

16 VALLEYANNA DRIVE

The Julie Kinnear Team
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Contemporary State Of The Art Luxury "Smart Home"

- 10,000 SF of Living Space with an emphasis on an abundance of light throughout!
- Lush & Landscaped 102 x 205 foot lot with 40' x 20' pool. Back Gate access to Glendon/Sunnybrook Park.
- Located on one of Toronto's most desirable & quietest cul de sacs nestled between Lawrence Park & The Bridle Path.
- Designed by the prestigious firm of **Taylor Hannah Architect.**
- One of kind Kitchen / Breakfast Room / Family Room, a dramatic & spectacular space! The view...the natural light... the design... all while spending quality time with family in the heart of the home.
- Minutes from The Granite Club, Blythwood P.S., Toronto French School, Crestwood School & Crescent School. South of Lawrence Ave.

Car aficionado?

- **Parking for 10 on circular heated drive & double garage.**
- Entrance directly from garage to indoors.

Dog owner and/or an active runner/walker?

- Walk right out your **back gate to access Sunnybrook Park!**
- Granite Club just up the street
- Private home gym and sauna

Large family?

- 5 Bedrooms
- 8 Bathrooms
- Huge property inside and out. Lots of elbow room!
- Host all kinds of special family occasions & even weddings!

State of the Art luxury & fully integrated "Smart Home" has been created with an emphasis on an abundance of light throughout.



Children? Super cool features like:

- Secret/Convenient back staircase
- Main floor mud room
- Space for indoor hockey in basement
- Superb school district including nearby Blythwood Jr. P.S., TFS, Crescent & Havergal College, Crestwood School
- **Huge 40' x 20' x 10 feet deep pool & separate pool cabana with change rooms** for parties & pals
- 2nd casual kid friendly powder room on main floor
- Open concept to keep an eye on the little ones
- Valleyanna is a quiet dead end cul de sac for learning to ride bikes or road hockey

Love to entertain?

- Be proud to host elegant large or small gatherings with flair.
- Extraordinary Kitchen / Breakfast Room / Family Rooms
- Chef's dream space to cook up a storm, play, laugh, live in the moment.
- **Dual dishwashers, massive kitchen storage/pantries, Miele suite of appliances.**
- Perfect for special occasions, birthdays, weddings or corporate partners
- **High Tech Smart Home Features Throughout including new high tech audio/integrated system in 2018**
- Walk outs from various rooms for indoor/outdoor events.

Wine connoisseur?

- Store your prized wine collection in the **2000 bottle custom temperature controlled cellar complete with tasting table (2016).**



Work from home?

- Fabulous main floor home office nicely separate / private from rest of home.
- Multiple built in desks.
- Natural light floods in from every room, so easy to convert space wherever is preferred.

Looking for Covid friendly?

- No need for a cottage/commute when you have the peace and solitude of the lush grounds right at home, every day.
- Socially distance outdoors in front of roaring wood burning fireplace and multiple patios.
- Work out in your own private Home Gym, Sauna & Pool!
- The natural light and reflective surroundings are a major mood enhancer.

Need private space for a Nanny or In-Law?

- Separate side entrance with direct access to the lower level, for privacy.
- Lower level full 5th Bedroom complete with fireplace, walk in closet.
- 2nd laundry on lower level.
- Or Separate Guest Suite on 2nd Floor.

Love Gardening?

- Outstanding gardens with full irrigation, extensive plantings and magnificent mature trees.
- Massive lot with opportunity to have sunny or shade gardens.
- Over 25 species of trees & shrubs planted.
- Plenty of privacy and beauty from the landscaping can be viewed from all of the numerous windows.

Crave solitude?

- **A quiet, private and serene retreat to escape to on almost half an acre of land.**
- Huge mature trees on the perimeter
- Valleyanna is a dead end cul-de-sac with neighbouring estate homes set back from the street.
- Single family homes on both sides.
- No neighbours behind - just the grounds of York University, Glendon College

Art collector?

- The home is designed for showcasing paintings and sculptures throughout!
- White on white enhances gallery feel - ideal for splashes of colour.
- Floor to ceiling windows and approximately 400 built-in lights/pot lights/ art lighting to enhance.
- Striking designer European white oak floors throughout.

Escape to a quiet, private, serene retreat, or host elegant gatherings. In this luxury home you have it all.



Main Floor Masterpiece Boasts 3600 Square Feet

Elegant front foyer to welcome friends and guests

- Beautiful oversized custom Italian solid mahogany double doors and side panels with frosted beveled glass.
- Dramatic marble slab floor installation.
- Edged circular staircase with glass tile feature wall backlit with LED lighting. **It is one of 3 staircases to the lower level.**
- Front hall closet off the to the central hall.

Office

- Extra tall pocket doors provide entry to a large bright office.
- Wood tile floor, panelled floor to ceiling windows overlooking the landscaped front gardens and circular drive.
- Custom built-ins including desk, bookcases, accent wall and ceiling panels.
- Fully hardwired with Wifi integration with network server and art lighting.

Cosy Library

- Wonderful and surprisingly cosy get away from all the action in the family / kitchen area with the custom granite gas fireplace
- Surrounded by walls of glass, built-in shelving, glass tile and mirror accents.
- Architectural ceiling panels with LED lighting. Panelled accent under all windows.
- Floor to ceiling windows overlooking landscaped gardens and circular drive.
- Makes a wonderful piano / music room with special acoustic ceiling.



Welcome your guests in an elegant marble slab floor foyer.

Living Room

- Expansive living room with gas fireplace and mirror surround
- Open to dining room.

Dining Room

- Acoustical drop ceiling with lighting accents.
- Spectacular floor to ceiling windows overlooking garden and pool area.
- Art-lighting

Family Room

- Spectacular 12' ceilings and bright western exposure.
- French doors open onto a gracious patio with roaring outdoor wood-burning fireplace.
- Equipped for theatre surround sound and generous sized smart TV mounted above stunning floor to ceiling white granite.
- Amplified controls for all home centralized audio.
- Acoustical, back lit, dropped ceilings.

Refined Powder Room off Centre Hall

- Intricate black and white mosaic tiled floor.
- Fossil Cambrian granite countertop, high gloss, polished, floating vanity.
- Wall to wall mirror, accented with euro lights.
- Hansgrohe vessel and faucet and Toto toilet.

Centre Hall

- Corridor walkouts via French doors to the garden and pool area.
- Lit gallery for artwork as well as lit display glass shelving.





Kitchen & Breakfast Room

- Taylor Hannah Architect Inc. Designed a **glamorous state of the art commercial sized kitchen** with soaring 12' ceilings open to the family room.
- **Full set of Miele appliances including:**
 - Side by side 36 inch fridge/freezer.
 - Coffee station with built-in cappuccino machine.
 - Steam oven, duo convection ovens & microwave, warming drawer.
 - 2 dishwashers.
 - 36 inch/5 burner induction cook top.
 - Back lit acoustical drop ceilings.
- In-sink garburator, hood fan with lighting.
- The framed kitchen cabinetry features a hand polished high gloss white finish. Sizeable pantries. Accented with back lit, frosted glass accent cupboards.
- Built-in desk & open shelving.
- Eat at immense island (12' x 6'). Leathered Cambrian black granite waterfall countertop.
- Perimeter countertops and backsplash in Caesarstone white.
- Oversized duo Franke sink with Hansgrohe faucet.
- Enormous floor-to-ceiling windows overlooking gardens and pool.
- Security and home audio controls. In house security cameras.



Superb Second Floor Plan With 2800 Square Feet



Landing

- 4'x4' double skylights illuminate the landing area.
- Second stairway with access to basement and kitchen.
- Built in night lights for night-time illumination.
- Central vacuum.

Master Suite

- French doors open into receiving area.
- Double walk-in closets with custom cabinetry.
- Large, lit custom medicine cabinets in corridor.
- Master en-suite bathroom and sleeping suite.
- Two 4' x 4' skylights
- Floor to ceiling panelled windows overlooking garden and pool area, custom automated blinds and window treatments.
- Floor to ceiling bevelled mirror feature wall.
- Crystal chandelier and sconce accents, multiple art lighting.
- Marquis fireplace with granite surround.
- Smart TV screen, theatre surround sound.
- Security and home audio controls.





Walk-In Closet #1

- Custom cabinetry including Central Island with hidden compartments and dressing seat.
- Crystal chandelier.
- Full length and demi-mirrors.
- Drawers and dust proof cupboards. Hanging for full and half lengths.

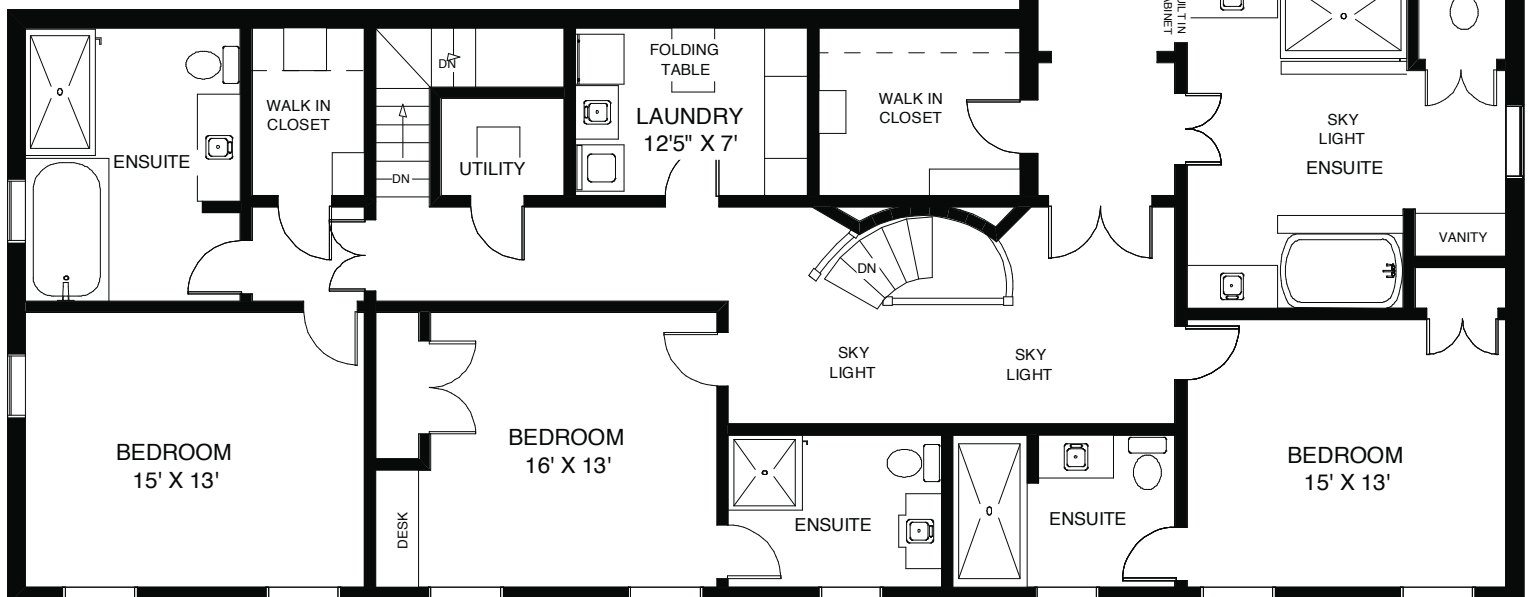
Walk-in Closet #2

- Custom cabinetry, drawers and dust proof cupboards.
- Hanging for full and half length.

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5 Piece Master Ensuite

- 9' x 9' skylight affording abundant natural light.
- 6' x 6' walk in shower with body sprays, multiple overhead shower heads by Hans Grohe and fronted by cedar built in bath mat.
- Oversized step up BainUltra Jacuzzi spa tub with Rubinet fixtures.
- Shower and bath areas include super white glass mosaic tiles.
- Double vanities with white high gloss, hand polished finish, mirrored medicine cabinets, Rubinet fixtures, Kohler vessels, and Swiss imported marble countertops.
- Sweep vac in kick plate under vanity.
- Mirrored blow dry/makeup station with vanity lights, lit makeup mirror, Swiss imported marble countertop, white high gloss, hand polished custom cabinetry.
- Private WC with mosaic glass tiled accents and Toto toilet.
- **Heated glass tiled flooring with Swiss imported marble inlay.**
- Television, stereo controls and east facing window.



CEILING HT 9'6"



Bedroom #2 - Guest Suite

- Ideal separate suite for visiting family or adult children.
- French doors leading to self-contained suite including receiving hall, walk-in closet, bed chamber and en suite bathroom.
- Immediately adjacent to secondary stairway.
- Sleeping suite with south and west facing alcove windows, cove ceiling detail.
- Audio entertainment controls, television, generous lighting.

Bedroom #2 - Guest Suite Ensuite

- BainUltra Jacuzzi spa tub with Kohler fixtures and hand spray.
- Walk in rain shower with frameless glass surround.
- Floating vanity with granite countertop, under mount Kohler sink and fixtures, Toto toilet.
- Glass mosaic walls and coved ceiling feature.
- Heated glass tiled floors and tub surround.
- West facing alcove window alongside tub.

Bedroom #2 - Guest Suite Walk-in Closet

- Custom cabinetry, full-length mirror, dust proof drawers, full and half length hanging area.



Bedroom #3

- South facing alcove windows.
- Built in desk and bookshelves with cork board.
- Closet with built in shelves, dust proof drawers, full-length mirror.
- Audio controls and television. Chrome and glass wall sconces.
- Cove ceiling with multiple lighting.
- Ensuite 3 piece:
 - Frameless shower, rain spa shower head, mosaic glass tiled walls.
 - South facing alcove windows.
 - Floating vanity with granite countertop, under mount Kohler sink, large mirror with chrome and glass fixture, Toto toilet, Kohler fixtures.
 - Heated glass tiled floor.



Bedroom #4

- Closet with built in shelves, dust proof drawers, full-length mirror.
- Cove ceiling with generous lighting.
- Ensuite with walk-in shower, rain spa shower head, mosaic glass tiled walls, full size vanity with granite countertops, under mount Kohler sink, large mirror with chrome and glass fixture, Toto toilet, Kohler fixtures, heated glass tiled floor. South facing alcove windows.
- Audio controls and television.



2nd Floor Laundry and Linen Room - Nice and spacious!

- Custom cabinetry, Caesar stone countertops and backsplashes.
- Franke under mount sink, Kohler faucet.
- Whirlpool Duet HE front loading washer and dryer on pedestals,
- Island for folding with additional storage and porcelain tiled floor.
- Linen closet.



Huge Lower Level with 3600 Square Feet of Wellness & Recreation Space

Recreation Room

- Wood effect porcelain tile.
- Abundant storage includes double-door walk in closets (water/sink option in one) plus 3 additional storage closets.
- Toy/sports equipment storage.
- Pool table with glass top.

Wine Cellar/Tasting Room

- No need to ever rent out another private room in a restaurant with this impressive 2000 bottle custom wine/tasting room with plenty of space for a large dining table.
- Double glass wall entry doors. Temperature controlled. All new in 2016.

Home Gym

- Floor to ceiling, wall to wall mirror.
- 2 TV's and 2 full size closets with built- ins.
- Audio controls and speakers.
- Porcelain tile heated floor.

Gym Spa / Bathroom

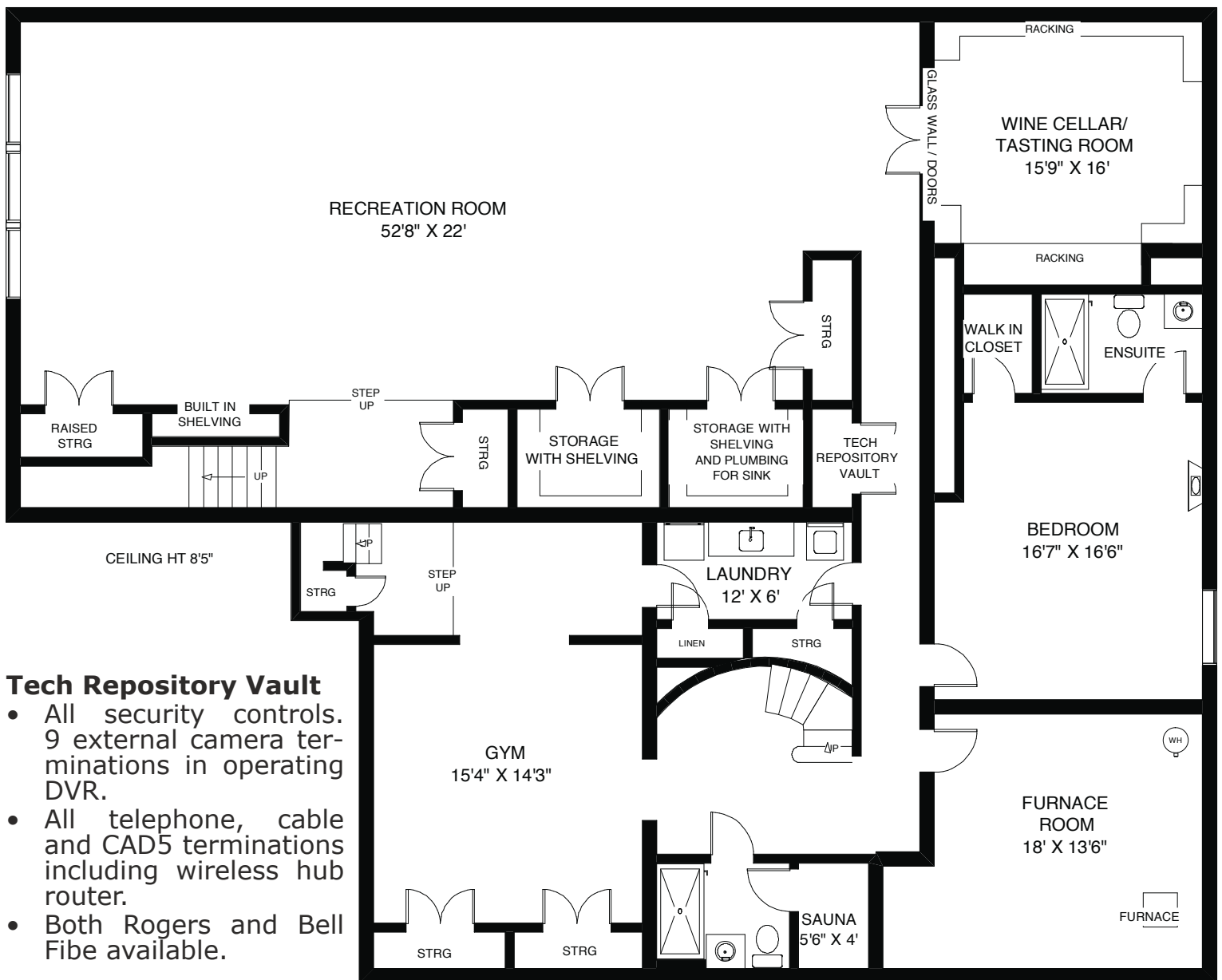
- Steam sauna.
- Floating vanity with granite countertop.
- Under mount Kohler sink.
- Porcelain tiled floor and walls.
- Walk-in shower, Kohler fixtures, Toto toilet.

Bedroom #5/Guest/Nanny Suite

- Wood effect porcelain tile.
- Marquis gas fireplace with Cambrian black granite surround.
- Heated floor.
- Walk-in closet with custom cabinetry.
- 3 piece ensuite bathroom with porcelain tiled walls and floor,
- Walk-in shower, floating vanity with Caesarstone countertop, Kohler under mount sink and fixtures, Toto toilet.
- Audio controls and television.



Have a wine tasting in temperature-controlled wine cellar.



Tech Repository Vault

- All security controls. 9 external camera terminations in operating DVR.
- All telephone, cable and CAD5 terminations including wireless hub router.
- Both Rogers and Bell Fibe available.

Lower Level Laundry

- Generous linen cupboards. Built-in cabinetry with Caesarstone countertop.
- Under mount sink with Kohler faucets.
- 25 foot "Vroom" central vac system.
- Whirlpool Duet HE washer and sensor dryer on pedestals.

Mechanical Room

- Forced air variable speed furnace with humidity control.
- Hot and cold running water manifolds with re-circulating pump for hot.
- Sprinkler control valve manifold.
- Gas manifold.
- Two IBC gas boilers (one backup) servicing radiant floor internal heat and heated driveway and walkway systems including garage.
- Smart triangle tube insta-hot water heater
- Control panel and alarms for external sump pump.

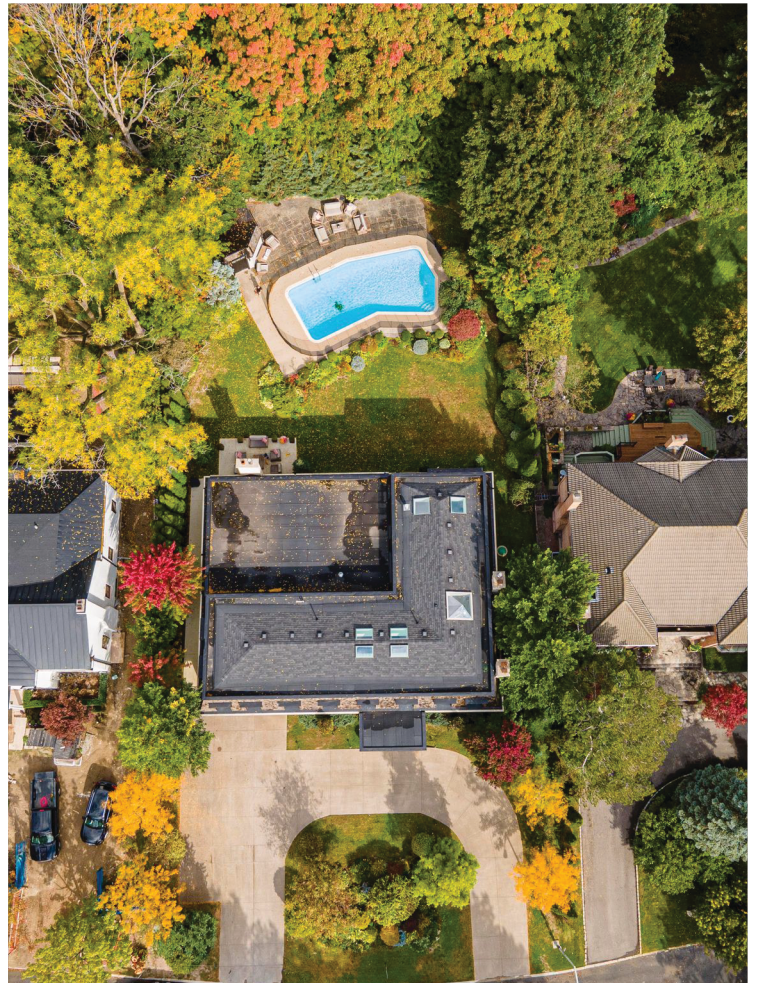
All controls at one place.





Exterior Grounds

- Exposed aggregate coloured heated circular drive
- Heated walkway
- Soffit and landscape uplighting
- Several flagstone terraces.
- Outdoor fireplace
- Gas hookup
- In ground, heated 20'x 40', 10' deep concrete pool
- Pool house with multiple change rooms.



Property Details

Upgrades & Improvements

- 2019 – Water main replaced by the City
- 2018 – Surround-sound throughout the house
- 2016 – Custom 2000 bottle wine cellar
- Completely rebuilt in 2014

Approximate Annual Expenses for 2020

- Taxes: \$29,715.34
- Hydro: \$6,000
- Heat/Gas: \$7,000
- Water & Waste: \$7500.00
- Insurance: \$14,109.20

Bedrooms and Bathrooms

- Bedrooms: 4 + 1
- Baths: 8
- 2x2 Piece – Main Floor
- 2x3 Piece – Second Floor
- 1x4 Piece – Second Floor
- 1x5 Piece – Second Floor
- 2x3 Piece – Lower Level

Approx Sq Ft:

- 10,000 square feet (includes all levels)

Possession: 60 Days/TBA

Lot size: v

- 102.28 x 205.42 Feet (slightly irregular see survey)

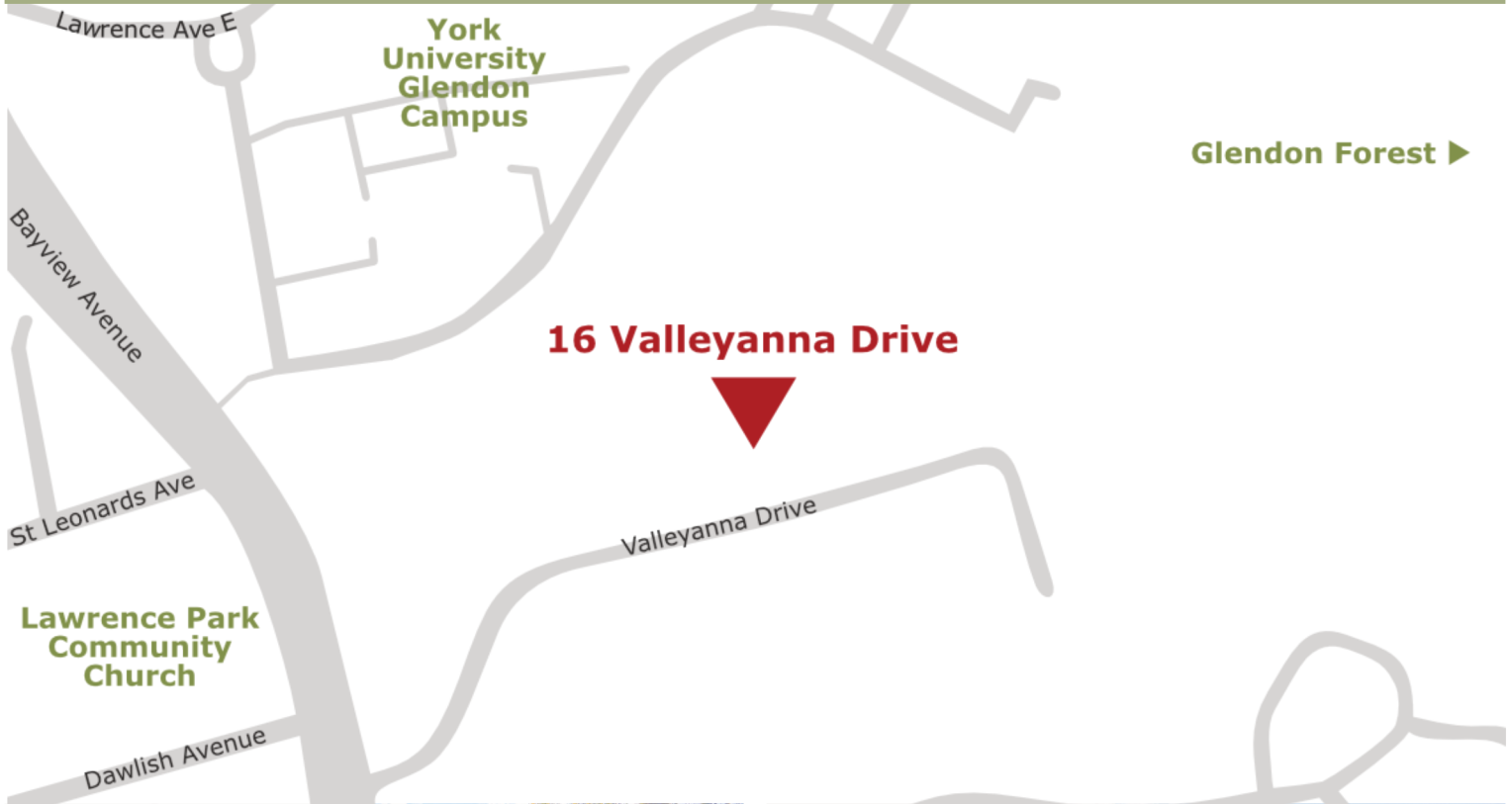
Parking:

- 10 car parking - Built-in 2 car garage and circular driveway to park 8 additional cars. Heated driveway and walkway systems including garage.

Inclusions

- Custom designer window treatments.
- Custom built-in lighting & chandeliers.
- Smart light controls on exterior lighting and select interior.
- 2 full sized washers and 2 dryers.
- Full set of Miele appliances:
- Side by side 36 inch fridge/ & freezer.
- Coffee station with built-in cappuccino machine.
- Steam oven, duo convection ovens & microwave, warming drawer.
- 2 dishwashers.
- 36 inch/5 burner induction cook top.
- Hood vent.
- In-sink garburator.
- TV brackets.
- Pool table with glass top.
- In garage: Mounted tool cases, cases underneath and the tall cabinets.
- Smart triangle tube insta-hot water heater (owned)
- 2 Goodman Forced Air Gas Furnaces (owned)
- 2 Goodman Central air conditioners (owned)
- 2 IBC gas boilers (one backup) servicing heated radiant floor internal and externally (owned)
- Heater cables roof & eavestrough.
- Security system with multiple cameras outdoors and indoors, Motion, fire, carbon monoxide and glass break protection throughout (managed by ADT & Avante) (buyer can assume contract).
- A/V system fully integrated "Smart Home" installed 2018 includes:
- 8 zones of audio that can play Tune in, Spotify and Sirius Satellite radio, Front door Intercom, TV, Internet, Security Cameras & DVR, Heat/Cool, Landscape outdoor lighting and Front of house lights controlled.
- Network Cabling throughout.
- Landscape Irrigation.
- Pool House & equipment.

Do you love to cook? Love to entertain? Picture yourself in this dramatic spectacular space! The view...the natural light... the design... all while spending quality time with family in the heart of the home.



Sales representatives:

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