



CHRISTIE'S
INTERNATIONAL REAL ESTATE

1 May Street

Main Level 12-foot ceiling height

Foyer

12'7" x 11'

- Floors - **Jerusalem Grey** limestone tiles (16"x 24")
- Walls - Jerusalem Grey limestone tiles (16"x 24")
- Floor-to-ceiling window with wrought-iron decorative grill
- Recessed halogen lights
- Floor-to-ceiling free-standing opaque glass closet
- Opaque glass pocket door to powder room

Staircase to Second Level

- Skylit free-floating circular open to all floors
- Walnut steps and risers
- Custom designed stainless-steel spindles
- Walnut handrail

Great Room (Living Room & Dining Room)

28'9" x 21'5"

- Grandly scaled and open
- Floors - **Jerusalem Grey** limestone tiles (16"x 24")
- Open design **Living Area** features double-sided gas fireplace, through to Garden, with stunning **Adria Unito** Honed **Italian** limestone surround on interior
- Single French door on either side of fireplace walks-out to gardens
- Crown moulding
- Recessed halogen lights
- Built-in speakers
- French doors to gardens
- Open **Dining Area** easily seats up to 20 for large scale entertaining
- Wonderfully versatile
- Floor-to—ceiling and wall-to-wall retractable opaque glass screen panels to separate or partially screen kitchen from dining area



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Kitchen

21'5" x 9'5"

- Flooring - **Jerusalem Grey** limestone tiles (16" x 24")
- **Scavolini** kitchen cabinetry
- **Statuara** marble counter tops and backsplash
- Custom built-in desk area with upper display shelves
- Centre island with **statuara** marble counter top
- Franke double stainless steel under mount sink
- **Axor**, designed by **Philippe Starck** kitchen faucet
- Wall-to-wall and floor-to-ceiling pantry cupboards
- Wall-to-wall and floor-to-ceiling picture window overlooks gardens
- **Sub Zero** 42: stainless steel refrigerator / freezer
- **Panasonic** stainless steel built-in microwave
- **Miele Incognito** dishwasher
- **Viking Professional** Dual 48" stainless steel self-clean gas stove
- **Viking Professional** stainless-steel exhaust hood and fan
- Under cabinet lighting
- Recessed halogen lights
- Built-in speakers
- Walk-out to garage
- Walk-out to side garden

Powder Room 2- Piece

- Retractable, privacy enhancing, opaque glass panel
- 2-piece
- Separate water closet
- Hammered steel sink on custom vanity

~ Second Level ~ 11-foot ceiling height

Second Level/ Library

- **Listone Giordano** engineered flooring
- Custom built-in wall-to-wall and floor-to-ceiling walnut book shelves with rolling ladder
- Ceiling perimeter moulding
- Recessed halogen lights
- Built-in speakers
- Circular skylight



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Master Suite

20'1" x 17'5"

- **Listone Giordano** engineered flooring
- Two floor-to-ceiling picture windows overlook gardens
- Crown moulding
- Recessed halogen lights
- Built-in speakers
- Recessed halogen lights

His Dressing Room

- Pocket door to his dressing room with organized shelves, hangers and drawers

Her Dressing Room

13'8" x 6'10"

- Pocket door to her dressing room
- **Listone Giordano** engineered flooring
- Custom built-in walnut shelves, hangers and drawers
- Floor-to-ceiling window with lower half frosted pane glass overlooks gardens
- Wall-to-wall and floor-to-ceiling mirror
- Custom built-in make-up table with lower drawers, side cupboards with frosted glass pane doors, upper open shelves and closed cabinets
- Recessed halogen lights

Six-Piece Ensuite

- **Calacatta** marble slab floor
- Two custom built-in **Clarkson McGibbon** console style vanities with **Calacatta** marble slab counters and **Kallista** under mount sinks designed by **Barbara Barry** and **Hans Grohe** faucets
- Ceiling-to-vanity **Sicis Murano** glass mosaic tile
- Large frameless glass-enclosed **Calacatta** marble slab shower with rain shower head, and **Hans Grohe** multiple body controls
- **Duravit** soaker tub designed by **Phillipe Starck**
- Pocket door to water closet with **Toto** toilet and **Duravit** bidet designed by **Philippe Starck**
- Ceiling perimeter moulding
- Recessed halogen lights
- Built-in speakers



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**Second
Bedroom**

**(Now used as Family
Room/Study)**

20'1" x 16'1"

- **Listone Giordano** engineered flooring
- Two sets French doors with decorative wrought-iron grill overlooks front gardens
- Double entry walk-in closet with built-in walnut organizer
- Custom built-in polished **Sino Carrara** wall unit
- Ceiling perimeter moulding
- Recessed halogen lights
- Built-in speakers

**Three-Piece
Ensuite**

- Marble floor with **Sino Carrara** polished marble tile insert
- **Sino Carrara** polished marble walls
- **Clarkson McGibbon** console style vanity with **Kohler** under mount sink and **Hans Grohe** faucet
- Floor-to-ceiling glass display shelves on both sides of vanity
- French doors with decorative wrought-iron grill
- Large frameless glass-enclosed marble shower with rain shower head and **Hans Grohe** shower controls
- **Toto** toilet
- Recessed halogen lights
- Built-in speakers

Third Bedroom

12'1" 11'3"

- **Listone Giordano** engineered flooring
- Floor-to-ceiling window with decorative wrought-iron grill
- Perimeter ceiling moulding
- Recessed halogen lights
- Built-in speakers
- Pocket door to three-piece ensuite

Walk-in Closet

- Walk-in closet with built-in walnut shelves, custom floor-to-ceiling walnut cubbies and stainless-steel hanging rod
- Wall-to-wall and floor-to-ceiling mirror



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Three-Piece Ensuite

- **Listone Giordano** engineered flooring
- Frameless glass-enclosed marble shower with **Hans Grohe** shower controls
- **Toto** toilet
- Floor-to-ceiling window with lower half frosted pane glass and wrought-iron decorative grill
- **Clarkson McGibbon** vanity with **Crema Marfil** marble counter and **Kallista** under mount sink designed by Barbara Barry and **Kallista** faucet designed by **Barbara Barry**
- **Crema Marfil** marble walls
- Recessed halogen lights

~ Lower Level ~ **9-foot ceiling height**

Spectacular Staircase to Lower Level

- Free-floating circular open to all floors
- Walnut steps and risers
- Custom designed stainless steel and risers
- Walnut handrail

Media/Family Great Room

37'10" 16'8"

- **Jerusalem Grey** limestone tile floor (16" x 24")
- Gas fireplace with **Adria Unito** Honed **Italian limestone columns**
- Crown moulding
- Recessed halogen lights

Games/Gym Casual Dining Areas

37'10" 16'8"

- **Jerusalem Grey** limestone tile floor (16" x 24")
- Open concept and flexible with multipurpose options
- Custom built-in desk area with lower drawers and floor-to-ceiling shelves with double entry frosted glass pane doors on both sides of desk
- Sliding glass door walk-out to steps leading to garden
- Crown moulding
- Recessed halogen lights
- Built-in speakers



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**Three-Piece
Hall/Guest Bath**

- Marble floor
- **Clarkson McGibbon** built-in vanity with marble counter, **Catalano** vessel sink and **Axor** faucet designed by **Philippe Starck**
- Wall-to-wall and ceiling-to vanity mirror
- Glass enclosed marble tile shower
- Recessed halogen lights-ceiling built-in shelves

Wine Cellar

13' x 7'5"

- Glass enclosed wine cellar custom built by **Clarkson McGibbon** water chilled with humidity and temperature control

**Bedroom 4/
Guest/Nanny's
Suite**

14'2" x 11'8"

- Marble floor
- Large window well
- Two sets double-entry cupboards
- Ceiling perimeter moulding
- Recessed halogen lights

**Four-Piece
Ensuite**

- Marble floor
- **Bain Ultra** air tub
- **Toto** toilet
- Ground level window
- **Clarkson McGibbon** console style vanity with marble counter and **Kohler** under mount sink and faucet
- Recessed halogen lights

Laundry Room

- Marble floor
- Miele under counter front load washer and dryer
- Granite counter
- Ceramic tile backsplash
- Large stainless steel-rectangular sink
- Laundry shelves and cupboards above laundry sink
- Floor-to-ceiling cupboard
- Recessed halogen lights



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~ Additional Information ~

Inclusions

- **Sub Zero** 42" stainless steel refrigerator / freezer
- **Panasonic** stainless steel built-in microwave
- **Miele Incognito** dishwasher
- **Viking Professional** Dual 48" stainless steel self-clean gas stove
- **Viking Professional** stainless-steel exhaust hood and fan
- **Miele** under counter front load washer and dryer

- All built-ins
- All window treatments
- All electric light fixtures including hanging light fixtures, track lighting and sconces
- All existing mirrors in bathrooms
- Alarm system and four cameras (excluding monitoring)

Special Mention

Lowen windows Low "E" argon filled
French doors with multi-point locking system
Indiana limestone exterior

Viesbodden boiler and hot water tank
Carrier air handler system
Steam humidifier
Secant Cardio Home automation

Zelda from Colombo (Italy) millwork
9' walnut doors, main, 8' walnut doors lower
Walnut and limestone floors heated throughout (*Except in wine cellar*)
Heated outdoor features include: snow melt on driveway, heated walks to front door
both sides of the house and stone patio in Garden area up to stone fountain.

Back-up generator

Irrigation system front and back (*Except two planters at front*)

Garage

Two-car (20' x 19'7")
Direct garage access to kitchen

Possession

TBA



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<u>Legal Description</u>	Plan 793E, Lot 8,
<u>Lot Size</u>	50 by 126 feet
<u>Taxes</u>	\$27,334.89 / 2017
<u>Square Feet</u>	5,382' Finished (3,594' + 1,788')
<u>Website Address</u>	http://www.1maystreet.com/
<u>Price</u>	\$7,500,000

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