

51 BINSCARTH ROAD

MAIN FLOOR

FOYER:

Granite Flooring at Front Door Entrance
Oak Hardwood Flooring
Custom Hunter Douglas Blinds
Plaster Crown Moldings
Cherry Wood Baseboards
Custom Door Surrounds in Cherry Wood
LED Lighting
Double Coat Closet
Built-in Console Table
Sonos Sound System

POWDER ROOM: 2-Piece

Custom Vanity in Cherry Wood with Granite Counter Top
Granite Flooring
Plaster Crown Molding
Cherry Wood Baseboard
LED Lighting
Heated Towel Bars
Toto Toilet
Custom Hunter Douglas Blinds

LIVING ROOM: 27' x 14'6"

Gas Fireplace with Custom Carved Mantel in Italian Limestone
with Granite Base and Surround
Oak Hardwood Flooring
French Doors Walk-Out to Flagstone Terrace Overlooking Back
Garden and Ravine
Two Custom Built in Dry Bars with Built In Storage and Granite
Counter Tops
Custom Double Door Surround in Cherry Wood
Built-in Samsung LED TV
Bose Surround Sound Home Theatre System
Apple TV
LED Lighting

DINING ROOM:
17'10" x 15'2"

Electric Fireplace with Custom Cherry Mantel and Granite Surround
Custom Built-in Display Shelving and Storage in Cherry Wood with LED Lighting
Large Bay Window Overlooking Garden and Ravine
LED Lighting
Plaster Crown Molding
Cherry Wood Baseboards
Bose Surround Sound Home Theatre System
Two Custom Double Door Surrounds in Cherry Wood – One Framing Entrance to Foyer and One Framing Entrance to Kitchen
Custom, Swinging Double Doors in Cherry Wood Leading to Kitchen
Flat Screen TV
Apple TV

KITCHEN:
18'8" x 12'2"

Granite Flooring
Plaster Crown Molding
Double French Doors to Deck Overlooking Garden and Ravine
Baseboards
LED Lighting
Custom Kitchen Cabinets in Maple Hardwood with Excellent Storage
Granite Counter Tops and Backsplash
Double Stainless Steel Sink with Filtered Water Faucet
Ventahood Ventilation System Encased in Custom, Hand Carved Maple Harwood
Wolf Induction Five Burner Cooktop
Jenn-air Ice Maker
Paneled Sub-Zero Fridge with Two Freezer Drawers
Wolf Convection Microwave
Wolf Convection Oven
Wolf Warming Oven Including Custom Warming Containers
Kitchen Aid Dishwasher
Sonos Sound System
Side Door Entrance
Door with Access to Two-Car Garage
Vacuum "KICK"
Built-In Ladder

GARAGE:
19'5" x 16'3"

Excellent Storage – Built in Shelving and Counter Top
Automatic Door Opener
Two Additional Doors – One with Access to Exterior East Side of House and One with Access to Interior of House
EXPOXY Concrete Flooring
Parking for One Car
Custom Slat Wall Storage System
Metal Check Plate Baseboard
Tesla Car Charger

SECOND FLOOR

MASTER BEDROOM
18'2" x 14'9"

Oak Hardwood Flooring
LED Lighting
Plaster Crown Molding
Baseboards
Custom Double Doors and Surround in Cherry Wood
Linen Closet
Custom Hunter Douglas Blinds
Bose Surround Sound Home Theatre System

DRESSING ROOM/WALK-IN CLOSET
25'8" x 11'4"

Oak Hardwood Flooring
Custom Built-in Island with Storage Drawers and Granite Counter Top
Custom Built-in Window Seat with Storage
Custom Closet with Excellent Storage and Hanging Space
Plaster Crown Molding
Baseboards
Custom Hunter Douglas Blinds
Large Windows Overlooking Back Garden and Ravine
LED Lighting
Built-in Mirror
Sonos Speakers

HER BATHROOM – 5-PIECE ENSUITE

TOTO Neorest 600 Toilet
Heated Towel Bars
Heated Flooring
Marble Flooring with Granite Detail
Custom Double Vanity with Built-In Make-Up Table
with Granite Counter Top
Shower Stall with Marble Flooring, Walls and
Ceiling with Granite Detail with Rain Shower and
Handheld Shower Heads
Custom Built-In Bench in Shower Stall in Granite
Victoria and Albert Soaker Tub
Custom Hunter Douglas Blinds
Built-In Mirrors
LED Lighting
Sonos Speakers

HIS BATHROOM – 3-PIECE ENSUITE

Marble Flooring with Granite Detail
Custom Single Vanity in Cherry Wood with Built-In
Mirror and Medicine Cabinets and Granite Counter
Top
Shower Stall with Marble Walls, Floor and Ceiling
with Granite Detail, Rain Shower and Handheld
Shower Heads
Wainscoting in Cherry Wood
LED Lighting
Heated Towel Bars and Flooring
Toto Toilet
Marble Baseboard
Plaster Crown Molding
Speaker System

LAUNDRY

Combined with Dressing Room for Easy Access
LED Lighting
Samsung Stainless Steel Washer and Dryer
Large Stainless Steel Sink with Granite Counter Top
With Overhead Storage
Custom Hunter Douglas Blinds

SECOND BEDROOM/OFFICE
15'8" x 11'7"

Oak Hardwood Flooring
Custom Paneled Walls, Ceilings in Cherry Wood
Built-In, Lit Book Shelves and Storage Cupboards in
Cherry Wood
LED Lighting
Custom Hunter Douglas Blinds
Two Hidden Closets Behind Paneled Wall
Flat Screen TV
Bose/Onkyo Integra Stereo System

4-PIECE BATHROOM

Ensuite to Third Bedroom/Also Accessible From
Hallway
Custom Vanity in Cherry Wood with Granite
Counter Top and Built-in Medicine Cabinets
Deep Soaker Tub with Granite Surround, Stainless
Steel Faucet and Handheld Shower Head
Custom Hunter Douglas Blinds
Heated Towel Bars and Flooring
Marble Flooring
Marble Baseboards
Plaster Crown Molding
Toto Toilet
Shower Stall with Marble Walls, Floor and Ceiling
with Rain Shower and Handheld Shower Heads
LED Lighting

THIRD BEDROOM
14'10" x 11'0"

Oak Hardwood Flooring
Plaster Crown Molding
Baseboard
Double Closet
Custom Hunter Douglas Blinds
LED Lighting
Speaker System in Ceiling
Wall-Mounted Flat Screen TV

THIRD FLOOR

FOURTH BEDROOM/LOFT 30'7" x 16'8"

Oak Hardwood Flooring
LED Lighting
Two Juliette Balconies with Double French Doors
Overlooking Back Garden and Ravine
Two Double Closets and Extra Large Walk-In Closet
with Access to Secondary Mechanical Room
Access to Large Crawl Space Storage Throughout
Custom Wet Bar in Cherry Wood with Sink, Granite
Counter Top, Bar Fridge, Microwave and Storage
Speaker System in Ceiling
Baseboards
Custom Hunter Douglas Blinds

3-PIECE BATHROOM

Custom Vanity in Cherry Wood with Granite
Counter Top, Built-In Mirror and Two Medicine
Cabinets
LED Lighting
Custom Hunter Douglas Blinds
Shower Stall with Marble Walls, Floor and Ceiling
and Granite Detail, Rainshower and Hand Held
Shower Heads
Toto Toilet
Heated Towel Bars and Flooring
Marble Baseboards
Plaster Crown Molding

LOWER LEVEL

FAMILY/RECREATION ROOM 30'7" x 16'8"

French Doors, Walk-Out to Back Garden, Ravine
Travertine, Heated Flooring
Custom Built-In Book and Media Wall Unit in Cherry Wood
with LED Light Lit Glass Shelving

Gas Fireplace with Custom Cherry Wood Mantel and Onyx Surround
Baseboards
LED Lighting
Bose/Onkyo Integra Home Theatre System
Flat Screen TV
Custom 4x8 Slate Pool Table With Accessories
Three Pendant Electric Light Fixture Over Pool Table
Custom Leather Sectional Sofa and Ottoman

BEDROOM/NANNY'S SUITE
9'8" x 8'6"

Travertine, Heated Flooring
LED Lighting
Baseboard and Crown Molding
Audio Speaker System in Ceiling
200 AMP Service Main Electrical Panel
Hook Up for Dryer Venting Should You Want to Put In
Secondary Laundry on Lower Level
Custom Hunter Douglas Blinds

WET BAR
10'6" x 10'2"

Onyx Counter Top
Cherry Wood Paneled Walls and Ceiling
Travertine, Heated Flooring
Brass Foot Rail
LED Lighting
Perlick Bar Fridge
Kitchen-aid Dishwasher
Built-in Glass Shelving, Backlit with LED Lighting
Bar-Sink with Secondary Filtered Water Faucet
Ice Maker
6 Custom Bar Stools
Cherry Wood Baseboards

UTILITY ROOM
9'5" x 7'2"

African Slate Flooring
Smart & Easy Microwave for Bar
Hot-Water Re-Circulating System
Discharge Condensing Unit
LUTRON Homeworks – Total Home Lighting Control System
Triangle Tube High-efficiency Boiler
46 Gallon Hot Water Tank
PREMIER Reverse Osmosis (RO) Water Treatment System
VANEE – BRONZE MODEL SERIES – Ventilation System
UPONOR In-Floor Radiant Heat System
200 AMP Service Sub Panel
Work Sink
Central Vacuum System

WINE CELLAR
8'2" x 8'

INSTALLED IN 2015
African Slate Flooring
LED Lighting
Storage for Approximately 750 Bottles
Temperature and Humidity Controlled

3-PIECE BATHROOM

Single Sink Custom Vanity with Granite Counter Top and Lit Mirror
Heated Towel Rack
Heated Flooring
Marble Flooring
Shower Stall with Travertine Walls, Ceiling, Floor, Rain and Hand-Held Shower Heads
With Granite, Onyx Detail
LED Lighting
Travertine Baseboards & Plaster Crown Molding
Toto Toilet
Custom Hunter Douglas Blinds

ADDITIONAL INFO

IPE Wood DECK Off Kitchen
Central Vacuum System with Hose and Attachments for each Floor
EUROSHIELD Environmentally Friendly Rubber Roofing in Faux Slate
Copper Gutter and Downspouts
Exterior Wall Surfaces in Stucco
200 AMP Electrical Service with One Main and Two Auxiliary Panels
Triangle Tube High-efficiency Boiler
Uponor In-Floor Radiant Heat System
Air Conditioning – YORK Affinity Series Horizontal with Spacepak Blower System
Sprayed Foam Insulation in Attic/Roof
All Foundation Walls Insulated with Expanding Spray Foam
Plumbing – Combination Copper Pipes
46 Gallon Hot Water Tank
All Windows & Doors – Kolbe & Kolbe
ALL LIGHTING LED – Indoor and Outdoor
Custom Door Surrounds in Cherry Wood Throughout Majority of House
ALL Floors Heated Except Wine Cellar and Garage

LOT SIZE:

50 x 439 Feet

SQUARE FOOTAGE

3683 Square Feet Above Grade,
1305 Square Feet Below Grade
TOTAL 4988 Square Feet

PARKING:

Single Car Garage with Direct Access to House
Private Double Wide Driveway for 2 Car Parking
1 TESLA CAR CHARGER In Garage

SYSTEMS

UPONOR Radiant Heating & Cooling Systems
Central Air Conditioning – YORK Affinity Series Horizontal Discharge Condensing Unit
LUTRON Homeworks – Total Home Lighting Control System
GENERAC Generator
PREMIER Reverse Osmosis (RO) Water Treatment System
TWO VanEE – BRONZE MODEL SERIES – Ventilation Systems

200 AMP Service Main Electrical Panel with Surge Protector
Heated Towel Bars in All Bathrooms

LEGAL DESCRIPTION: PT LT 66 PL 528 TORONTO (ROSEDALE) AS IN CT897045;
TORONTO , CITY OF TORONTO

TAXES: 2016 - \$27,972.99

INCLUSIONS: All Electric Light Fixtures
5 Flat Screen TVs and Related Wall Brackets (Living Room, Dining Room, Recreation/Family Room - Lower Level, Office on Second Level, Third Bedroom on Second Level)
All Built-In Mirrors
All Appliances in Kitchen, Wet Bar in Basement, Wet Bar on Third Floor
Central Vacuum and Related Equipment
All Window Blinds and Curtains
Shelving and Storage Units in Garage
Shed in Back Garden
LYNX BBQ With Direct Gas Line Hookup
Custom Pool Table on Lower Level with Custom Table Top Insert and Accessories
All Audio Equipment and Speakers, SONOS System
Bose/Onkyo Integra Stereo System
Built-in Bose Speakers for Deck and Stone Patio in Garden
Custom Leather Sofa, Chair and Ottoman on Lower Level
Security Hardware Including Cameras and Wiring of All Windows and Doors

EXCLUSIONS: All Art Work

POSSESSION: 30 – 60 DAYS - TBD

IMPROVEMENTS: Renovated to the “brick” including digging down the basement by an additional four feet. Work Started in 2010 and was Completed in 2011.

ALL SYSTEMS, MECHANICS, WIRING, MATERIALS ARE NO MORE THEN 6 YEARS OLD

Property Professionally Landscaped and Irrigated (Rain Bird Irrigation System)

Exterior Lighting Throughout Property

LED Lighting Indoor and Outdoor Throughout Property

NEIGHBOURHOOD FEATURES:

SCHOOLS:

Branksome Hall School for Girls

Mooredale Pre-School

Deer Park Junior Public School

Whitney Junior Public School

Our Lady of Perpetual Help

Jarvis Collegiate Institute

Central Technical School

Northern Secondary School

RECREATION/PARKS

Rosedale Park

Rosedale Ravine

Chorley Park

Craigleigh Gardens

Don Valley Brickworks Park

OFFERED FOR SALE AT
\$6,200,000

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