

10 Shorncliffe Avenue

~ Forest Hill ~

Presented by Janet Lindsay and Jeff Knight, Sales Representatives 416-925-9191

Main Level

- 11' ceilings
- Iconic fluted Neo Classical crown moulding and Neo Classical deep baseboards
- Oak rift sawn wood floors (herringbone in principal rooms) (refinished 2018)
- 2 ¼" thick veneered, hand-waxed and polished crotch mahogany doors (Nanz custom cast hinges)
- Custom wall coverings and panelling
- All window coverings included
- Security blinds on all side and back windows
- 8,345 square feet, finished

GRAND HALL

- Recessed entry
- Solid front door, flanked by glass sidelights with transom above for lots of light
- In-ceiling speakers
- Textured wall covering
- Herringbone wood floor
- Two large pendant lights
- Closet

LIVING ROOM

- French doors in south facing window bay
- Antique marble mantle for wood burning fireplace with stone hearth
- West facing windows flank fireplace
- Textured wall covering
- In-floor brass electrical outlets
- Ecobee thermostat
- Herringbone wood floor

DINING ROOM

- Dramatic circular room with moulding
- Easily seats 10 – 12
- In-ceiling speakers
- Venetian plaster walls
- French doors from Hall and Library
- Door to Servery
- East facing French window
- Herringbone wood floor
- Crystal chandelier

STUDY

- Glamorous ovoid shape
- In-ceiling speakers
- Elegant cherrywood panelling
- French doors and windows in south facing window bay
- Antique marble mantle for wood-burning fireplace with stone hearth
- Built-in bookcases/display shelves flank fireplace
- Hidden panelled door to adjoining office
- Wood floor

HIDDEN OFFICE

- Hidden panelled door
- Build-in desk with storage below
- Built-in cabinetry above
- All wood complements panelling in Study
- Circular window for light
- Wood floor

FAMILY ROOM

- French doors from Grand Hall
- French doors to Terrace and Garden
- In-ceiling speakers
- Panelled, built-in cabinets with interior TV mount ideal for books, storage, play and toys
- Upholstered Scalamandre silk walls above wainscotting
- Custom wood burning fireplace
- Entrance to 2nd (Her) office
- Wood floor

SECOND OFFICE (HERS) FROM FAMILY ROOM

- In-ceiling speakers
- Built-in bookcase with storage below
- 2 additional matching bookcases flank door from Family Room
- Round window matches that in Library/Office
- Ceiling fixture
- Custom carpet

FAMILY DINING AREA

- French doors from Grand Hall
- Originally open to Kitchen – door easily widened as originally used
- Open to Family Room
- Ecobee thermostat
- French doors to Terrace and Garden provide stunning sightline from front door to deep Garden
- Wainscotting
- Upholstered walls (Scalamandre silk)
- Wood floor, as in Family Room
- Door with glass window to Kitchen

KITCHEN

- Bloomsbury Kitchen (2018/19)
- Fantastic quality built-in cabinetry, some glass-fronted for display
- Tall windows above 2 separate sinks with Waterstone gooseneck faucets, overlooking Gardens
- All countertops, cooktop splash backs and hood clad in same marble
- Centre island with built-in drawers and cutting board
- Lacanche gas range with 2 ovens and heating cupboard
- Subzero fridge/freezer
- Miele dishwasher
- Subzero wine fridge
- Wood floor

SERVERY/PANTRY

- Floor-to-ceiling cabinets with custom ladder
- Illuminated glass-paned display shelves
- Marbled display shelf
- Bevelled sink with brass faucet

MUDROOM

- Full height built-in cabinetry
- Built-in bench with cushion
- Gemini panel
- Control Four system panel

POWDER ROOM

- Crown moulding
- Onyx illuminated vanity
- Hardwood floor
- Wall sconces and antique light

A Grand (split) Double Staircase makes a stunning architectural centrepiece embracing all three floors

Second Level

- Library on landing
- 15' ceilings
- Floor-to-ceiling shelving for books with built-in ladder
- Bevelled opaque glass window
- Wood floor
- Purple glass and gold hanging pendant light

LANDING, HALL AND SITTING AREA

- Iconic fluted Neo Classical crown moulding and deep baseboards
- Skylight
- South windows
- Dramatic split double staircase
- French doors to Juliette Balcony
- Laundry chute in linen closet
- Wood floor
- 2 pendant ceiling fixtures

PRIMARY BEDROOM SUITE - 4 rooms and 2 baths

PRIMARY ATRIUM SITTING ROOM

- 14'4" ceilings
- Vaulted glass ceiling
- Floor-to-ceiling French window bay overlooking garden
- Art installation display lighting
- Wood floor
- Intercom alarm panel
- Control4 system panel
- Wall sconces

PRIMARY BEDROOM

- Recessed lighting
- In-ceiling speakers
- de Gournay wall covering
- Corner windows for lots of light
- Built-in cabinets flank double door entry
- Custom silk and wool broadloom

HIS ENSUITE AND DRESSING ROOM

- Ceiling lighting
- Built-in cabinets, drawers and bench
- Marble top vanity
- Marble tub surround
- 5-piece
- Marble floor ensuite
- Wood floor in walk-in closet/dressing room

HER ENSUITE AND DRESSING ROOM

- In-ceiling speakers
- Custom wallpaper
- Built-in drawers
- Built-in makeup counter
- Walk-in closet
- Basket weave marble floor in water closet (toilet & bidet)
- 5-piece
- Marble floor ensuite
- Wood floor closet and dressing room
- Overlooks garden

SECOND BEDROOM

- South facing bay window
- Indirect lighting
- Walk-in closet with built-in shelves and lighting
- Marble countertop
- Access to attic
- Wood floor

ENSUITE – 4 PIECE (2019)

- Ceiling light
- Walk-in shower
- Free standing bathtub
- Wood floor

THIRD BEDROOM

- South facing bay window with built-in bench & cushion
- Indirect lighting
- Walk-in closet
- Wall moulding
- Entrance to semi-ensuite with bedroom 4
- Broadloom

SEMI ENSUITE TO 3RD & 4TH BEDROOMS – 4 PIECE

- Skylight
- Indirect lighting
- Glass framed shower
- Tub with marble surround
- Stainless steel vanity mirror with storage
- Stone floor

FOURTH BEDROOM

- East facing window
- Indirect lighting
- Double door closet
- 2 Custom built-in display shelves
- 4 Additional built-ins for hanging clothes
- Entrance to semi-ensuite with bedroom 3
- Broadloom

Lower Level

- London Style window wells in some areas for extra natural light
- Heated floors except in gym, furnace, storage and utility areas

MEDIA/RECREATION ROOM (ORIGINALLY CHILDREN'S PLAYROOM)

- In-ceiling speaker
- Vivitek projector
- Projector screen
- Wood burning fireplace
- Stone fireplace surround
- Poured concrete heated floor

WINE CELLAR

- Adjoins Media/Recreation Room
- Tile floor
- Emerson thermostat

GYM/YOGA ROOM (POTENTIAL 7TH BEDROOM)

- Indirect lighting
- Mirrored wall
- Cushion floor
- Window well
- Walk-in closet

ENSUITE – 3 PIECE

- Tile floor
- Stone top vanity

FIFTH BEDROOM

- Indirect lighting
- South facing deep bay window well
- Built-in shelves
- Entry to utility room
- Entrance to 3-piece semi-ensuite with 6th bedroom

SEMI-ENSUITE TO 5TH & 6TH BEDROOMS – 3 PIECE

- Extra large walk-in steam shower with rain head
- Stone bench

SIXTH BEDROOM

- Indirect lighting
- South facing deep bay window well
- Built-in shelves
- Entrance to semi-ensuite

FURNACE ROOM

- Lenox furnace x3
- GE fridge
- 200 amp electrical panel

LAUNDRY ROOM

- Updated 2018/2019
- Tile floor
- Sink
- Built-in double closet door
- Stone countertop
- Maytag commercial technology washer and dryer

STORAGE ROOM

- 3 John Wood commercial grade concrete water tanks
- Giant water tank
- Lochinvar boiler for snow melt system
- Axiom system feeder
- Sink

UTILITY ROOM

- Entrance from walk-in closet for Bedroom #5
- Kinetic water filtration system
- Intercom alarm systems
- Federal Pioneer electrical disconnections systems

COMFORT SYSTEMS

- Front windows (2015)
- Back windows (2010)
- Security blinds on main floor side and back windows
- Impact resistant windows
- Irrigation system front and back
- Heated driveway and walkway in front
- Heated floor in main rooms of lower level
- Kinetic water filtration system
- Intercom alarm system
- Federal Pioneer electrical disconnect system
- 3 Lennox furnaces
- 3 John Wood commercial grade heater/tanks
- Giant water tank
- Lochinvar boiler
- Axiom system feeder
- Sump pump
- Gemini alarm panel
- Wired for smart video analytics, 8 camera surveillance system in 2025 with Avante
- Control4 system panel
- Privacy metal window coverings adds security

Exterior

FRONT EXTERIOR

- Janet Rosenberg landscape architect 2017/18
- Landscape lighting
- Hardwired cameras
- Heated walkway, side and circular driveway
- Privacy hedges and beech trees
- Heated herringbone brick circular driveway & walk
- Irrigation system

PARKING

- Carport
- 1 car garage
- Parking for 11-12 in circular driveway, carport and garage

GARDEN

- Janet Roseberg designed gardens
- Hard wired cameras
- Built-in Twin Eagles stainless steel BBQ
- Built-in Clementi stainless steel pizza oven
- Up lighting
- Built-in ground speakers
- Stone terraces and patio, for sitting and dining

ARCHITECTURE

- Gordon Ridgely

CONTRACTOR

- Whitehall Homes

INTERIORS

- Brad Currie

PHOTOGRPAHY

- Patrick Biller

OFFERS

- 2 Business days irrevocable
- Attach survey
- Schedule B (inclusions & exclusions)

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