

29 Oaklands Avenue

The Charbonnel

~ Midtown / Summerhill / South Hill ~

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

Ground Floor

FOYER

- Tall ceilings
- Access to Cambridge ELEVATOR
- LED pot lights
- Crown mouldings
- Alarm panel
- Double width closets, customized for coats and shoes
- Staircase with black custom iron railings to all floors
- Heated tile floor

GLASS FRAMED VESTIBULE ENTRY FROM GARAGE

- LED pot lights
- Alarm panel
- Under stair storage
- Heated tile floor

DEN / OFFICE

- LED pot lights
- Large south facing window with automated blinds
- Heated tile floor

MECHANICAL ROOM

- MaxAir50 furnace
- Aprilaire humidifier
- Rain Bird irrigation system

2 CAR GARAGE

- Accessed from secure underground driveway
- Generous ceiling height
- Custom slatwall panelling and accessories
- Storage room with elevator mechanical equipment (ideal for golf clubs and cart)
- Central vac and equipment
- Garage door with Liftmaster remote control
- Electrical outlets
- Water faucet

First Floor

- Tall ceilings
- LED pot lights
- Crown mouldings
- Double closet
- Access to ELEVATOR
- Floating staircase from Ground Floor to Second Floor with custom black railings to all floors

LIVING ROOM / DINING ROOM

(Currently used as Dining Room)

- LED pot lights and wall sconces
- Ceiling speakers (connected to Sonos system)
- South window with automated blinds overlooking treetops
- Heated European oak floor

KITCHEN

- Open to Family / Great Room
- LED pot lights
- Ceiling speakers (connected to Sonos system)
- Crown mouldings
- Upgraded oversized island with storage and electrical outlets
- Upgraded built-in Miele appliances
- Subway tile backsplash with display shelves
- Upgraded Calacatta quartzite countertops
- Upgraded double pantry cupboards flanking built-in shelves over quartzite-topped drawers
- Heated European oak floors

FAMILY / GREAT ROOM

- Walk out to terrace through folding glass doors with automated blinds
- LED pot lights
- Ceiling speakers (connected to Sonos system)
- Crown mouldings
- Wall of built-ins with drawers and shelves, with mounted Samsung "The Frame" TV, flanked by floor to ceiling cabinets
- Heated European oak floors

TERRACE

- Upgraded landscaped terrace with Japanese maples and bushes
- Landscape lighting
- Glass break film on glass
- Irrigation system
- Privacy siding
- Dekko fire pit (natural gas)
- Electrical outlet
- Water faucet
- Stone floor

POWDER ROOM – 2 Piece

- LED pot lights and bespoke wall sconce
- White Quartz countertop
- Marble tile floor

Second Floor

- Tall ceilings
- Crown mouldings
- Floating staircase from Ground Floor
- Access to ELEVATOR

PRIMARY BEDROOM

- King size and spacious enough for Sitting Area
- LED pot lights
- Large picture window with automated blinds and sheer textured drapes
- Large walk in closet room with pocket door
- Wall of built-ins with drawers flanked by floor to ceiling cabinets
- European oak floor

PRIMARY ENSUITE – 6 Piece

- LED pot lights and wall sconces
- Ceiling fan
- Adjoining bedroom window for natural light
- Large vanity with double sinks, and storage below
- Dolomite honed marble throughout
- Large freestanding soaker tub
- Large walk-in shower with rain and hand held showerheads, built-in bench and shower niche
- Heated floor

SECOND BEDROOM

- LED pot lights
- South window with automated blinds and sheer textured drapes
- Walk in closet
- European oak floor

SECOND BEDROOM ENSUITE – 3 Piece

- LED pot lights and wall sconce
- Ceiling fan
- South window with privacy glass
- Volakas marble countertop
- Glass framed shower with rain and handheld showerheads
- Volakas marble floor

Third Floor

- Skylight
- Crown mouldings
- Access to ELEVATOR
- Oversized double door linen closet

THIRD BEDROOM

- LED pot lights
- Large balcony with electrical outlet, automated blinds and sheer textured drapes for sliding glass doors
- Walk in closet with window
- European oak floor

THIRD BEDROOM ENSUITE – 3 Piece

- LED pot lights and wall sconce
- Ceiling fan
- Volakas marble countertop
- Glass framed shower with rain and handheld showerheads
- Volakas marble floor

FOURTH BEDROOM

(Currently used as an office)

- South city skyline and treetop views
- Juliette balcony
- Automated blinds and sheer textured drapes
- Walk-in closet
- European oak floor

FOURTH BEDROOM ENSUITE – 4 Piece

- LED pot lights and wall sconce
- Ceiling fan
- South window with privacy glass
- Bathtub and handheld shower
- White Quartz countertop
- Porcelain tile floor

LAUNDRY ROOM

- Ceiling light and fan
- Full size upgraded appliances
- Stainless steel sink
- Built in cabinets
- Wooden shelving
- White Quartz countertop
- Porcelain tile floor

Skyline Terrace Floor

- Skylight
- Crown mouldings
- Access to ELEVATOR

NORTH TERRACE

- Stone clad natural gas fireplace
- Electrical outlet
- Landscape lighting
- Privacy sidings
- Irrigation system
- Water faucet
- Wood style decking

SOUTH TERRACE

- South skyline views
- Landscape lighting
- Privacy sidings
- Electrical outlet

MECHANICAL ROOM

- AirMax 100 furnace
- Flow Max Hot Water Tank
- Life Breath system
- Hunter irrigation system
- Glow Brand boiler

Additional Features

ARCHITECT

Richard Wengle, one of Toronto's best-known architects for high-end custom homes designed The Charbonnel as a contemporary interpretation of Midtown's historic architecture emphasizing proportion, limestone detailing and refined craftsmanship.

INTERIOR DESIGN

Brian Gluckstein of Gluckstein Design, designed the interiors with many upgrades by the owners to the kitchen, luxury finishes and classic contemporary styling.

LANDSCAPE ARCHITECTURE

Extraordinarily lush plantings provide a manicured framework on Oaklands Avenue for The Charbonnel. Ron Holbrook a renowned landscape architect, known for his elegant residential landscapes, designed the exterior gardens, courtyards and streetscape for Treasure Hill, the luxury home builder specializing in boutique infill communities.

PARKING: Double garage with access from secure underground driveway

GARAGE:

- Accommodates 2 cars
- Liftmaster garage door opener and remotes
- Fuse box (electrical closet)
- Slatwall panels for storage
- Utility closet

TAXES: \$20,947.59 (2026)

MO. MAINTENANCE FEES: \$2,150

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

Comfort Systems

- MaxAir50 furnace
- Aprilaire humidifier
- Rain Bird irrigation system
- Cambridge elevator
- Alarm system with glass break sensors
- IQ and DSC alarm panels
- 3 zone integrated Sonos system and ceiling speakers
- Hunter Douglas automated blinds
- Home Wave central vac and equipment
- Liftmaster garage opener and remotes
- Ecobee thermostat
- AirMax 100 furnace
- Life Breath system
- Hunter irrigation system
- Glow Brand boiler
- Glass break film on folding doors to terrace and all ground floor windows

N.B. Buyer to make personal arrangements / contracts for above alarm system, automated blinds (Hunter Douglas) and elevator

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