

7 Weatherell Street, Toronto

Luxurious Custom Family Home!

♦ Welcome to 7 Weatherell! This uber modern, uniquely designed home is definitely one that you will stop and notice!!!

Some of the endless highlights to discover:

- ♦ **Gorgeous exterior:**
 - Façade with stucco plus clear cedar tongue & groove siding and soffits
 - Plenty of exterior built-in pot lighting accents the home in the evening
 - Quality Pella windows and sliding glass doors throughout
 - Low maintenance front yard and professionally landscaped with Armour stone boulders
 - Limestone stairs to the inviting covered front porch with cedar railings and built-in planter boxes.
 - Single detached garage has been refurbished with new flat roof, new floor, new exterior stucco, and garage door with electric opener.
 - Driveway has been freshly paved.
- ♦ Notice the custom Mahogany European designed **solid wood & frosted glass front door.**
- ♦ There is a **built-in intercom system** that includes rough-in camera and is wired for front door, kitchen & 3rd floor. Many options to be activated by new buyer.
- ♦ **Matching doors, flooring & style** through all the levels.
- ♦ **Double front hall closet** to the left of the front foyer.
- ♦ **Custom oak floating staircase** with 2.5 inch thick treads and minimalist metal spindles running from top floor to lower level, channeling a flow of light from large skylight.
- ♦ **Oak whitewash wide planked hardwood floors** and gleaming white porcelain floors.
- ♦ **Numerous high end special LED potlights** throughout – only uses 5 watts of energy!
- ♦ Dual flush water saving toilets, waterfall spout faucets
- ♦ Soft closing drawers and cabinets in bathrooms & kitchen
- ♦ **Dream smart kitchen!** Quality custom design includes:
 - **High end Jenn-air built-in stainless steel appliances** including custom cabinet covered oversized French door fridge with bottom freezer, gas counter top stove, large industrial sized exhaust hood, built-in wall oven & built-in microwave.
 - **Note the deep 2.5 inches thick ceasar stone counters.**
 - Double stainless steel undermount sink includes a **sensor kitchen faucet** you can turn on and off without dirtying while cooking with messy hands.
 - Lovely pendant overhead lighting & glass backsplash.
- ♦ **Dramatic living/dining room ceiling** – height of 14'6" plus recessed mood lighting and open to second floor landing. **Built-in bookcase & gas fireplace.**
- ♦ **Great flow from indoors to out** with new cedar deck with railings (**built to code**) off the living room was made for hosting parties!
- ♦ Both bedrooms on second;
 - Large picture windows have a wall of closets with sliding mirrored doors & built-in shelving.
 - **Wired for cable on two walls**
 - **Built-in ceiling speakers & wiring** for own musical operating sound options (ie own ipod or radio including volume)
 - **Wired to central entertainment hub** in basement.

- ♦ **Deluxe 5 piece family bath;**
 - Double custom vanity with built-in drawers.
 - **Large soaker tub with glass enclosed shower door** and tile surround.
 - **Sensor ceiling fan** for bathrooms so they turn on & off when someone enters or leaves, to save energy.
- ♦ There is a **linen closet** conveniently next to the bathroom.
- ♦ **Private master bedroom retreat on the 3rd floor!**
 - **King sized** bedroom with His & Hers closets with built-ins.
 - Built in speakers, cable wiring & wiring for sconces
- ♦ **Spa-inspired 5 piece master ensuite!**
 - Double vanity with built-in soft closing drawers,
 - **Deep square modern Vida free standing soaker tub.**
 - **Walk-in seamless tempered glass enclosed shower with pebble floor and extended rain shower plus body jets**
 - **Walk-out to an additional balcony.**
- ♦ **Private 330 square foot deck and outdoor oasis with high cedar fencing surround.**
 - The Marquis "Spirit" model – 3-4 person jets & hydrotherapy
 - Built-in speakers outdoors.
 - Enjoy a nice glass of wine and soak away your stress of the day. Perfect for all seasons!!
 - **Large private south facing sunbathing area.**
- ♦ **Exceptional lower level!**
 - **Excavated, waterproofed & underpinned for 8' high ceilings throughout.**
 - **Heated gleaming white porcelain tiled floors**
 - **Expansive 400 sf family recreation room**
 - **Walk-out via large, wide, to code staircase leading to the back garden!**
 - **Wired for sound & home theatre** – built in speakers and thought out wiring and space for screen to be installed
 - **Home office or additional bedroom** has built-in shelving and tiled floors. Ideal guest or in-law suite.
 - **4 piece family bath!** Under stair storage, good sized laundry room area nicely tucked behind closed closet doors and utility room complete this level.
- ♦ **Mechanical systems:**
 - **Hi efficient 2 stage American Standard quality forced air gas furnace.**
 - **Owned oversized direct vented hot water tank that works is used for floor heating as well.**
 - **Instant hot water pump system installed for sensor or timer to be initiated & programmed.**
 - **2 floor drains in lower level inside with back up valve. All drains new.**
 - **100 amp service**
 - **Sump pump installed**
 - **Central hub can be activated for all music & speakers in each separate zone throughout home.**
- ♦ **Sellers have all permits, designs, technical specs and information for the new homeowner.**
- ♦ **You don't have to go through the endless work, time, hassle, expense & stress!** This stunning detached 3 storey home has been rebuilt and transformed into a luxurious "forever" family home in 2013 for the lucky new buyers!
- ♦ **A remarkable combination of space, location, investment & dream lifestyle for the move-up stylish buyer!**

Check out the YouTube video at www.LovelyTorontoHomes.com

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