



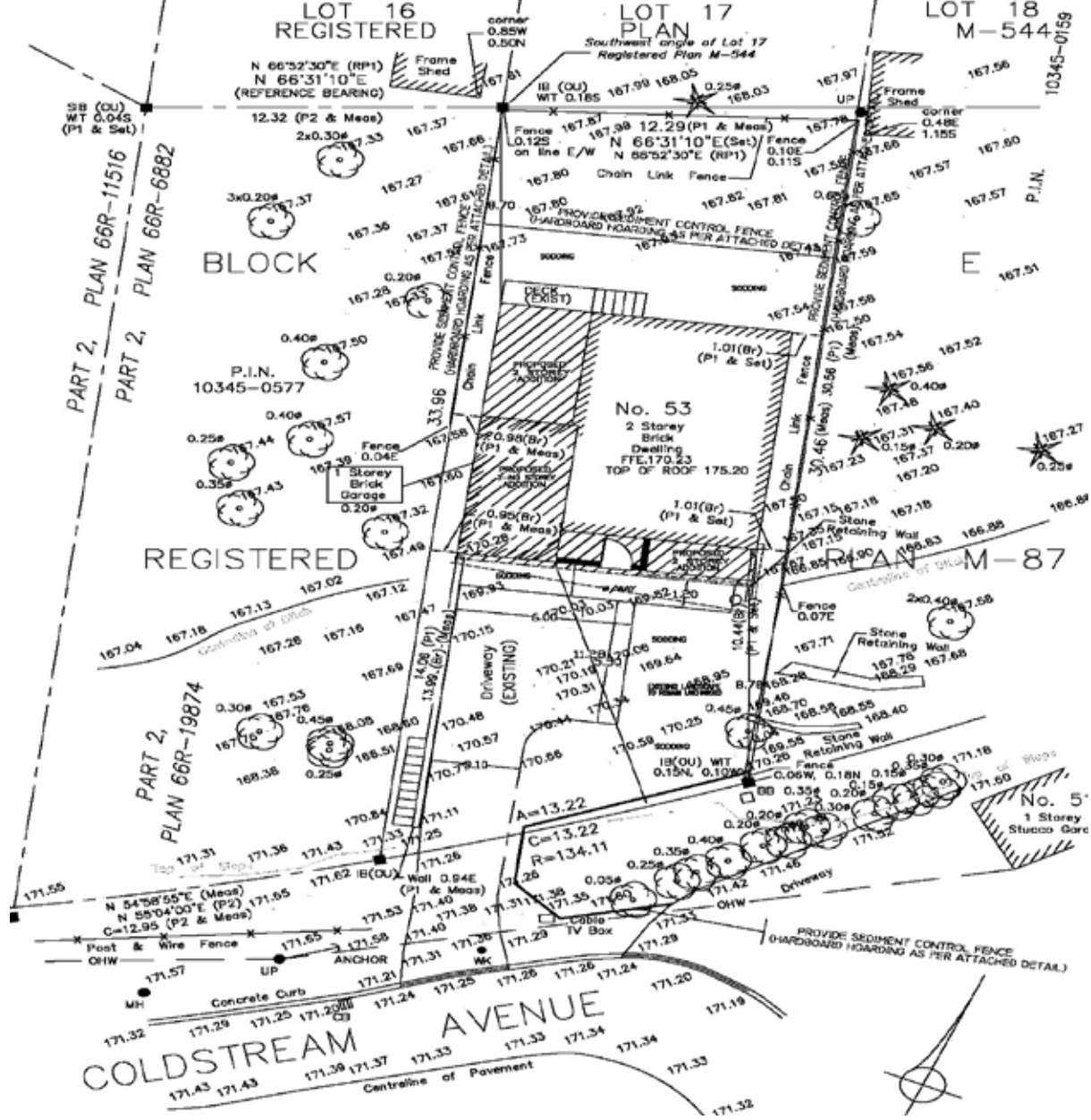


for your information...

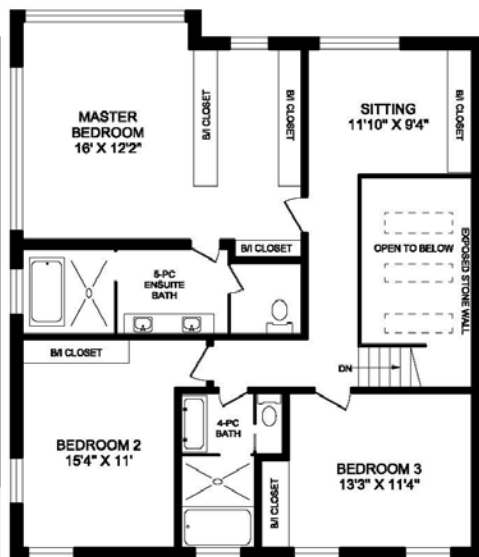
Johnston & Daniel, Royal LePage and Luxury Portfolio Fine Property Collection are proud to offer you this exceptional property - a rarity on the Toronto market. The only home in Toronto to be completely rebuilt in a ravine since 1959, this house is a bold complement to the leafy forest canopy and undulating natural landscape. Nature and its organic elements coat this home by creating a beautiful trace viewed against the strict horizontal and vertical lines of the architecture. The unique topography of the land gracefully falls away beneath the house. The harmonic rhythm of play between natural stone, metal, glass and wood elements reinforces the effect, providing a unique visual consistency that contrasts with the free-flowing, organic surroundings.

All aspects of the design consider our everyday needs, as well as our delicate connection to the natural world. The living spaces are open and beautiful, yet practical. Sleeping spaces are private and proportional. The property offers outdoor entertaining areas, as well as ample indoor and outdoor storage places. The heating and cooling systems are almost never at work, as the super-insulated exterior walls, high-performance windows and ample cross-ventilation make it easy to keep the naturally shaded house cool in the summer and warm in the winter by accepting plenty of sunlight. Energy-efficient appliances, lighting technology, an on-demand water heating system and strategic layout and sizing of interior spaces of the property further minimize energy requirements.

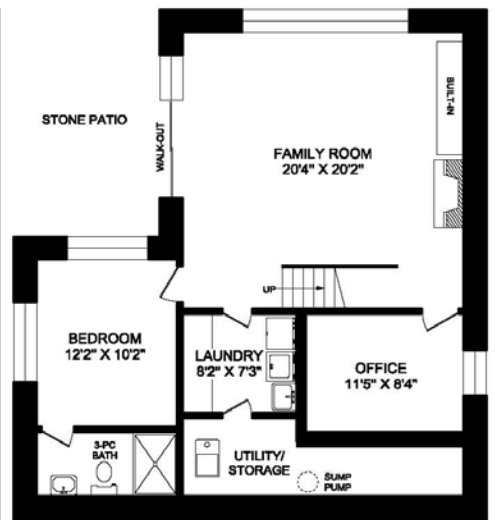
All three levels of the home are above-grade, offering generous and spectacular views of the ravine from every level and angle, making this home a large, multi-dimensional, ever-rotating kaleidoscope through which to view the changing seasons.



MAIN LEVEL
1202 SQUARE FEET
(CEILING HEIGHT : 10'-10")



UPPER LEVEL
1252 SQUARE FEET
(CEILING HEIGHT : 9'-4")



GROUND LEVEL
1093 SQUARE FEET
(CEILING HEIGHT : 9'-6")





live and entertain...

The living space in the house has been thoughtfully distributed throughout the three levels, providing both openness and privacy. The principal open living and dining area, as well as the kitchen, which appear to be suspended within the landscape, are on the main level. The private family room, offering spectacular forest floor views, is on the ground floor. The open casual study space is also tucked away from the formal area - on the upper floor.

Interior finishes were chosen to bring the woodland into the house, but as a sleek, modern reference. Quarter-sawn walnut integrated furnishings, natural rift-cut white oak flooring throughout the home, oak+glass staircase, Eramosa Limestone fireplaces and wall feature provide visual connections to the exterior and woodlands beyond. Large windows are positioned in alignment with trees, enhancing the view of the natural landscape.

room-by-room

Entrance: large front porch. oversized custom glass door with aluminium frame. Nemo Light Powerhouse 10A light fixtures.

Main closet: wall-to-wall quarter-sawn walnut finish custom closet system. TLB Lighting Italia Optic ceiling light fixture. storage area.

Powder room: Catalano porcelain basin with Zuchetti Isystick. Aramosa polished and sandblasted fleuri cut slab counter and wall. Villeroy&Boch toilet. Spring light fixtures by Foscarini. custom wall-to-wall mirror.

Dining and living area: open space with windows offering views to the north and to the west. walkout to balcony, leading to the yard, and overlooking the oak+glass staircase and stone wall feature. separated from kitchen by privacy structure featuring Montigo 3-sided gas fireplace in Eramosa limestone slab finish and quarter-sawn walnut veneer open decorative shelves. integrated quarter-cut walnut furniture stand. Sistemalux electronic low voltage pot lights. LZF Nut-S light fixture.

Kitchen: cabinetry in quarter-sawn 3/4 inch walnut finish in natural lacquer, with aligned horizontal grain and aluminium handles. quartz counter. latent coffee counter with glass backsplash. retracting doors. pantry cupboard with spice storage. island with rear storage and display shelves. recycling, compost and waste centre. dust pan. integrated Sub-Zero refrigerator. Miele 6-burner gas cooktop. integrated Miele dishwasher. Miele coffee system including coffee centre and china warming drawer. Miele convection oven. Miele speed oven. Miele ventilation hood. Lookiluz pendant light fixtures. Sistemalux electronic low voltage pot lights.

Family room: located on ground level, with walkout to outdoor patio and views of forest floor and yard. Montigo gas fireplace in Eramosa limestone slab finish and quarter-sawn walnut veneer integrated entertainment stand. exposed duct. Sistemalux electronic low voltage pot lights. open stairs.

Study: on the upper floor, open to landing with view of staircase. quarter-sawn walnut veneer cabinetry. view of yard. skylights. PSM Lighting Architectural series 4007/Opera ceiling fixture.





reflect and relax...

The master suite is tucked away at the northwest corner of the upper level, offering excellent views from the sleeping area, the dressing area and the ensuite bathroom. There are two other bedrooms on the upper level, serviced by a 5-piece bathroom. In addition, the guest bedroom is located on the ground floor; it boasts magnificent views of the ravine floor and a stunning ensuite bathroom. A private office, which is the only room in the house with fantastic views to the east, is also on the ground floor.

All four bedrooms have custom integrated closet cabinetry in quarter-sawn walnut finish. All bedrooms are very private and have spectacular views. The configuration of bedrooms in this property accommodates many types of family situations. Family? Yes, the house is in the John Ross Robertson school district - probably the best in Toronto.

room-by-room

Master suite: this area occupies the northwest corner of the house on the upper floor, offering the best views of the ravine. sistemalux electronic low voltage pot lights. a large dressing area with exquisite quarter-sawn walnut cabinetry offers various types of clothes racks, shelving and adjustable storage areas. the ensuite bathroom is a soul pleaser, with its Tanzania brown brushed marble clad walls, Calacatta Extra Oro polished marble floors, an open shower, MTI Petra soaker tub and solid surface basins with Zuchetti Soft wall mount faucets. custom individual mirrors placed between Foscarini Spring light fixtures made of Murano glass. of course, there is also a separate water closet with latent plumbing installations for a bidet. should we also mention that you have a commanding view of the ravine from the bathtub?

Southeast bedroom: this bedroom offers a view of the front of the property. Foscarini Folio light fixture.

Southwest bedroom: this bedroom offers views towards the south and the west, making this one of the brightest rooms in the house. Also, a Foscarini light fixture.

Bathroom: wow. truly spectacular, this bathroom stops heartbeats with its Tanzania Grafite brushed marble walls and Zebra honed marble floors, MTI Petra double-sink, Groethe and Riobel plumbing fixtures, CAML Tomlin tub, custom mirror, and the large south-facing window. Nemo Lyra light above vanity. Foscarini fixture in separate water closet.

Guest bedroom: wake up in the middle of the forest. the views are exceptional. the ensuite bathroom boasts Tanzania dark grey honed marble floor and shower wall and black sea honed river stone in the shower floor. vanity by Gingers and fixtures by Zuchetti and Riobel. Nemo Myra light fixture above vanity. Lookiluz ceiling fixture in bedroom.

Office: located on ground level, this is the only room in the house with views to the east. it is a private room, away from it all, with Studio Luce Square light fixture and, of course, walnut integrated cabinetry.





and do not worry...

The house has a soul and a heart, and it also has strong bones and essential systems and spaces for the worry-free living today's homeowners demand, as well as easy-maintenance landscaping and outdoor entertaining areas.

One notable detail about this house is that all ceilings are free of bulkheads. there are no awkward drywall boxes anywhere. this is because of very careful, meticulous planning of HVAC and plumbing systems within the dwelling by the engineer, designers, contractor and architect.

interior lighting

All landscape illumination and select house lighting is equipped with ultra energy efficient LED and fluorescent lighting technology. The dwelling also boasts an intricate, yet user-friendly lighting and dimmer integration system by Lutron, making it easy to control the lighting in the property through several simple stations throughout the home. Vacancy sensors are installed in all spaces, turning off lights automatically in unoccupied areas. Never worry about leaving the house and forgetting about a light. Lutron countdown timers are installed for all bathroom fans and lights. For outdoor lighting, world-clock Leviton timers turn on the lighting everyday minding the sunrise and sunset time for our time zone. Never worry about your landscape lighting turning on when it is bright outdoors! All these systems have been built to last and save on energy consumption.

technology

The property offers simply the best in possibilities for security, comfort, safety and entertainment. The 200 amp service panel and circuit breaker are in the ground level mechanical room. All bathrooms are equipped with energy-efficient floor heating systems with programmable thermostats. The Paradox security system with 2 digital keypads keeps the house and the shed safe. It includes hard-wired and wireless contacts for windows and doors as well as battery backup and is linked to fire, smoke and carbon monoxide detectors. In addition, motion and glass break detectors are located throughout the house. There is also a fire sprinkler system, seldom found in a residential property, and a fire hose connection on the southeast side of the dwelling. The house is future ready with wiring to accommodate modern video, audio, telecommunication and networking requirements. The property is pre-wired for 4 security cameras (front porch, southeast corner, north side yard and northwest patio) to be linked with televisions in the house. The family room is wired for Dolby 5.1 surround sound equipment and the living and kitchen areas are wired for in-ceiling speakers for use with any input source. 2" municipal water supply and a Bosch Pro Tankless on-demand unlimited water heater provide comfortable pressure of hot and cold water. The Carrier Energy Star 90% high efficiency furnace, the Carrier Energy Star Puron refrigerant cooling unit and the ancillary York roof-mounted self-contained space-saving quiet low-maintenance Affinity Gas heating and cooling unit ensure that the house is at the right temperature, with the help of Honeywell Pro IAQ digital thermostats. These thermostats also control the Honeywell True Steam 12 gallon steam air humidifier, which regulates humidity while conserving over 60 litres of water per day, compared to a traditional whole-house pass-through humidifier. And, naturally, there is a central vacuum system.

exterior

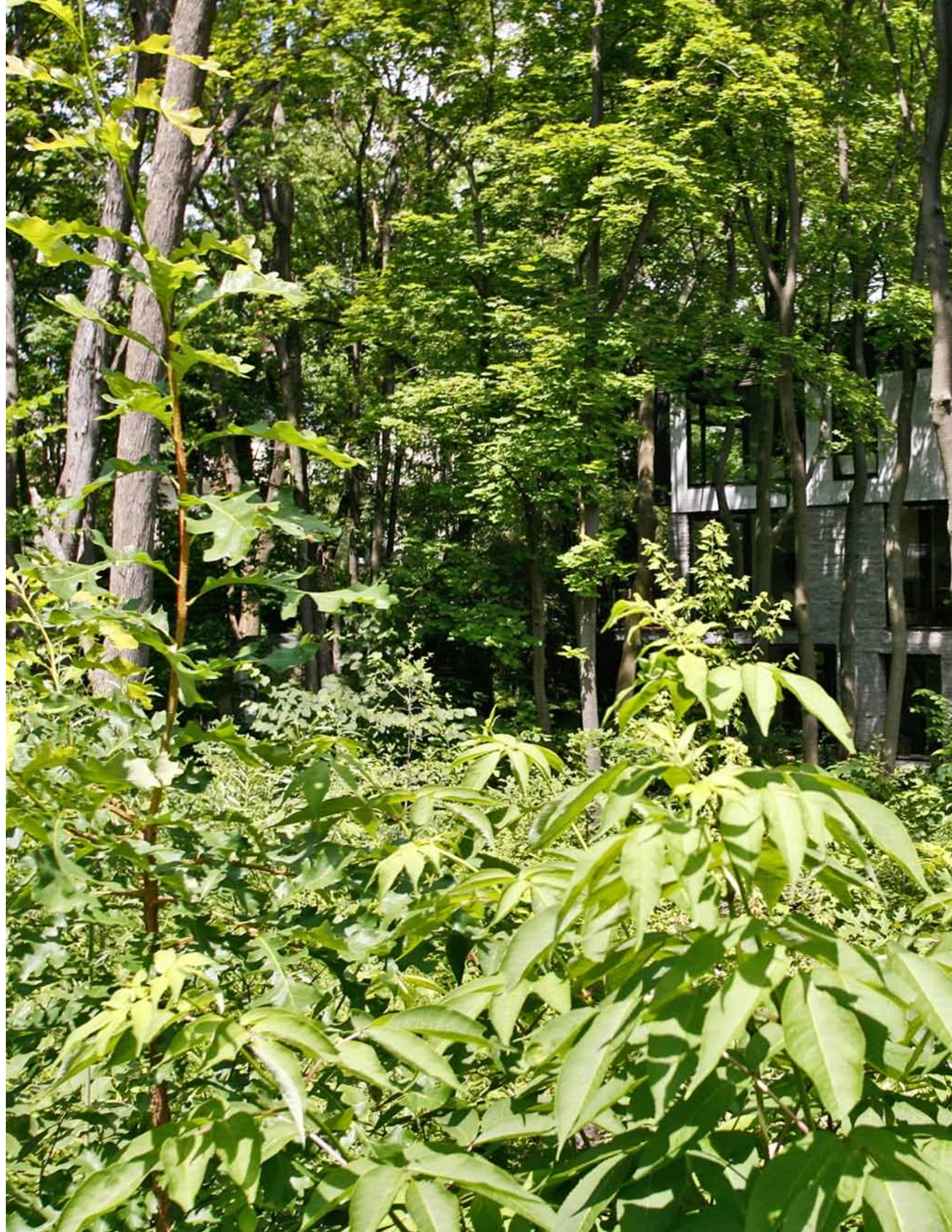
The property's exterior elevations exhibit Eramosa Limestone Split Face stone in combination with Eramosa Sandblasted Fleuri Cut stone. The Eramosa Limestone has been chosen for its unique and pronounced fleuri pattern. It originates from Warton - Owen Sound, Ontario, Canada region and is not known to exist anywhere else on Earth. The stone is complemented by accents of Vicwest Steel Cladding AD300 on side elevations and soffits and extruded aluminium louvres on all elevations along the roof perimeter. Stark stucco elements are also used. Metal, steel and cedar elements on railings complete the strict lines of the architecture. The driveway has been laid in Umbriano stone. The property also features polished concrete elements on stairs, landings and outdoor entertainment areas. The inground irrigation system services the entire property. The outdoor LED and fluorescent lighting plan includes three light posts by Royal Botania using 18 watts each, seven up+down elevation lights by Eurofase using 14 watts each, as well as nine landscape accent lights using only 3 watts each. As you likely expect, a natural gas line for your barbeque is at the rear terrace.

inclusions

Included in the sale are all appliances, electric light fixtures (except dining and guest bedroom wall fixtures), equipment and systems, all integrated cabinetry and all other permanent fixtures.

Design: LOL Limited. Architecture: Victor Guitberg. Contractor: Keystone Group. Kitchen and Cabinetry: Elegant Kitchens. Floors: Complete Flooring. Staircase: Lennox & Co. Appliances: Miele and Sub-Zero. Tiles and Baths supplier: Tiles Plus. Plants and Trees: Evergreen Brickworks. Steel Railings: Brascon Exterior Doors and Windows: Spectrum Systems. Lighting: Lutron and Lightform.

for more information on this property, or to schedule a visit, please contact us.



The City of Toronto has restored the south side of the slope of the Coldstream-Kimbark Ravine by removing invasive species and replacing them with native trees and shrubs, Since the project began, the impact on the slope has been significant. A strong and diverse understory is growing between a stand of young trees, destined to approximate the original woodland habitat.

The extensive landscaping plan for this special property focused on further improving the natural heritage of the area by voluntarily planting (by way of a park access agreement, approved by the municipality) more than 350 native trees, shrubs and wildflowers to improve the sloping areas on and adjacent to the property as well as the ravine valley. These include: paper birch, basswood - attracting butterflies and providing nectar - , black cherry trees, sugar maple trees, eastern white pine trees - the provincial trees of Ontario - , majestic red oak trees which can live up to 500 years, pagoda dogwood and serviceberry trees along with many types of other shrubs like the purple flowering raspberry and others which provide cover and food for hundreds of species of birds and wildlife.

On the property the plan included a variety of birch trees, emerald cedars, juniper, yew's, flowering azalea, boxwood, ornamental grasses, purple flowering raspberry, groundcover.....



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