



85 KENNETH AVENUE

WONDERFUL WEST BEND IN HIGH PARK



THE JULIE KINNEAR TEAM

REALTORS

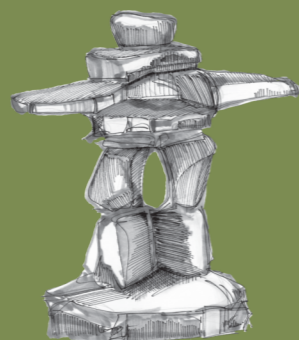
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85 KENNETH AVENUE

THE HOME



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Magazine Worthy! Your very own Luxurious Lifestyle Retreat.

Incredible extra wide & extra deep 25' x 166' South facing lot with a "Garage Mahal" to top it off!

This 4 bedroom, 3 bath almost 3000 SF home is bathed in natural light. It is designed for entertaining and family living, upgraded with attention to detail for professionals seeking quality and style. All the toys, bells and whistles included! Just move right in and experience for yourself.

Highlights include lowered basement with kick butt gym, gourmet kitchen and open main floor, additional work from home options, 2nd floor laundry, main floor powder room, 3rd floor primary with lavish 5 piece ensuite.

Thoughtfully renovated throughout with top of the line finishes, there is functionality for both raising a family, or working from home, as well as a place to de-stress, relax, and enjoy time with friends. Imagine hosting gatherings indoors in the gourmet chef's kitchen & open concept main floor as well as in the expansive backyard. There is no need to drive anywhere, to feel like you have a sanctuary within the city.

Gorgeous curb appeal with the handsome brick exterior & black trims. The charming enclosed front porch with classic mini pane windows is a bonus space to use in inclement weather or store the stroller or scooter safely, don winter clothing & stash pet or outdoor gear. Electric plugs are available too.

Upon entry, you'll find that while renovating, the owners were able to retain and blend in some of the best part of living in a mature neighbourhood like High Park with the 1904 classic original touches (think hidden pocket doors, leaded glass accents, trims) and elegant modern conveniences (sleek gas fireplaces, hidden custom built-ins, heated floors).

The state of the art kitchen features exceptional built-in appliances (see list), well designed with a separate coffee bar/pantry, back wall of windows, a pot-filler over stove, lots of counter / dining space and room to chat while cooking up a storm and keeping an eye on the little ones. The "must have" main floor powder room is perfectly situated away from the action.

There are two walk-outs to the back yard from the main level, one through the dining room to the deck, and one halfway down to the lower level. Very convenient access to and from the kitchen, or the 3 fridges in the basement (including a 181 bottle wine fridge) and infrared sauna,

The open lowered basement with tall ceiling height also benefits from sunshine from the south wall of windows and doors. There is a large recreation area for kids play and/or use the currently super cool gym set up. There is a separate and serene office space that features an oversized window well with garden lighting and mature plantings.

If garages can be sexy... come check this one out! The deluxe oversized insulated garage is a dream workshop, or use as extra counter/storage space when entertaining outdoors. It is equipped with WiFi, lined with pine walls and ceiling, tile floor, heated enough for storing items or using tools, built-ins galore plus fits 2 big SUV's.

The grounds including the rear south facing yard were featured in an architectural/landscape/design magazine. It was intentionally cultivated for no muss no fuss, low maintenance stone work, greenery and perennial gardens. Landscape designer Michael Dimitriadis, owner of Dimitriadis Design Build, created various landscaped areas for conversation, dining, and barbecuing. Intimate spaces for privacy or plenty of room for a party. The backyard oasis continues to impress with a defining stone wall with built in large outdoor gas fireplace, the irrigation system, outdoor lighting and outdoor sound system you can control from your phone. You'll find an extra large built-in Green EGG grill, for the BBQ master. It's a complete outdoor cooking system engineered to be stronger, more durable and provide better heat retention. And of course the pièce de résistance, the 5-6 person hot tub / spa built right into the deck.

Taking in the upper floors - you'll find 3 bedrooms on the 2nd floor. One has been converted into a luxe dressing room with custom built-ins, and can be converted back to a guest room or home office if desired. The 2nd large bedroom includes quality custom built-ins for the desk area and closet. A 3rd large bedroom with a closet will also fit a Queen. The renovated family bath on this level features cosy heated floors and a Jacuzzi tub. Major plus is the 2nd floor laundry, complete with heated floors, full size front loading machines, folding area and laundry sink.

Unwind in the outdoor hot tub or infrared sauna before retiring to the elegant and spacious primary suite encompassing the whole 3rd floor. Comes complete with a fireplace, lavish 5 piece ensuite with free standing soaker tub, double vanity & separate multi head shower, plus walk in closet.

Recent studies highlight the health benefits of infrared saunas that can even address long-lasting health problems at lower temps than regular saunas, making the included infrared sauna a very desirable bonus!! Additional features of the home include a 20kw Generac Generator, ample storage, built-in Bose surround sound, and thoughtful touches like electrical outlets in bathroom vanities.

In the Sellers own words: "We love this light filled house, and the lush backyard is the best part. It's an oasis in the city. We have a variety of mature trees that offer shade and can be trimmed to allow for more sun. It's a large lot for the area and we have a heated, 2 car garage with lots of storage."

Some favourite features the sellers LOVE:

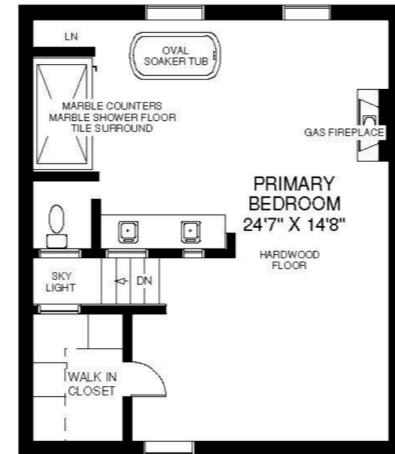
- 20kw Generac Generator – can power the entire house in a black out.
- Storage everywhere!
- Pot filler above stove
- 6 range Wolf gas stove
- Kitchen: garburator, built in soap dispenser, built in O2 filtered water faucet.
- Infrared sauna
- Outside Hot tub seats 6
- Jacuzzi tub on 2nd floor
- Marble fireplace on first floor
- Natural stone fireplace on 3rd floor
- Built in Bose surround sound speakers in living room
- Electrical outlets in bathroom vanities for electric toothbrushes or Waterpiks
- No mowing front or back!

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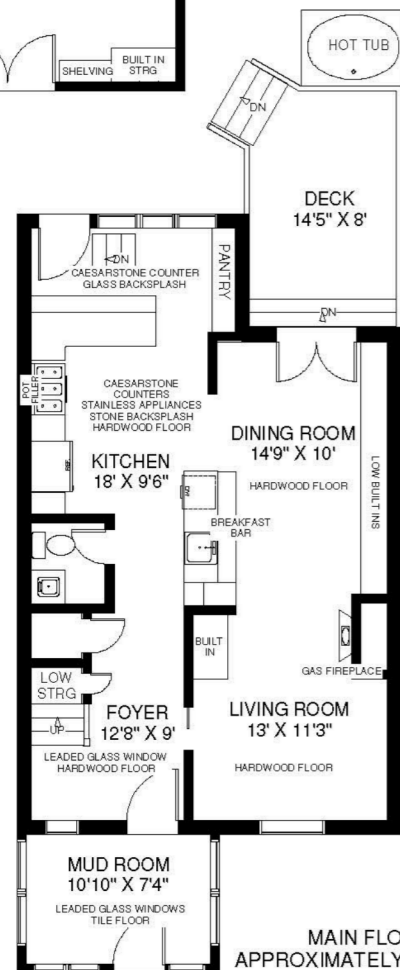
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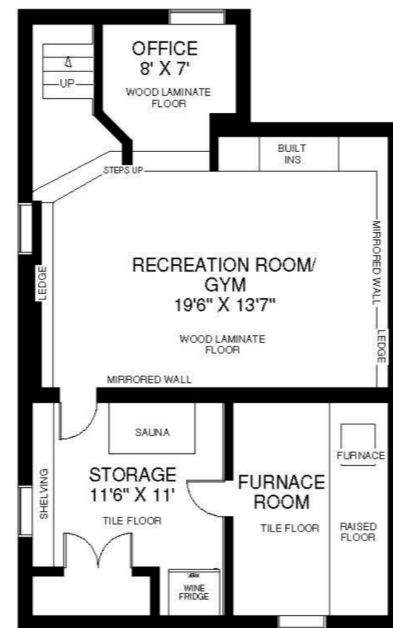
THIRD FLOOR
 APPROXIMATELY 580 SQ FT



MAIN FLOOR
 APPROXIMATELY 840 SQ FT



SECOND FLOOR
 APPROXIMATELY 750 SQ FT



LOWER FLOOR
 APPROXIMATELY 750 SQ FT

Note: Measurements & Calculations are approximate. Provided as a guideline only.

85 Kenneth Avenue Property Details

- **Lot size:** 25 x 166 Feet - Wow - Extra WIDE & Extra DEEP!!
- **Taxes:** \$7,508.91 (2023)
- **Parking:**
 - Laneway access to **newer deluxe oversized double car garage - Approximately 600 Square Feet.**
 - Insulated with built-in cabinetry for a workshop or extra space for when throwing an outdoor party & storage.
 - Wifi connectivity, Garage doors have an R-18 insulation rating
 - 10'10" ceilings.
 - Electricity for power tools and heater to keep stored items safe.
 - Pine finished interior with 2 dome skylights & tile floor.
 - It also **qualifies for a bonus 1,462 square foot laneway house option.** See report.
- **Square Footage:** 2920 square feet including lower level, Plus garage!
- **Baths:** 3 Baths: 1 x 2 - powder on main, 1 x 4 piece family bath, 1 x 5 primary ensuite
- **Possession:** 60 Days/TBA
- **Water** \$130/month approx. average
- **Waste:** \$40/month approx. average
- **Hydro:** \$235/month approx. average
- **Gas:** \$150/month approx. average
- **Alarm:** Wired for Alarm. Not in use
- **Inclusions:**
 - **Top of the line appliances:**
 - 36' Wolf gas Range with 6 burners
 - Range hood
 - B/I Miele dishwasher
 - Liebherr Integrated Refrigerator with duo zones, freezer drawers & ice maker.
 - 2nd floor Laundry - **Front loading LG Washer and dryer**
 - Upright freezer and beer refrigerator (in furnace room) in basement
 - **Nella 27" Dual Zone Stainless Steel Wine fridge, 181 Bottles** (Nov 2020)
 - **Generac 20Kw Standby Generator** powers the entire house during power failures (including hot tub 😊)
 - **Finnleo S-820 Series 2-Person Low EMR/Low EF Infrared Sauna** (Nov 2020)
 - **Sundance 880 Series Marin hot tub / spa** (2013)
 - **XL Big Green Egg in custom made lpe and stone BBQ table**
 - **Outdoor gas fireplace** and stone surround. Under warranty
 - Front and backyard **in-ground lighting and irrigation system** with Rainbird controller
 - **Deck and Garbage / Recycling shed are lpe wood (Brazilian walnut);** it's the most durable wood on the planet and is 3x denser than white oak. It's naturally fungal resistant, never needs staining and will last over 75 years.
 - **3x garden hose hydrants** - front, side and mid backyard
 - **BOSE lifestyle Sound system** consists of LS AV35 CONSOLE, 2x Bose 5.1 **outdoor speakers**, 2x LS amplifiers, 5 speaker surround sound + 2 additional speakers (all in ceiling), BOSE LS ACOUSTIMASS subwoofer, 3 remote controls
 - Central Vac, with suction outlet for sweeping in kitchen
 - Auxiliary heat: **2 Gas fireplaces, Radiant floor heating** (electric) in bath & laundry room.
 - **Ductless Mini Split system on 3rd floor** for CAC
 - Sump Pump
 - Back water valve
 - Blinds
 - Electric Light fixtures
- **Exclusions:** Hot water tank rental, 2 light fixtures: chandelier in the 2nd floor bathroom and light above 3rd floor tub. Art



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