



Welcome to 16 Bobwhite Crescent

This Georgian-style five bedroom home is beautifully situated on a quiet crescent in St Andrew-Windfields. The 60'x134' ravine lot is one of the largest on the street. This center hall plan and spacious principal rooms, over 5000 square feet, are perfect for family life or entertaining. Be welcomed by the open foyer with a dramatic spiral staircase, wainscoting, & hardwood floors. The living room offers a lovely wood burning fireplace and leads into a separate sitting room. The kitchen offers custom oak cabinetry, stainless steel appliances, granite countertops, a walk-in butler's pantry, and a breakfast area. Walk out to the sundeck overlooking the pool and garden from the breakfast area and family room. Also on the main floor is a formal dining room, as well as a family room with a beautiful brick wood burning fireplace. A laundry room with a side entrance and two separate powder rooms complete this floor. Five bedrooms are offered on the second floor, the primary retreat with a five-piece ensuite washroom and a walk-in closet. The finished lower level has large above grade windows and beautiful natural light streaming throughout, and two rare walkouts to the patio and pool. It features an incredible L shaped recreation room with a flagstone wood burning fireplace and an elegant built-in oak bar. Ample storage can be found throughout. There is a home office, and a sixth bedroom currently being used as the billiards room. Outside, the brand-new two-level sundeck or stone patio are perfect for al fresco dining or lounging by the pool, surrounded by mature trees. A stunning private setting in a sought-after neighbourhood, truly an oasis in the city. Conveniently located just minutes from shops and restaurants at Bayview Village & Shops at Don Mills, and highways. Close to Toronto's best public schools: Dunlace PS, Windfields PS, York Mills CI (ranked #1 by the Fraser Mustard Institute), and private schools: Crescent School, Toronto French School, & Havergal College.

























MAIN FLOOR

Vestibule

- Marble tile floor
- Two coat closets

Foyer

- Hardwood floor
- Front door with transom windows
- Grand oak spiral staircase
- Wainscoting
- Recessed halogen lighting

Living Room

- Hardwood floor
- Crown moulding
- Fireplace with ornate carved wooden mantel, and marble hearth and marble surround
- Two large windows overlooking front garden

Sitting Room

- Hardwood floor
- Crown moulding
- Large window overlooking back garden

Powder Room

- Glass tile floor
- Separate vanity area
- Mirrored wall
- Water closet with floating vanity
- Window

Kitchen with Breakfast Area

- Hardwood floor
- KitchenAid stainless steel dishwasher
- Whirlpool cooktop and oven
- Built-in microwave
- GE Profile stainless steel double door refrigerator with freezer drawer
- Granite countertops
- Custom oak cabinetry
- Double stainless steel sink
- Moen gooseneck faucet
- Custom stone tile backsplash
- Built-in wall cabinetry
- Built-in desk
- Breakfast area walks out to sundeck with garden and pool below
- Recessed halogen lighting

Walk-in Butler's Pantry

- Double door walk-in
- Built-in open shelving
- Bar sink

Dining Room

- Hardwood floor
- Double French door entry
- Crown moulding
- Two large windows overlooking front garden

Family Room

- Hardwood floor
- Floor to ceiling brick wood burning fireplace
- Custom built-in bookshelves and cabinetry
- Beamed ceiling

- Walk-out to sundeck overlooking pool and garden

Laundry Room

- Laundry sink with cabinet
- Floating cabinets
- GE top loading washer
- GE front loading dryer
- Side entrance

Powder Room

- Floating vanity with polished chrome fixtures and tap
- Built-in wall mirror

SECOND FLOOR

Primary Bedroom

- Hardwood floor
- Double doors
- Windows
- Walk-in closet

Five Piece Ensuite Washroom

- Tile floor
- Large soaker tub with surround
- Double wraparound vanity
- Polished chrome fixtures and taps
- Built-in wall mirrors with Hollywood vanity lights
- Glass enclosed shower
- Heat lamp

Bedroom

- Hardwood floor
- Window
- Closet

Six Piece Washroom

- Tile floor
- Double vanity
- Soaker tub
- Glass enclosed shower
- Wall sconces

Bedroom

- Hardwood floor
- Window
- Closet

Bedroom

- Hardwood floor
- Window
- Closet

Bedroom

- Hardwood floor
- Window
- Closet

LOWER LEVEL

Recreation Room

- Broadloom
- Large wood burning fireplace with

flagstone surround and integrated table

- Above grade windows letting in lots of natural light
- Bar area with built-in custom cabinetry and sink
- Sliding glass doors walk out to deck and pool
- Pot lighting

Office

- Double doors
- Built-in cabinetry and bookcases
- Above grade window

Storage Under Stairs

Cedar Walk-In Closet

Three Piece Washroom

- Tile floor
- Large soaker tub with jacuzzi jets
- Vanity with cabinets
- Polished chrome fixtures and taps
- Above grade window
- Wall sconces

Bedroom/Billiards Room

- Broadloom
- Sliding glass doors walk out to deck and pool
- Rough in for a 4th potential fireplace

ADDITIONAL INFORMATION

TAXES: \$16,194.15 (2024)

LOT SIZE: 60.68 (32.00 +26.11+2.57)
×134.35 WEST ×120 EAST ×134.97 REAR.
AS PER EXISTING SITE PLAN LOT 130 PLAN 1350

PARKING: Two car attached garage with a double private drive

POSSESSION: TBD

INCLUSIONS: All kitchen appliances and fridge in lower level, washer, dryer, all electric light fixtures, all window coverings, all custom built-ins, pool equipment including Polaris (pool cleaner), alarm system (monitoring extra), landscape lighting, irrigation system, garage door opener and two remotes, central vacuum and equipment

EXCLUSIONS: Breakfast area and primary bedroom curtains, living room chandelier, second floor landing chandelier, wall sconces in hallway and powder room.

OFFERED FOR SALE
AT \$3,398,000.⁰⁰





SITE PLAN OF LOT 130 PLANNED BY
BOROUGH OF NORTH YORK MUNICIPALITY OF METROPOLITAN TORONTO

SCALE 1" = 100'

N. 73° 50' 40" E
134.97'

(507.8)

LOT 131

LOT 130

LOT 129

(515.4)

19.7'

7.1'

59'-10"

PROPOSED
TWO-STOREY
DWELLING

0.15'

41'-0"

18'-10"

5'-0"

13'-0"

(524.0)

(523.8)

A = 32.00'

257'

(523.0)

A = 26.11'

BOBWHITE CRESCENT

WINDFIELD COUNTRY ESTATES
101 HEATHCOTE AVE
WILLOWDALE



LOWER LEVEL



MAIN FLOOR

SECOND FLOOR

GROSS EXTERNAL AREA
 LOWER LEVEL: 1820 sq ft, 169.11 m², MAIN FLOOR: 1809 sq ft, 168.09 m², SECOND FLOOR: 1435 sq ft, 133.32 m²
 EXCLUDED AREA: PAT IO: 455 sq ft, 42.32 m²
 TOTAL: 5064 sq ft, 470.52 m²
 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

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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.