

54 Bywood Drive, Toronto

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Elegant Family Home on Rare Lot in Islington Heights!

- Magnificent "move up" home with **expansive and rarely available 80 x 129 lot – it's like your cottage in the city!**
- Lush property **uniquely allows** plenty of space for the gorgeous Betz inground pool & surround **PLUS huge yard**, & deck for entertaining & play.
- **Complete rebuild from scratch** including foundation – solid modern construction
- **4900 Square feet** including lower level – **with opportunity to build** over breezeway & garage to expand.
- **Meticulous attention to detail, design, craftsmanship and quality finishes are prevalent throughout!**
- Grand entrance & foyer with massive 28' high skylight **flooding the home with natural light**
- Incredible layout & **very special main floor extras** including - 'must have' **mud room, laundry, separate office & 2 fireplaces** (one gas, one real wood burning).
- **4 bedrooms and 3 gorgeous (new 2012) bathrooms on 2nd floor.** Gigantic master bedroom hideaway!
- Huge fully professionally finished basement with gas fireplace, and **roughed-in bathroom ready to be finished.**
- **Double garage with additional storage, plus double drive fits 4+ cars**
- **Prestigious executive enclave of stately homes, nearby schools, shops, transit.**

Luxurious Space & Sophisticated Beauty!

Endless highlights to discover:

Gorgeous exterior front:

- Brick façade with **professionally manicured** front lawn & gardens
- Beautiful mature towering trees allowing for lots of shade, colour & privacy
- **Attached double car garage** with 2 automatic garage door openers
- **Separate side door entrance** to the main floor laundry/mud room
- **Private double drive** parking for 4 cars
- Professionally installed basketball net on driveway
- Interlocking walkway & flagstone steps
- Built in lighting & sprinkler system
- Covered peaked front entrance with custom double front doors

An Outdoor backyard oasis!

- Just in time for summer! Your kids will **fall in love with the heated Betz in-ground swimming pool** with wrought iron safety fencing surround.
- Important to note there are **no trees towering over the pool for full sun & low maintenance**
- Lots of **privacy trees around yard plus tall cedar hedges** around pool
- Private stamped concrete **patio and sunbathing area surrounding the pool**
- Large deck will have you enjoying many family & friends get-togethers
- **Vast open green space for kids & pets to throw the ball and play**
- Outdoor play structure & super popular sand box
- Adorable wood garden storage shed
- Outdoor built-in speakers

Main Floor

Main foyer

- Winding two toned oak solid staircase with wainscotting
- Soaring 28 foot ceiling height with skylight open to main & whole 2nd floor!
- Double coat closet
- Crown mouldings & custom millwork
- Halogen pot lighting
- Upgraded porcelain tiled floors

Living Room

- Double French doors entry
- Custom built-in shelving & cabinetry with pull-out tray and power outlet
- Wainscotting
- Wall of windows overlooking the back garden
- Built-in speakers
- California wood shutters
- Crown mouldings & halogen pot lights
- Chestnut coloured hardwood floors

Dining Room

- Soothing real wood-burning custom built fireplace with marble surround
- Sliding French door pocket doors leading into the family room
- Large picture windows overlooking the front garden
- Built-in speakers
- California wood shutters
- Crown mouldings & halogen pot lights
- Chestnut coloured hardwood floors
- Plenty of room for expanding dining table for festive occasions or Christmas tree

Kitchen

- The **gourmet of the family will love** to cook & entertain in!
- Granite counters & Tumbled marble backsplash
- Granite bar counter open to the family room
- **Professional series stainless steel appliances** including 6 burner gas range
- Custom cabinetry by **Cameo kitchens**
- Built-in speakers
- **Central vacuum sweep inlet**
- Overlooks the breakfast room
- Chestnut coloured hardwood floors
- **Easy layout for keeping an eye on the kids or hosting family & friends**

Breakfast Room

- Sliding doors **walk out to the large party sized back deck, garden & pool**
- Octagonal wall to wall windows **invites in natural light**
- Built-in speakers
- Chestnut coloured hardwood floors
- California wood shutters
- Casual meals with kids

Family Room

- **Gas fireplace** with tumbled marble surround
- **Custom built-in media centre** with swing arm to allow for perfect TV viewing from any angle
- **6 channel music switch controls inside & outdoor areas inside built ins**
- Open pass through & granite bar to the kitchen
- Corner windows overlooking the back garden
- Built-in speakers
- California wood shutters
- Chestnut coloured hardwood floors
- Halogen lighting
- Crown mouldings
- Airy & open to keep eye on kids, or catch the game when cooking

Office/5th bedroom

- Large picture windows overlooking the front garden
- Chestnut coloured hardwood floors
- **Nicely tucked away** from the rest of the house off the front foyer, can close door on work, or to get down to work! Great for kids homework too.

2 Piece Powder Room

- Custom vanity
- Kohler sink & toilet
- Crown mouldings
- Porcelain tiled floors
- **Ideal location for privacy**, away from main areas

Mud/Laundry Room

- Built-in cabinets for all your laundry supplies
- Built-in Whirlpool Duet washer/dryer plus sink
- Side door walk-out to the front & back garden
- **Direct entrance to garage**
- Double closet
- **Heated porcelain tiled floors**
- "Modern Must have" for any size family – to peel off hats, coats & boots, set down groceries, hide sports gear

Second Floor

Open Landing

- Overlooks the main floor
- **Airy and bright** from the stunning skylight radiating light down to main level!
- Linen closet
- Wainscotting & halogen pot lights
- Hardwood floors

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Guiding you home



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Master Bedroom Deluxe Suite

- Double door entry
- Wall to wall windows in octagonal sitting area
- Walk-in closet with built-ins
- Crown mouldings
- Broadloom
- Halogen lights

5 Piece Master Ensuite

- Redesigned by Jennifer Flores of Rambling Renovators 2012
- **Spa like** oversized corner Whirlpool soaker tub
- Tempered **glass enclosed shower**
- Custom Double vanity with Caesar stone counters
- Stunning lighting, mirrors, & window coverings
- Kohler sink & toilet
- Crown mouldings
- Marble floors

Second Bedroom

- Walk-in closet
- Broadloom
- Large casement windows overlooking the front yard
- **Own ensuite – great for in-law/guests**

3 Piece Ensuite Bath

- Redesigned by Jennifer Flores of Rambling Renovators 2012
- Mosaic tiled marble floors & countertops
- **Huge glass enclosed shower with rainhead & thermostatic valve**
- Heavy duty roller glass shower door
- Custom vanity
- Kohler sink & toilet

Third Bedroom

- Double closet
- Broadloom
- Large casement windows overlooking the front yard

Fourth Bedroom

- Double closet
- Broadloom
- Picture window

4 Piece Family Bath

- Redesigned by Jennifer Flores of Rambling Renovators 2012
- Custom vanity & linen closet
- Marble floors & counters
- Mosaic tile walls & soaker tub
- Picture window with custom roman blind

Lower Level

- An outstanding huge open spaces for your family to have fun & relax!
- There is a large utility/storage room with a built-in work bench area for creative or handy ones.
- Roughed-in plumbing for an additional bathroom

Recreation/Games Room

- Gas fireplace & mantle
- Broadloom
- Halogen lighting
- Above grade windows overlooking the back & front gardens
- Under-stair storage closet
- Large cold cellar – ideal for the wine connoisseur of the family
- Space for pool table, ping pong, big screen theatre, toys, another bedroom.

Mechanical systems:

- Hi efficiency quality forced air gas Bryant furnace & central air conditioning
- Security system
- Indoor-outdoor built-in speaker system
- Sprinkler system
- Aprilaire humidifier
- Central vacuum (with sweep inlet in kitchen)
- Heated in-ground Betz pool & full systems

Islington Heights Neighbourhood!

Tee off at the renowned Islington Golf club practically in your backyard! Great community spirit in a sought after school district, and nature enthusiasts dream nearby some of the best parks, hiking trails and recreational activities!

This coveted enclave of prestigious homes is in a beautiful mature and convenient west-end "old city of Etobicoke" neighbourhood that continues to flourish with a great deal of investment by builders & buyers growing the neighbourhood.

Excellent school district! **Rosethorn** Junior School, **Humber Valley Village** Junior Middle School, Newly renovated **St. Gregory** Catholic School, **Etobicoke Collegiate**, as well as many popular private (Kingsway College) and alternative schools.

Shopping a plenty! The Islington Village shopping district on Dundas Street has an upscale tone with a small town feel. Humbertown is easy to reach.

A golf lover's paradise! In addition to The Islington Golf Club, St. George's Golf & Country Club, Lambton Golf & Country Club, Scarlett Woods Golf Course, Weston Golf & Country Club are all just a short distance.

Plenty of lush parks surround! Nearby beautiful Rosethorn Park (3 tennis courts & children's playground), Islington Heights Park & The Mimico Creek wind their way through the centre of this picturesque neighbourhood all the way down to Lake Ontario & The Martin Goodman Trail.

Well served by the TTC. Bus service on Islington, Rathburn & Kipling connect passengers to stations on the Bloor-Danforth subway line. The Kipling station also provides service to the Go Transit Line.

Drive downtown in approximately 20 minutes! Nearby on-ramps to Highway 401 or 427 connects to all of Toronto's major highways & Pearson Airport. Works well for those with offices in Mississauga.

Excerpts from Toronto Neighbourhoods www.torontoneighbourhoods.net

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Guiding you home



Taxes 2012: \$9568.58	Approx Sq Ft. 4900 square feet (includes the lower level)		Possession: 60 Days / TBA
Bedrooms: 4	#Baths: 4	Parking: Double car garage and Private double drive parking for 4 cars	Lot size: 80 x 128.95 Feet
Inclusions: Stainless steel: Ultraline fridge & 6 burner gas range stove, Best exhaust fan, Miele dishwasher, Panasonic Microwave, Whirlpool washer & dryer, built-in speaker system in dining room, living room, family room, kitchen, deck and pool with switching system, security system, sprinkler system, Bryant gas burner, all window coverings & California shutters, all electric light fixtures (except as excluded), central air conditioning, Aprilaire humidifier, 2 automatic garage door openers, central vacuum & equipment, Betz heated in-ground pool, garden shed & play structure			
Exclusions: Dining room light fixture			