



44

**LW** Leeanne  
Weld

## Welcome to 44 Standish Avenue

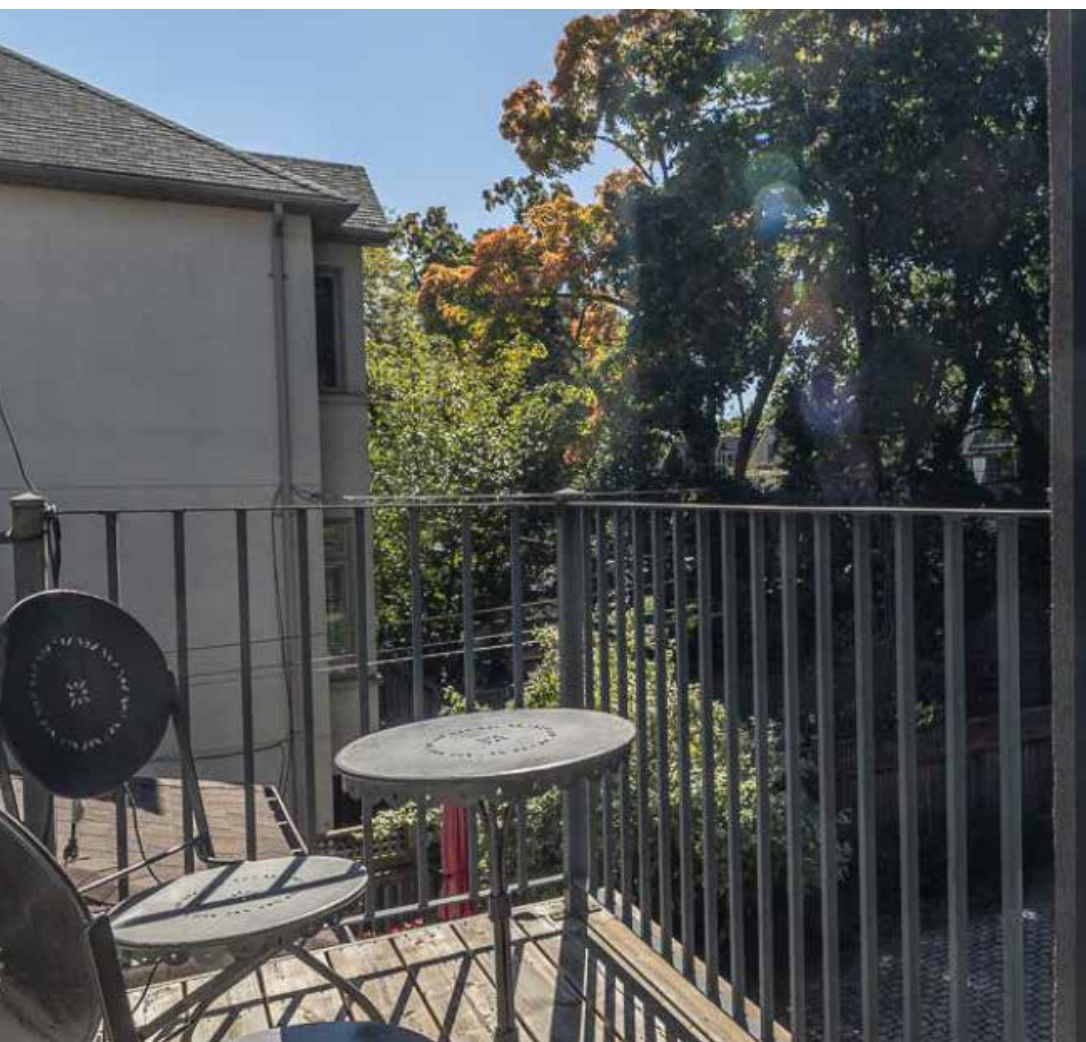
Welcome to this fabulous three storey detached four bedroom home. Totally reimagined with a contemporary aesthetic throughout. Very stylish, a stunning opportunity on this quiet Rosedale street. Beautiful Brazilian Ipe floors and radiant in-floor heating throughout, dramatic glass and steel staircase. Airy and drenched in sunlight with multiple walkouts including from the lower level, main, primary bedroom and third floor bedroom. The main floor offers an open concept layout; a foyer with frosted glass walls and sliding glass door walking into the dining area at the front with a large floor to ceiling picture window overlooking the front garden. The living area offers a gas fireplace and is open to the kitchen at the back, which features a center island/breakfast bar, quartz countertops, high end Miele and KitchenAid appliances, pantry, and concealed office nook. The second floor features the spacious primary suite with a walk-in closet, office area, three piece ensuite washroom, and walk-out to a balcony overlooking the gardens with beautiful western exposure. The third floor features a washroom and two additional bedrooms, one with a walkout to a sundeck with lovely treetop views. The lower level offers a kitchenette, recreation room, plus an office/bedroom. A rare studio with endless possibilities in the rear of the garden is attached to a single car garage, completing this special offering. Walk to area schools including Whitney PS and Branksome Hall. Summerhill Market and neighbourhood shops are steps away, as is Chorley Park and the ravine system. Convenient to the Bayview extension and the DVP.

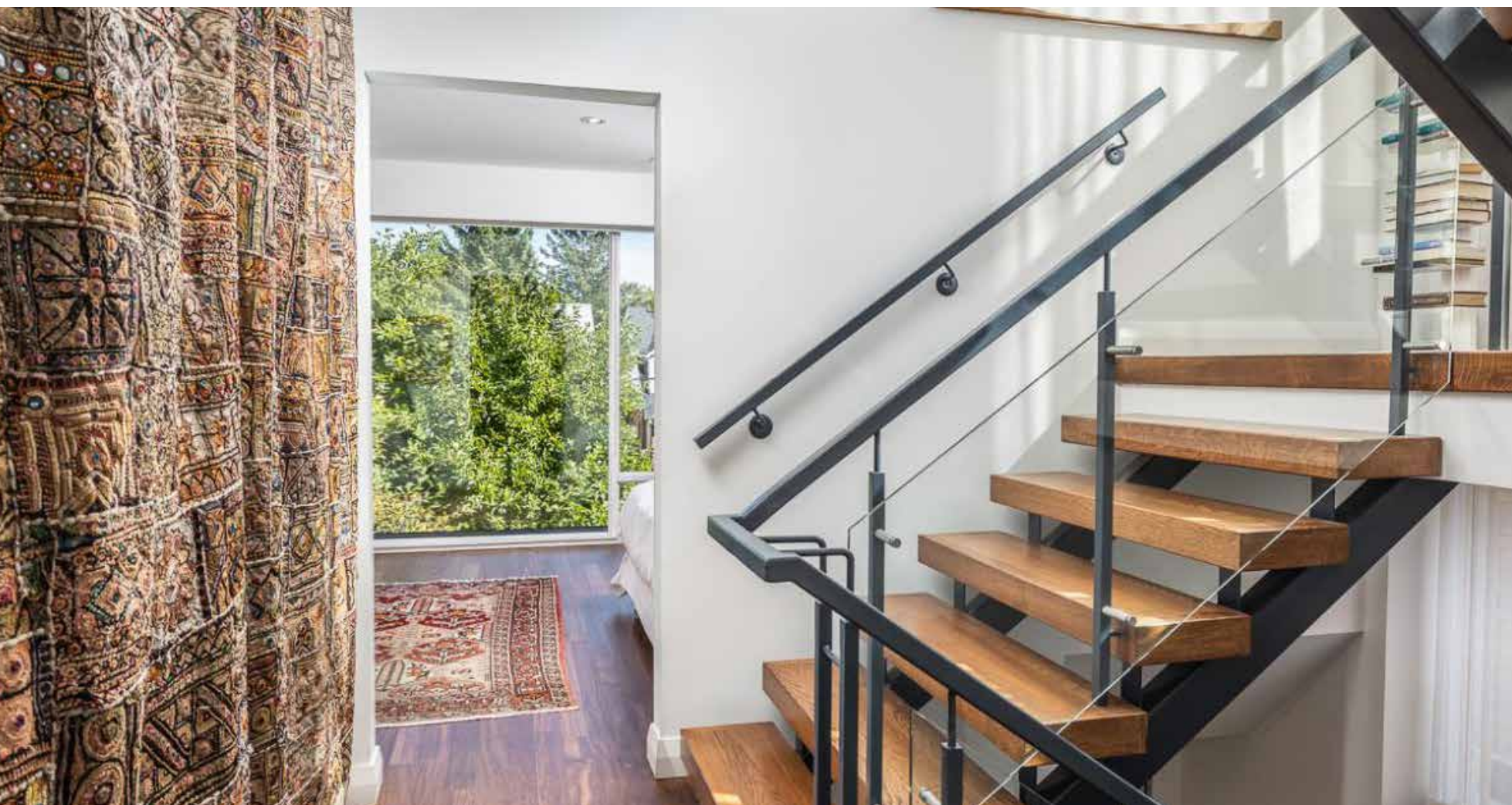


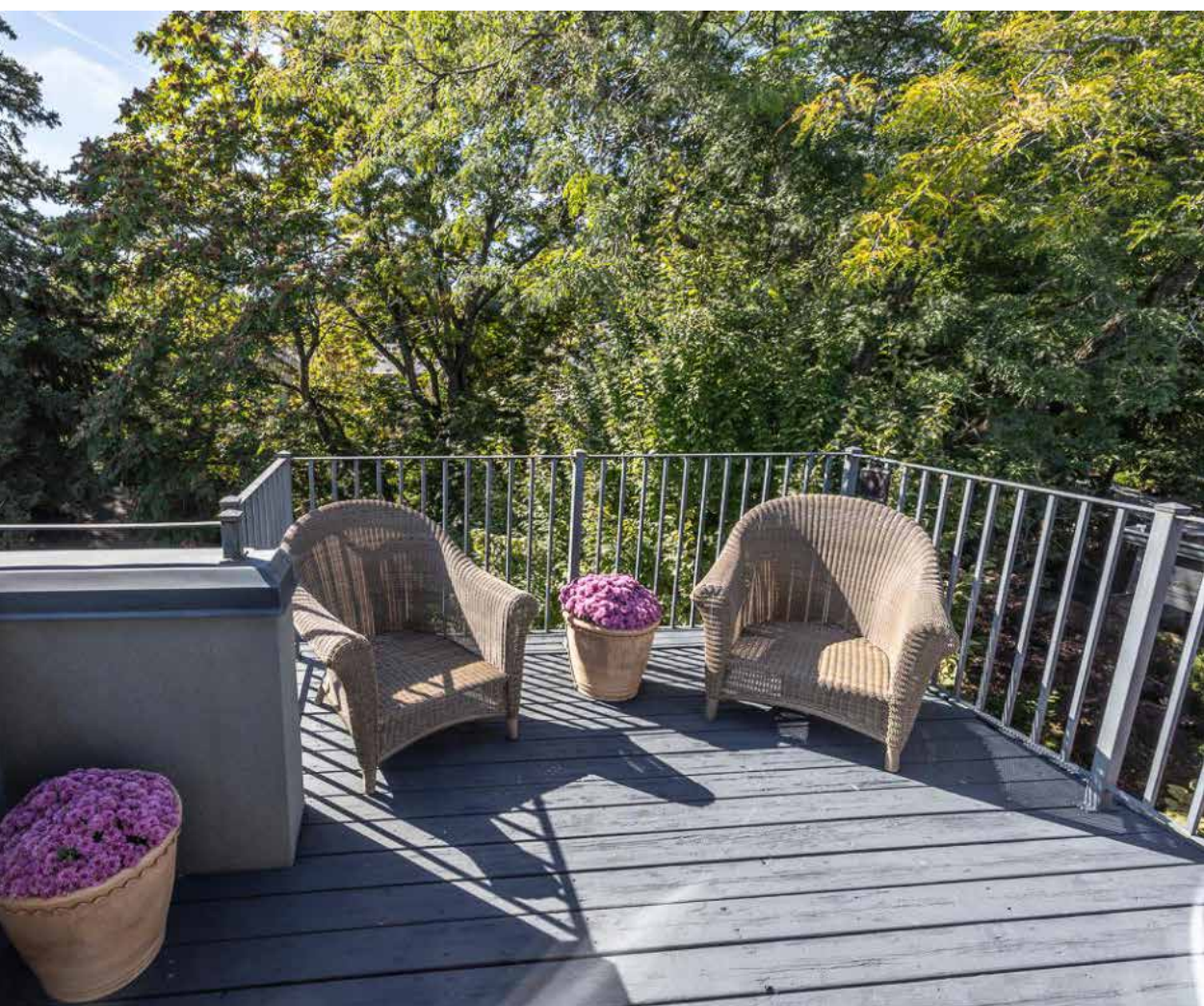












## main floor

### Foyer

- Slate tile floor
- Solid wood front door with transom window
- Frosted glass walls
- Sliding glass doors to house
- Recessed halogen lighting

### Dining Room

- Ipe hardwood floors
- Open concept
- Large picture window overlooking front garden
- Recessed halogen lighting

### Living Room

- Heated ipe hardwood floors
- Open concept
- Gas fireplace with stone surround
- Dramatic glass and steel staircase
- Floor to ceiling transom window
- Recessed halogen lighting

### Powder Room

- Gerberit wall toilet
- Wall-to-wall cabinets and vanity
- Polished chrome fixtures and taps
- Wall mirror
- Broom closet
- Floating storage cabinets
- Window

### Kitchen

- Ipe hardwood floors
- Open concept
- Quartz countertops
- Centre island with breakfast bar and storage
- Recycling drawer
- KitchenAid stainless steel four burner gas range and oven
- KitchenAid stainless steel double door refrigerator with freezer drawer
- Miele stainless steel built-in dishwasher
- Double stainless steel sink with brushed chrome fixtures and taps
- Double doors walking out to deck and patio

- Pantry
- Built-in ceiling speakers
- Large picture windows with custom window coverings overlooking back garden
- Concealed office nook area
- Recessed halogen lighting

## second floor

### Primary Bedroom

- Heated ipe hardwood floors
- Two skylights with custom blinds
- Sitting area/desk area
- Spacious walk-in closet with custom built-ins
- Large picture window
- Walkout to balcony overlooking back garden and patio
- Recessed halogen lighting

### Three Piece Ensuite Washroom

- Tile floor
- Glass enclosed standing shower with bench
- Floating vanity with polished chrome fixtures and taps
- Polished chrome towel racks and hooks
- Floor to ceiling linen closet
- Double mirrored medicine cabinets
- Window with custom window treatment
- Heated towel bar
- Recessed halogen lighting

### Bedroom/Office

- Ipe hardwood floors
- Wall-to-wall built-in cupboards and shelves
- Built-in ceiling speakers
- Large floor to ceiling picture window with pretty treetop views
- Recessed halogen lighting

### Three Piece Ensuite Washroom

- Tile floor
- Glass enclosed standing shower with bench
- Floating shelves
- Mirrored medicine cabinet
- Vanity with brushed chrome fixtures and taps
- Wall sconces
- Recessed halogen lighting

## third floor

### Hallway

- Ipe hardwood floors
- Wall to wall closets
- Skylight
- Floor to ceiling two storey windows
- Utility room
- Recessed halogen lighting

### Bedroom

- Ipe hardwood floors
- Large picture window overlooking front garden
- Built-in window bench
- Wall sconces

### Four Piece Washroom

- Tile floor
- Soaker tub with bench surround and showerhead
- Large picture window with pretty treetop views
- Standing sink with polished chrome fixtures and taps
- Polished chrome towel rack
- Concealed wall medicine cabinet
- Wall sconces

### Bedroom

- Heated ipe hardwood floors with slate tile floor inlay by walkout
- Floating shelves
- Wall-to-wall built-in bench/ledge
- Double door walks out to private sundeck with treetop views
- Recessed halogen lighting

## lower level

- Heated ipe hardwood floors
- Wooden feature wall with concealed door to closet
- Under stair storage

### Office/Bedroom

- Heated ipe hardwood floors
- Double doors
- Custom wall-to-wall wooden bookshelves
- Large above ground window
- Recessed halogen lighting

### Laundry Room

- Tile floor
- Custom wooden sliding door
- Whirlpool Duet frontloading washer
- Whirlpool Duet frontloading dryer
- Laundry sink

### Three Piece Washroom

- Tile floor
- Glass enclosed standing shower
- Mirrored medicine cabinet
- Vanity with polished chrome fixtures and taps
- Wall sconces
- Recessed halogen lighting

### Kitchenette (combined with recreation room)

- Combined with recreation room
- Heated ipe hardwood floors
- Quartz countertops
- Floating shelf
- Bar sink with polished chrome fixtures and taps
- Stainless steel bar fridge
- Recessed halogen lighting

### Recreation Room

- Heated ipe hardwood floors
- Custom built wall-to-wall shelving with built-in gas fireplace
- Built-in ceiling speakers
- Recessed halogen lighting
- Sliding glass doors to walk-up to back garden

## additional information

Taxes: \$15,008.60 (2026)

Lot Size: 25' x 136'

Possession: 60 Days / TBA

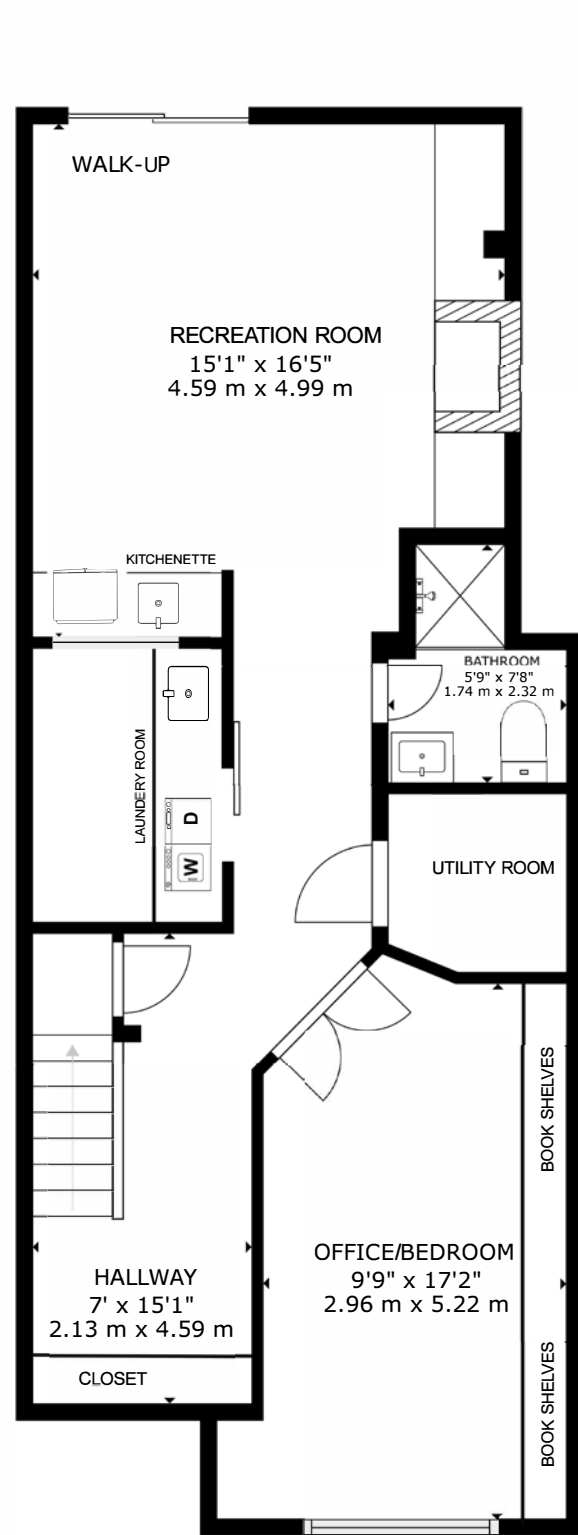
Parking: Mutual drive and oversized detached garage

Inclusions: All kitchen appliances, washer, dryer, central vacuum and related equipment, all electric light fixtures, all custom window treatments, all built-in ceiling speakers, all custom built-ins and shelving, two HVAC systems.

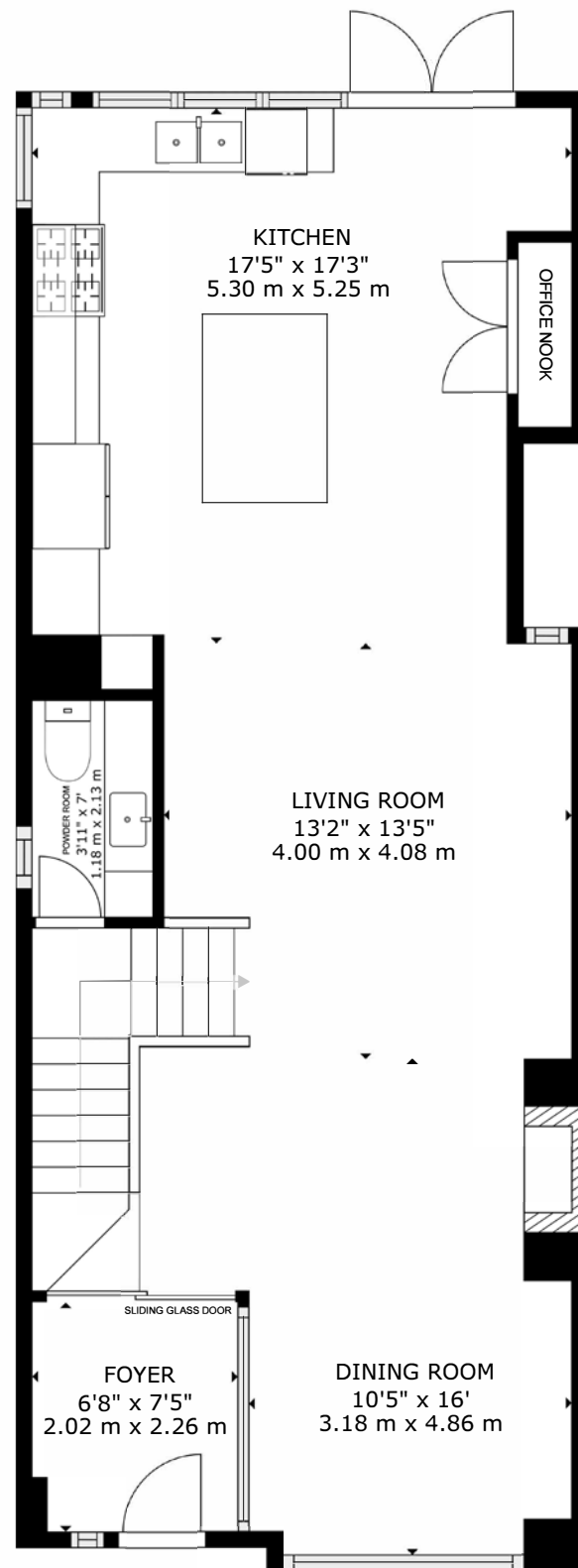
## Improvements by Current Owners

- The house was fully reimaged and redesigned by David Fujiwara Architect and Equinox Development Inc in 2008.
- Three storey addition at the front of the house
- Two storey addition at the rear of the house
- Studio at rear of garden
- Installation of two gas fireplaces (lower level recreational room, main floor living room)
- New plumbing
- New electrical
- New windows/skylights
- New doors
- New Ipe flooring
- New in-floor heating throughout the home (main floor living room, primary bedroom, third floor back bedroom, entire lower level)
- Two heating and cooling systems (located in lower level and American Standard furnace (2024) third floor)
- Front door Bauhaus installation, refinished 2024
- Partial roof reshingling 2024
- Landscaping 2024
- Extensive interior painting 2024

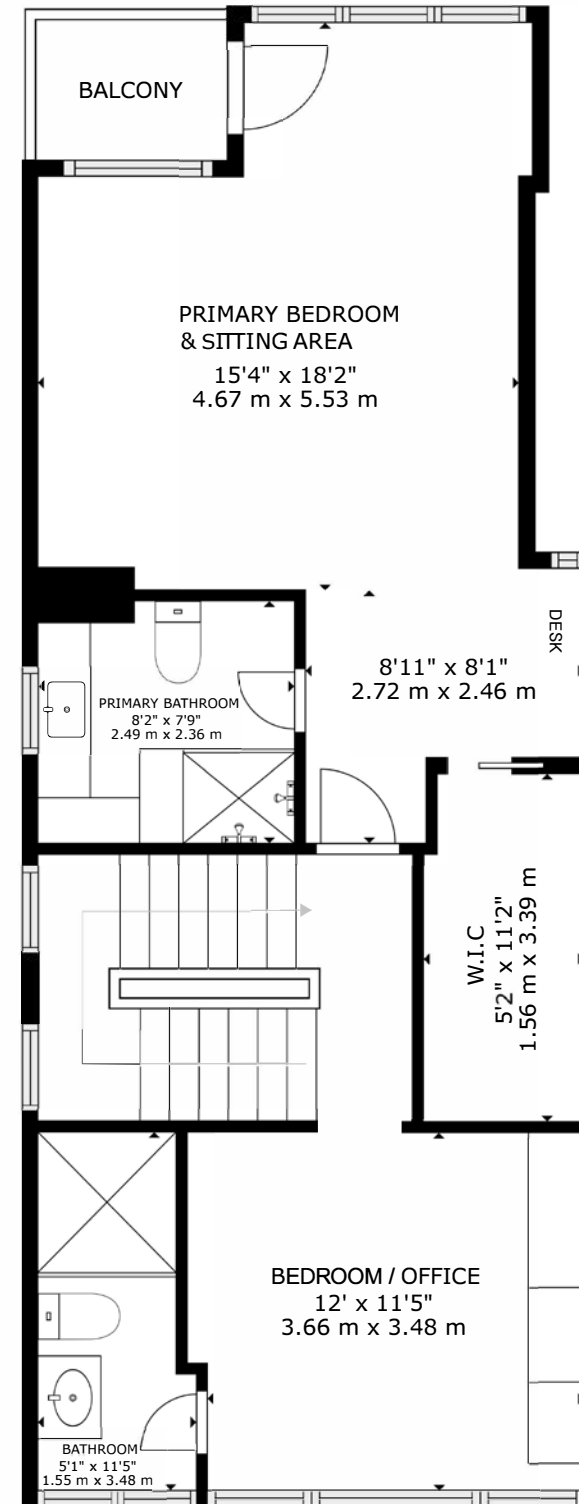




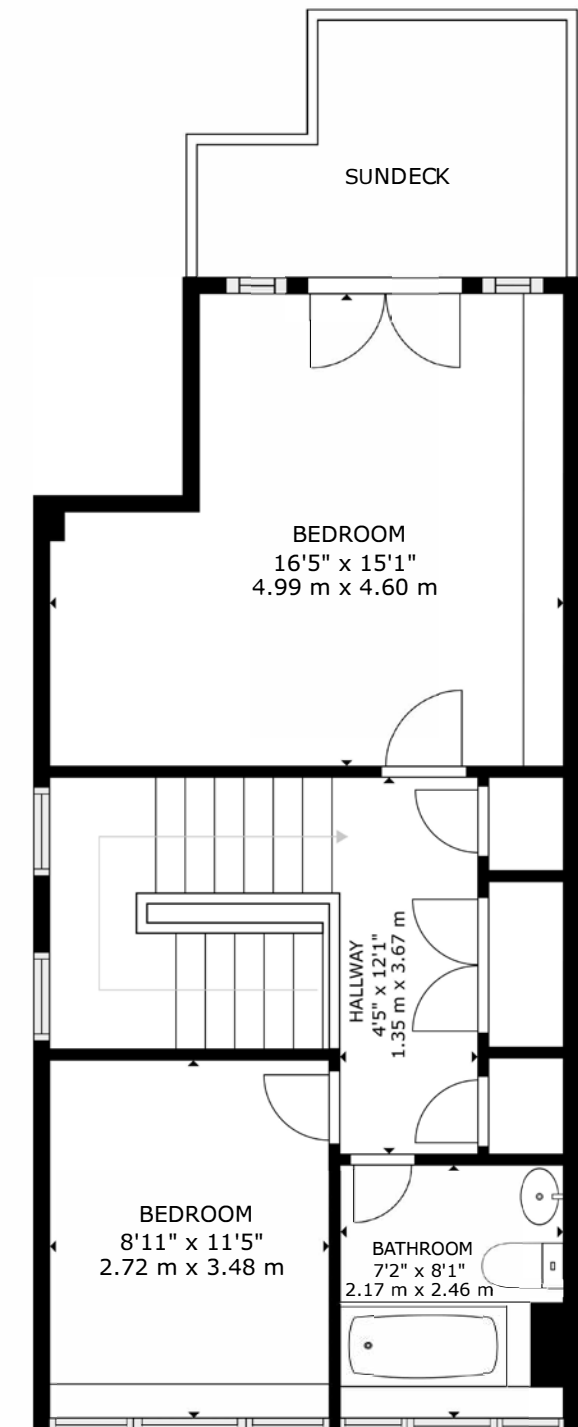
LOWER LEVEL



MAIN FLOOR



SECOND FLOOR

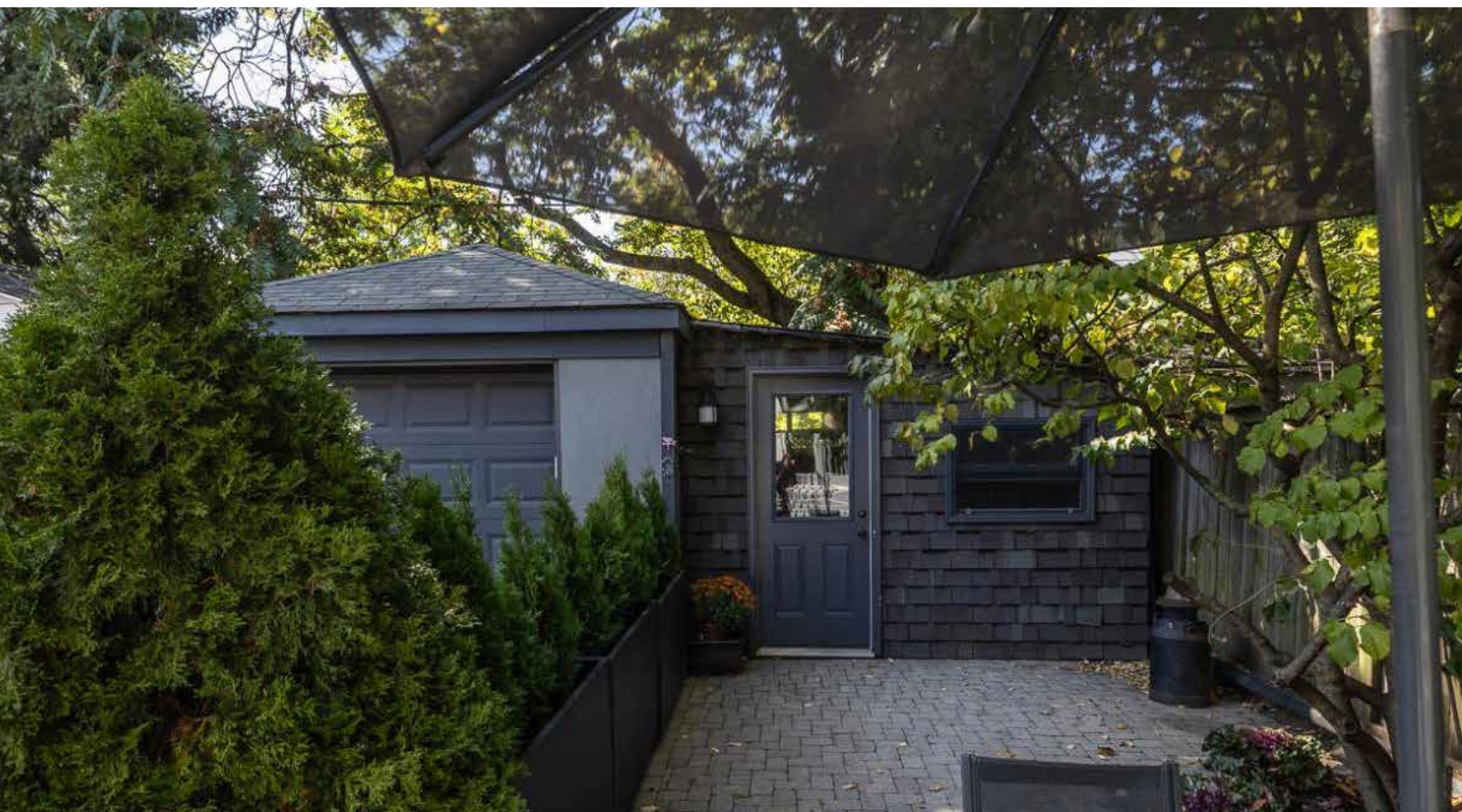


THIRD FLOOR

GROSS INTERNAL AREA  
 LOWER LEVEL: 703 sq ft, 65.34 m<sup>2</sup>, MAIN FLOOR: 788 sq ft, 73.19 m<sup>2</sup>, SECOND FLOOR: 748 sq ft, 69.45 m<sup>2</sup>, THIRD FLOOR: 468 sq ft, 43.5 m<sup>2</sup>  
 EXCLUDED AREA; BALCONY: 110 sq ft, 10.16 m<sup>2</sup>  
 TOTAL: 2707 sq ft, 251.48 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.









**Chairman Award Winner**  
2004-2025 Gairdner Award Winner  
2024 Chairman's Award Winner, #2 Dollar Volume &  
#4 Units Sold  
Lifetime Chairman's Award Winner



**LEEANNE WELD KOSTOPOULOS**

Sales Representative  
c 416.566.8603 | o 416.489.2121  
leeanne@leeanneweld.com  
[leeanneweld.com](http://leeanneweld.com)



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