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# 311 HILLHURST BLVD.

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An Exceptional Offering On One of the Most Coveted Streets In The Neighborhood, With A Rare 59' Lot Easily Accessible to Transit, Bathurst Street, Highways, Parks And The Finest Public & Private Schools.

This Absolutely Stunning Modern-Custom Build Features A Striking Transitional Style Offering The Finest In Architectural Integrity. The Epitome Of Contemporary Elegance With; Expansive Living Spaces, Utmost Attention To Detail & Unrivalled Design and Finishes! A Phenomenal Home Offering Incredible Space Of 8044 SF Of Space.

This Outstanding Home Is Bathed In Natural Light With Gorgeous Views Of Greenery From Every Window. 311 Hillhurst Blvd. Features A Private Sundrenched South Facing Garden With Lovely Stone Terraces, Landscape Lighting & Full Irrigation - The Perfect Setting For Your Morning Coffee!

The Modern Style Of This Home Is Beautifully Blended With Refined Finishes - Soaring Ceilings, Expansive Windows, Extensive Custom Cabinetry, Sensational Floating Glass & Walnut Staircase, Walnut Floors, Multiple Skylights, And Many More Architectural Details Through-Out!

2 Storey - 5 Bedrooms Plus 2 In The Lower Level - 7 Baths, Kosher Kitchen

A Spacious Elevator (48" x 52"), Serving All Three Floors

A Heated Integrated Double Garage And Heated Double Drive With Room For 4 Cars. Snow Melt On The Drive, Front Steps And Front Porch.

Minutes To Bathurst Street Shops, Restaurants & Transit and Highways

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

**MAIN FLOOR: SOARING CEILINGS (11'), STUNNING OVERSIZED WINDOWS, FLOATING GLASS & WALNUT STAIRCASE, WALNUT FLOORS, HEATED FLOORS, ELEVATOR.**

## **Foyer**

Spacious entrance with gorgeous oversized door & transom, heated floors, double closet

## **Elevator**

Large 58" x 48" elevator serving all 3 Levels

## **Living Room**

Expansive windows, hardwood floors, combined with dining room

## **Dining Room**

Two large side windows, door to servery, combined with living room

## **Kitchen**

Stunning custom kitchen, superbly designed, stainless faced appliances, Kstone counters, large island, servery with walk in pantry, gorgeous French doors walking out to the stone terrace & garden, retractable awning over stone terrace

## **Servery**

Swing door to dining room, custom cabinetry

## **Kosher Kitchen**

Electric oven and cooktop, hood fan, 30" fridge & freezer, 34: dishwasher

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## **Breakfast Area**

Bay window with large area for breakfast

## **Family Room**

Custom cabinetry, large 58" x 22" natural gas fireplace, walk out to stone terrace & garden

Library/Office

Expansive windows, custom cabinetry,

Den

Large window, separate room off family room

## **SECOND FLOOR: SOARING CEILINGS (9'), GORGEOUS DETAILING, SPACIOUS HALL, 5 SKYLIGHTS, ELEVATOR.**

## **Master Bedroom**

Expansive windows overlooking garden, two fully outfitted walk in closets, 5 piece ensuite

## **Ensuite**

5-piece ensuite with heated floor, double sinks, oversized steam shower, large tub & separate water closet

## **Bedroom #2**

Integrated paneled double closet, 4-piece semi ensuite

## **Bedroom # 3**

Integrated paneled double closet, 4-piece semi ensuite

## **Bedroom #4**

Integrated paneled double closet, 3-piece ensuite

## **Bedroom #5**

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**KELLY FULTON** | Sales Representative | Johnston & Daniel Brokerage  
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Walk-in closet, 3-piece ensuite

## **Laundry Room**

Custom cabinetry, full size washer & dryer, laundry sink

**LOWER LEVEL: FABULOUS HEIGHT, EXTREMELY SPACIOUS, PORCELAIN SLAB HEATED FLOORS, ENTRANCE TO GARAGE & SIDE ENTRANCE TO DRIVE, EXTREMELY SPACIOUS.**

## **Side Entrance**

Closet

## **Mud Room**

Integrated paneled double closet, entrance to garage

## **Recreation Room**

Custom cabinetry, fridge & sink

## **Bedroom #6**

**4-piece semi ensuite, double closet**

## **Bedroom #8**

3-piece ensuite, custom cabinetry

## **Gym**

Spacious with window

## **Second Laundry**

Custom cabinetry, laundry sink, utility room

## **DETAILS:**

### **Ceilings:**

- Metal Sub-Ceiling structure to reduce footstep noise from above floors

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## Windows:

- Aluminum-clad wood windows and patio doors

## Flooring:

- Walnut engineered hardwood floor. 7½" wide
- Walnut wood open riser stairs

## Small Full Kitchen:

- Kitchenaid Electric Oven and Cooktop
- Kitchenaid Hood Fan
- Kitchenaid 30" Fridge and Freezer
- Kitchenaid 24" Dishwasher

## Main Kitchen:

- Kitchen Cabinets and Island with low voltage lights and dimmers
- Kitchen Appliances:
  - Miele 36" fridge AND 36" freezer (integrated into cabinetry)
  - Miele Dishwasher (integrated into cabinetry)
  - Miele "Combi-Steam" Oven with Plumbed Water Connection (direct water line and drain)
  - Miele 36" Induction cooktop
  - Miele 30" Oven
  - Miele Microwave
  - Miele 42" Built-in Hood fan
  - 24" wine cooler
- All countertops Kstone

## Laundry Second Floor:

- LG Washer with Steam
- LG Dryer with Sensor Dry
- Laundry preparation and connections for Basement Laundry including laundry sink and cabinet

## Basement:

- Elevator Serving Lower Level, Main Floor & Second Floor. 48" x 52" Cabin

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- Basement Preparation for Home Theater Room with Sound Proof ceiling and wall insulation.
- Soundproof insulation between Master Bedroom and elevator and furnace.
- Basement flooring is 3ft by 6ft porcelain slabs
- Wet Bar in Basement including under counter fridge, sink, and lower and upper cabinets

## Garden:

- 2 step Back Yard garden with retaining wall
- Garden has hardwired low-voltage atmosphere lights

## Garage:

- 2 car garage plus 4 Driveway parking spots.
- Driveway includes snowmelt with concrete base plus interlock.
- Interlock weather sealer applied to interlock, stairs to the front door, and stone backyard patio
- Heated Garage with insulation in the walls
- Aluminum Garage Door with Thermo Glass
- Garage Sink with cold and hot water

## HVAC:

- 2 Furnaces. Low
  - 1 for Basement and Ground floor (high efficiency furnace)
  - 1 for Second floor (quiet operation furnace)
- 2 AC systems
  - 1 for Basement and Ground floor
  - 1 for Second floor
- BBQ Natural Gas line to outdoor backyard
- 2 Ecobee thermostats to control HVAC by cell phone. Controls Heating, Cooling, and Humidity. Ecobee is an expandable system, and can be expanded by purchasing more room sensors.
- 2 HRV systems (Heat Recovery Ventilation)

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- Snow Melt System for driveway, front steps, and front porch. Road to front door coverage.
- Basement in-floor heating.
- Garage in-floor heating
- All bathrooms floor heating
- Central Vacuum lines and connections for all floors

## Electrical:

- 2 electrical panels, 200 amp total.
- All lighting is LED
- Outdoor lights are low-voltage with adjustable timer
- Front outside lights with adjustable timer
- Electrical outlets in all Bedrooms and Kitchen island have USB ports in the outlet.
- Low-Voltage Stairway Lighting between all floors

## Audio Video:

- 5 Sonos Systems
  - Master bedroom with 2 speakers + 2 in Master Bathroom
  - Kitchen with 2 speakers
  - Family Room with 2 speakers
  - Dining Room with 2 speakers
  - Office with 2 speakers
  - Basement with 2 speakers
  - Backyard with 2 waterproof speakers in Backyard Patio
- 55 inch Samsung TV in Family Room
- 65 inch Samsung TV in Master Bedroom
- 65 inch Samsung TV in Basement
- 2 iPads to control audio, Sonos, 5 Security Cameras, Ring Speaker and Camera. All the above are controllable by Cell phone when away from the house.
- Alarm system with Glass break sensors, motion sensors, and 4 control pads.
  - Laundry and sump pump with water sensors connected to alarm system

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- All Bedrooms (including basement) have Coaxial Cable hookups for TV Cable boxes, Cat6 Ethernet, and Cat5 Telephone connections.

## Plumbing:

- All plumbing fixtures are Grohe brand
- Kitchens' sinks are Franke
- Toilets are Duravit
- Master Toilet seat is Duravit Senowash toilet seat
- All showers are linear drain (except basement, which has square drain)
- Instant Hot Water recirculating pump. (Instant hot water from turning on the tap, no waiting for hot water)
- Front and back yard irrigation system
- Hot water tank (owned, not rented)
- Master Bathroom features large double sink vanity with single piece large horizontal mirror, standalone bath tub, extra-large shower with rain-head, and separately enclosed toilet
- 3ft by 6 ft Porcelain slabs in Master Bathroom

## ADDITIONAL FEATURES:

Lot: 59' x 128'

Legal Description: Lot 20, Pl 1462 TWP Of York

Taxes: \$7,133.54 - 2018

## KELLY FULTON

SALES REPRESENTATIVE

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**JOHNSTON AND DANIEL DIVISION, BROKERAGE, ROYAL LEPAGE REAL ESTATE SERVICES LTD.**

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