
YONGE & SUMMERHILL

12 MACPHERSON AVENUE TH 5

A True Architectural Masterpiece & One Of A Kind Property In The Heart Of Yonge & Summerhill On MacPherson Avenue. This Spectacular Church Was Recently Converted Into Five Exclusive Townhomes Each With Their Own Unique Interior Style. Magnificent Gardens By Janet Rosenberg Surround This Gorgeous & Distinctive Conversion.

Town Home #5 Is A Spacious 4,250 Sq. Ft. On Three Levels. Tastefully Designed By "Powell & Bonnell" And Recently Enhanced By The Current Owner, Featuring Their Innate Sense Of Style & Bathed In Natural Light. This Spectacular Town Home Features A Splendid West Facing Private Stone Terrace With A Fabulous Outdoor Fireplace And An East Facing Stone Terrace Hidden Behind Wrought Iron Gates - The Perfect Setting For Your Morning Coffee! A Sophisticated Urban Lifestyle Oasis Providing The Ultimate In Privacy!!

A Captivating Setting Offering the Perfect Location with All Amenities Within A Short Stroll Including; Popular Restaurants; Terroni's, Sorrell's And The Famous Best Of Bread's & Harvest Wagon For Groceries, Boutique Stores, Hopson Grace And Ramsden Park With Recently Redesigned New Tennis Courts, Dog Park, Play Ground & Winter Skating. Walk To Bloor Street For Luxury Shopping & Yorkville Restaurants And Boutiques. A Few Minutes Away Are The Ravines And The Brickworks Community With A Farmers Market. So Many Fabulous Amenities Surrounding This Sensational Neighborhood!

Some Of The Incredible Interior Details & Features Captured By "Powell & Bonnell" Include; Gorgeous Wooden Herringbone & Marble Floors Throughout, Incredible Ceiling Height, Elegant Wrought Iron Staircase, Panelled Walls, New Contemporary Doors & Windows With Green Vistas, Sunlight Rooms, Wonderful Peaked Cathedral Skylights And Two Fabulous Stone Terraces!

12 Macpherson Avenue Boasts Terrific Principal Rooms; A Gorgeous Family Room/Living Room With Gas Fireplace And A Double Set Of French Doors Opening To A West Facing Stone Terrace With Outdoor Gas Fireplace A Large Dining Room With Fabric Walls, A Chef's Kitchen Elegantly And Efficiently Designed, Granite Countertops & Island, Stainless Appliances & Walk Out To A Private East Facing Stone Terrace. There Is A Main Floor Powder Room, Laundry Room, And Access To The Underground Two Car Garage & 5000 Bottle Wine Cellar

The Second Floor Features A Spacious Master Suite With Two Walk In Closets, Two Mirrored Armoires And A Five Piece Marble Ensuite. Two More Bedrooms Both With Lovely French Doors Opening To Glass Juliette Balconies Overlooking Wonderful Garden Views And A Shared Four Piece Bath.

Ascend To A Sensational Third Floor Entertainment Centre With A Fantastic Media Room With Projector, Screen, Black-Out Curtains & Extra Speakers, A Gas Fireplace, A Mirrored Wet Bar With WineFridge, A 4th Bedroom With French Doors Opening To A Glass Juliette Balcony, Double Frosted Glass Doors To Fabulous Gym And A Four Piece Bathroom With Sauna, All Bathed In Incredible Light By Way Of French Doors, Windows & Two Huge Peaked Skylights!

Private Entrance To Townhouse From Underground Parking (2 Car).

Uniquely Designed! Incredibly Appointed & Fabulously Located! Absolutely Sensational!!

Public School Districts:
Jesse Ketchum Junior Senior
Jesse Ketchum Senior
Javic CI High School
Central Technical School
Northern High School

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Private School;
Rosedale Junior School
Branksome Girls School
UCC Boys School
BSS Girls School

**MAIN FLOOR: *HIGH CEILINGS, GORGEOUS DETAILING,
DRAMATIC WROUGHT IRON STAIRCASE, MARBLE FLOORS,
HALOGEN LIGHTING, ACCESS TO GARAGE***

Entrance

Gorgeous east facing stone terrace with double wrought iron doors

Foyer

Spacious entrance with double hall closet

Family Room/Living Room

Panelled walls, gas fireplace, two sets of stunning French doors opening to a west facing stone terrace

Dining Room

Lovely formal dining room, fabric panelled walls, double doors to hall, swing door to kitchen

Kitchen

Stunning chef's kitchen with stainless appliances&, granite counters & Island, hardwood floors and a walk out to an east facing stone

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terrace

2 Piece

Private powder room

Laundry Room & Server

Lovely cabinetry, hidden washer & dryer, laundry sink

SECOND FLOOR: GORGEOUS DETAILING, DRAMATIC WROUGHT IRON STAIRCASE, HERRINGBONE FLOORS, HALOGEN LIGHTING

Master Bedroom

Lovely windows, two walk in closets, two exquisite mirrored armoires, 6 piece ensuite

Ensuite

6 piece marble ensuite with separate glass shower, large tub and separate water closet

Bedroom #2

Double French doors with Juliette balcony & glass railing overlooks lovely gardens, double closet

Bedroom #3

Double French doors with Juliette balcony & glass railing overlooks lovely gardens, double closet

Main Bath

4 piece marble ensuite with separate oversized glass steam shower and double sinks

THIRD FLOOR: GORGEOUS LANDING, HIGH CEILINGS, TWO FABULOUS PEAKED CATHEDRAL SKYLIGHTS, DRAMATIC WROUGHT IRON STAIRCASE, HERRINGBONE FLOORS, HALOGEN LIGHTING

Media Room

Sensational & spacious with gas fireplace, black out blinds, projector and screen, extra speakers, built in bookcases and glass backed wet bar

Bedroom #4

Double French doors with Juliette balcony & glass railing overlooks lovely gardens, built in cabinets, frosted glass opening to exercise room

Exercise Room

Frosted glass opening to exercise room, double closet

Bathroom

4 piece bathroom with separate glass shower, large tub and large sauna

LOWER LEVEL:

5000 BOTTLE WINE CELLAR/ STORAGE

STORAGE PLUS ADDITIONAL MULTIPLE LOCKERS

ACCESS TO GARAGE

MECHANICAL ROOM

EXCLUSIONS:

Kitchen Hanging Lights (2), Wall Sconces In Living Room & Powder Room, Hanging Drawers In Both 2nd Floor Bedrooms, Master Curtains, TV & Electronics

INCLUSIONS:

Chef's Kitchen, Wolf Stove With 2 Full Oven's, 2 Full Meile Dishwashers, Subzero Fridge & 2 Separate Fridge Drawers, Warming Oven, Microwave, Garburator, Wine Fridge, All Electric Light Fixtures Except As Excluded, Broadloom Where Laid

UPGRADES & FURTHER INCLUSIONS:

.4 Mirrored Armoires, (2 Master & 2 On 3rd Floor)
New Alarm System
Entire House Painted
Mirrors Added To Kitchen, Servers, Powder room, Bar & Exercise Room
Wallpaper In Powder Room & Wall On 2nd Floor
Dining Room New Fabric Walls
New Stereo W/Sonos System, Speakers Through-out House
New Projector & Equipment In Media Room W/Floor Speakers. Amazing sound!
Master Bath Shower Redesigned With New White Marble Interior
Lighting With New Shower
Hans Groeche. New Wool Carpet On Staircases (Elte)
Extra Hanging Added In Downstairs Staircase
New Contemporary Window & Doors

ADDITIONAL FEATURES:

Parking: 2 Car Underground Garage With Interior Access

Drive: Underground Garage

Heating/Cooling:: Forced Air Gas & Central Air Conditioning

Possession: T.B.A.

PRICE: \$3,950,000

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