

Home of the Week

Summerhill townhome has neoclassical touch

SYDNEY YU

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20B WOODLAWN AVE. W.

WHAT: This lavish neo-classical residence offers three bedrooms and five bathrooms, plus a private elevator servicing all four levels, including the finished basement.

ASKING PRICE: \$2,995,000

TAXES: Not yet assessed

AGENT: Boris Kholodov, Royal LePage Real Estate Services Ltd., Johnston and Daniel Division

For years, the sight of a dilapidated rooming house among multimillion-dollar estates greeted residents entering the western stretch of a popular street off Yonge Street in the Summerhill community.

But the century-old property – likely one of the oldest on the block – was recently replaced by two striking three-storey homes, including one with a unique neo-classical limestone façade.

“You don't find many detached town homes like this right in the city,” says agent Boris Kholodov.

“You see these types of homes in New York and London, and sometimes in San Francisco.”

Mr. Kholodov says he believes the townhouse-like design will be a big selling feature, which may only be surpassed by its desirable location close to the subway, upscale shops, and restaurants.

“The street [itself] is fairly quiet,” says Mr. Kholodov. “[Buyers] want to be able to leave their house and walk to Yonge Street.”

Like other new properties being built in the area – including some worth up to \$6-million – this 4,050-square-foot house caters to the lifestyle of modern buyers, Mr. Kholodov says.

The local builder and designers – including Toronto-based architect Lorne Rose and design firms from Toronto and London – incorporated casual and formal entertaining rooms and secluded sleeping quarters, plus high-end operating systems, media equipment and construction materials.

“I have not seen such a perfect combination of traditional and modern [elements] in Toronto,” says Mr. Kholodov. “It's a beautiful contrast.”

The main floor easily demonstrates his point, he says.

The kitchen was given sleek stainless-steel appliances, including a Sub-Zero refrigerator and Wolf dual convection oven; white lacquer and brown oak cabinetry; floating marble slab backsplashes behind the gas cook top; and white glass backsplashes on perimeter walls.

Across the rear, the great room displays intricate decorative details, such as coffered ceilings, white oak herringbone hardwood floors and patio doors flanked by matching floor-to-ceiling windows. The gas fireplace has a custom wood mantle and marble surround.

“The great room is stunning,” says Mr. Kholodov. “And it has views of the garden at the back, which is terraced and landscaped.” Another focal point within the principal room is the custom spiral floating staircase with wrought-iron pickets.

“This staircase is the heart of this house,” says Mr. Kholodov. “Whereas other staircases are more incorporated into the house, this is a space of its own.”

For instance, its curves are mimicked by a circular window in the landing to the second-floor library, laundry room and two bedrooms, which each contain bathrooms and walk-in closets.

“The landing on the second floor is beautiful as a result of this staircase,” adds Mr. Kholodov. “This is a feature that is in line with what's expected in a property like this.”

For buyers who appreciate the elegant appearance it adds to the interior, but question its practicality, there is an elevator servicing each floor, which range from nine to 11 feet in height.

“It is in high demand,” states Mr. Kholodov. “Many people don't want to use the stairs all the time.”

This also allows wheelchairs to manoeuvre easily inside the house, which has an entrance from the double garage to the lower level.

The latter is occupied by a recreation room wired with an in-ceiling video projector and surround-sound system integrated with other areas of the house.

Nearby, a climate-controlled cellar provides optimal storage for up to 600 bottles of wine. It was designed to maintain temperature at 55 degrees Fahrenheit and humidity at 70 per cent, then fashioned with California red wood racking and a glass door with a lock.

“That way the guests don't help themselves to a bottle of Château Pétrus for cooking,” Mr. Kholodov jokes. “Or the children don't take the Château Margaux to make their cocktails.”

To address major security systems, the house is equipped with motion and glass break detectors and pre-wired for the cameras that can be monitored from any television inside.

The property is also equipped with various high-tech systems to ensure easy maintenance, including in-ground sprinklers, central-vacuum system and heated front steps and terrace.

“It should be something that is standard for something in this price range,” says Mr. Kholodov, who notes that this is not always the case in comparable properties.

Even the fireside master suite on the top floor has the luxury of heated floors throughout the marble bathroom and a terrace with a motorized awning.

A walk-in closet with his and her cabinetry, an island and make-up area complete the space.

“One of my favourite parts of this house is the master bedroom on the third floor,” adds Mr. Kholodov. “I love this house.”