

Lorne Park - \$4,300,000.

Foyer:

- Impressive covered front entrance with soaring vaulted peak and large columns
- Arched solid Brazilian mahogany entrance door with side lites and pewter lock set
- Soaring 2-storey foyer open to the 2nd floor sitting area
- Electric chandelier lowering/lifting system for easy cleaning
- Mini halogen pot lights
- Cherry hardwood floor with detailed thresholds
- Deep 10" baseboards and 4¼" door and window casings with back band
- Flawless smooth ceilings
- Soft designer decor
- 12¼" deep arched framed doorway to the main hallway
- Extended height framed main floor doorways
- Striking curved staircase with rounded cherry wood treads, deluxe hammered iron pindles, upgraded handrails and contrasting white risers, open to the basement

Music room: 4.00 x 3.80

- Sun-filled conservatory with rich cherry hardwood floor
- Custom wall panelling
- Elegant coffered ceiling with deep plaster crown mouldings
- Large custom 4-lite double garden doors with deluxe pewter hardware
- Built-in sound system with volume control

Mud Room:

- Huge mud room with extensively upgraded slate floor
- 2 large double door closet
- Large window overlooking the front yard
- Additional staircase to the lower level
- Door with glass insert to the front yard

- Convenient inside entrance to the triple garage with upgraded wall mounted organizer system

Living Room: 4.80 x 4.00

- Fabulous formal living room
- Luxurious coffered ceiling with layered crown mouldings
- Additional dentil-style crown mouldings
- Quality wall mouldings and wainscoting
- Gorgeous pre-cast stone gas fireplace with upgraded herringbone brick-style box and full glass window
- Modern chandelier
- Oversize custom window with transoms and pewter hardware overlooking the lush ravine
- Built-in sound system

Dining Room: 4.80 x 3.80

- Elegant formal dining room with plenty of room for entertaining
- Boxed coffered ceiling with deep crown mouldings
- Quality wall panelling
- Tasteful designer decor
- Custom 4-lite double garden door walkout with deluxe pewter hardware to the oversize natural stone front patio and pathways throughout the lush gardens
- Built-in sound system with volume control

Butler's Pantry:

- Convenient butler's pantry with plenty of custom shaker-style cabinetry
- Upper display cabinets with bevelled glass doors & lighting
- Under cabinet valance lighting
- Beautiful granite counters Verde Celadon
- Mosaic glass tile backsplash
- 2 pocket doors, one to the dining room and one to the kitchen
- Large oval window overlooking the front gardens
- Cherry hardwood floor

- Upgraded circular stainless steel under-mount sink with quality stainless steel faucet
- Designer decor
- Mini halogen pot light
- Miele Crystal dishwasher

Family Room: 4.80 x 4.20

- Inviting family room
- Custom built-in dark stained wood wall units and media centre framing the fossil-stone style wood-burning fireplace
- Plank reclaimed elm hardwood floor
- Rustic wood beamed ceiling
- Built-in sound system
- Oversize custom window with transom overlooking the ravine
- Pre-cast stone-style arched entrance to the hallway

Laundry Room:

- Wonderful bright laundry room with plenty of custom cabinetry with extended height upper cabinets with under cabinet valance lighting
- Lots of base cabinets
- Quality Corian counter top
- Built-in broom closet and pantry with lots of shelving
- High gloss ceramic backsplash
- Upgraded clay tile floor installed in a random pattern
- Colourful Italian hand painted ceramic door pulls
- Deluxe deep white MAAX sink with upgraded sparkling chrome gooseneck faucet with spray arm
- Mini halogen pot lights
- Built-in drying rack
- Built-in ironing board
- Large window overlooking the ravine

Powder Room:

- Stunning 2-piece with gorgeous mosaic marble floor
- Attractive decor with rich designer wallpaper upgraded accessories

- Deluxe Kohler white plumbing fixtures including a rectangular pedestal sink with upgraded wide-spread faucet
- Mini halogen pot light

KITCHEN: 5.30 x 4.00

- Outstanding French-style gourmet kitchen with beautiful hand-painted custom cabinetry
- Large display hutch with ceiling height upper display cabinets with bevelled glass sliding doors plus base cabinets
- Several drawers including large pot drawers
- Pullout garbage and recycling cabinet
- Contrasting walnut oversize centre island with deluxe 2 ¼" end cut maple butcher block top, more drawers, open display shelves and hammered copper circular sink with garborator and upgraded faucet
- Custom range hood canopy with deluxe mouldings and "Best" stainless steel exhaust fan with 5 pot lights and adjustable speed fan
- Hand painted French Mojolica backsplash
- Honed "Nero Asoluto" granite counters
- Oversize rectangular stainless steel under-mount farmer's sink with exposed front and upgraded sprayer faucet
- Open custom shelving flanking large window overlooking ravine
- Built-in sound system
- Quality plank reclaimed maple hardwood floor
- Soft designer decor
- Mini halogen pot lights
- Extra-large custom window overlooking the ravine
- Concealed built-in Miele dishwasher
- 6 burner 48" Wolf dual fuel stove with double ovens and grill
- SUB-ZERO fridge in 2nd butler's pantry
- Handy central vacuum "Quick Sweep" in island
- Custom 4-lite double garden door walkout to the secluded cut-stone patio with exterior speakers; and staircase with custom iron railings overlooking the ravine and flower garden leading to the large lower cut-stone patio and negative edge pool with water fall
- and cut-stone surround poolside patio shrouded with larger trees and a variety of shrubs and perennials

Breakfast Room: 3.90 x 3.70

- Family-size breakfast room with plank-style reclaimed maple wood floor
- Soft tasteful décor
- Beautiful natural limestone feature wall with accent pot light and arched opening to the
- solarium
- Large custom window with pewter hardware, custom draperies, overlooking the front gardens

Master Bedroom: 7.00 x 4.20

- Huge master retreat with large dormer-style windows
- Custom draperies
- Built-in sound system
- Attractive designer decor
- Lustrous cherry hardwood floor
- Massive walk-in closet/dressing room with custom wood organizer, built-in shoe racks, bins, drawers, double hanging space, pot lights and french chandelier

Ensuite:

- Space-saving pocket door opens to the luxurious 5-piece master ensuite bath
- Lavish free-standing "slipper tub"
- Walnut open vanity with under-mount double sinks and upgraded wide-spread faucets
- Gorgeous slate countertop and floor
- Large distressed mirror
- Elegant sconce lighting
- Quality accessories
- Rich décor with satin stripe designer wallpaper
- Separate water closet and Kohler toilet
- Oversize separate shower with upgraded shower system with handheld and rain showerheads, pot lights and quality frameless glass enclosure and marble built-in bench

Potting Room & Butler's Pantry #2:

- Additional pantry (open to the family room)
- Antique potter's table with hammered zinc counter and zinc rectangular sink with upgraded faucet
- Built-in SUB-ZERO 42" stainless steel fridge with bottom freezer framed with 2 large pullout pantry cabinets and good-size window overlooking the ravine

Solarium:

- Fabulous sun-splashed solarium with custom limestone walls
- Three oversize arched custom windows including a garden door walkout to the upper patio with pool and ravine vistas
- Tumbled limestone floor arranged in a random pattern
- Built-in sound system

Private Office/nursery: 6.50 x 3.50

- Spacious private office off the master bedroom with dormer-style ceiling
- Several pot lights
- Natural cherry hardwood floor
- Large custom window overlooking pool
- Soft décor
- Built-in sound system
- Built-in bookshelves

Bedroom #2: 4.10 x 3.10

- Charming bright bedroom with good-size window with box-seat overlooking the front gardens
- Neutral décor
- Rich cherry hardwood floor

Ensuite:

- Fabulous 3-piece with upgraded designer ceramic floor
- Upgraded off-white plumbing fixtures including a large rectangular pedestal sink with wide-spread faucet

- Adjustable bevelled edge mirror
- Ceramic half-walls with decorative border
- Ceramic shower with marble threshold and quality glass enclosure
- Good-size window
- Upgraded chrome accessories and sconce lighting

Bedroom #3: 4.30 x 4.00

- Spacious bright room with large window with ravine views and wrought iron Juliet balcony
- Beautiful cherry hardwood floor
- Neutral décor
- 2 double door closets with organizers

Ensuite:

- Lavish 3-piece ensuite bath featuring a large under-mount soaker tub with marble deck and custom panelled surround
- Tumbled travertine floor installed on the diagonal
- Upgraded Kohler toilet and one-piece sink and vanity
- Chrome wide-spread faucet and matching sconce lights
- Large oval accent window overlooking ravine
- Elegant crown mouldings

Bedroom #4/Office: 5.30 x 3.60

- Generous bright bedroom/office with vaulted ceiling with open beams
- Beautiful plank-style reclaimed ash hardwood floor
- Custom built-in shelving
- 2 dormer-style custom windows
- Mini halogen pot lights
- Closet with automatic light
- Convenient access to the slab stone rear staircase to the back entrance
- Built-in sound system

Ensuite:

- Beautiful 3-piece ensuite bath with intricate mosaic marble floor
- Gleaming subway ceramic tile half-walls and shower surround
- Large corner shower with marble threshold and top quality frameless glass enclosure
- Upgraded modern-style chrome sink stand with integrated towel bars and glass shelving
- Large oval sink with chrome and ceramic wide-spread faucet
- Adjustable rectangular mirror with chrome trim and complementing light fixture
- Mini halogen pot lights

Recreation Room: 7.40 x 4.90

- Huge open concept recreation room featuring a floor-to-ceiling fossil-stone style wood-burning fireplace
- Custom built-in shelving flanking fireplace
- Quality Sisal-style broadloom
- Large custom windows and garden door walkout to the secluded patio overlooking the ravine
- Tasteful designer decor
- Several mini halogen pot lights
- Wall to wall wool sisal carpeting
- Radiant heated floors

Change Room:

- Handy change room with built-in custom cedar bench
- Slate floor installed on the diagonal with radiant heat
- Pot lights
- Large window

Bathroom:

- Large 3-piece with fully tiled walls
- Upgraded white plumbing fixtures including a pedestal sink with wide-spread chrome and ceramic faucet

- Large corner shower with marble threshold and quality glass enclosure
- Upgraded framed mirror
- Mini halogen pot lights
- Deluxe chrome accessories
- Slate floor installed on the diagonal
- Access door to the home theatre room

Home Theatre: 7.30 x 3.90

- Extra-large well-equipped home theatre room with rich décor
- Panasonic high def projector
- Paradigm speakers
- 92" screen
- High end Denon home theatre system
- Quality wool Sisal broadloom
- Surround sound
- Extensive built-in shelving
- Several mini halogen pot lights on dimmer switches
- 6 leather theatre loungers

Wine Cellar: 3.80 x 3.20

- Outstanding climate controlled wine cellar with 1200 wine bottle capacity (cedar racking system)
- 2 sets of full length glass and wrought iron custom gate-style doors
- Reclaimed brick feature wall
- Italian clay tile floor
- Suspended halogen track lighting

Wine Tasting Room: 3.70 x 3.30

- Full-length glass and wrought iron custom doors
- Reclaimed brick feature wall
- Numerous mini halogen pot lights
- Italian clay tile floor
- Pewter 8 arm chandelier

- Rustic wood sink stand with Blanco hammered copper sink and matching faucet

Fitness Room: 4.80 x 4.00

- Large open concept fitness room with large window overlooking the ravine
- Quality wool Sisal carpet
- Several mini halogen pot lights
- Designer decor

Storage Room/roughed in bathroom:

- Fully finished storage room with upgraded ceramic floor
- Equipped with a wash tub
- Pot lighting
- Wired for sconce lighting
- Also on this level you will find 2 additional utility/storage rooms, 2 furnaces, 2 central air units, equipment/controls for radiant heat floors (master ensuite, solarium and lower level) and 2 upgraded staircases.

Exterior

- Breathtaking French country-style mansion set back from the street with outstanding curb appeal
- Stunning antique French gate with rose trellis into pool area
- Custom iron fence enclosing pool area
- Handsome stucco and stone exterior with copper gutters, downspouts and finials
- Simulated slate roof tiles with 50 year guarantee
- Stunning property located at the end of an exclusive court in Prime Lorne Park
- Premium oversize lot backing on to a densely wooded ravine and creek
- Extensive professional landscaping with vast meticulously manicured perennial gardens
- Cut-stone and large format flagstone walkways with random flagstones
- Driveway with cobblestone trim leading to the attached triple garage
- Underground irrigation system

- Extensive garden lighting (copper heads)
- Breathtaking rear yard and outdoor living space featuring a negative edge concrete pool with full length cascading waterfall
- Multi-tiered patios and tranquil ravine-side sitting area/green space
- Spectacular poolside entertainment area with built-in stone bar, storage cabinets, stainless steel DCS 75,000 BTU professional gas BBQ
- Extra-large storage/pool room with cedar double doors with wrought iron inserts
- Parterre with centre fountain

Interior

- Solid Brazilian mahogany custom entrance door
- Custom handcrafted European-style wood windows with pewter hardware throughout (all windows open in)
- Multi-point doors
- All upgraded solid wood doors throughout and extended height main floor doors
- All custom trim, panelling and arched doorways
- Cherry hardwood floors with detailed thresholds on main floor
- Reclaimed maple 7" plank hardwood floors in the kitchen and breakfast room
- Reclaimed ash hardwood floor in bedroom #4/office
- Slate floors in the master ensuite, mud room, change room and lower level bath
- All custom cabinetry throughout
- Hand painted kitchen cupboards
- 2 1/4" maple end cut butcher block/island
- Imported (Fr.) handmade/painted majolica tiled backsplash
- Sub-zero fridge
- Wolfe 48" Dual Fuel Range (6 burner + grill)
- Two Miele dishwashers
- Electrically operated main hall chandelier
- Designer air vent covers and cold air returns
- Stone feature wall kitchen/solarium
- Elan home (12 zone) audio system and music server
- Flawless smooth ceilings throughout

- Honed "Nero Absoluto" granite kitchen counters
- Granite counter in dining room butler's pantry
- Slate counter in the master ensuite bath
- Striking curved staircase, with rounded cherry wood treads, deluxe hammered iron spindles, upgraded handrails and contrasting white risers, spanning all 3 floors
- Second staircase with 2" slab stone steps open to the lower level
- Radiant floor heating in master en suite, solarium and lower level
- Dual furnace and air conditioners
- Two wood burning and one gas fireplace
- 1200 bottle capacity wine cellar and tasting room

Interior

- Lutron electrical plates and switches
- Sun-filled conservatory with rich cherry hardwood floor and custom wall panelling
- Elegant formal dining room with boxed coffered ceiling, deep crown mouldings and plenty of room for entertaining!
- Private parlour-style living room with custom pre-cast stone fireplace, coffered ceiling with layered crown mouldings and custom wall panelling
- Amazing bright gourmet kitchen with handcrafted custom cabinetry, contrasting walnut centre island with custom 2 1/4" maple butcher block counter, imported backsplash and top-of-the-line appliances
- Spacious breakfast room with reclaimed plank maple wood floor and beautiful natural stone feature wall with accent pot light and arched opening to the solarium
- Butler's pantry with 2 space-saving pocket doors, custom cabinetry and beautiful granite counters
- Second butler's pantry with antique potter's table with hammered zinc counter, zinc rectangular sink and upgraded faucet
- Fabulous sun-splashed solarium with custom stone walls and three oversize arched custom windows including a garden door walkout to the upper patio with pool and ravine vistas
- Inviting family room with rustic wood beamed ceiling and custom built-in dark stained wood wall units and media centre framing the fossil-stone style wood-burning fireplace

- Generous well-equipped laundry room with custom cabinetry and Corian counter
- Huge master retreat with massive walk-in closet/dressing room with pot lights and custom wood organizer with built-in shoe racks, bins, drawers and double hanging space
- Luxurious 5-piece master ensuite bath with lavish free-standing "slipper tub" and oversize separate shower with upgraded shower system and quality frameless glass enclosure
- Huge open concept recreation room featuring a floor-to-ceiling fossil-stone style wood-burning fireplace
- Handy change room with custom cedar bench and slate floor installed on the diagonal with radiant heat
- Extra-large well-equipped home theatre room with extensive built-in shelving and surround sound
- Outstanding climate controlled wine cellar with 1200 wine bottle capacity and custom full length wrought iron doors
- Adjoining spacious wine tasting room with full-length glass and wrought iron custom doors and rustic wood sink stand with Blanco hammered copper sink and matching faucet
- Open concept fitness room with large window overlooking the ravine
- Outstanding home, lot and location!