

75 South Drive Home Features

Rosedale

Main Floor

Foyer

- Heated white honed 'Vienna' marble with polished marble in-lay
- Crown moulding
- Wall sconces
- Custom Mill Work
- Two closets with solid walnut doors

Home Office / Library

- 5" wide quarter sawn; 3/4" thick white oak flooring
- Solid walnut pocket doors
- Wall sconces x2
- Modern hanging light, pot lights
- Crown moulding
- Custom millwork cabinetry
- Overlooking front yard
- Large window
- Custom draperies

Powder Room

- Two piece
- Heated Vienna white honed marble tiles
- Recessed halogen lighting plus two wall sconces
- Crown moulding
- Custom vanity
- Under mounted sink
- Designer wall covering
- Toto toilet

Living Room

- 5" wide quarter sawn; 3/4" thick white oak flooring
- Crown moulding
- Town & Country TC36 glass screen premium gas fireplace
- Ceiling speakers
- Large window overlooking front yard

Bar / Servery

- Flow through room connecting Dining / Living rooms
- 5" wide quarter sawn; 3/4" thick white oak flooring
- Recessed halogen lighting, 2x wall sconces
- Crown moulding
- Two wall sconces
- Granite backsplash, countertops with round sink
- Solid wood display cabinetry with lighting
- Wine fridge

Dining Room

- Large windows overlooking rear yard
- 5" wide quarter sawn; 3/4" thick white oak flooring
- Recessed halogen lighting
- Wall sconces x2
- Crown moulding

- Painted panelled wainscotting w/ wall covering detail
- Walnut swinging door to kitchen
- Built-in speakers

Kitchen

- New remodelled kitchen with new custom Millwork
- Open concept to Family room with rear yard walkout
- “Permitted and Approved” sunroom addition possibility 350 sq ft
- New appliances
- 5” wide quarter sawn; 3/4” thick white oak flooring
- Recessed lighting, centre island hanging lights x2
- Crown moulding
- Custom island and millwork, storage
- Soft drawer / cupboard closures
- Leathered dark marble island countertop
- Contrasting light marble countertop, backsplash
- Centre island with bar sink, breakfast bar
- Two Sub Zero fridges
- Two Sub Zero fridge drawers
- Two Sub Zero freezer drawers
- Custom stainless steel stove range hood
- Two built-in Miele dishwashers
- Wolf Double Oven
- Built-in Wolf microwave drawer
- 6 burner Wolf Pro gas cooktop + griddle
- Pantry with custom millwork
- Large windows overlook rear landscaped garden, pool
- Greenhouse style window over kitchen sink area

Family Room

- Newly remodelled open plan concept
- “Permitted and Approved” sunroom addition possibility 350 sq ft
- Combined with kitchen and breakfast area
- 5” wide quarter sawn; 3/4” thick white oak flooring
- Recessed halogen lighting
- Crown moulding
- Custom millwork, stonework
- Built-in speakers
- Town & Country TC42 gas fireplace
- Exterior garden French doors (10’7” wide)
- Walk-out to dining terrace
- Overlooks back yard

Second Floor

Primary Bedroom

- Newly remodelled
- Double entry doors
- 5” wide quarter sawn; 3/4” thick white oak flooring
- Recessed halogen lighting
- Crown moulding
- Coffered ceiling
- Walk-in closet with custom built-in cabinetry

& dressing mirrors

- Gas fireplace Napoleon HD40 with custom stonework, millwork
- Large windows overlooking rear yard

Separate dressing/make-up room

- Newly remodelled
- 5" wide quarter sawn 3/4" thick white oak flooring
- Crown moulding
- Recessed halogen lighting
- Large window overlooking rear yard

Five Piece Ensuite Bath

- Radiant heated honed white 'Vienna' marble flooring with mosaic detail
- Recessed halogen lighting
- Two wall sconces & coordinating pendant light
- Custom cabinetry and concealed medicine cabinets
- White stone countertops
- His / Hers under mount sinks
- Mirrors, Linen cabinet
- Wetstyle freestanding oval tub
- Shower with glass doors, two adjustable sprays and bench
- Marble shower surround
- Large windows overlooking rear yard
- Separate W.C. with window

Bedroom #2

- Newly remodelled
- 5" wide quarter sawn; 3/4" thick white oak flooring
- Recessed halogen lighting
- Crown moulding
- Large window overlooking front yard

Bedroom #2 Ensuite Bath

- Newly remodelled
- Three piece with shower
- Porcelain tile floor with radiant heating
- Crown moulding
- Marble countertop w/ under mounted sink
- Window

Bedroom #3

- Newly remodelled
- Custom millwork cabinetry
- 5" wide quarter sawn; 3/4" thick white oak flooring
- Recessed lighting with centre fixture
- Crown moulding
- Solid wood doors
- Walk-in closet with organizers
- Window overlooking front yard

Bedroom #3 Ensuite Bath

- Newly remodelled
- 4x piece bath with heated flooring
- Recessed halogen lighting
- Wall sconces x2
- Marble tub surround, counter and backsplash lip
- Window

Laundry Room #1

- Stone-look high end porcelain flooring
- Custom cabinetry with undermounted sink
- Caesarstone countertops
- Marble subway backsplash
- Stacked front loading washer and dryer

Bedroom #4

- Jatoba hardwood flooring
- Closet
- Recessed halogen lighting
- Pendant overhead light
- Dormer window
- Single French exterior door to deck
- Walk-out to rooftop deck overlooking city Skyline

Bedroom #5

- Currently used as an office
- Jatoba hardwood flooring
- Recessed halogen lighting w/ centre light fixture
- Dormer window

Rooftop Terrace

- Exquisite city Skyline views
- 22' long IPE superwood decking
- Wrought iron railing

Bath (off hallway)

- Heated marble flooring
- Recessed halogen lighting
- High lacquer custom cabinetry
- Under mounted soaker tub with Caesarstone tub surround
- Adjustable shower head
- Toto toilet
- Dormer window

Third Floor Family Room (currently used as bedroom #6)

- Double glass entry doors
- Jatoba hardwood flooring
- Dormer window
- French exterior doors
- Juliette balcony overlooking rear yard

Third level

Vestibule

- Rectified edge heated porcelain flooring
- Direct access to garage

Media/Games Room

- High ceilings to walkout rear yard
- Heated stone-look premium porcelain flooring
- Recessed halogen lighting
- Crown moulding
- Wallmounted TV
- New custom millwork wet bar
- Walk-out to back garden / pool

Wet Bar

- Newly remodelled
- Custom millwork
- Open shelves with accent lighting
- Caesarstone countertops and backsplash
- Sub Zero fridges x2 with freezer drawers / ice maker

Bath

- Three piece shower (large room for convenient pool change)
- Radiant heated stone-look high end porcelain flooring
- Recessed halogen lighting
- Crown moulding
- Caesarstone countertops
- Under mounted sink
- Large bevelled mirror
- Open shelves for towels
- Oversized shower with glass door, rainshower head
- Separate W.C.
- Window overlooking rear yard

Laundry Room #2

- Stone-look premium porcelain flooring
- Recessed lights
- Caesarstone countertops
- Marble backsplash
- Stainless steel sink
- Millwork custom cabinetry
- Window

Front Exterior

- Completely renovated
- New Roof, improved venting, structure
- Repainted windows, doors, trims and dormers
- New stone steps, concrete
- Heated driveway and pathways with Glycol snowmelt system
(Glycol snowmelt for driveway and entrance pathways and garage heat)
- New stone interlocking driveway
- New hard and soft landscaping
- New landscape lighting
- Water irrigation automated system
- Wider, more convenient driveway access for multiple cars, ingress egress

- Upgraded gas service to home
- New garage doors x2

Rear Exterior

- Completely renovated
- New inground heated salt water pool
- New stone steps, concrete (glycol snowmelt heated)
- New stone floor pathways (glycol snowmelt heated)
- New walkout semi circle patio deck with tile flooring
- Heated driveway and pathways with Glycol snowmelt system
- New hard and soft landscaping
- New landscape lighting
- Water irrigation automated system
- Outdoor BBQ with gas fireplace, exquisite masonry brick surround

Additional Home Features:

- Upgraded gas service line to accommodate new home features, improvements
- New window coverings throughout the home
- Electric blinds added throughout
- Upgraded to fibre optic service
- Substantial custom built in millwork throughout the residence
- Electrical service added to storage room for freezers
- All light fixtures are brand new
- All hardware replaced throughout the house
- Interior and exterior walls have been repainted
- New washing machines in both laundry rooms
- Hardwood floors refinished
- All new window dressings
- New alarm system (Avante / Speco state of the art)
- New roof
- New glycol heating system in garage, pathways, driveway 'snowmelt system'
- All interior vents have been replaced and cleaned
- Spray foam insulation
- Sound attenuation between floors
- All windows by Norwood through Ridley Windows (2012)
- Complete remodel of landscaping in the front and back (new stonework, fireplace, Chefs BBQ kitchen, hard and soft landscaping, lighting)
- Renovated pool and equipment - brand new equipment, pool house, heated, salt water