

11 WHITNEY AVENUE NORTH ROSEDALE

“YOURS TO DISCOVER”

This property represents a sophisticated **Urban Lifestyle Oasis** situated on one of the most coveted streets of **North Rosedale**. This location is spectacular and provides a completely private, serene and tranquil environment. The fabulous interior design of this Georgian Red Brick Home has a classic, timeless and neutral elegance with up-to-date flair and will appeal to both a contemporary and traditional aesthetic. The home projects an elegantly relaxed atmosphere with neutral tones and lots of natural light throughout. It is the perfect home for Entertaining and Leisure Enjoyment.

This exquisite home was **built in 1999** and **offers over 7000 sq ft of Luxury Living Space** (including 2000 on the lower level) The interior of this home was totally redesigned and **renovated over a two year design-build period in 2009**. The renovation was executed to the highest standards by **JTF Homes** in cooperation with **Douglas Design Studio**. Meticulous attention was paid to details, finishes, quality of cabinetry, mouldings, millwork, plus the selection of top end fixtures, faucets and appliances. The custom Bellini Chef's kitchen is stunning and the Master Suite(s) are divine.

The South Facing Garden and the extensive landscaping are breathtaking and the mature surrounding tree canopy is rare and exceptional. The landscape structures, stonework and Gibsan built pool were designed by **Egils Didrichsons** for four seasons of visual pleasure and practical enjoyment. The “Reverse’ Infinity Ozone Pool has been designed with water features to complement the garden design. It took three years from inception to completion to evolve the ‘look and sound’ of the garden plus lightscaping and sourcing appropriate planting specimen. The Garden Pavilions were inspired by an Edwin Lutyens design.

The home has a **Concord ‘Savaria’ (Wheel Chair Accessible) Elevator** with private vestibule access on each of the four floors.

This is a **State of the Art Smart Home with a ‘Control 4’** extensive Automation System, designed and installed by Total Audio Video Integration. The system is capable of being accessed remotely through the internet or via iphone/ipads.

Enjoy a short walk to Summerhill Market, Transit, Private and Public Schools, Parks and Ravines, great Shopping and Restaurants.

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MAIN FLOOR: 10' Ceilings, Tall Door Jams, Solid Panel Inset Doors, White Oak Quarter Rift Cut Hardwood Floors with Wenge Border Detail, Custom Plaster Mouldings (Guilloche & Pearl), Coffered Ceilings, Halogen Lighting, Built-In Speakers, "Savaria Concord" Elevator

VESTIBULE

Exquisite transom detailing
Double closet with built-ins
Custom pattern w/inlay, "Noir St. Laurent" marble tile, honed & enhanced

RECEPTION HALL

Classic staircase with dark stained treads and handrails
Palladian windows on 2nd and 3rd floor landings

FORMAL LIVING ROOM

Double doorway entrance with transom
Three sets of French doors with wrought iron railings open to front garden,
"Town and Country" gas fireplace with "Nero Marquina" marble surround

FORMAL DINING ROOM

Coffered ceiling with medallion
Guilloche & Pearl crown mouldings

KITCHEN AND BUTLERS PANTRY

Custom built spectacular Chef's kitchen by "Bellini"
Hard rock maple interiors
Floor to ceiling cabinetry all soft close with under mounted halogens
Custom bevelled cut crystal glass illuminated cabinetry & cut crystal diamond designed upper cabinets
Calacatta Oro marble counters and backsplash with mosaic inlay
Expansive Island with seating for four
Pull out spice and condiment drawers
Double Italian stainless sink & pewter faucets
Cappuccino bar counter with stainless sink, pewter faucets, custom cabinetry and wine fridge
Desk area with computer direct plugs & beverage centre
Top of the line stainless steel appliances
Two double garbage/recycling cupboards
Double electrical plugs in island and built in under upper cupboards
Eco water reverse osmosis filtration system
Walk out to stone terrace, garden & pool

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BREAKFAST AREA

Coffered ceiling & ceiling medallion
Surrounded with expansive windows (automated UV privacy blinds)
French doors with transoms that walk-out to stone terrace, garden & pool

FAMILY ROOM AND MEDIA ROOM

Gas insert fireplace with custom designed hand cut limestone mantle
Three sets of pocket doors to kitchen & hallway for full privacy
Two sets of French doors with transoms and California shutters opening to courtyard, garden & pool
Built-in cabinetry for TV & sound system
Built-in surround sound speakers (including 2 hidden wall speakers)

POWDER ROOM

Herringbone floor with Wenge detail
Custom bow front vanity with Onyx counter & Waterworks crystal faucet

SIDE ENTRANCE & MUD ROOM

Double closet with built-ins
Marble tile flooring
Stairs to lower level

SECOND FLOOR: *10' Ceilings, Second Floor can be Full Master Suite or Used Separately, White Oak Quarter Rift Cut Hardwood Floors, Custom Plaster Mouldings, Built-In Speakers, "Savaria Concord" Elevator*

MASTER BEDROOM

Double entrance with transom & panelled pocket doors for complete privacy
Sitting area
Built in cabinetry with hidden TV lift
French doors opening to second floor terrace overlooking south garden & pool

VESTIBULE

Extra-large double linen closet

MASTER ENSUITE

5 piece Calacatta Oro marble ensuite with Chevron pattern, heated marble floor
Oval Kohler cast iron soaker tub with separate handhelds
Oversized glass shower, custom pattern on shower floor & walls, Calacatto slab bench, w/3 piece water (hand held, wall mount, rain head)

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Separate toilet closet
"Water Works" faucet and fixtures
Custom built bow front vanities
Recessed fully mirrored upper cabinetry

HIS & HER WALK IN CLOSETS

Full built in cabinetry with hard rock maple interiors & soft close cabinetry
Pocket doors with restricted access locks

BEDROOM #2

Open to master and office (can be fully separated thru lockable pocket door)
Full windows across overlooking the front Parterre garden

3 PIECE BATHROOM

"Noir St. Laurent" marble with white marble inlays
Heated marble floors
Custom bow front vanity with custom attached mirror
Oversized glass shower with bench seat
"Waterworks" faucets and fixtures

OFFICE

Fully functional professional office
Built in cabinetry with bookshelves & filing cabinets (with birch interiors)
Floor plugs
"Town and Country" gas fireplace with "Nero Marquina" marble surround
Accessible to master and second bedroom with pocket doors with restricted access locks

THIRD FLOOR: *9' Ceilings, Classic Staircase, Large Walk in Linen Closet, White Oak Quarter Rift Cut Hardwood Floors, Two Skylights, Custom Plaster Mouldings, Built-In Speakers, "Savaria Concord" Elevator*

BEDROOM #3

Two built in closets, single closet & built-in TV
4 piece ensuite

4 PIECE ENSUITE

"Crema Marfil" marble
Heated floor
Air tub & glass shower

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BEDROOM #4

Walk in closet with built-ins
Built in desk & filing cabinets
Pull out printer and keyboard drawers
Overlooks garden

BEDROOM #5

Walk-in closet with built-ins
Juliette balcony
Overlooks garden

4 PIECE

"Crema Marfil" marble
Floor & shower have honed mosaic inlay
Heated floor
Tub & glass shower

LOWER FLOOR: *9' Ceilings, Halogen Lighting, Porcelain Floors, Built-In Speakers,
"Savaria Concord" Elevator*

WINE CELLAR

Custom built 800 plus bottle Red Western Cedar wine cellar
Built in cabinetry
Granite tasting counter
Custom lighting
Glass door with wrought iron panel

WINE TASTING AREA

Porcelain floor

SPA ROOM, RECREATION ROOM AND JUICE BAR

Sunken pocket doors that fully open to gym
Pre-fabricated gas fireplace
Polished "Marble Gris Pulpis" counter top & cabinet detail
White gloss backsplash with "Mini Planks" inlay
Sub zero fridge/freezer & wine rack
Dishwasher and sink
Storage cabinet for massage table
Indirect counter lighting

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GYM

Sunken pocket doors that fully open to spa
Extra thick sports fitness flooring (non-porous, non-slip, "Mondo Ramflex")
Mirrored wall
Three walk in closets and double closet

POWDER ROOM

Custom Bellini cabinetry
Basket weave inlay on floor with honed finish
Vanity countertop "Nero Marquina marble"

STAINLESS DOOR TO WALK-IN COOLER/FRIDGE

Temperature controlled /Commercial grade "Keeprite" Refrigeration Unit and Compressor
White gloss subway tile
Custom stainless shelving

LAUNDRY ROOM AND GARMENT CARE CENTRE

Custom built-in upper & lower cabinetry with hard rock maple interiors all soft close
White glass Subway tile backsplash
Ceasarstone countertop "crème" polished
3 sorting bins and long counter for gift wrap area
Oversized Franke Laundry sink with extendable faucet

NANNY'S ROOM

Walk-in closet
Ensuite 3 piece

3 PIECE ENSUITE

White tiles with Hexagon white glass mosaic in shower
"Nero Marquina" marble counters
Built-in recessed mirror cabinet

UTILITY AND FURNACE ROOM

*Two air conditioning units
*Two Lennox furnaces
*Two humidifiers
*Two air exchange units
*Two owned hot water tanks
*Re-circulating hot water
*Compressor units for wine cellar and walk-in fridge & elevator equipment

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INCLUSIONS:

Appliances:

- *Dacor 6 Burner Gas Stove with Griddle
- *Wolfe S/S Exhaust Hood with Removable Stainless Grills
- *Dacor Wall Regular/Convection Oven
- *Dacor Microwave/Convection
- *Dacor Warming Drawer
- *3 Excella Miele Dishwashers (2 in Kitchen 1 in Spa/Recreation Room)
- *Subzero Panelled Fridge with 2 Freezer Drawers
- *Sub Zero Beverage Fridge & Vegetable Crisper Drawers
- *Sub Zero Wine Fridge
- *Sub Zero Panelled Fridge/Freezer in Spa/Recreation Room
- *DuoVac Central Vacuum Plus Attachments
- *Miele Front Loading Washer & Gas Dryer with 2 Drawer/Pedestal Units
- *S/S Door to Walk-In Fridge with "Keeprite" Cooling Unit Including Compressor Unit
- *S/S Shelving Units in Walk-In Fridge
- *Cooling unit in wine cellar including compressor unit

Window Coverings:

- *Retractable Phantom Screens (Family Room, Kitchen, Master, Living Room, SW 3rd Floor Bedroom)
- *All Screens Where Installed
- *Automatic UV Kitchen Privacy Blinds with Remote
- *All Rods & Tracks (except as excluded)

Light Fixtures:

- *All Electric Light Fixtures & Sconces (except as excluded)

Televisions:

- *5 Built-In Televisions & Remotes (Gym, 3rd Floor North Bedroom, Master, Family Room, 2nd Floor Office)

Security:

- *Alarm System (Monitoring is extra) Includes 3 Control Panels (Front, Side, Master)
- *Security Cameras

Fireplaces:

- *Gas Fireplace Insert in Family Room (Except Sony 400 CD Disc Player)
- *Gas Fireplace Remotes for all Fireplaces
- *Fireplace Screen in Family Room

Exterior:

- *Front and Rear Sprinkler System Plus Drip Lines for Pots

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- *All Exterior Front and Rear Landscape Lighting Fixtures
- *Hanging Light Fixtures in Garden Pavilions
- *All Pool Equipment in Garage

Smart Home Equipment

All Antique Bronze/Brass & Nickel Hardware

Built-In Speakers Through Out

Savaria Concord Elevator & Equipment (Wheelchair Accessible on all Floors)

Roughed-In For Generator From Rear Exterior of Garage to Lower Level Electrical

“Control 4”/Smart Home Equipment & Automated Audio Video Components (Except Rogers Box Rental)

“Tann” Fire Rated Vault

Eco Reverse Osmosis Water Filtration System in Kitchen

Garage Door Opener Including Remotes

EXCLUSIONS:

Chandeliers:

- *Vestibule
- *Powder Room
- *Dining Room
- *Breakfast Room
- *Second Floor Hall
- *Master (Chandelier & Ceiling Fixture)
- *Master Ensuite
- *Second Floor Bedroom
- *3rd Floor Front North Bedroom
- *Wine Tasting Area

Sconces:

- *Vestibule
- *Dining Room
- *3rd Floor Hallway
- *Main Floor Powder Room

All Curtains

Rods in Living Room & Master

Sony 400 CD Disc Player

Garden Furniture and Statuary & Urns

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GARDEN:

- *Parterre Gardens, Landscape, Lighting, Cabanas, Stonework, Courtyard Plus Pool/Water Feature
- *Designed by Egils Didrichsons
- *Stunning Reverse Infinity Ozone Pool
- *Spacious Stone Terrace
- *Fabulous Pavilions (Change Room, Cushions Storage, Pool and Garden Equipment/Accessories)

ADDITIONAL FEATURES:

- Lot Size:** 50.08' x 190.69' (50.10 REAR, 187.76 WEST)
- Parking:** Two Car Oversized Detached Garage Plus Parking For 5 Cars In Drive
- Private Drive:** Fully Heated with Snow Melt System
Classic Herringbone, Brick and Stone Carpet Pattern Design
- Walkway:** From Family Room to Garage is Fully Heated
- Legal Description:** Plan 344E Lot 141
- PRICE:** \$7,295,000

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The information contained in this feature sheet has been obtained from sources deemed reliable and, while not guaranteed, is believed to be correct.

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