HEAPS
ESTRIN
REAL ESTATE TEAM

1 RIDGEWOOD ROAD

Nestled at the end of a dead end street sits this striking six bedroom stone home. The south facing ravine lot offers complete privacy which feels like country living in the city. Renovated throughout with custom millwork. The backyard offers a saltwater pool and an outdoor fireplace and kitchen, perfect for entertaining. The lower level features a wine cellar with tasting area and a walkout to the breathtaking garden. Built-in garage. Walking distance to the many amenities of Forest Hill Village.

FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Stunning stone home in one of Toronto's most prestigious neighbourhoods
- Enjoy life in a rare quiet enclave on one of the only true dead-end streets in the area
- Very diverse topography with gently sloping hills, winding roads and numerous little parkettes all adding charm to the neighbourhood
- Breathtaking ravine setting with complete privacy
- Pretty, covered porch from main floor walkout
- Extensively renovated throughout
- High end designer finishes throughout
- Excellent layout – fantastic for entertaining
- Custom designed chef's kitchen
- Six spacious bedrooms
- Custom Hunter Douglas window coverings throughout
- Laundry chute from main and second floor to lower level
- Fantastic lower level complete with recreation room, walk-in wine cellar, bar area and mudroom
- Walkouts to stunning, landscaped south garden
- Double width private driveway and built-in garage
- New slate roof in 2011
- Phenomenal outdoor space including in ground salt water pool, gas fireplace and outdoor kitchen with granite countertop, built-in barbeque and fridge
- Professionally landscaped gardens with stone retaining walls
- Convenient dog run along east side
- Excellent schools in district Forest Hill Junior and Senior Public School, Forest Hill Collegiate Institute and Northern Secondary School)
- Short walk to the beltline trail – a 14.4 km walking/cycling trail that winds through multiple neighbourhoods
- Close to Cedarvale park with playing fields, soccer pitches, indoor ice rink and off-leash area for dogs
- Path to the Village just steps away
- Great local attractions including Casa Loma and Spadina House
- Walking distance to Artscape Wychwood Barns – a dynamic mix of arts, culture and community activities
- Close to two of Canada's most revered private schools; The Bishop Strachan School for girls and Upper Canada College for boys
- Walking distance to numerous bus routes
- Easy access to downtown

ADDITIONAL INFORMATION:

Inclusions:	Sub-Zero side by side fridge, Thermador six burner stainless steel stove with oven and pot filler, Wolf built-in oven, Miele steam oven, Dacor built-in microwave, Miele built-in coffee maker, Sub-Zero wine fridge, Frigidaire Professional fridge in lower level, Frigidaire freezer in lower level, two Maxima dryers, Maytag washer, Maxima washer, General Electric wine fridge in lower level, Walnut paneled Miele dishwasher in lower level, all window coverings (except where excluded), all Hunter Douglas Silhouette blinds, all broadloom where laid, all built-in cabinetry, all electric light fixtures (except where excluded), all intercoms, built-in Viking barbeque in outside kitchen, Kenmore fridge in outdoor kitchen, in ground salt water pool and equipment, Nimbus water softener (not currently used by owner), high efficiency Frigidaire gas burner and equipment, high efficiency on-demand water heater and central air conditioning system and equipment.
Exclusions:	Chandelier in master bedroom and all wall mounted televisions and brackets.
Lot:	67 feet by 158' 4 ¾", widens to 75 feet. Irregular, please see survey.
Drive:	Wide private driveway with built-in oversized garage.
Heating:	Forced air gas.
Cooling:	Central air conditioning system and equipment.
Taxes:	$21,932.58 (annual 2017).
Possession:	July 2017 or to be arranged.

OFFERED FOR SALE AT $5,895,000

MAIN FLOOR

(Stunning staircase with wainscoting)

Foyer

- Marble floor with inlay at entry and hardwood floor
- Double closet
- Crown moulding
- Pot lights
- Wainscoting
- Wall sconces
- Views through to ravine

MAIN FLOOR

Living Room
- Very generously proportioned
- Hardwood floor
- Two built-in cabinets flanking entrance
- Gas fireplace with marble surround
- Pot lights
- Crown moulding
- Bay window with built-in window seat overlooking back garden
- South and west exposure with garden and ravine views

Dining Room
- Herringbone hardwood floor
- Pot lights
- Crown moulding
- Built-in sideboard with marble countertop
- Two deep built-in cabinets
- Designer wallpaper
- Butler's door to kitchen
- French doors with walkout to covered porch and garden

MAIN FLOOR

Renovated, Custom Designed Chef's Kitchen

- Heated stone floor
- Custom cabinetry with marble countertops and marble mosaic backsplash
- Stunning custom cabinetry with mesh display cupboard
- Blanco double undermount trough sink with KWC Systema industrial faucet
- Large island with undermount sink and breakfast bar
- Second undermount sink
- Pendant lighting
- Crown moulding
- High end appliances
  - Sub Zero side by side fridge
  - Miele steam oven
  - Thermador six burner stainless steel stove with oven and pot filler
  - Wolf built-in oven
  - Dacor built-in microwave
  - Miele built-in coffee maker
  - Sub Zero wine fridge
- Abundance of storage
- Overlooks family room
- Views to garden

MAIN FLOOR

Family Room
- Stone floor
- Pot lights
- Crown moulding
- Wall to wall custom built-ins with glass display cabinets and granite countertop
- Bay window overlooking garden and ravine
- Walkout to covered porch and garden

Study
- Doors to hallway and living room
- Hardwood floor
- Gas fireplace with wood mantle
- Pot lights
- Crown moulding
- Paneled walls
- Built-in bookshelves
- Double exposure windows overlooking front garden

Powder Room
- Stone floor
- Crown moulding
- Designer wallpaper
- Wall sconces

Two Staircases leading to Lower Level

Side Door to Dog Run

Direct Access to Double Garage with Mudroom Area at entry

SECOND FLOOR

(Hardwood Stairs with Runner and Wainscoting)

Large Landing on Staircase

- Arched ceiling detail
- Built-in bench with storage below
- Wall sconces
- View to third floor landing above with skylight
- Stained glass window overlooking front garden

SECOND FLOOR

Master Bedroom
- Double French door entry
- Octagon ceiling detail with high slope and exquisite crown moulding detail
- Wool broadloom
- Gas fireplace with marble mantle
- Wired for television above fireplace
- Custom built-in cabinetry
- Pot lights
- Intercom
- Bay window overlooking ravine and garden

Five Piece Ensuite
- Heated stone floor
- Pot lights
- Built-in speaker
- Wainscoting
- Wall to wall custom built-ins with his and hers sinks and storage
- Marble countertops
- Built-in vanity with pot lights above
- Large shower with glass enclosure, marble surround, rain shower head and full body sprays
- Deep free standing soaker tub
- Heated towel rack
- Tall storage towers with glass and mesh display cabinets
- Custom Hunter Douglas Silhouette blind
- Separate water closet

Walk-in Closets
- Pocket doors to ensuite and dressing room
- Built-in bank of drawers
- Three sections of hanging space with shelf above

Dressing Room
- Built-in drawers, cupboards and marble counter (ideal for folding)
- Wall to wall custom built-in drawers and hanging space with pull down rods for easy access
- French doors with walkout to private, south facing terrace with daybed

SECOND FLOOR

Second Bedroom
- Broadloom
- Built-in recessed drawers
- Wall to wall custom built-in cabinetry with desk, drawers, hanging space and display shelves
- Crown moulding
- Intercom
- Wall of south facing windows overlooking garden, pool and ravine

Renovated Three Piece Semi-Ensuite
- Heated marble floor
- Oversized shower with glass enclosure, Caesarstone bench, mosaic marble floor and rain showerhead
- Freestanding vanity with integrated sink
- Bank of recessed drawers
- Wall mounted storage cabinet
- Pot lights

SECOND FLOOR

Third Bedroom
- Hardwood floor
- Full height built-in closet with built-in drawers below
- Custom built-in recessed cabinet with pull out drawers
- Built-in desk with shelves above
- Built-in window bench with storage
- Pot light
- Crown moulding
- Intercom
- Custom Hunter Douglas Silhouette blinds
- Double exposure overlooking front garden and ravine

Renovated Three Piece Semi-Ensuite
- Heated marble floor
- Oversized shower with glass enclosure, Caesarstone bench, mosaic marble floor and rain showerhead
- Freestanding vanity with integrated sink
- Bank of recessed drawers
- Wall mounted storage cabinet
- Pot lights

SECOND FLOOR

Fourth Bedroom
- Wall to wall wool broadloom
- Wall to wall closet with custom interiors
- Built-in vanity
- Built-in desk with cork board and shelves
- Two built-in window benches with storage
- Custom built-in bank of drawers with mirrored cabinets above
- Intercom
- Double exposure overlooking front garden

Renovated Three Piece Bathroom
- Heated marble floor
- Oversized shower with glass enclosure, marble mosaic floor, subway tile surround, rain shower head and multi-jet sprays
- Vanity with integrated sink and tilt mirror
- Designer wallpaper
- Floor to ceiling built-in mirrored storage cabinet
- Custom Hunter Douglas Silhouette blind
- Overlooks side garden

THIRD FLOOR
(Hardwood Floor and Skylight)

Second Floor Landing
- Custom broadloom area rug
- Linen closet with laundry chute
- Secondary closet with additional linen or luggage storage
- Pot lights

THIRD FLOOR

Fifth Bedroom
- Hardwood floor
- Double closet
- Built-in cabinetry/drawers
- Built-in window bench overlooking the ravine
- Caesarstone “snowboard shelves”

Sixth Bedroom
- Hardwood floor
- Double closet
- Built-in desk with shelves above
- Intercom
- Built-in window bench overlooking the ravine

Renovated Three Piece Bathroom
- Stone floor
- Oversized shower with glass enclosure, three shower heads and built-in niche
- Built-in vanity
- Wall sconces

Two Very Large Storage Rooms

Large Cedar Closet

LOWER LEVEL

Recreation Room
- Heated stone floor
- Large double exposure windows allowing lots of natural light
- Gas fireplace with floor to ceiling modern metallic tile surround
- Built-in recessed wooden bookcases
- Wall to wall custom cabinetry with built-in pantries
- Pot lights
- Open concept to bar area and wine cellar
- French doors with walkout to outdoor kitchen, garden and pool

Custom Walk-in Wine Cellar
- Stone floor
- Wood and glass walls
- Built-in tasting area with Caesarstone counter
- Custom unstained walnut wine racks

Bar Area
- Walnut built-in bar with undermount sink
- Caesarstone countertop
- Mirrored backsplash
- Walnut display shelves
- Wine fridge
- Dishwasher

Three Piece Bathroom
- Porcelain tile floor
- Separate shower with barn door style glass enclosure and rain shower head
- Contemporary vanity
- Pot lights

Mudroom
- Ceramic tile floor
- Hooks
- Above grade window
- Access to additional storage

Laundry Room
- Ceramic tile floor
- Very spacious with two washers and dryers
- Deep undermount sink with granite countertop
- Cable television connection
- Intercom
- Large island with granite countertop and deep shelving
- Built-in hanging rack
- Wall to wall full height cabinetry/lockers with drawers below

Four Piece Bathroom

Storage Room
- Concrete floor
- Shelving unit
- Large built-in safe
- Access to additional cold storage

Utility Room

HEAPS
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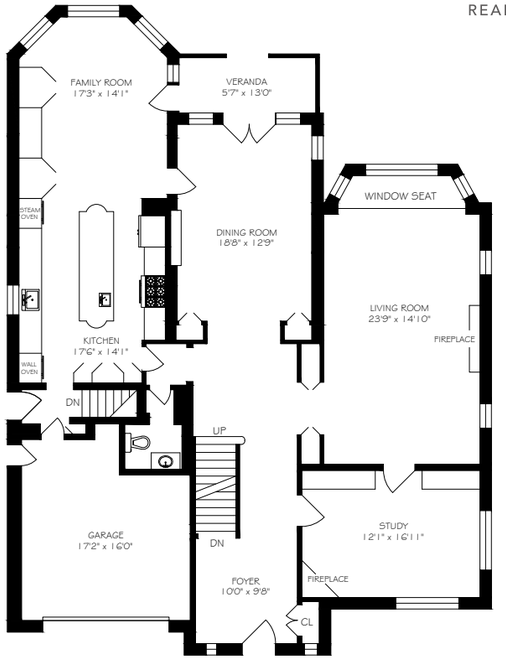
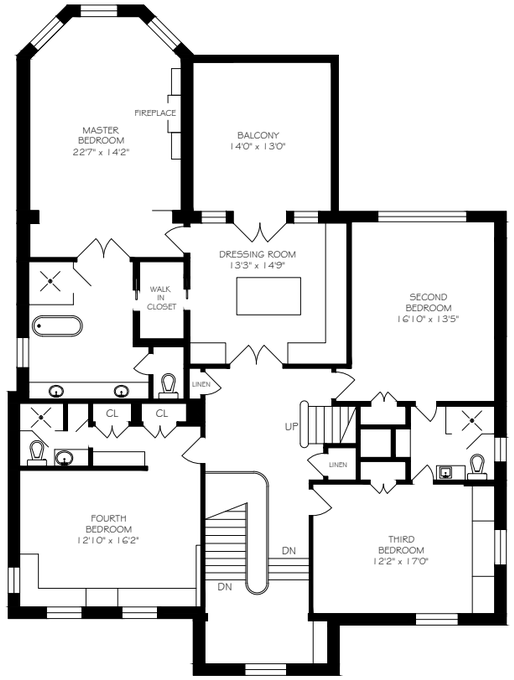


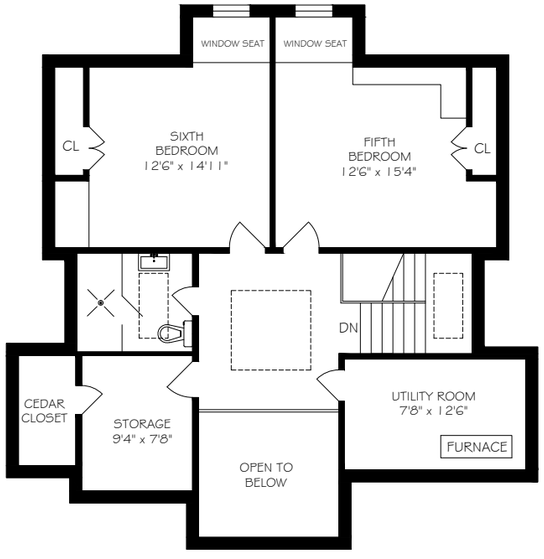
MAIN FLOOR - 2021 SQUARE FEET

5' 10'

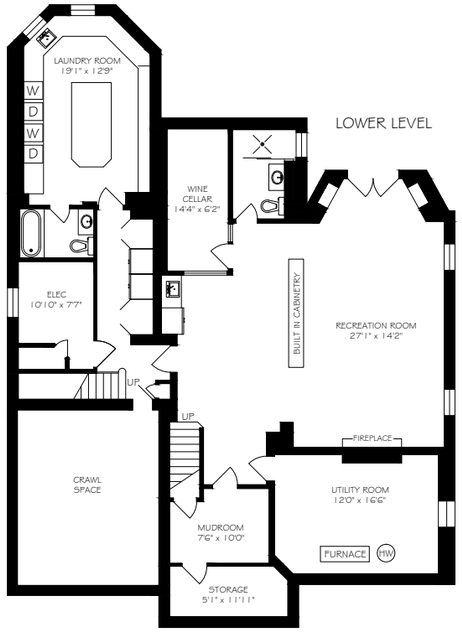
Measurements and Calculations are approximate
To be used as guidelines only



SECOND FLOOR - 2153 SQUARE FEET



THIRD FLOOR - 985 SQUARE FEET



LOWER LEVEL - 2057 SQUARE FEET

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