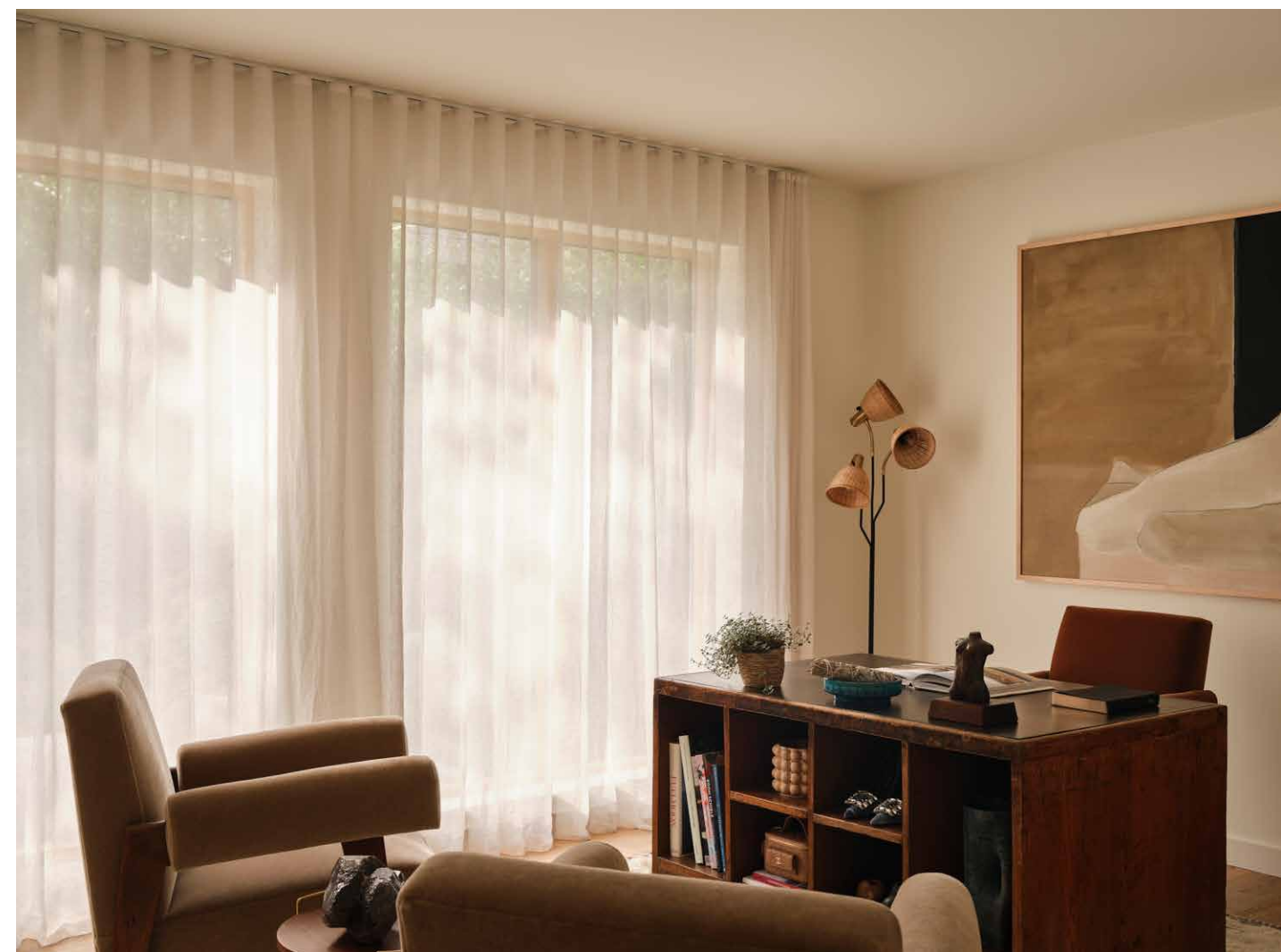
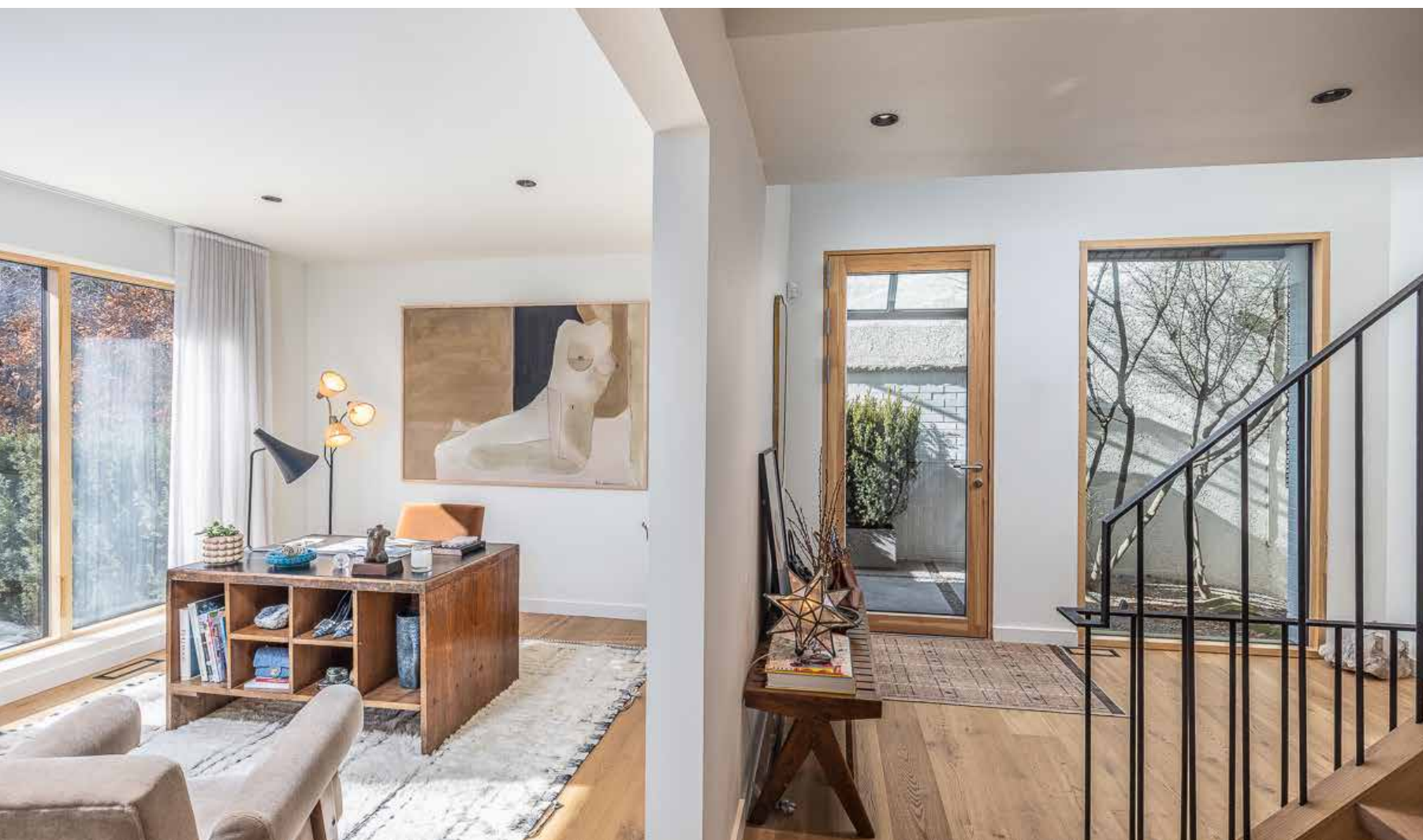
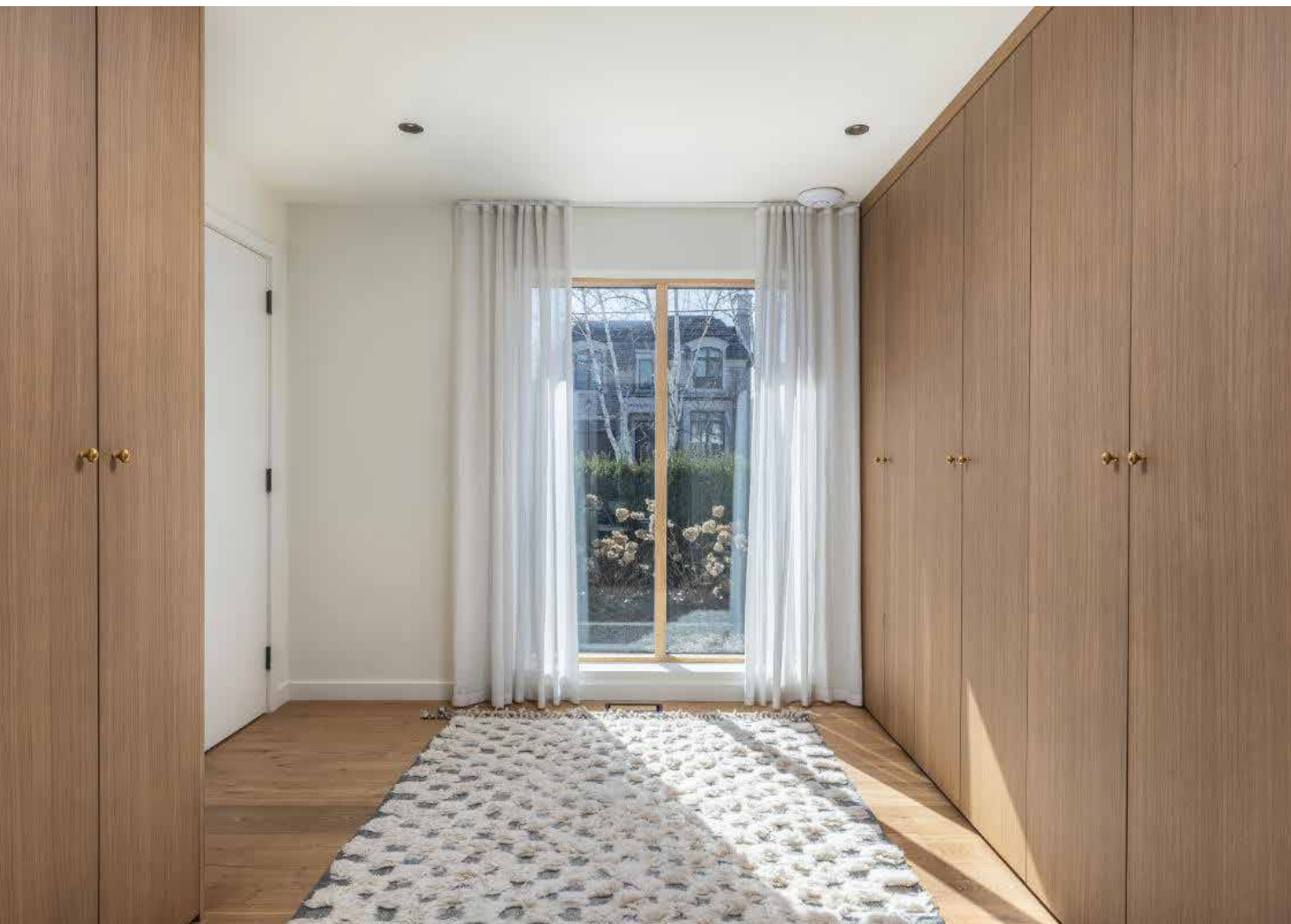




Welcome to 43 Douglas Crescent

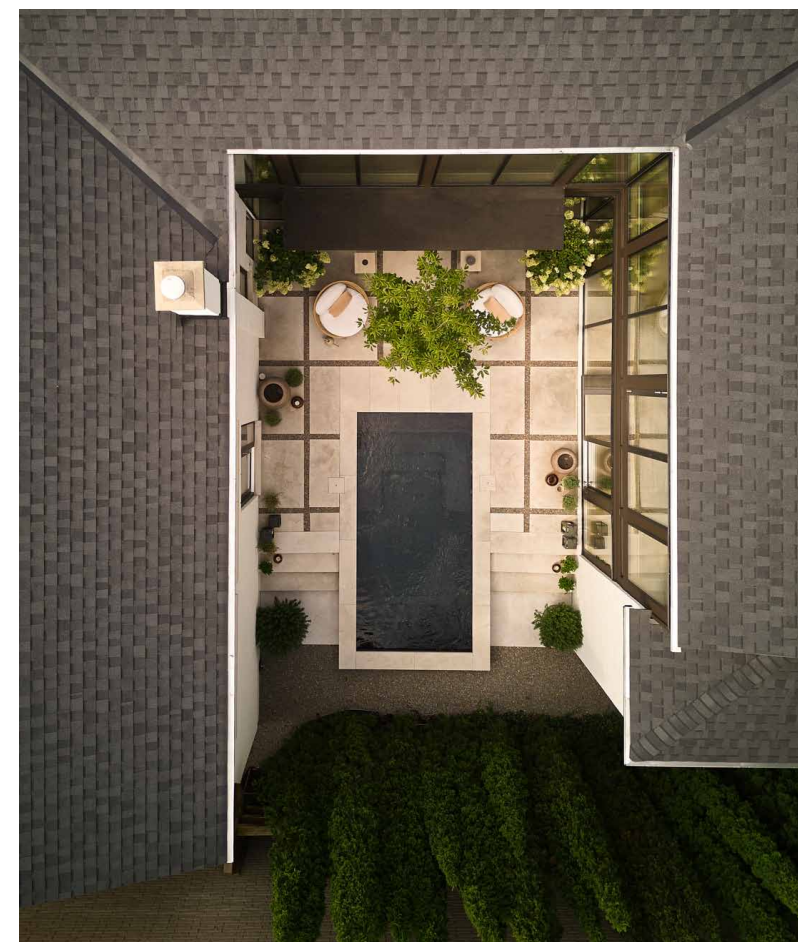
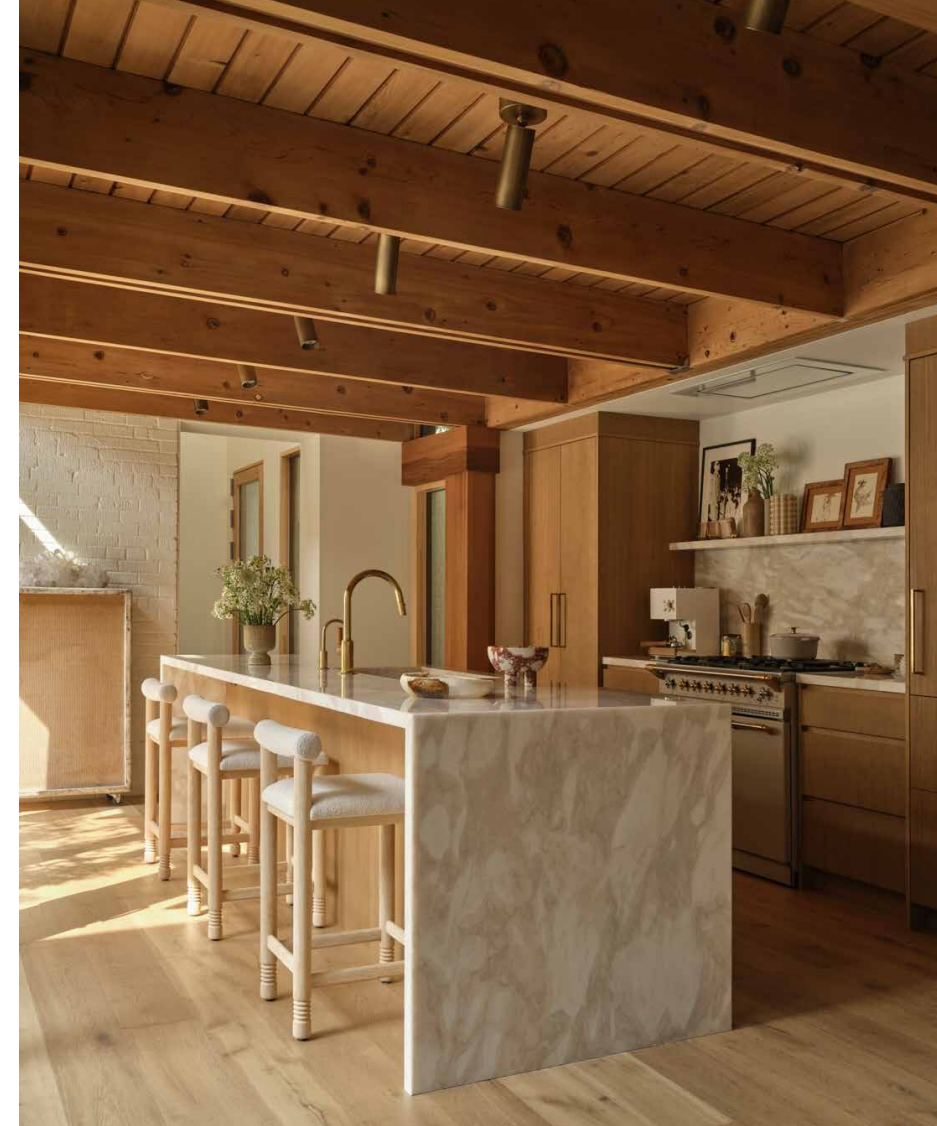
Nestled into the trees, this spectacular Rosedale home has been totally reimagined and redesigned, creating a home quite unique for Toronto. The ravine lot is an expansive 50x127.66 lot with additional green space at the rear, backing onto the abandoned rail line that leads to the Evergreen Brickworks. Incredible four seasons living, watching the wildlife outside your windows; truly an oasis in the city. As seen right now in Elle Decor UK, will be featured in Architectural Digest, and the Local Project in upcoming issues. Every ounce of the home showcases the best in materials and craftsmanship; a total renovation of this L shaped mid century modern home was undertaken, including new triple glazed windows, doors, and skylights, new roof, new heating and cooling systems with in-floor heating throughout the house in addition to forced air heating and cooling. An expansive glycol heating system for winter for the driveway, front pathway, side pathway, and entire inner courtyard surrounding the beautiful year-round Gunite pool and whirlpool. Limestone (sourced from Kentucky) pool deck, specimen trees create incredible privacy, an outdoor kitchen has been built on the expansive Ipe deck at the rear of the property from which to watch the seasons change. The best materials have been curated for the kitchen and washrooms; onyx, rare marbles, and designer finishes. The kitchen offers top of the line appliances, designed with a chef in mind. The whole house has been insulated and waterproofed with a new weeping tile system, sump pump, and backflow preventer. New Moncer oak hardwood floors have been installed throughout, and new light fixtures have been carefully chosen. The all new Crestron system, audiovisual and components, offers the latest in smart home technology. This is an exquisite and rare offering, a calm retreat in our vibrant and busy city. Walk to Summerhill Market and shops, walk to area schools (Bennington Heights, Bessborough Drive Leaside HS, Branksome Hall).













outside entrance

- Evergreen planters
- Doorbell sculpture by Ron Baird
- Dramatic glass canopy
- Iron security gate (one of three)

main floor

Foyer

- Hardwood floor
- Glass door
- Vaulted two storey ceiling
- Wall sconces
- Recessed halogen lighting
- Large picture window

Two Piece Washroom

- Pocket door
- Hardwood floor
- Corfu marble vanity with brass fixtures and taps
- Built-in wall mirror
- Window
- Wall sconces
- Recessed halogen lighting

Office

- Hardwood floor
- Built-in custom cabinetry and shelving
- Large floor to ceiling picture windows
- Walkout to front courtyard
- Recessed halogen lighting

Gallery

- Hardwood floor
- Open to hallway
- Glass door with transom window walks out to inner courtyard and pool
- Recessed halogen lighting

Mudroom

- Pocket door
- Hardwood floor
- Custom closets and built-ins
- Large picture window
- Entrance from garage
- Recessed halogen lighting

Kitchen

- Hardwood floor
- Open concept
- Bianco Raffaello marble backsplash and floating shelf
- Integrated Bianco Raffaello marble farmer's sink with polished brass taps, gooseneck faucet and water filter
- Beamed ceiling
- Exposed brick wall
- Custom oak cabinetry
- SubZero concealed fridge and freezer drawers
- Fisher & Paykel dishwasher drawers
- Lacanche six burner gas stove with double ovens
- Wolf remote exhaust hood and light
- Pantry
- Directional lighting
- Recessed halogen lighting
- Wall-to-wall windows
- Glass doors walk out to inner courtyard and pool

Dining Room

- Hardwood floor
- Recessed halogen lighting
- Pendant lighting
- Wall-to-wall windows
- Walkout to back lpe deck overlooking the ravine

Living Room

- Hardwood floor
- Beamed ceiling
- Built-in gas fireplace (also could be wood-burning) with floor to ceiling brick surround
- Wall-to-wall windows
- Walkout to back lpe deck overlooking the ravine
- Walkout to inner courtyard and pool

second floor

Landing

- Hardwood floor
- Skylight
- Open to below
- Recessed halogen lighting
- Wall sconces

Primary Bedroom

- Hardwood floor
- Angled beamed ceiling
- Concealed automatic blinds
- Wall-to-wall windows overlooking inner courtyard and pool

Five Piece Ensuite Washroom

- Hardwood floor
- Double vanity with onyx countertops and integrated sink
- Built-in wall mirrors
- Brushed brass fixtures and taps
- Glass enclosed shower with rain showerhead, and onyx walls and floor
- Freestanding Claybrook soaker bathtub
- Angled ceiling
- Recessed halogen lighting
- Wall sconces
- Floor to ceiling windows overlooking the ravine and garden

Second Bedroom

- Hardwood floor
- Double closet
- Windows overlooking Douglas Crescent
- Recessed halogen lighting

Three Piece Washroom

- Hardwood floor
- Marble walls
- Marble and oak vanity
- Polished brass wall fixtures and taps
- Wall mounted toilet
- Glass enclosed shower with rain showerhead

Third Bedroom/Gym

- Hardwood floor
- Wall-to-wall mirror

- Floor to ceiling windows overlooking inner courtyard
- Angled ceiling
- Recessed halogen lighting

Four Piece Washroom

- Hardwood floor
- Double marble vanity with brushed brass fixtures and taps
- Large freestanding Claybrook soaker tub with polished brass fixtures, taps, and handheld shower
- Glass enclosed shower with travertine surround and bench and rain showerhead
- Built-in wall mirror
- Window
- Wall sconces
- Recessed halogen lighting

Fourth Bedroom

- Hardwood floor
- Angled ceiling
- Closet
- Window overlooking Douglas Crescent

lower level

Two Piece Washroom

- Hardwood floor
- Vanity with travertine countertop and integrated sink
- Wall mirror
- Brushed brass fixtures and taps
- Wall mounted toilet
- Wall sconces

Storage Room / Pool Equipment Room

Recreation Room

- Hardwood floors
- Recessed halogen lighting

Utility Room

- Roughed-in laundry

Storage Room

upgrades by current owners

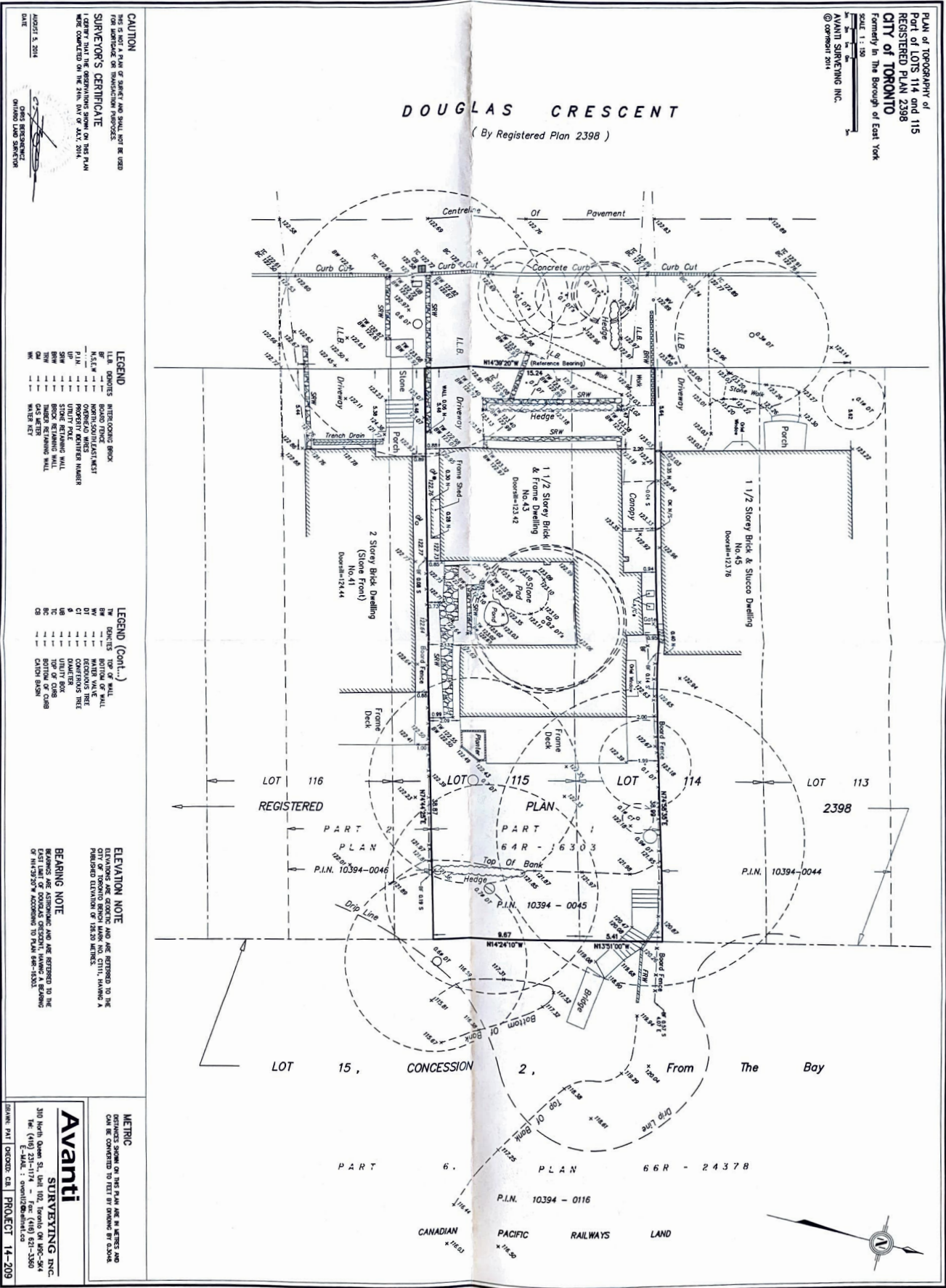
- All lighting fixtures in house from Apparatus Studio in New York (except two sconces in master bath Lindsey Adelman)
- All bathroom fixtures from Gingers
- Master bath fixtures are all Vola (Danish)
- All other fixtures are Waterworks or Crosswater London
- Tubs are both Claybrook from London UK
- Custom travertine bbq counters, dining table outside and side tables in courtyard
- DCS bbq (made by fisher & paykal)
- Ceilings in master bedroom/bath wood all new
- Crestron system in house-every light switch
- Automatic blinds in master bedroom
- Cameras/Security from Avante
- Sonos speakers (gym, master and family room & outside at pool)
- Moncer oak hardwood floors throughout whole house
- Stone slabs outside from Kentucky
- Gibsan pool UV filter
- Irrigation outdoor(rain bird)& landscape lighting
- Auto cover for pool
- Custom made iron gates with keypads
- All custom cupboards are oak
- Landscaping done by Verbancic Tree Supply
- All outside surfaces are heated
- Two heating and cooling systems (in-floor heating throughout the home) and forced air/central air
- Windows and doors are triple pane from TORP (Danish)
- New brick on exterior walls

- New electrical
- New plumbing
- New roof
- New white oak hardwood floors
- Tankless toilets throughout
- Buster & Punch light switches and dimmers throughout
- Plumbed for laundry in lower level utility room

additional information

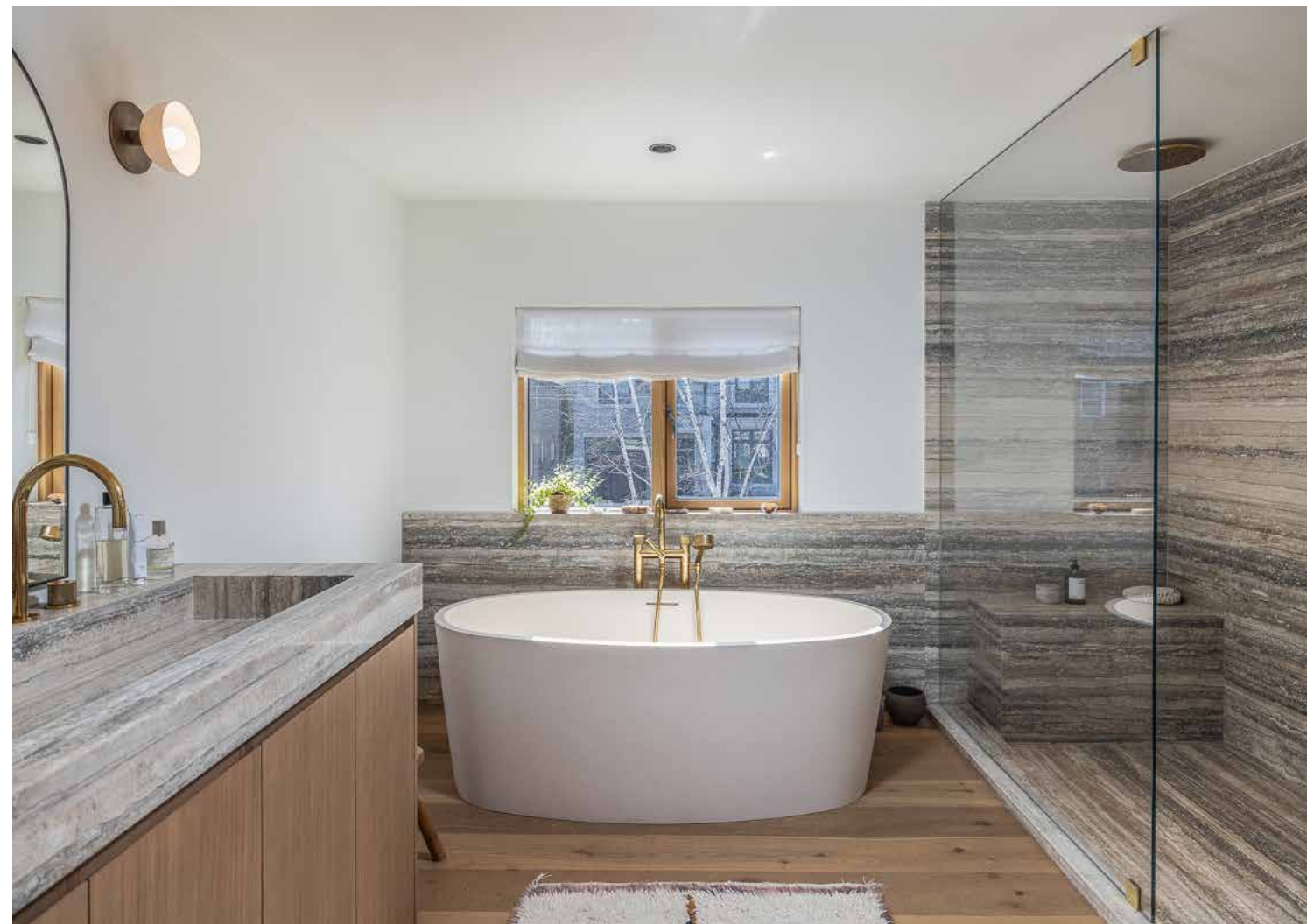
Taxes: \$17,338.60 (2024)
Lot Size: 50' x 127.66'
Parking: Single built-in garage (with side entrance), private two car driveway
Possession: TBD
Inclusions: All kitchen appliances, stackable washer and dryer, all electric light fixtures and sconces, all window coverings, all custom built-ins, Creston system, audio visual components, all televisions and sound bars, Sonos system and speakers, outdoor gas DCS BBQ, travertine outdoor dining table, all pool equipment and automatic cover, landscape lighting, irrigation system, garage storage system, garage remotes, alarm system including outdoor cameras (monitoring extra).

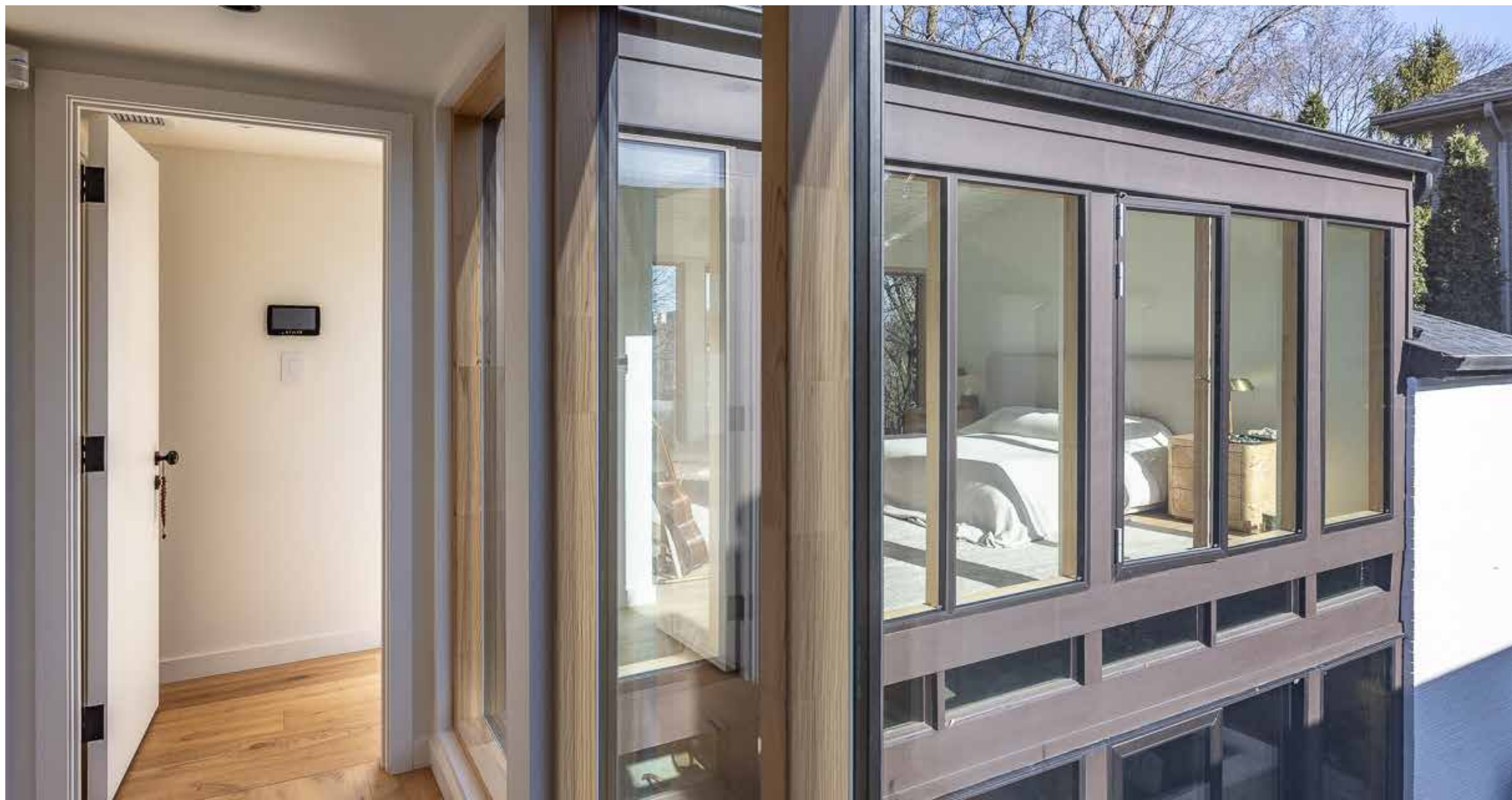
Offered For Sale at
\$9,000,000.⁰⁰



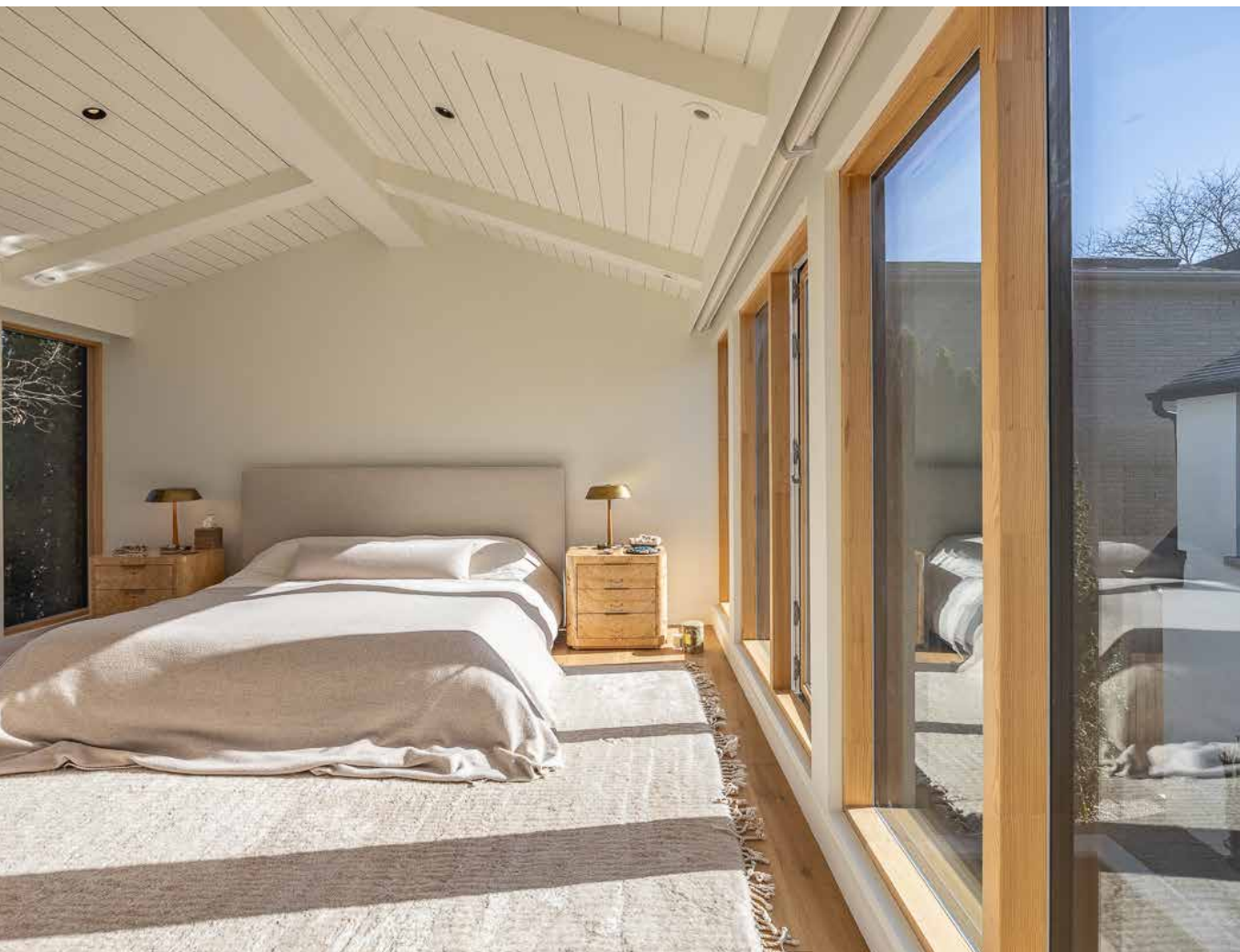


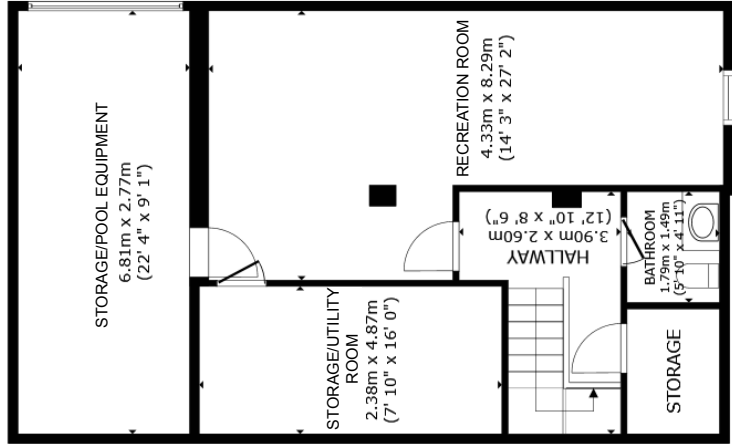




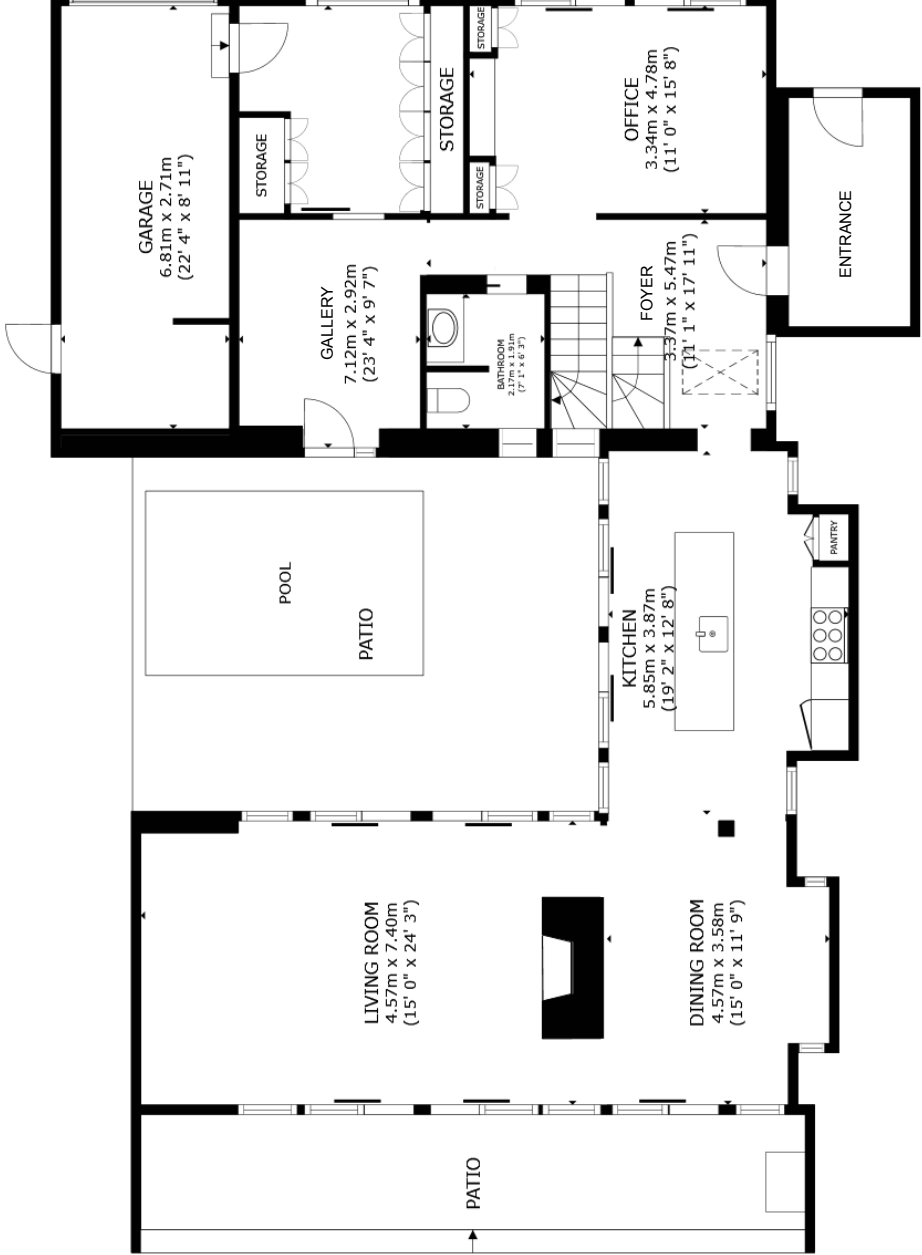




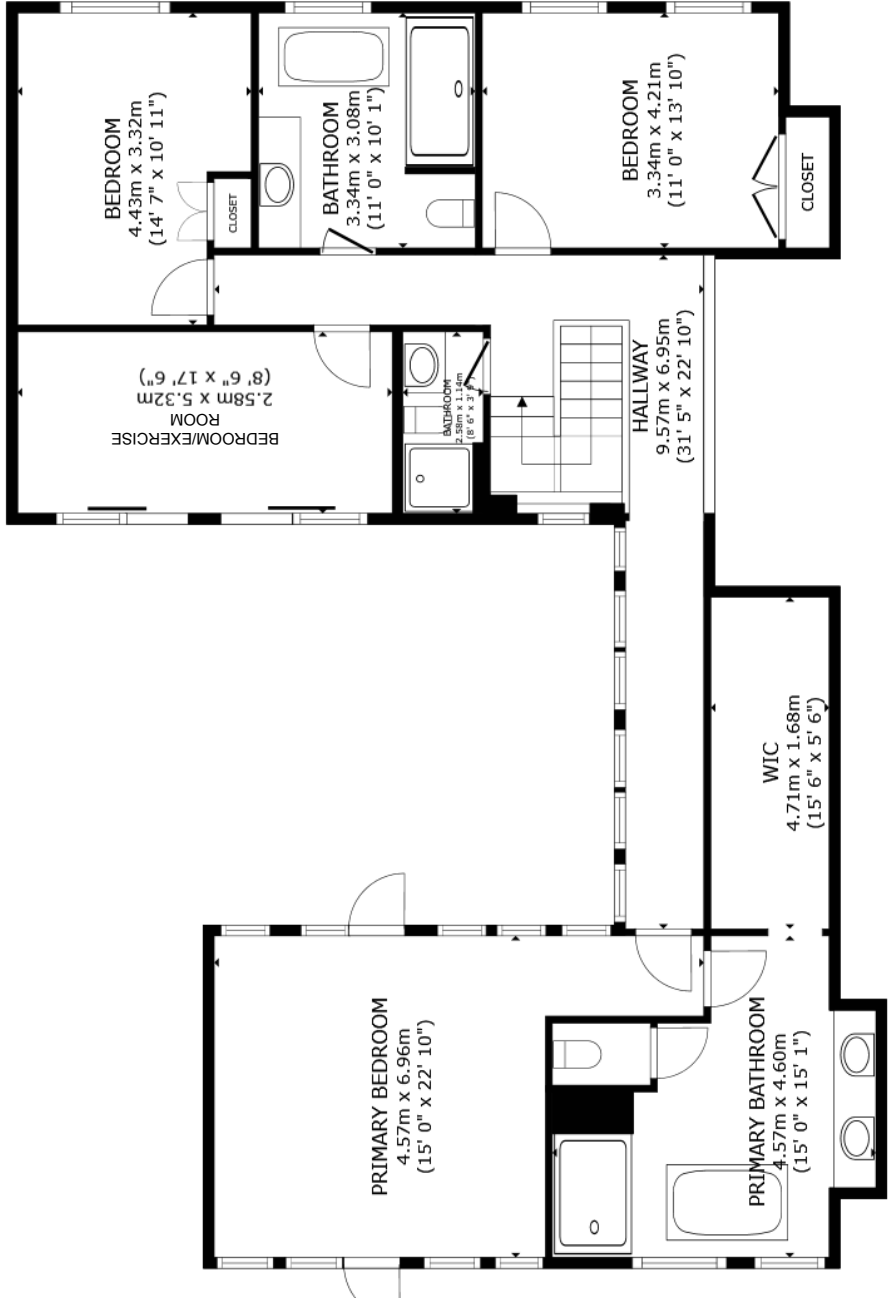




LOWER LEVEL



MAIN FLOOR



SECOND FLOOR

GROSS INTERNAL AREA	
Lower Level 58.2 m ² (627 sq.ft.)	Main Floor 131.5 m ² (1,415 sq.ft.)
Second Floor 131.1 m ² (1,412 sq.ft)	
EXCLUDED AREAS	
Garage 18.8 m ² (203 sq.ft.)	Garage 18.5 m ² (199 sq.ft.)
Veranda 7.2m ² (78sq.ft.)	Patio 23.8 m ² (256 sq.ft.)
Patio 42.8 m ² (460 sq.ft.)	
TOTAL	
320.9 m ² (3,454 sq.ft.)	

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







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



JOHNSTON & DANIEL

A DIVISION OF ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE

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.