

74 Indian Grove, Toronto

Landmark Residence in High Park!

- This much admired regal Arts & Crafts style residence was exquisitely transformed for modern family living indoors and out 2008-2009.
- 5500 square feet of living space on rare 56 x 154 foot lot.
- Sprawling 5 bedroom, 5 bathrooms, with main floor library & family room
- Incredible craftsmanship & millwork throughout.
- Gorgeous Hilton Design salt water Pool & outdoor patios & entertaining areas.
- Detached garage combined with beautifully finished 600 Sq. Ft. Coach House / Pool House.
- Fantastic location – view of High Park from Master bedroom, 1 block to subway, walk to trendy shops & restaurants of Roncesvalles, Howard Public School district.
- Some of the divine features of this property include:
 - Power remote gated drive.
 - Garage & private parking for 6 cars
 - Inground sprinkler system front and back professional landscaping
 - "Smart" home with whole home audio & visual entertainment (10 rooms plus outdoor speakers)
 - Home theatre (retractable 80 inch screen and projector) with surround sound in 3 rooms – Master bedroom, main floor family room, home theatre room in basement
 - Walnut hardwood flooring throughout
 - 750 bottle temperature controlled Wine cellar
 - Deluxe gourmet chef's kitchen with built in coffee & cappuccino machine
 - 4 gas fireplaces
 - 2nd floor laundry hook ups, as well as basement laundry room
 - Mudroom and entrance for kids through back & basement
 - Radiant heated mosaic tiling in front & back entrances
 - Radiant Heated floors through entire basement slate floor
 - 2 storey entrance way
 - Expansive lower level with recreation room, exercise room, play room +++
 - Hard wired remote activated surveillance system.

- A great sense of community where neighbours look out for each other! Located in the highly desired location of prime High Park just south of Bloor amongst executive homes!
- Indian Grove has an annual street party in October and organizes a street sale every June.
- Just steps to Bloor by the Park, High Park, Keele subway and all the famous shops/boutiques and restaurants of Bloor West & Roncesvalles Village! Enjoy this family friendly neighbourhood with highly regarded school catchment of Howard Park.
- Get in and out of the city in mere minutes by way of both Gardiner and QEW!

Stately Family Residence!

- The welcoming Arts & Crafts style residence features a wrap around front porch has a built-in swing and lots of space for a large patio set to enjoy your morning paper and coffee.
- Professional landscaping out front includes all season low maintenance Astro turf grass, privacy boulders and flagstone path.
- Interlocking private driveway.

Main Floor 1680 square feet of sensational living space!

- Glass enclosed vestibule features mosaic tiled heated floors, decorative pillars, moldings, wainscoting & custom period style front door.
- Step up into the gracious 2 storey front foyer and centre hall. Open to above gives extra light and towering ceilings. Antique authentic arts & crafts style lighting.
- Stunning walnut hardwood flooring throughout!

Living Room

- Warm up & gather around the gas fireplace & decorative wood mantle for all your holiday celebrations
- Solid double sliding pocket wood doors with stained glass insert
- Crown mouldings, Halogen pot lighting
- Bay windows overlooking the front garden
- Deep baseboards, inlaid wood floors
- Built-in speakers

Library/Home Office

- Solid double sliding pocket wood doors with stained glass insert
- Rich walnut wall to wall wood-panelled
- Built-in desk, bookcases & shelves
- Halogen lighting, Bay window, inlaid floor

Dining Room

- Entertaining is a delight. This sizeable room will fit your largest of furniture, buffet & dining table or even a piano. Open to the main hall and kitchen for ease of catering to and from
- Beautiful wood beamed ceiling & mouldings
- Built-in ceiling speakers
- Wainscoting
- Halogen lighting & Antique arts & crafts style lighting
- Picture windows

Kitchen/Breakfast Area

- Mud room entrance from back patio with heated mosaic floor & double coat closet! This is truly the heart and hub of the home where everyone will gather.
- All the bells and whistles for any gourmet chef
- High end stainless steel kitchen appliances:
 - 48" Liebherr fridge
 - GE monogram beverage fridge
 - Dacor 6 burner gas range & oven
 - Dacor warming drawer
 - Built-in Dacor microwave
 - Built-in Miele dishwasher
 - Built-in Miele coffee and cappuccino system
 - Centre Island & breakfast bar with granite counters, pendant lighting and built-in sink
 - Custom backsplash
- Ample cupboard space, shelving and drawers including butler's pantry
- Beamed ceiling
- Built-in ceiling speakers, Halogen lighting
- Ipod docking station hidden in coat closet
- Sliding glass doors lead out the stone terrace & back pool/patio

Family Room

- Pretty octagonal shaped main floor family room is perfect for extending your entertaining area or to be used as your casual TV lounging room for the kids.
- Gas fireplace
- Octagon ceiling
- Wall to wall windows overlooking the tranquil backyard
- Built-in display shelves
- Halogen lighting,
- Built-in ceiling speakers
- Deep baseboards & crown mouldings

2 Piece Powder Room

- Conveniently tucked away in a very private corner
- Stone heated floors

Second Floor

- 1390 square feet of restful sleeping quarters! Open to below, separate sitting area, linen closet and walnut hardwood floors throughout.

Master Bedroom

A sanctuary to retire at the end of a long day!

- 2 ensuite areas.
- 3 piece ensuite bath; Double marble vanity, heated floors, large glass enclosed shower with rain head and marble surround.
- Decorative stained glass door & TV/ multi media outlet
- Separate spa open bathroom with free standing European soaker tub, vanity area with built-in – overlooking trees of High Park
- Cabinets, hardwood floors and a walk-out to a private balcony!
- Double sided gas fireplace & above built-in TV area
- Large Dressing room with built-in custom closets, drawers and shelving
- Built-in ceiling speakers & entertainment system.
- Halogen lighting, deep baseboards

Second Bedroom

- Double closet
- Crown mouldings
- Picture window overlooking the front garden
- Shared 5 piece semi ensuite with 3rd bedroom

Third Bedroom

- Double closet
- 2 picture windows overlooking the back garden
- Shared 5 piece semi ensuite with 2nd bedroom

5 Piece Semi-Ensuite Bath

- Shared with the 2nd & 3rd bedrooms ideal for kids
- Heated floors
- Separate water closet
- Shower with marble surround
- 2 custom vanities with built-in drawers
- 2 Skylights

Linen Closet

- Tiled floor
- Built in shelving
- Hook ups ready for Laundry machines

Third Floor

900 square feet superb space for your growing teenagers. Walnut hardwood flooring and wainscoting.

Fourth Bedroom

- Wainscoting
- Built-in window seat bench
- Halogen lighting
- Access to storage/furnace rooms

Fifth Bedroom

- Built-in window seat bench
- Built-in drawers
- Wainscoting
- Closet, Halogen lighting

Play Room / Retreat

- Walk-out to west facing balcony for views of sunset & High Park.
- Halogen lighting, Crown mouldings

3 Piece Bath

- Heated Stone floors
- Glass enclosed shower

Lower Level

1530 square feet finished basement with heated radiant slate floors & separate entrance. Enjoy lots of space throughout this level with no lack of storage

Recreation Room

- Built-in media centre with home theatre & retractable 80 inch screen & projector with surround sound & built-in speakers
- Gas fireplace
- Stone accent wall
- Granite counter & wet bar
- GE monogram beverage fridge
- Above grade windows
- Hardwood floor, Halogen lightings, mouldings

Exercise Room

- Hardwood floor
- Built-in ceiling speakers
- Halogen lighting
- Storage closet

3 Piece Bath

- Sumptuous oversized glass enclosed seam shower with rainhead & bench
- Slate floor
- Custom marble vanity

Play Room

- Wall to wall windows
- Built-in storage cubbies
- Wall chalk boards
- Hardwood floors
- Halogen lighting

Wine Cellar

- Insulated 750 bottle wine cellar with separate temperature control

Laundry Room

- Granite counters
- Lots of built-in closets & storage areas for all your cleaning & laundry supplies
- Media outlet
- Sink & front loading Miele washer & dryer

- Private detached garage / coach / pool house in the back offers a unique opportunity.

- Large open living room and kitchenette with radiant floor heating, stainless steel appliances, granite counters & slate floors and 2 piece powder room on the main level.
- Upstairs you have the convenience of a sun-filled loft with 2 separate skylights and a lavish 3 piece bath with heated floors & tempered glass shower stall.

Prime High Park!

- The topography of the High Park neighbourhood features rolling hills, winding streets, and towering Oak trees that enchant and delight all those who live here!
- Best known for one of Toronto's largest most popular parks! High Park & Grenadier Pond feature endless recreational activities including long off-leash dog walking trails, fishing, outdoor live amphitheatre performances, gardens, train rides, an animal zoo, historical exhibits, a restaurant, a regular farmer's market, Howard Park Tennis club. High Park's sports facilities include tennis, baseball, soccer, lawn bowling, swimming, and skating! Easy access to Lake Ontario & The Martin Goodman Trail and Lithuania Park.
- Convenient location nearby local restaurants, and shops. Bloor Street West and into Bloor West Village offers plenty, as well as walk to Roncesvalles for everything from hip restaurants, pubs, live music, Starbucks & independent coffee houses, Revue Cinema, to Loblaw's, LCBO, Shoppers etc. The trendy Junction shops and action is just up Keele Street.
- Go Green! Get downtown in minutes - the Bloor-Danforth subway line is literally just a couple of blocks walk to either Keele or Dundas West (which also conveniently connects to the GO lines). For convenience when driving it is a quick trip downtown via Gardiner/Lakeshore or out of town via Hwy 400 or QEW.
- Desirable neighbourhood schools attracts many families with school age children - Howard Jr PS with French Immersion, Mountview Alternative Jr., High Park Alternative Jr., High Park Gardens Montessori School to name a few.

The Julie Kinnear Team
Top 1% in Canada - by referral only™

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Guiding you home

