

# Classic Stone and Tudor Home Smith



22 The Kingsway





## Luxury Home in The Kingsway!

This classic two and half story stone and tudor home, grandly set back from the street, is located in the most prestigious part of The Kingsway. The historical touch from its construction in 1934 by R Home Smith & Co combined with modern upgrades create a unique blend of charm and functionality.

The home features 4 + 1 bedrooms and 6 baths. A traditional centre hall plan, this home has been upgraded with modern conveniences. It's fabulous wainscotting, wood trims, leaded glass, elegant formal rooms along with lovely hearthed living room give it so much warmth and comfort. The large bright open concept renovated kitchen/family room overlook south/west facing gardens.

Spacious bedrooms, primary suite with walk-out, 2 ensuites and a bright skylit third floor makes for comfortable family living. The professionally finished lower level has a recreation room plus extra bedroom. The mechanics of this home have been completely redone including a dual heating/air conditioning system, electrical, waterproofing, plumbing.

A detached 1 and 1/2 car garage plus long driveway allows for parking for 7 cars. Steps to Bloor St, Subway, Humber River, this is truly a fantastic home for someone who values both historical character and modern amenities!



























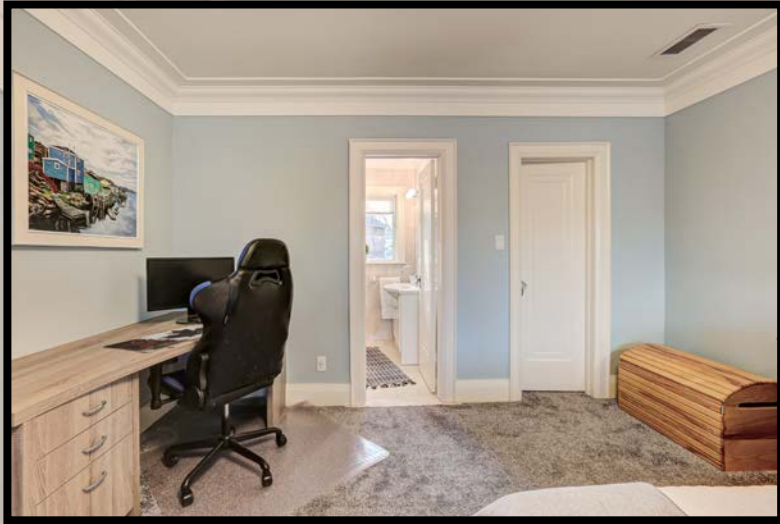






























# FEATURES AND EXTRAS

## MAIN LEVEL

### FOYER

- Separate vestibule with original refinished solid oak door with leaded glass
- Wainscotting
- Large hall closet

### LIVING ROOM

- Gas fireplace
- Oak hardwood floors
- Original refinished radiator covers
- Original leaded glass windows, storms replaced
- Curved arch details
- Original 12" baseboards
- French doors with leaded glass
- Plaster crown mouldings

### DINING ROOM

- Oak hardwood floors
- Original refinished radiator covers
- Chandelier
- Original leaded glass windows with new storms
- French doors with leaded glass
- Wainscotting
- Plaster crown mouldings

### KITCHEN/DINING ROOM/FAMILY ROOM

- Custom kitchen cabinetry
- Cambria quartz countertop
- Falmec Potenza 36" hood
- Wolfe 36" dual fuel gas range
- Kitchen Aid 30" wall oven
- Kitchen Aid fridge with bottom freezer drawer & ice maker
- Kitchen Aid dishwasher
- Panasonic inverter microwave built-in
- Appliance garage & magic corner
- Built-in wine fridge
- Dining area/family room with custom built-ins
- Oak floors
- Custom Hunter Douglas wood shutters

### MUD ROOM

- Ceramic floors
- Built-in closet
- Access to backyard

### POWDER ROOM

- Vanity with storage
- Ceramic floor

## SECOND FLOOR

### SECOND FLOOR HALLWAY

- Refinished original quarter-cut oak floors
- Large leaded glass windows
- Original built-in linen closet

### PRIMARY BEDROOM

- Overlooking the back garden
- Private balcony
- Custom Hunter Douglas wood shutters
- Double closet with custom built-ins

### PRIMARY BEDROOM ENSUITE

- Double vanity
- Zitta Issa freestanding tub with Riobel faucets
- Towel heater/rads
- Separate glass enclosed shower
- Heated floors
- Porcelain tiles

### BEDROOM 2

- Large bedroom with crown moulding
- 3 piece ensuite
- Walk-in closet
- Custom built-in desk
- Custom Hunter Douglas wood shutters

### BEDROOM 3

- Custom built-in desk
- Custom Hunter Douglas wood shutters
- Closet with custom built-ins

### FAMILY BATHROOM

- Large shower
- Vanity with storage
- Ceramic floor
- Custom wood shutters

## THIRD FLOOR

### THIRD FLOOR OFFICE/BEDROOM

- Space Pack air conditioning
- Custom built-in desk with pull-out, file drawers & shelves
- Large Velux skylight with integrated shade
- Closet with custom built-ins
- Custom Hunter Douglas wood blinds
- Original refinished radiator covers
- Extra insulation

### THIRD FLOOR RECORDING STUDIO

- 100% soundproof recording studio by Edge Studio NYC & RecTech Rooms
- Fully wired for ISDN
- CAT 5/6 cabling throughout with extenders by Oakville Sight & Sound
- Two doors
- Sound proof glass window
- Sound baffling air flow vents
- Boom arm
- Monitor
- Modular soundproofing
- Custom built-in desk

### THIRD FLOOR POWDER ROOM

- Vanity with storage

## LOWER LEVEL

### LOWER LEVEL RECREATION ROOM

- Gas Fireplace
- Custom Hunter Douglas wood blinds
- Separate controls for new radiators
- Custom built-in floor to ceiling storage
- Premium vinyl floors
- Custom built-ins

### JACK & JILL BATHROOM

- Large shower with glass door
- Vanity
- Porcelain heated floor
- Towel heater/rads
- Door to bedroom
- Door to hallway

### LOWER LEVEL BEDROOM

- Fits a queen bed
- Broadloom
- Above grade window
- Custom Hunter Douglas wood shutters
- Large closet

### LOWER LEVEL LAUNDRY AREA

- Samsung top load large capacity washer & large capacity front load dryer
- Storage cabinets
- Double ceramic laundry sink
- Tiled floor

### LOWER LEVEL STORAGE AREA

- Storage shelves
- Work bench
- Hot tub breaker on electrical panel
- Tankless water heater
- PVC under slab sanitary
- Sub pump & backflow valve

### LOWER LEVEL CANTINA/STORAGE ROOM WITH BUILT-IN SHELVES

## EXTERIOR

### BACK GARDENS

- Brick Patio
- Large Shed
- 1.5 car garage
- New storm windows
- Soffit lights
- Security motion lighting
- Security system with closed circuit outdoor cameras
- Fully fenced back yard with french drains
- Weber gas BBQ outside
- Irrigation system across entire property
- Leaf guards installed on all eavestroughs including garage
- Mature trees

### FRONT GARDEN

- Landscaped mature garden
- Humber stone walkway



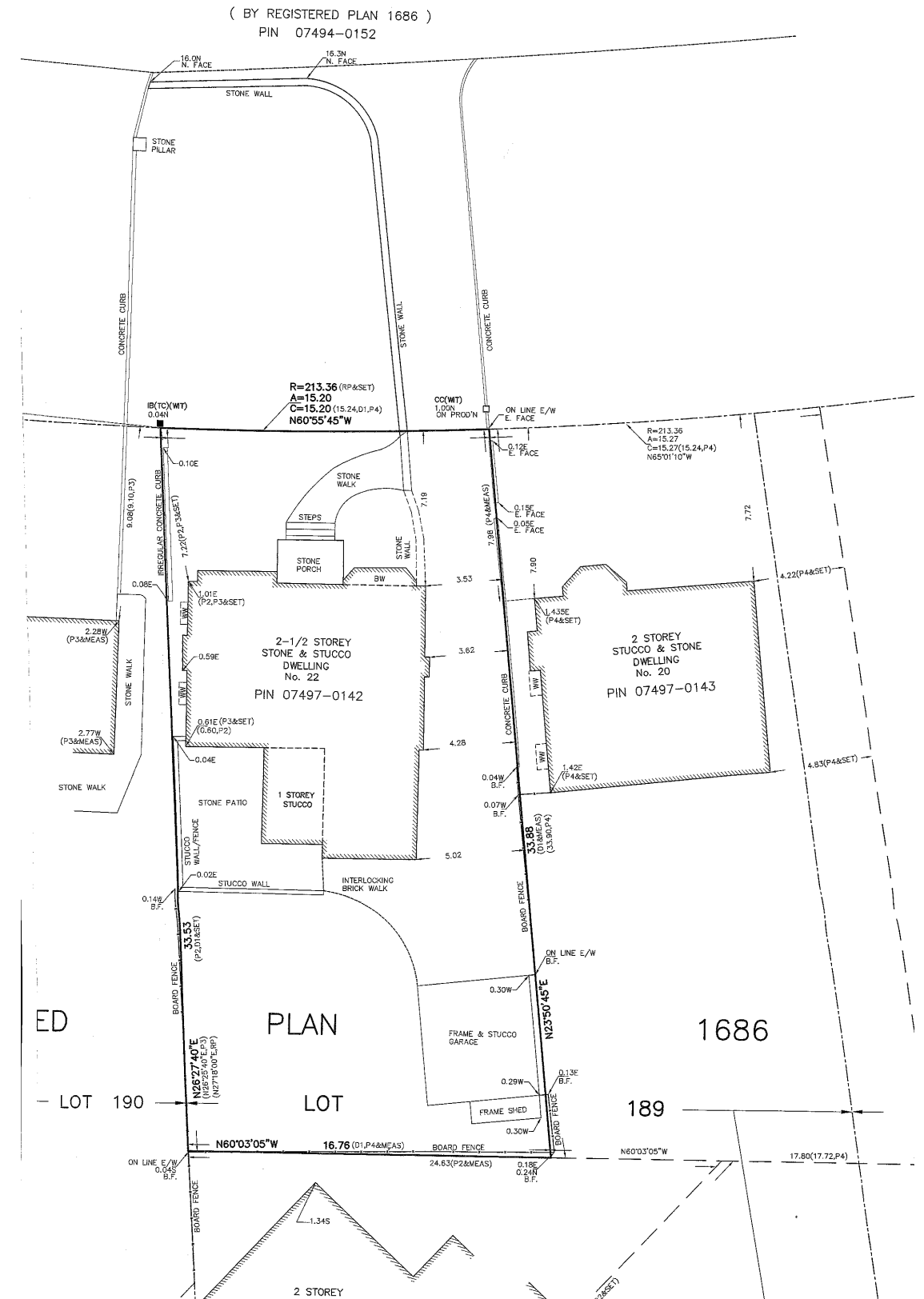
## PRIVATE DRIVE

- Fits 6 cars comfortably
- Interlocking bricks

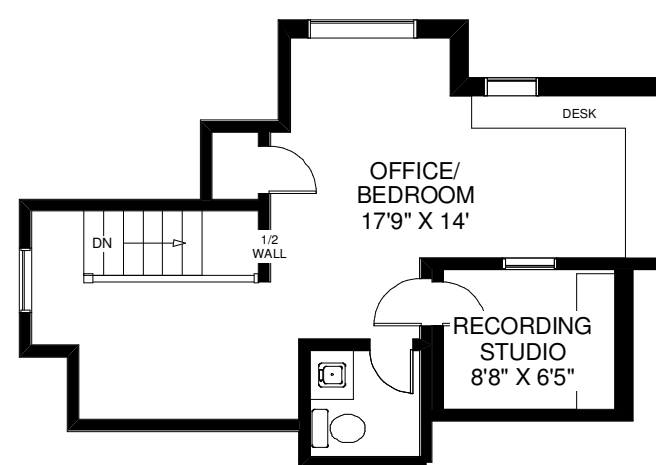
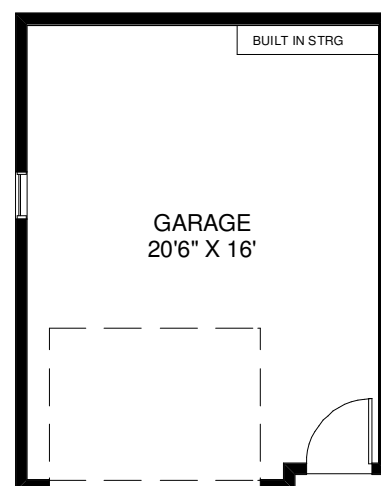
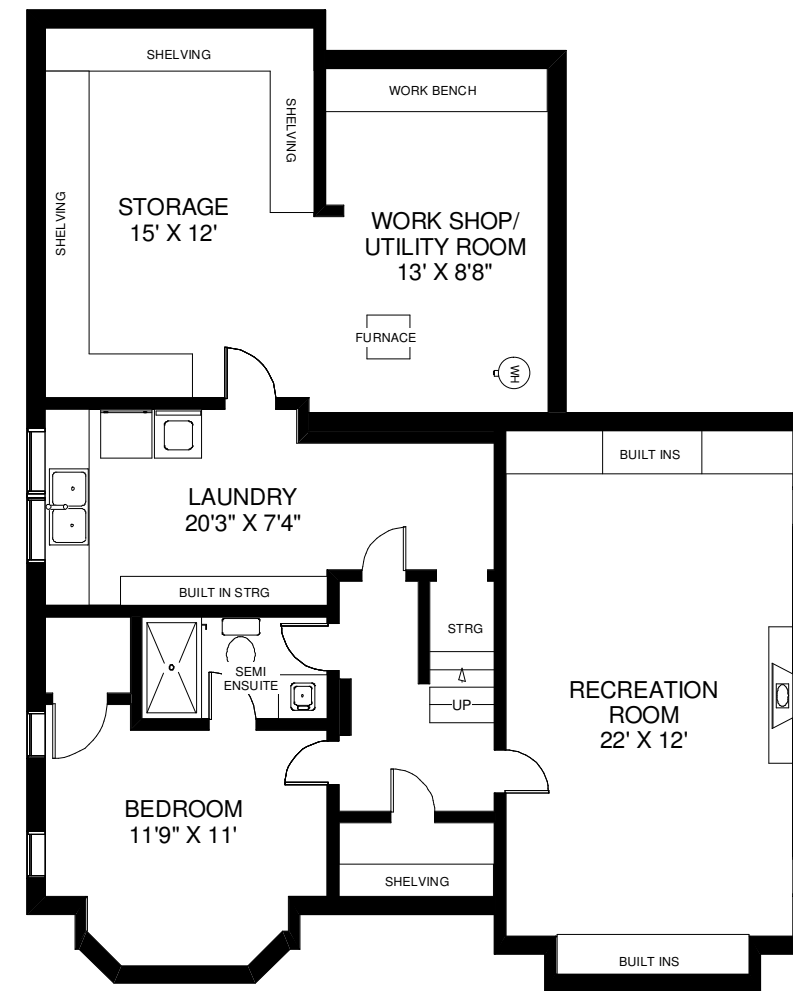
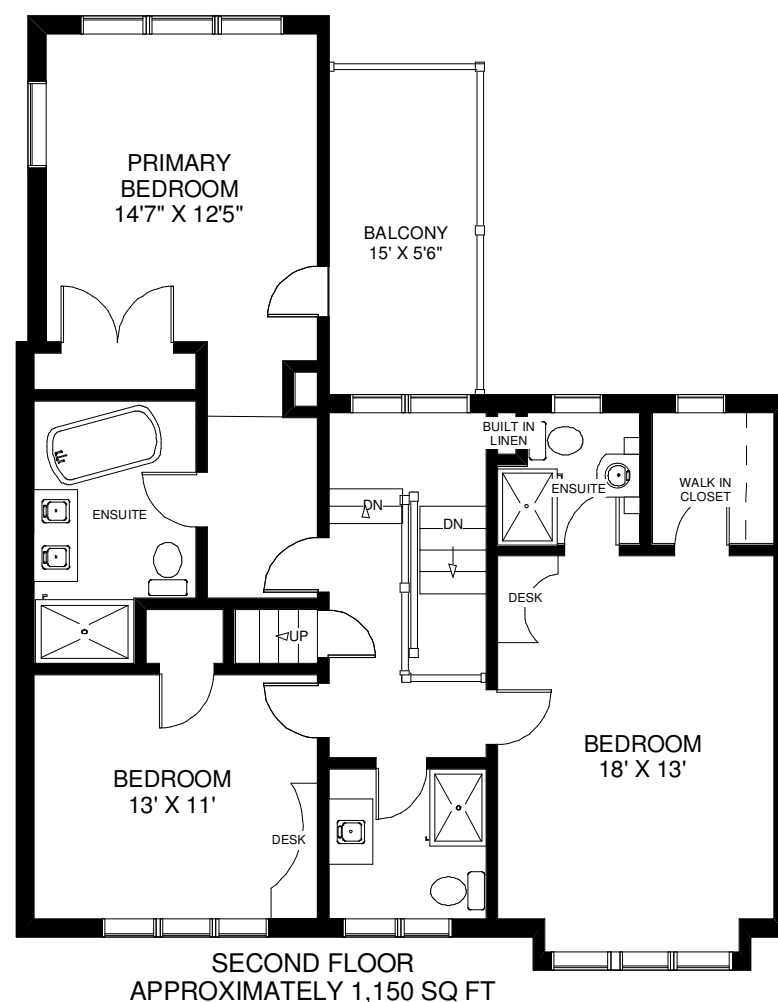
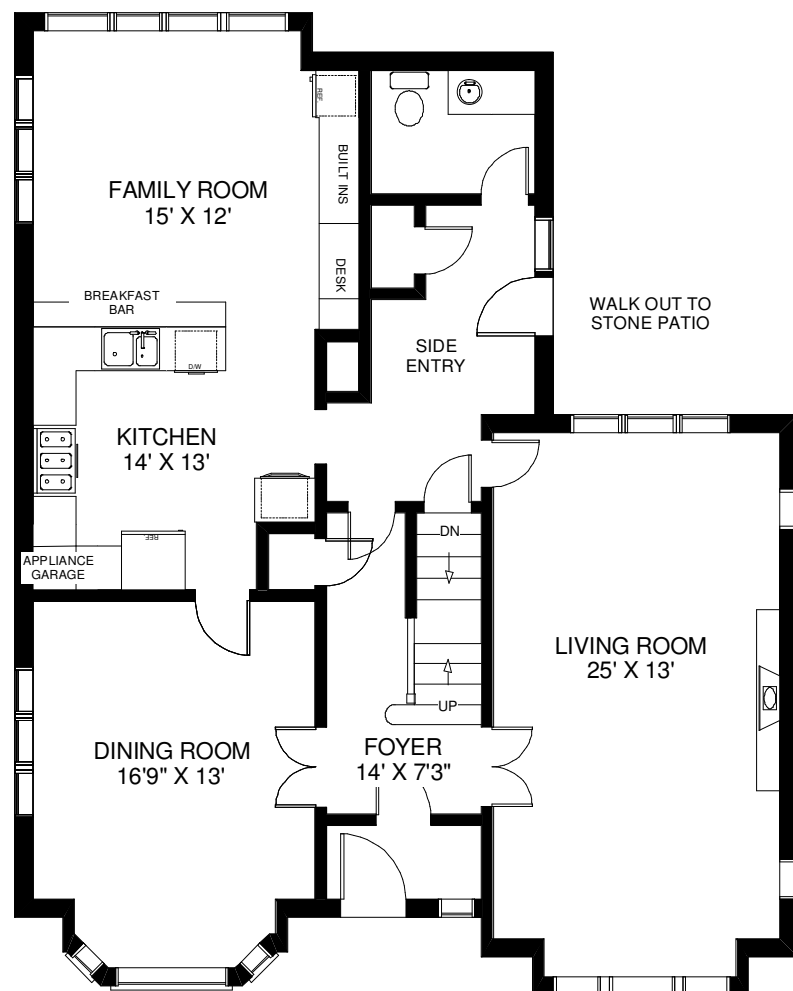
## EXTRAS

- LED pot lights
- Original leaded glass windows with new storms
- Original refurbished rad covers
- Dual HVAC system
- Forced air gas high efficiency Napoleon furnace (2019)
- High efficiency gas fired, hanging hot water boiler (2015)
- Komandor closets throughout
- Double carbon monoxide and fire detector system – one linked to security system & plus battery backed up one
- Security system updated June 2023

- 200 AMP service
- Upgraded insulation in attic
- Upgraded water main
- Copper & plastic supply piping with good overall water pressure
- Waterproofing
- House is wired for CAT 5/6 with extenders
- Most renovations, roof and upgrades (2015)







Note: Measurements & Calculations are approximate.  
Provided as a guideline only.



