

5 SOUTHWAY ROAD

ETOBICOKE



CHRISTENSEN
REAL ESTATE GROUP























5 SOUTHWAY ROAD, ETOBICOKE

Thoughtfully renovated Humber Valley home with approximately 3,541 square feet of magnificent, European-inspired interiors on a private, wooded, ravine-like lot. Prepare to be swept away by the timeless charm and authentic finishes that adorned each room of this home - from the stylish rounded corners and polished stone floors to the custom wood-clad windows that offer a whimsical pour of light throughout. The home is designed with a unique, modular footprint offering versatility and sound and spatial insulation, giving the feeling of a much larger space. The Great Room, with the Kitchen at the heart, has two distinctly separate living areas in each wing. The Kitchen includes an abundance of hand-painted cabinetry and premium stainless-steel appliances with an adjacent sun-filled Breakfast Room which overlooks a delightful French inspired courtyard and inspirational garden views. Parisian architecture is evident in the Master Bedroom which is truly the homeowner's private getaway - nestled in the property's lush foliage & features cathedral ceilings, 16-foot skylights, a 5-piece spa-like ensuite bath and His & Her walk-in closets. The Lower Level is perfect for families with children and includes a spacious Games Room with plenty of shelving and a Family Room with soaring 17-foot ceilings and French Doors which open onto a stone Courtyard. Mature trees and extensively landscaped gardens garnish a gently sloping lot which affords excellent privacy and could accommodate an in-ground pool. The private Courtyard, complete with a water feature & embellished with patina and moss, brings a sense of French countryside authenticity and serves as a marvelous area for entertaining guests. Just a 3-minute walk to the nearest bus stop and a short distance from Royal York & Bloor subway station, the home is an easy commute to Toronto's downtown and is walking distance to local shops & restaurants. St. George's Golf & Country Club & Islington Golf Club are both nearby.

Additional notable features of this property include a heated garage and private double drive parking for up to 4 cars. A custom French style garden shed for bike storage or gardening tools. Three gas fireplaces and a gas barbeque hook-up in the backyard. Both the interior and courtyard have been wired for sound. New furnace installed in 2020.



MAIN LEVEL

ENTRYWAY

- Custom raised crown style, solid Hemlock door and trim with art deco hardware
- Walk-in guest closet with automatic light, window and custom raised panel Hemlock door
- Custom Jeld-Wen double hung Colonial style windows with Vinyl clad exterior, Hemlock interior and trim
- Custom designer Roman blinds
- Hardwood stairs with wrought iron pickets and wood rail
- 6-inch baseboard
- Polished slate tile floor

LIVING ROOM

- Pot lights
- Sconce light
- Custom Jeld-Wen double hung Colonial style windows with Vinyl clad exterior, Hemlock interior and trim
- Custom designer Roman blinds
- Custom designer rods and drapery
- Unique art deco masonry fireplace with hand painted wood mantle, marble surround and floor and open gas log set
- 6-inch baseboards
- Polished slate tile floor

DINING ROOM

- Art deco chandelier with chain link atmospheric lighting
- Custom Jeld-Wen double hung Colonial style windows with Vinyl clad exterior, Hemlock interior and trim
- Custom designer Roman blinds
- Custom designer rods and drapery
- 6-inch baseboards
- Polished slate tile floor

KITCHEN

- Pot lights
- Bespoke wrought iron antique chandelier
- Custom Jeld-Wen double hung Colonial style windows with Vinyl clad exterior, Hemlock interior and trim
- Custom designer Roman blinds
- Abundance of custom Shaker style hand painted cabinetry with display cabinets, lazy suzy and drawers with pot drawers, organizers all with gunmetal hardware
- Money green quartzite countertop with undermount stainless steel sink and pull down sprayer faucet

- Half wall breakfast bar with seating for three
 - Jenn-Air stainless steel four dual fuel four burner gas stove and electric oven
 - GE stainless steel french door refrigerator
 - Miele stainless steel dishwasher
 - Jenn-Air stainless steel convection oven
 - Panasonic stainless steel microwave
- Large pantry with raised panel wood double doors
- 6-inch baseboards
- Polished slate tile floor

BREAKFAST ROOM

- Pot lights
- Custom railings fashioned after 16th century French gates, overlooking lower level Family room and walkout to rear gardens and backyard
- Glass panel door with art deco hardware and walkout to courtyard
- Custom Jeld-Wen double hung Colonial style windows with Vinyl clad exterior, Hemlock interior and trim
- Custom designer Roman blinds
- Large closet with automatic light and custom raised panel Hemlock door
- 6-inch baseboards
- Polished slate tile floor

TWO-PIECE POWDER ROOM

- Built-in shelving and lead glass cabinet with matching bespoke vanity mirror
- Ceramic tile wainscoting
- Designer ceramic sink with undercabinet storage and widespread chrome finished faucet
- One Piece Toto low flow toilet
- Polished slate tile floor

UPPER LEVEL

MASTER BEDROOM SUITE

- Two - 16 foot skylight
- Cathedral ceiling
- Pot lights
- Sconce lighting
- Custom Jeld-Wen double hung Colonial style windows with Vinyl clad exterior, Hemlock interior and trim
- (2017) His and hers dressing rooms with custom built-in

cabinetry, organizers and marble countertops

- 6-inch baseboards
- Polished hardwood floor
- **Five Piece ensuite bathroom**
 - Pitched ceiling with skylights
 - Sconce lighting
 - Custom Jeld-Wen double hung Colonial style windows with Vinyl clad exterior, Hemlock interior and trim
 - Custom designer blinds
 - Custom vanity cabinetry, drawers and shelving
 - Marble vanity countertop
 - His and hers ceramic undermount sinks
 - Deep soaker tub with cabinet matching skirt and marble slab tub deck, chrome finished faucet
 - Framed tempered glass shower enclosure with subway style tile surround, mosaic tile floor and handheld showerhead on slide bar
 - Towel bar and toilet paper holder in chrome finish
 - Toilet room with Toto one-piece low flow toilet
 - 6-inch baseboards
 - Radiant heated tile floor with bathrug pattern marble tile inlay

2ND BEDROOM

- Authentic period light fixture from 40/50's
- Custom Jeld-Wen double hung Colonial style windows with Vinyl clad exterior, Hemlock interior and trim
- Custom designer blinds
- Built-in shelving
- Raised panel Poplar double door closet
- Built-in bookcase with raised panel door and automatic light
- Brass topped desk with hidden keyboard tray
- 6-inch baseboards
- Polished hardwood floor

3RD BEDROOM

- Authentic period light fixture from 40/50's
- Custom Jeld-Wen double hung Colonial style windows with Vinyl clad exterior, Hemlock interior and trim
- Custom designer blinds
- Raised panel Poplar double door closet
- 6-inch baseboards
- Polished hardwood floor

4TH BEDROOM

- Authentic period light fixture from 40/50's
- Custom Jeld-Wen double hung Colonial style windows with Vinyl clad exterior, Hemlock interior and trim
- Custom designer blinds
- Walk-in closet with raised panel Poplar door
- 6-inch baseboards
- Polished hardwood floor

FAMILY THREE PIECE BATHROOM (2017)

- Pot lights
- Custom Jeld-Wen double hung Colonial style windows with Vinyl clad exterior, Hemlock interior and trim
- Custom designer blinds
- Full width vanity mirror with bevelled edge detail & wall sconce lighting
- Polished granite countertop with porcelain sink
- Custom floating European inspired Vanity with Shaker style cabinetry
- European style widespread faucets in chrome finish
- Carrera marble walls
- Frameless tempered glass shower enclosure with marble tile surround and floor
- Rainhead showerhead and handheld shower on slide bar
- Towel bar and toilet paper holder in chrome finish
- Toto one-piece low flow toilet
- Radiant heated polished Carrera marble tile floor
- **Linen closet with shelving, storage and automatic light**

LOWER LEVEL

FAMILY ROOM WITH INTERIOR ACCESS ONLY FROM MAIN FLOOR BREAKFAST ROOM

- Open to main floor and 17-foot ceiling
- Bespoke wrought iron antique chandelier which matches the fixture over the oven
- French door walk-out to rear gardens and cobble stone patio
- Custom Jeld-Wen double hung Colonial style windows with Vinyl clad exterior, Hemlock interior and trim
- Chrome finished sconce lighting
- Gas fireplace with stone surround, large wood mantle
- Custom black walnut cabinetry with Persian rug styled ceramic countertop and lead glass inset in doors
- 6-inch baseboards
- Polished slate tile floor

GAMES ROOM WITH ACCESS FROM THE MAIN STAIRWAY

- Ceiling lighting
- Large custom Jeld-Wen windows with custom designer blinds
- Built-in custom cabinetry, shelving and storage
- Art deco masonry fireplace with checker style tile and plaster surround and mantle, stone tile floor with checker tile inlay, open flame gas log set
- 6-inch baseboards
- Polished slate tile floor
- *Large storage room with stone tile floor*

LAUNDRY ROOM (2017)

- Ceiling lighting
- Large custom Jeld-Wen windows with custom designer blinds
- Built-in custom cabinetry, shelving and storage
- Art deco masonry fireplace with checker style tile and plaster surround and mantle, stone tile floor with checker tile inlay, open flame gas log set
- 6-inch baseboards
- Polished slate tile floor
- Large storage room with stone tile floor

EXTERIOR AND LANDSCAPING

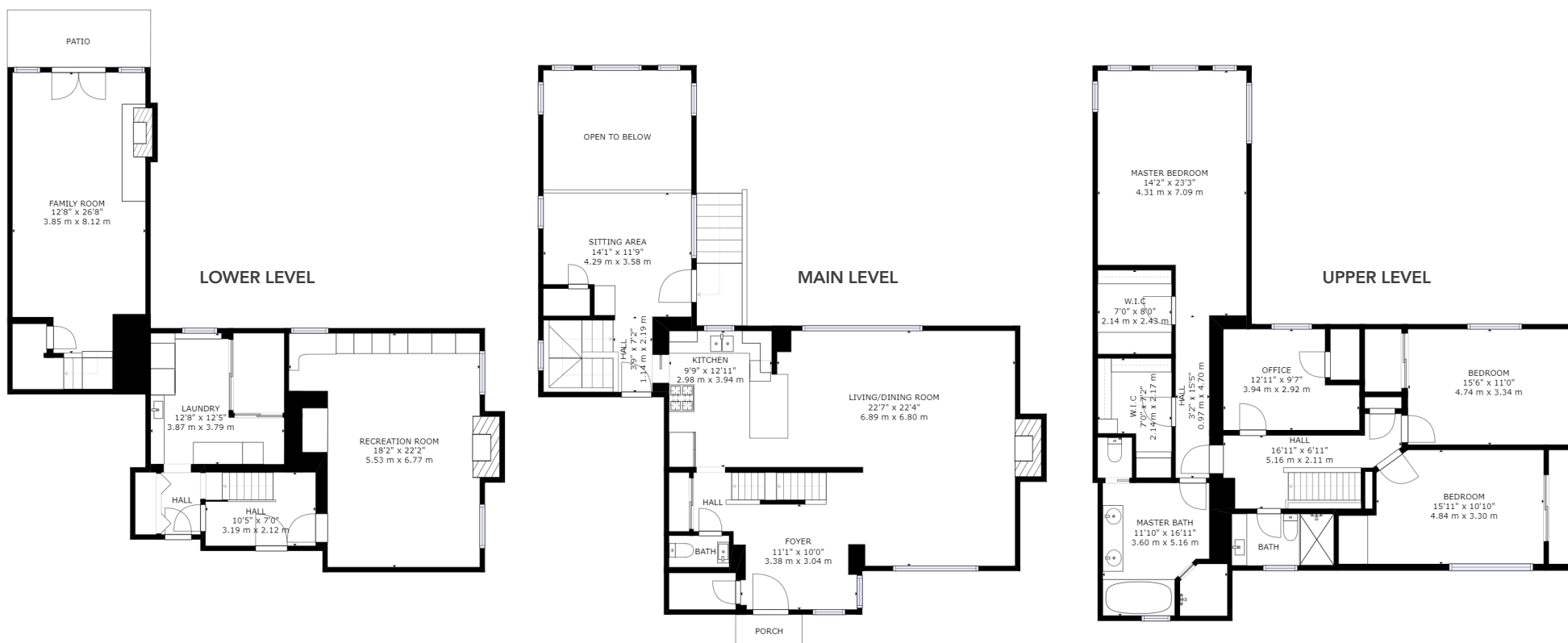
- Stone, brick and stucco exterior two storey home with heated single car garage and custom wood garage door with automatic opener and remote
- Custom decorative 2nd floor window shutters
- Asphalt and cobblestone driveway and front patio
- Covered front entry way with copper roof and custom sconce lighting
- Architecturally designed front and rear landscaping by Lawn Barber and Kiva Gardens
- Cobblestone rear patio, walkways, driveway edging and ever blooming perennial and annual gardens with rockery items, shrubs, lily of the valley, lilacs, hydrangeas and canopy of maples and oak trees
- Flagstone walkway
- French style courtyard with cobblestone patio, functioning fountain and wrought iron stairs from breakfast room
- Whimsical backyard with 100-year-old trees and custom rural French style garden shed tucked into the flora and fauna
- Built-in gas barbeque hook-up

SPECIAL FEATURES

- Custom Jeld-Wen double hung Colonial style windows with Vinyl clad exterior, Hemlock interior and trim throughout
- Polished slate throughout main and lower level
- Sound insulation in family room for audiophile listening. Custom made black walnut stereo cabinet/fireplace surround with hand-painted tile top to hold stereo receiver, all built to prevent vibration which could affect sound quality
- Shelving inside stereo cabinet & to both prevent vibration
- Solid (Hemlock) wood doors throughout the entire house – 1-3/8 "thick for sound insulation (by Dundas Woodworking) on lower two floors
- Handmade custom solid (poplar) wood doors upstairs are conventional thickness
- Garbage bin designed for large garbage containers on side of house
- Landscaping front and back: dry laid walls, flagstone steps.
- Courtyard South wall and portions of the shed in courtyard are built with deep, basement-like foundations
- Hydro to both shed and courtyard wall
- Custom made stone trough/fountain in courtyard.
- Custom designed garden door, trellis and coverings for utilities and fountain in winter
- New water line from street
- Three fireplaces: living room, family room and pool room, all Petersen gas. The living room and pool room were originally wood burning and are masonry fireplaces so could be converted back. The fireplace in family room was built as a gas fireplace only.

EXCLUSIONS

- Audiophile and surround sound equipment, connectors, speakers, speaker wire
- Plasma TV (and fastening bracket) in family room
- Hanging light in master bathroom
- Hanging light in Powder room
- Front entrance wall sconces
- Light fixtures in front and back coat closets



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