

# 82 Lowther Avenue

## ~ Annex / Yorkville ~

Presented By **Janet Lindsay**, Sales Representative 416-925-9191

*Superbly Positioned On Perhaps The Most Sought After Street, At The Intersection Of Yorkville And The Annex, This Is A Priceless Location In Midtown Toronto Where You Have Everything At Your Fingertips. Facing A Park And Completely Renovated Top To Bottom, This Magnificent Three Storey Victorian With Its Focal Point Turreted Facade Is A Stylish Blend Of The Traditional And Contemporary. The Period Exterior Offers Stunning Curb Appeal For An Extraordinarily Refined One-Of-A-Kind Impression.*

*Inside, This Circa 1896 Gem Has An Exciting Modern Flair Blending Seamlessly The Most Wanted Contemporary Updates With Its Original Character And Charm And Has An Incredible 6,275 SF Floor Plan For Graceful Living And Fabulous Entertaining. Upon Entering, One Is Struck By The Airy Free-Flowing Design, Soaring Ceilings, Gloriously Dramatic Staircase And Sumptuous Quality Millwork Magically Fused With The Clean Lines, Transformative Upgrades And Delightful Accents Throughout.*

*The Sun-Filled And Grand Principal Rooms Are An Art Lovers Dream With Expansive Walls And Diffuse Light, Which Collectors Will Appreciate , And Present A Superb Foil For The Modern Or Traditional.*

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*All 4 Floors Are Finished*

*The Main Level Is Both Timeless And Functional With An Elegant, Light-Filled Living Room And Separate Formal Dining Room, Each Of A Grand Scale With Strikingly Chic Woodburning Fireplaces.*

*The Oversize And Spectacular Chef's Kitchen With Harmonizing Cabinetry Is Complete With Stone Countertops And Sharp Accents, A Large Centre Island, Top Grade Appliances And Wonderful Built-Ins. A Significant Feature On The Main Floor Is The Gorgeous Eye-Catching Period Staircase With Leaded Windows For Lots Of Light.*

*The Second Floor Is Cleverly Flexible In Room Allocation And Works Beautifully As A Lavish Primary Suite Of Breathtaking Proportions. Offering The Same High-End Features And Unrivalled Attention To Detail As On The Main. The South Facing Turreted Family Room Can Be Easily Used As A Private Retreat For Owners Or Families. The Primary Bedroom Encompasses A Smart Gas Fireplace And Personal Sitting Area. A Spa-Style Ensuite Bathroom And 2 Custom Designed Walk-In Dressing Room / Closets Adjoin The Bedroom Overlooking The Garden (Presently Used As The Primary Sleeping Area). This Bedroom Would Also Make A Perfect Additional Dressing Area As Well. However Used, This Private Floor Can Be A World Apart!*

*The Third Floor Is Truly Private And The Second Bedroom, Now Used As An Office, An Astonishing 23 Feet Long, With Turret Is Ideal For A Sitting Area Or Office. Purposely Multi-Use In Design, The Third Floor Houses At Least Three Bedrooms, All Of Unusually Loft-Like Proportions, An Office, A Large Bath And A Bar Kitchen With Potential To Add An Additional Bath.*

*The Ultra Spacious, Open Concept Lower Level Is Ideal For Media, Games Rooms Or Gym And Provides A Fifth Bedroom, A 4 Piece Bath, A Full Laundry, Furnace, Electrical And Storage Rooms. There Are Two Staircases – One To The Garden And Kitchen Mudroom Entry And The Other Unites All Floors.*

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*Professionally Landscaped Front And Back, The Size And Depth Of The Garden Make This An Unusually Expansive And Tranquil Midtown Oasis,. Privacy Is Ensured By The Tall Plantings Which Together With The Two Decks, Makes This An Incomparable Haven Of Relaxation For Enjoying A Rare Sea Of Calm At The Very Vibrant Hub Of The City*

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*The Long Private Drive And Oversize Tandem Style Garage Provide Lots Of Parking And Storage*

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*Sophisticates, Professionals And Families Will Value This Unique Opportunity For Luxury Living In A Trophy Location With Convenient Access To Top Private Schools, The University Of Toronto, World Class Museums And The International Boutiques, Galleries And Fine Dining Of Yorkville's "Mink Mile". Local Area Parks And Philosopher's Walk, Neighbourhood Fitness Facilities, Public Transit And Two Subway Stations Are Just Steps Away As Are Exclusive Clubs And Other Advantages Such As Whole Foods And The Summerhill Market. The Financial District, Opera, Ballet And Theatre Are 15 Minutes By Car Or Subway.*

*Truly This Is A Showplace, Offering An Outstanding Lifestyle, And A Glamourous And Prized Alternative To High Rise Living But With Incomparable Space, Matchless Privacy And Extraordinary Convenience!*

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## *A BRIEF HISTORY OF 82 LOWTHER*

The first owner of this grand Victorian-era home, combining British Queen Anne revival and American Romanesque styles, was heiress Elizabeth White whose father was the wealthy George Hazelton White. The house was designed in 1896 by Toronto architect Frederick H Herbert who built several prominent houses in The Annex and Rosedale. Painstaking restoration over the years has been undertaken to ensure its impeccable and noteworthy architectural and cultural significance. The restoration process according to various sources encompassed reviews of historical records, photo archives and elements from other houses designed by the architect to reproduce as much as possible the original appearance of this refined and glamorous home. This included retaining and repairing wherever possible original plaster, putting original wood doors and missing stained and curved glass windows back in place, restoring the side porch, repairing brickwork, and building new stone stairs. As well, the roof was refinished in black slate with decorative copper eaves, soffits and fascia replicated.

European settlement of this area had begun in the 1790s when surveyors laid out York Township and in 1886, a merchant and local investor/developer, created an elite residential subdivision which he called the Toronto Annex. Along with Elizabeth White, first residents of the area included Timothy Eaton, patriarch of the Eatons Department Store, and George Gooderham Sr., president of Gooderham & Worts Distillery.

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# Main Level

## GENERAL FEATURES

- 10'6" ceiling
- Halogen lighting
- Magnificent quality millwork: original restored plaster crown cornices, mouldings, wainscotting, doors, casements, and deep baseboards
- Waterworks accessories in Kitchen and Bathrooms throughout
- State-of-the-art smart home with alarm (all components included, monitoring NOT included) and sound (all Sonos components included)

## FOYER

- Striking solid wood entry and vestibule doors with glass window insert on the former and opaque transom windows above each, provide light and privacy
- Plaster crown moulding and ceiling medallion for light fixture
- Elitis grass cloth wallpaper
- Deep baseboards
- Hardwood floor

## FRONT HALL

- Halogen art pot lights
- Plaster crown moulding and ceiling medallion for hanging light fixture
- Built-in ceiling speakers
- Elegant casements frame panelled doors
- Alarm panel
- Handsome entry door from side porch with opaque glass insert and large transom window above
- Deep baseboards
- Hardwood floor

## STAIRCASE

### LIVING ROOM

- Halogen art pot lights
- Plaster crown moulding and ceiling medallion
- Built-in ceiling speakers
- Turret with rare curved leaded glass windows
- Large window with bevelled glass transom
- Wood-burning fireplace with sleek custom contemporary marble mantle and hearth
- Deep baseboards
- Hardwood floor

### DINING ROOM

- Easily seats 12 - 16
- Halogen art pot lights
- Plaster crown moulding and ceiling medallion for hanging light fixture
- Built-in ceiling speakers
- Leaded glass bay and Garden-facing windows
- Wood-burning fireplace with sleek custom contemporary mantle and marble hearth
- Deep baseboards
- Hardwood floor

## Second Level

### KITCHEN

- Halogen art pot lights
- Plaster crown moulding and ceiling medallion for hanging light fixture
- Built-in ceiling speakers
- Custom cabinets, illuminated display cabinetry, pantry and deep pot drawers and pullout drawer organizers with marble countertops and backsplash and under cabinet halogen lighting
- Under-mount sink with window above
- Oversize centre island with generous preparation space, electrical outlets, cupboards and drawers
- Top of the line appliances
- Marble mosaic floor

### POWDER ROOM 2-Piece

- Halogen lighting
- Schumacher wallpaper on ceiling and walls
- Window with opaque glass insert
- Mirrored vanity wall bookended by wall sconces
- Pedestal sink with custom black linen cover
- Toilet
- Black and white mosaic tile floor (heated)

### GARDEN / MUDROOM ENTRY

- Handy access to Garage
- Halogen lighting
- Sliding glass walk-out to deck
- Mudroom with window, track lighting, built-in cupboards and hanging rods and heated floors
- Pantry / storage room
- Black and white mosaic tile floor (heated)

### Stunning and graceful period staircase from main, light filled hall and second staircase to all floors

- Halogen art pot lights
- Plaster crown moulding and ceiling medallion for hanging light fixture
- 2 tall windows with opaque leaded glass inserts
- Deep baseboards
- Hardwood floor

### PRIMARY SUITE – 4 rooms

#### FAMILY BEDROOM

*(Easily used as a Primary Bedroom / Study)*

- Includes turreted Sitting Area
- Halogen art pot lights
- Plaster crown moulding and ceiling medallion for hanging light fixture
- Built-in ceiling speakers
- Broad glass bay window framed by two leaded glass windows
- Built-in bookshelves
- Gas fireplace with sleek custom modern mantle and marble hearth
- Deep baseboards
- Hardwood floor

#### CLASSIC, TURRETED SITTING AREA

*(Open to Family Room / Alternate Part Of Primary Bedroom)*

- Halogen art pot lights
- Plaster crown moulding and ceiling medallion for hanging light fixture
- Rare, curved glass window bay
- Hardwood floor

### **PRIMARY BEDROOM**

*(Optional Study / Second Dressing Room If Family Room / Study retained)*

- King-size
- Huge window bay for great light and Garden view
- Halogen art pot lights
- Plaster crown moulding
- Built-in ceiling speakers
- Gas fireplace with sleek custom modern mantle and marble hearth
- Hardwood floor

### **WALK-IN CLOSET #1**

- Halogen lighting
- Floor to ceiling built-in cabinets, shelves with under mount lighting, drawers hanging rods and shoe organizers
- Door to fire escape
- Hardwood floor

### **WALK-IN CLOSET #2**

- Halogen lighting
- Floor to ceiling built-in cabinets, drawers, shelves with under mount lighting, custom racks and hanging rods
- Window
- Ceiling to floor wall mirror
- Hardwood floor

### **PRIMARY ENSUITE – 5 Piece**

- Halogen lighting
- Plaster crown moulding
- Built-in ceiling speakers
- Marble topped double vanities with ample storage below and marble feature wall above with sconce lighting
- Marble framed steam shower with glass door and oversize framed rain head shower with marble surround
- Marble framed water closet with Japanese toilet and glass door
- Large soaker tub with handheld shower
- Marble built-in toiletry shelf
- Alcove with dressing table, floor to ceiling mirror with wall sconces, windows
- Heated marble floor

## **Third Level**

- Staircase accesses all 4 levels
- Halogen track lighting

### **SECOND BEDROOM / OR POTENTIAL FAMILY ROOM**

*(Currently being used as an office)*

- King size with separate space for seating area / office
- Halogen and track lighting
- Picture window
- Turret with 4 leaded glass windows perfect for an office or seating / reading nook
- Passthrough window to Bar Kitchen
- Built-in bookcases and shelving
- Broadloom

### **THIRD BEDROOM**

*(Currently being used as an office)*

- Queen or Twin size
- Track lighting
- Alcove window
- Broadloom

### **FOURTH BEDROOM**

*(Currently being used as an office)*

- King size
- Track lighting
- Picture window
- Large closet
- Broadloom

### **OFFICE**

- Track lighting
- Glass door to iron staircase allows for natural light
- Large closet
- Broadloom

### **BAR KITCHEN**

- Track lighting
- Custom cabinets, with stone counters and tile backsplash
- Under-mount sink
- Full size appliances including an stove, fridge and microwave
- Mosaic tile floor

### **HALL BATH – 4 Piece**

- Track lighting
- Large, open shower with marble tile, halogen lights and rain and handheld showerheads
- Soaker tub with handheld showerhead, marble edging and tile surround
- Vanity with stone countertop, built-in drawers and cupboards and elegant mirror bookended by sconce lighting
- Window
- Tile floor

## **Lower Level**

- Access from 2 Staircases – one from Main floor hall and second from Kitchen
- Above grade windows
- Deep baseboards throughout

### **MEDIA / RECREATION ROOM / GYM**

- Open concept – easily partitioned
- Halogen lighting
- Large above grade windows for natural light
- Access to Mechanical Room and Mechanical closet
- Separate double closet with electrical panel
- Deep baseboards
- Soft utilitarian comfort floor

### **MECHANICAL ROOM**

- Florescent lighting
- Window
- Hot Water tank (rental)
- Boiler



## ENSUITE - 4 Piece

- Halogen lighting
- Tub with marble surround and halogen light
- Mirror with wall sconce
- Pedestal sink
- Heated tile floor

## POTENTIAL 5<sup>TH</sup> BEDROOM / STORAGE

- Halogen lighting
- Window
- Deep baseboards
- Wood floor

## LAUNDRY ROOM

- Halogen lighting
- Full size washer and dryer
- Laundry sink
- Storage closet under stairs (currently used to hold security components) and a storage room with window, florescent lighting and wood floor
- Tile floor

## GARDEN

- Large (20' x 18') wood deck with privacy fence and access to Drive and Garage
- Second Deck with raised planter bed by Garage for west exposure
- Deep and generous lawn, framed by mature trees, seasonal shrubs, bushes, and privacy fencing
- Inground lights and sprinklers
- High privacy fencing
- Stone path, fountain, and patios to enjoy al fresco dining with family and friends
- Garden Shed for storage on east side of garden, at the back of the garage with access from both inside the Garage as well as the double doors in the rear.

## Other Particulars

- Meticulously renovated & restored to stylish perfection!
- Architect Frederick Henry Herbert was commissioned to design this 1896 house for Heiress Elizabeth White by her father, a builder, in the "Queen Anne Revival" style. The Heritage Toronto's 2010 William Greer Conservation and Craftsmanship Award winner.
- Original, restored mouldings, doors, stained glass windows and leaded glass windows are highlights
- Top of the line materials such as Carrara marble, Farrow & Ball paint and Waterworks accessories in kitchen, and Primary Bath and Powder Room for exquisite bespoke finishing
- 4 Fireplaces – 2 gas and 2 wood burning
- Extensive alarm and security system with several cameras (*monitoring not included*)
- Hot water heating
- Central air conditioning

## PARKING

- Private drive with space for 5 cars and

## GARAGE

- Tandem Style (Storage) – Extra Deep
- Plenty of space for storing bikes, bins and seasonal tools.

**TAXES:** \$20,683.17 (2022)

**LOT SIZE:** 50' x 150'

- 2 large Garden decks

**CLOSING:** 90 days / TBD

**Offers: For Additional Information, Offer Clauses, Inclusions and Exclusions please see MLS for Schedule 'B'**