | Two parking spaces in brand-new garage (tall enough for a lift). |
| Possession: | Late August / TBA |
| Inclusions: | All kitchen appliances (both kitchens), two washers, two dryers, all electric light fixtures, all custom built-ins, garage storage system, irrigation system, landscape lighting, custom window blinds and drapery, central vacuum and related equipment, alarm system, Ring doorbell, two heating and cooling systems, garage remotes. |
| Exclusions: | Powder room ceiling pendant, powder room wall sconces, staircase pendant light, limestone frog in garden, basement bedside tables. |
| Note: | Excellent National Home Inspection available through LA |

offered for sale at \$4,994,000.⁰⁰



ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2094252



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SURVEYOR'S REAL PROPERTY REPORT
PART 1: PLAN OF SURVEY OF
PART OF LOTS 46 & 47,
REGISTERED PLAN 22E
CITY OF TORONTO

SCALE 1 : 200 METRES

PART 2: REPORT

DESCRIPTION:
PIN 21194-0142 PART OF LOTS 46 & 47, REGISTERED
PLAN 22E, CITY OF TORONTO, AS IN INST. CA5510654
MUNICIPAL ZONING:
THIS SURVEY DOES NOT CERTIFY ZONING COMPLIANCE.

REGISTERED EASEMENTS:
THERE ARE NO REGISTERED EASEMENTS.
ADDITIONAL COMMENTS:
1) NOTE THE FENCE TYPES AND LOCATIONS.
2) THE EAVES ATTACHED TO HOUSE #69 EXTEND ACROSS THE EAST PROPERTY LIMIT.
3) THE EAVES ATTACHED TO THE METAL CLAD GARAGE EXTEND ACROSS THE WEST PROPERTY LIMIT.

CURRENT OWNER: AVRIL WENDT

PREPARED FOR: NICOLA TORY

BEARING NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83(CSRS)(2010).

FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED:

P1 - 01°10'50" COUNTER-CLOCKWISE
P2 - 01°02'10" COUNTER-CLOCKWISE

DISTANCE NOTES - METRIC

DISTANCES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999793.

INTEGRATION DATA

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83(CSR5)(2010).

URBAN ACCURACY PER SEC. 14(2), O.REG. 218/10:

| POINT ID | NORTHING | EASTING |
|----------|------------|-----------|
| A | 4837417.79 | 629530.42 |
| B | 4837419.78 | 629660.41 |

CAUTION: COORDINATES CANNOT, IN THESE VTS, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN



|BWSURVEYORS.COM | 1.800.667.0696

LEGEND

- | | | |
|------|---------|-------------------------------------|
| ■ | DENOTES | SURVEY MONUMENT FOUND |
| □ | DENOTES | SURVEY MONUMENT SET |
| SSI# | DENOTES | SHORT STANDARD IRON BAR |
| SIB | DENOTES | STANDARD IRON BAR |
| IB | DENOTES | IRON BAR |
| PB | DENOTES | PLASTIC BAR |
| CP | DENOTES | CONCRETE PIN |
| Φ | DENOTES | ROUND |
| WIT | DENOTES | WITNESS |
| M | DENOTES | MEASURED |
| P1 | DENOTES | SURVEY BY C.E. DOTTERILL LTD., OLS. |
| | | DATED FEBRUARY 7, 1979 |
| P2 | DENOTES | PLAN 63R-2536 |
| D1 | DENOTES | INSTRUMENT CA510654 |
| D2 | DENOTES | INSTRUMENT CA592266 |
| OU | DENOTES | ORIGIN UNKNOWN |
| 785 | DENOTES | B.J. HAYNES, OLS |
| 1222 | DENOTES | C.E. DOTTERILL LTD., OLS |

BUILDING TIES ARE TO THE SIDING MATERIAL.

REVISION NOTE

THIS PLAN WAS REVISED ON JULY 29, 2019 TO ILLUSTRATE THE OVERHANGS ON 69 AND 73 MACPHERSON AVENUE.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

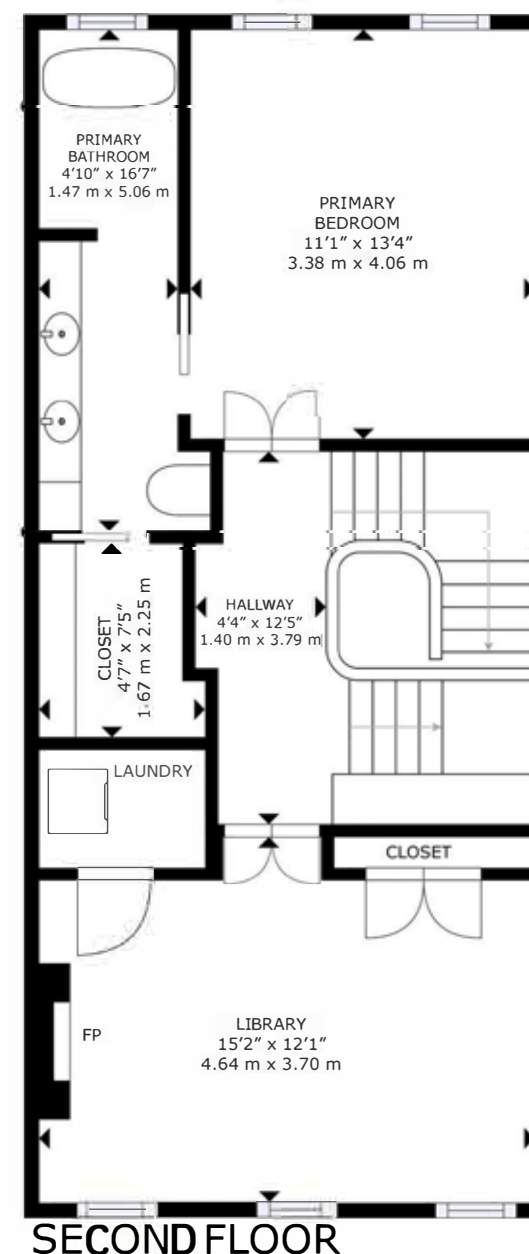
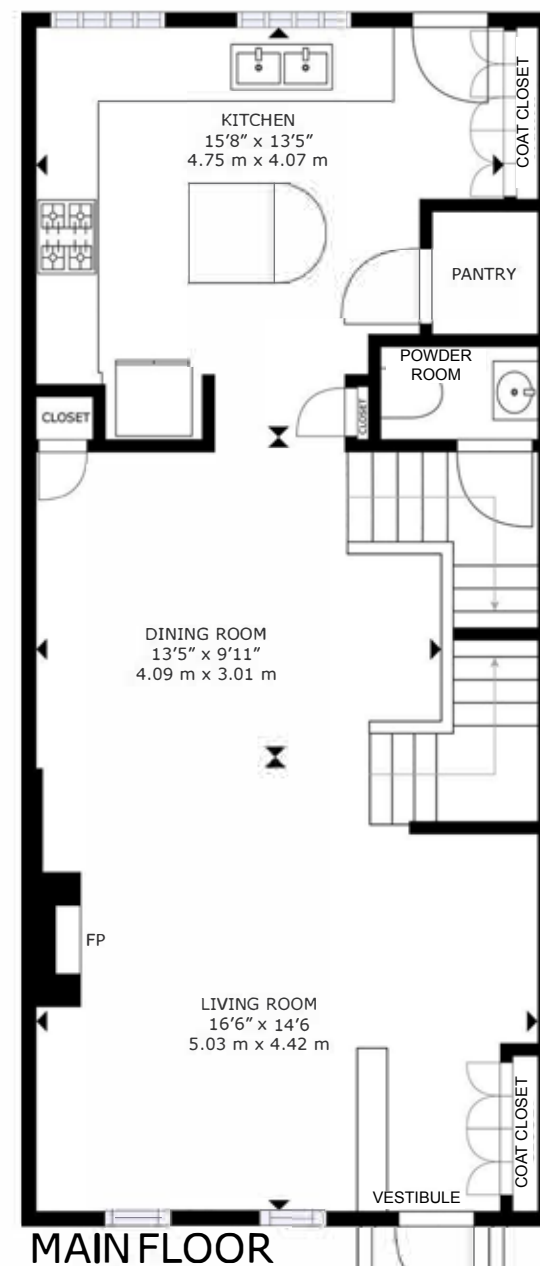
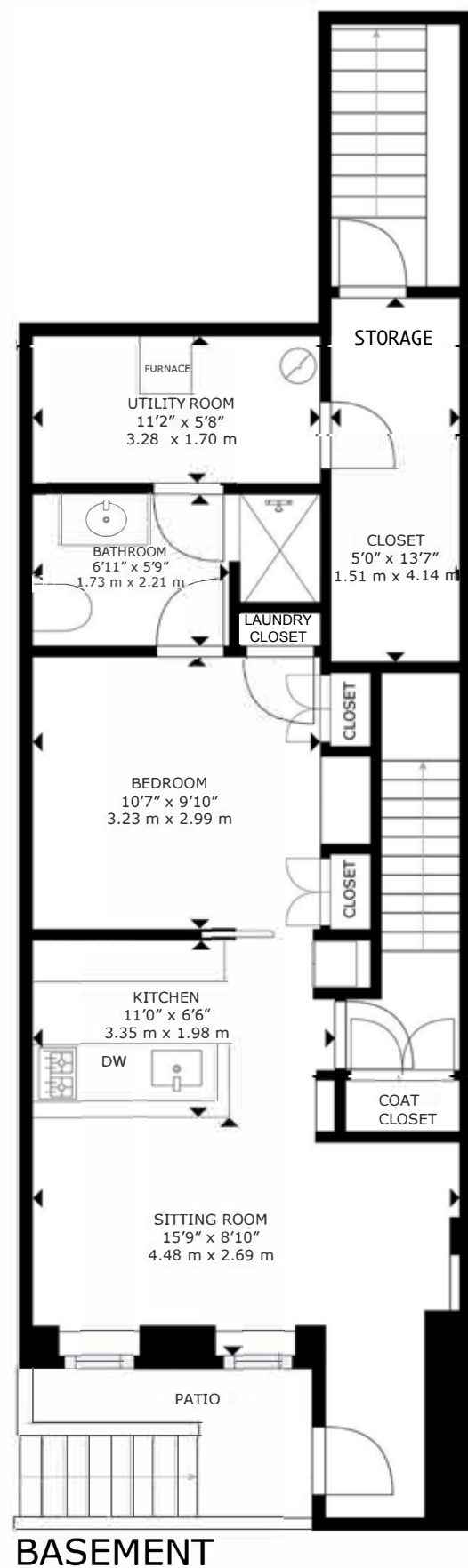
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM
2. THE SURVEY WAS COMPLETED ON JULY 16, 2019.

JULY 23, 2019

DATE _____

IVAN B. WALLACE, O.L.S.

| | | | |
|------------------------|--------------|---|-----------------------|
| PARTY CHIEF: CS | DRAWN BY: MS | CHECKED BY: AR | PLOT DATE: JULY 25/19 |
| FILE NAME: 10X5-52PR-5 | | Copies available at: LandSurveyRecords.com | |



GROSS INTERNAL AREA
 BASEMENT: 685 sq. ft, 64 m², MAIN FLOOR: 649 sq. ft, 60 m²
 SECOND FLOOR: 635 sq. ft, 59 m², THIRD FLOOR: 430 sq. ft, 40 m² TOTAL: 2,399 sq. ft, 223 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







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Chairman's Award Winner Top 5, Dollar Volume and Units Sold
2022
Gairdner Award Winner
2004-2023
Lifetime Chairman's Award Winner

LEEANNE WELD KOSTOPOULOS

Sales Representative
c 416.566.8603 | o 416.489.2121
leeanne@leeanneweld.com
leeanneweld.com



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.