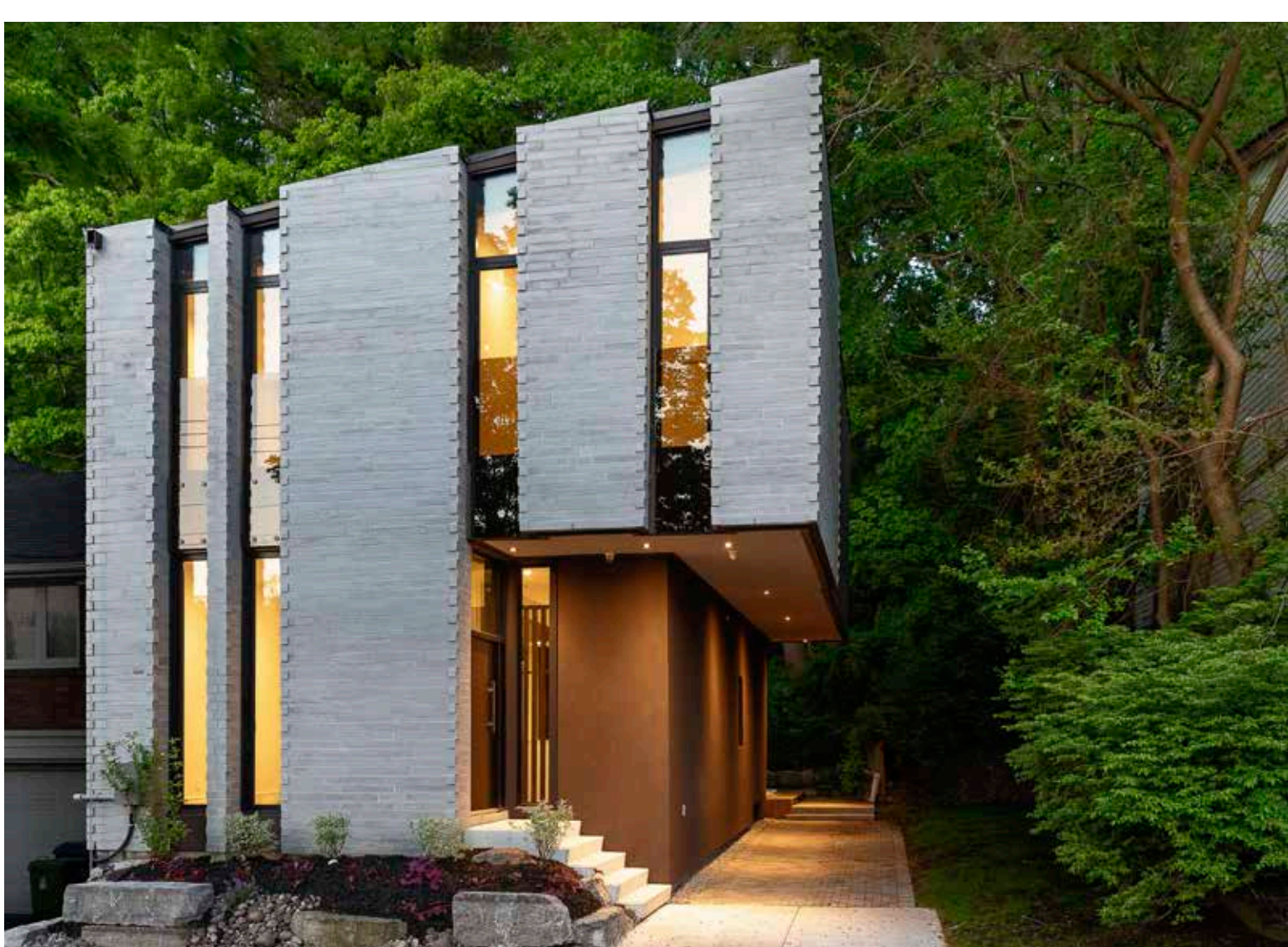




HEAPS ESTRIN

REAL ESTATE TEAM



100 South Kingsway



100 South Kingsway

Nestled on a beautiful tree-lined street in Toronto’s coveted Swansea neighbourhood, this glamorous and skillfully crafted masterwork is a tour de force of contemporary design. The refined use of natural elements and enlightened design principles bring unparalleled function, flow, and harmony to the property.

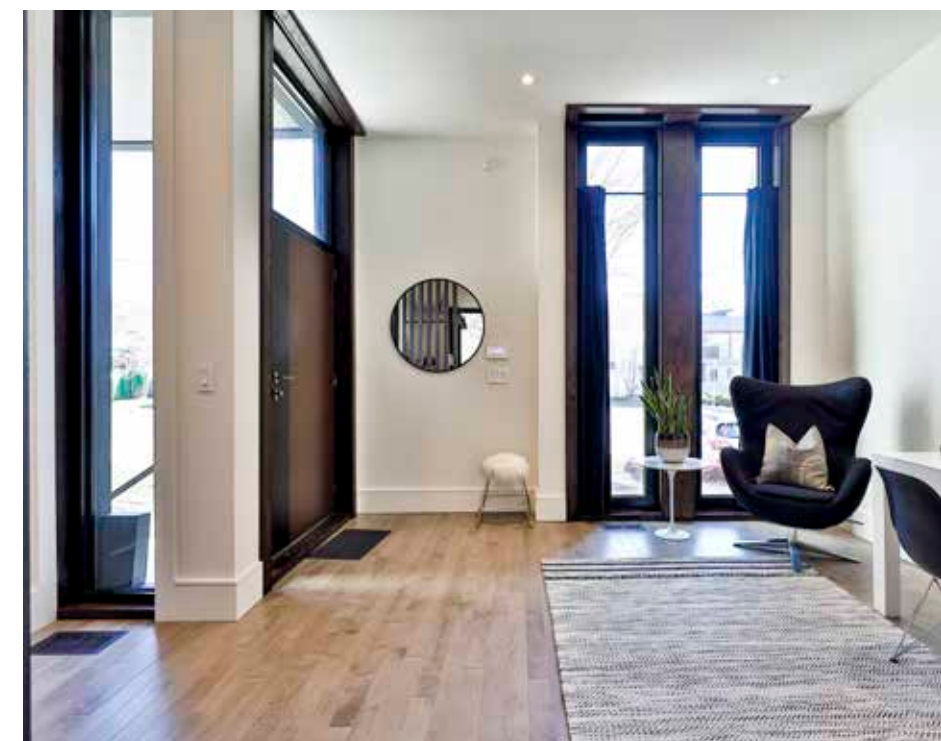
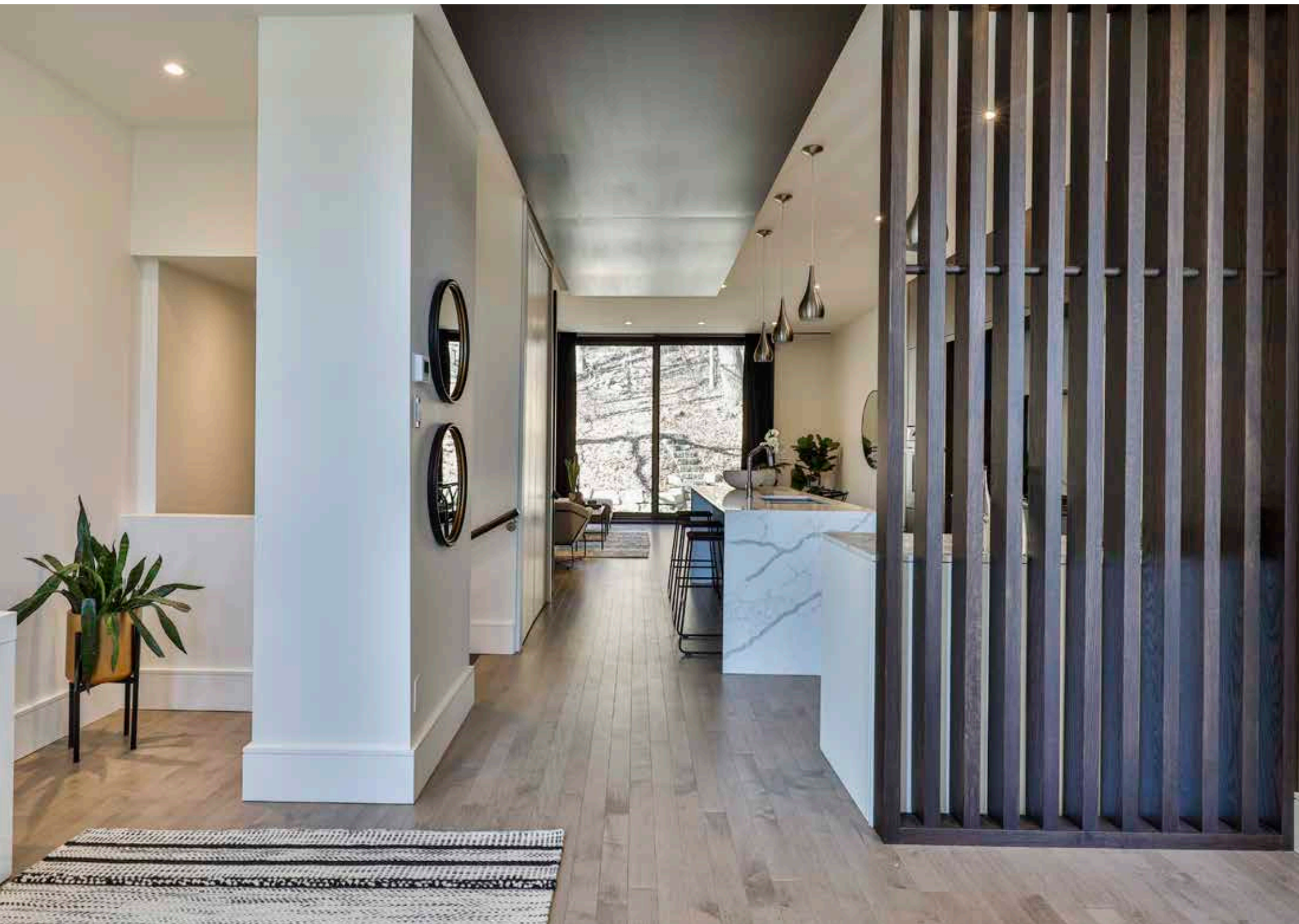
Imagined and designed as a contemporary answer to the area’s Arts and Crafts heritage, 100 South Kingsway is a combination of modern materials but warm familiarity. In the architects’ own words: “comfortably modern”. 100 South Kingsway announces contemporary, yet feels familiar.

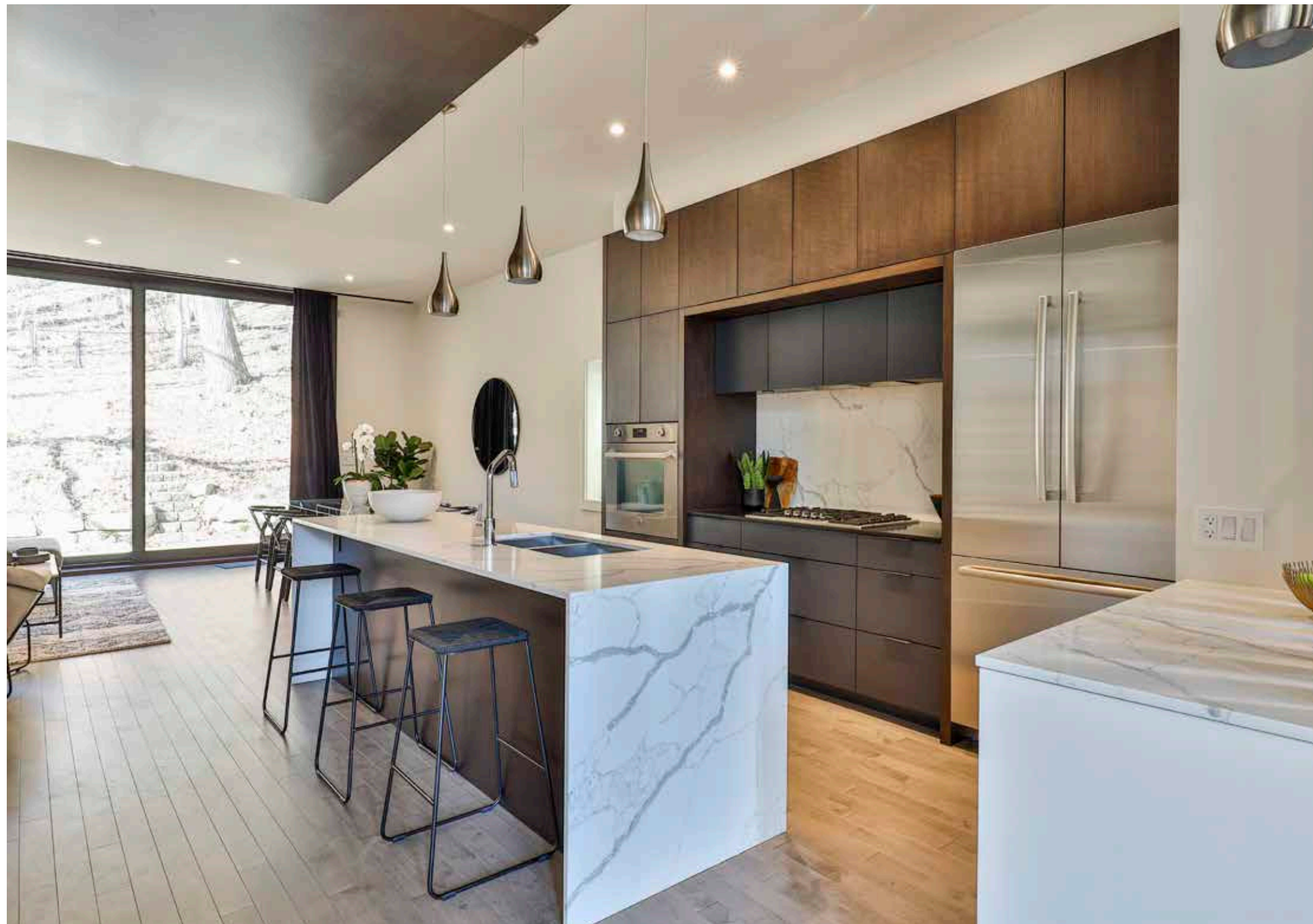
The main level features an open concept living and dining area that is perfect for entertaining. The luxurious and ultra-modern kitchen is complete with custom cabinetry, built-in stainless-steel appliances, a large waterfall island, and pendant lighting that inspires one to want to cook and create. The large floor to ceiling sliding glass doors provide an abundance of natural light and beautifully showcase the mature canopy and the fabulous hillside location while seamlessly integrating the indoor and outdoor spaces in a way that is perfect for entertainment and relaxation.

The second level boasts an office space and three large bedrooms with ample storage, each with hardwood flooring. The opulent and light-filled principal suite features a walk-in closet and large floor to ceiling windows that provide panoramic views of the ravine that evoke an immediate sense of calm. The spa-style bath is complete with a soaking tub, a custom vanity, and an ultra-sleek walk-in shower lined with wall-to-wall marble.

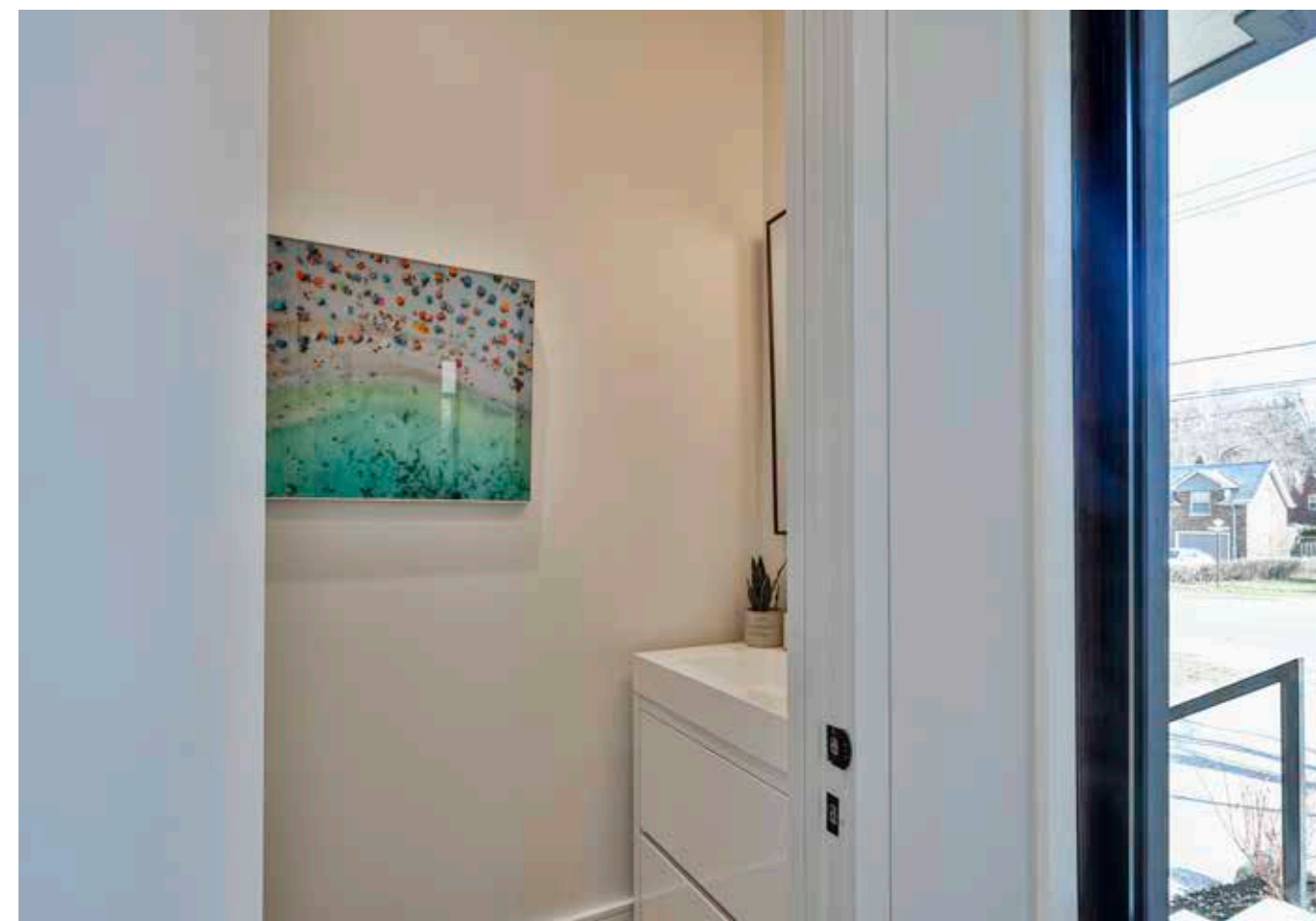
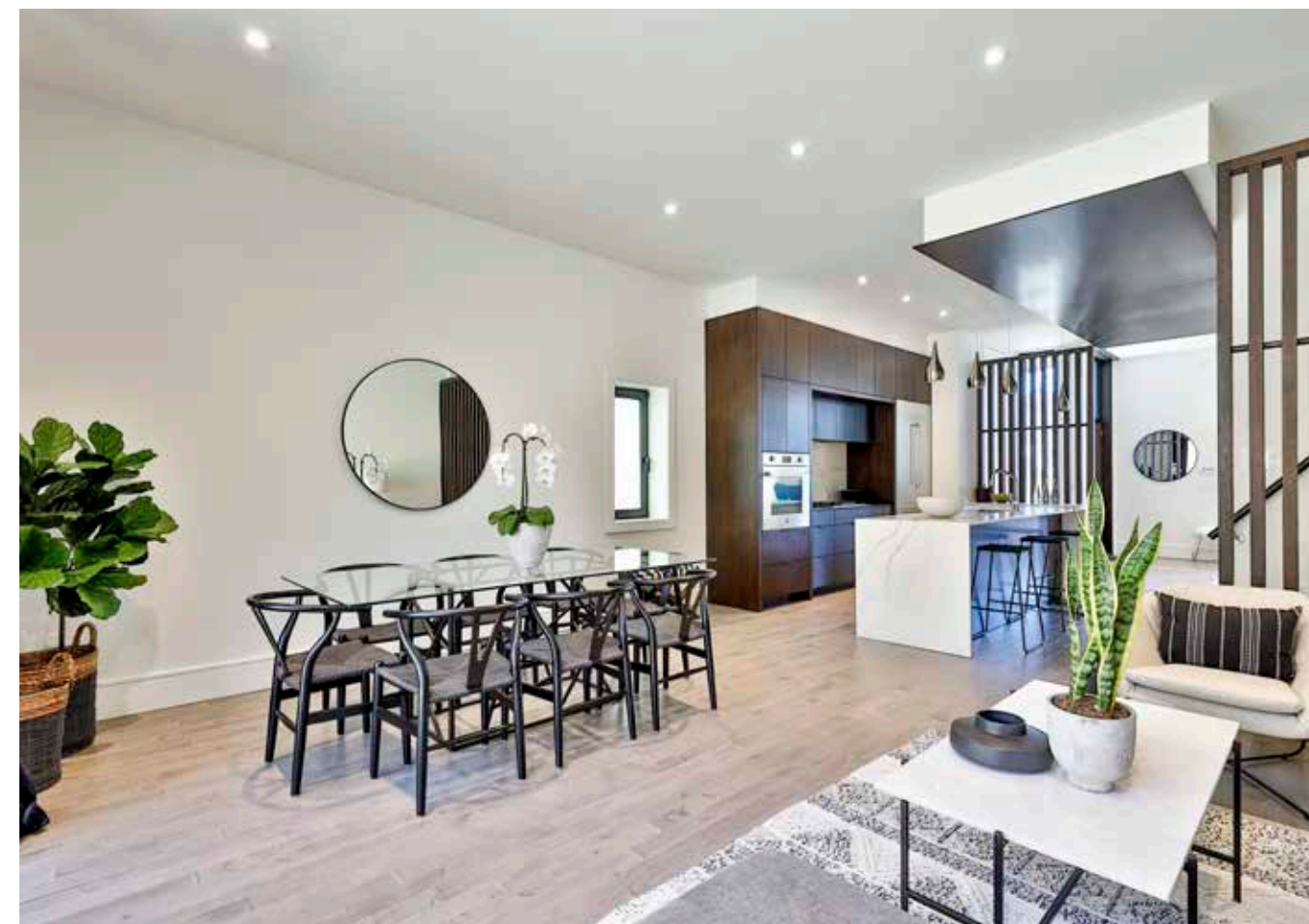
The lower level features an open concept recreational room perfect as a kid’s play area or as an additional living space, a convenient three-piece bathroom and additional storage space.

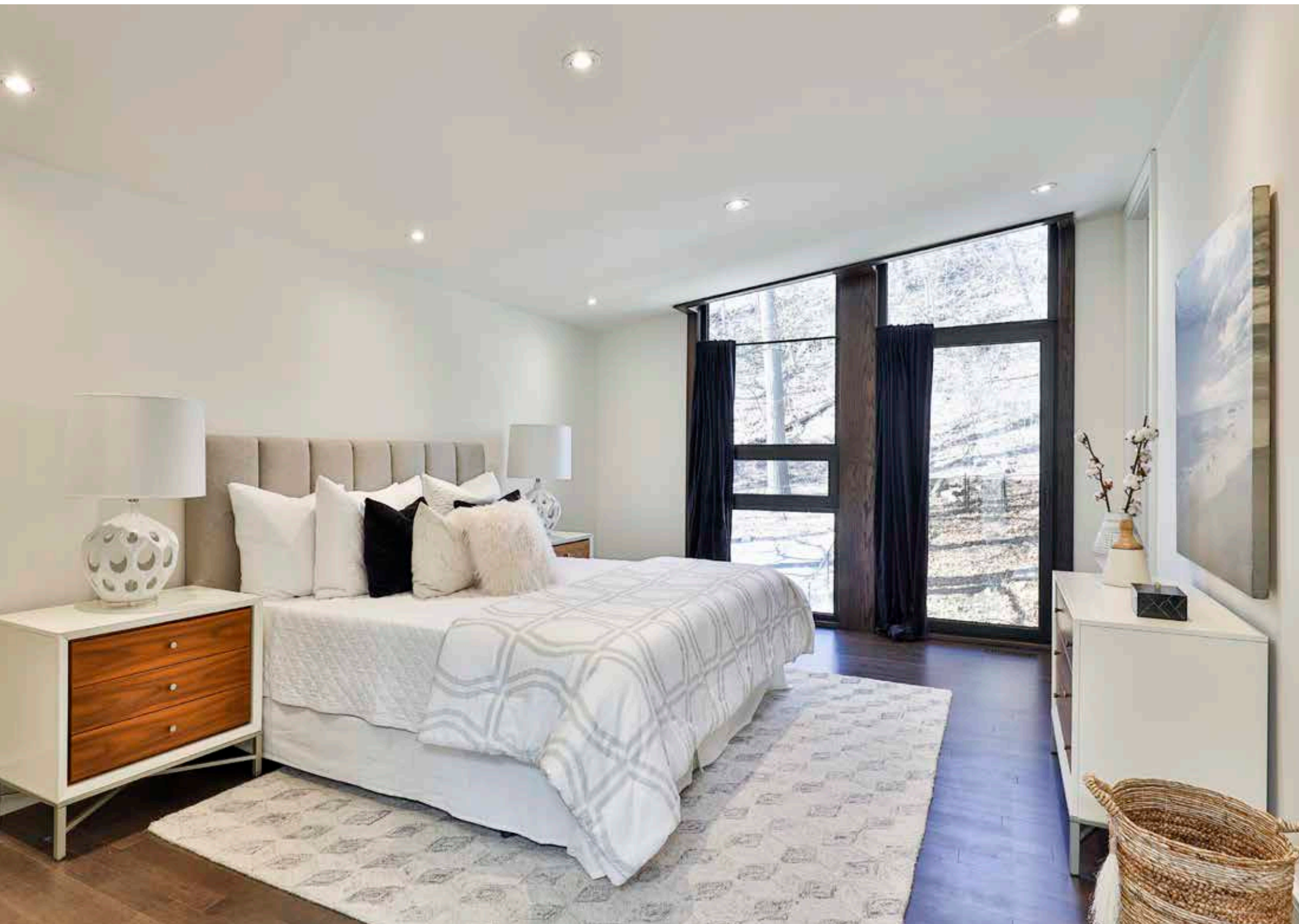
100 South Kingsway is only a short drive from the downtown core, within walking distance to Bloor West Village, and surrounded by some of the best public greenspaces that the city has to offer. This stellar property offers a unique opportunity to own the perfect entertainer’s paradise in a historic and highly desirable downtown neighbourhood!

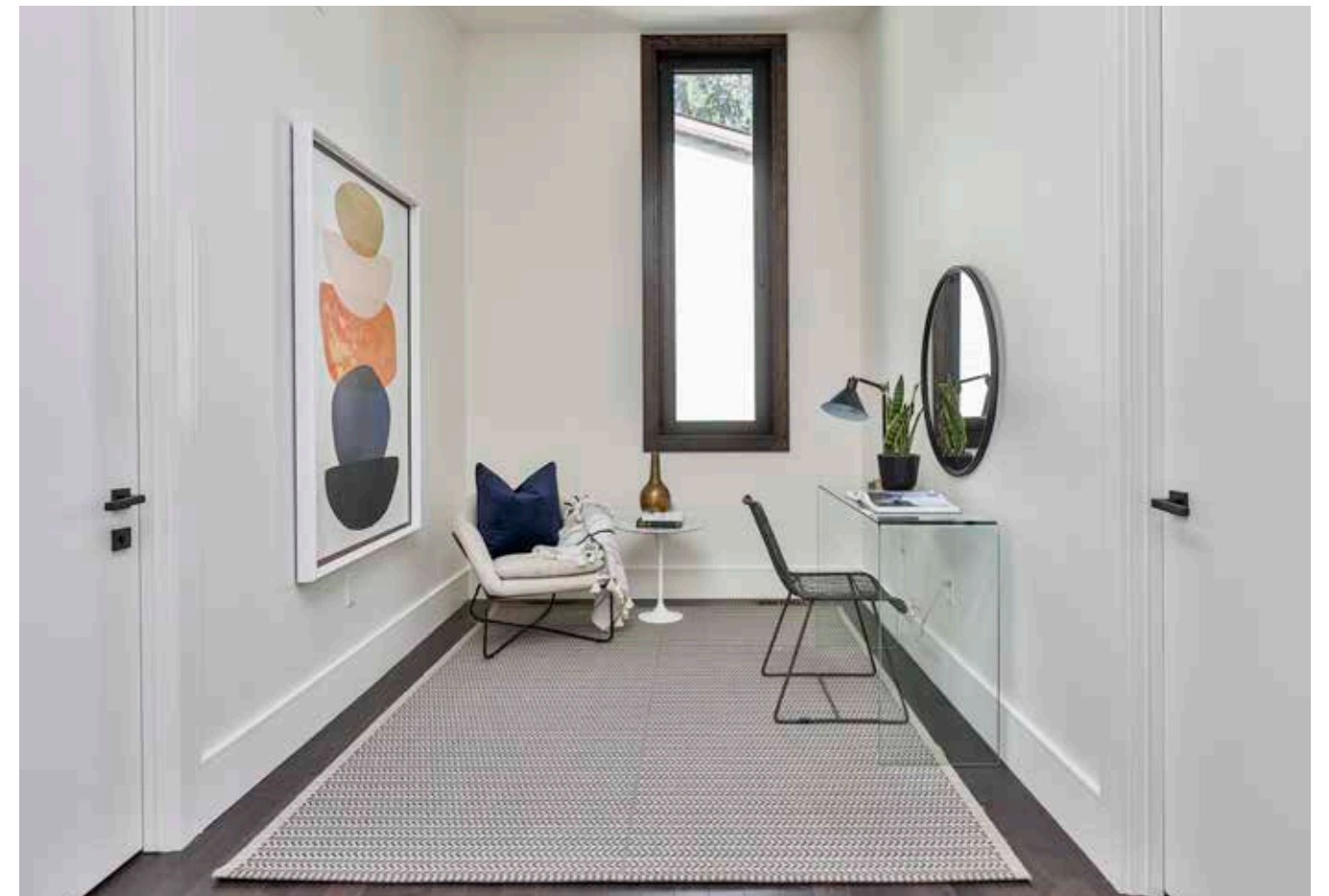
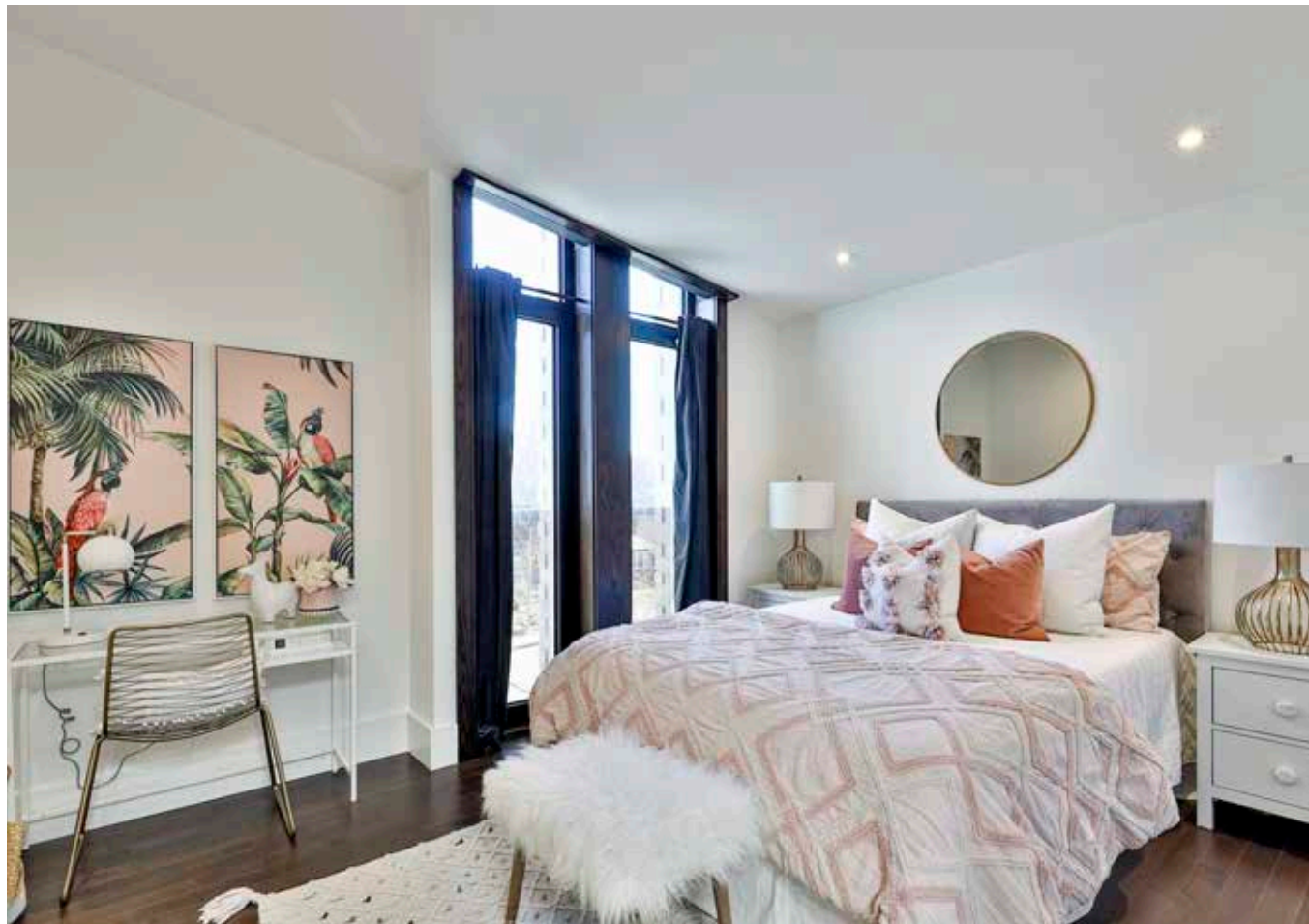


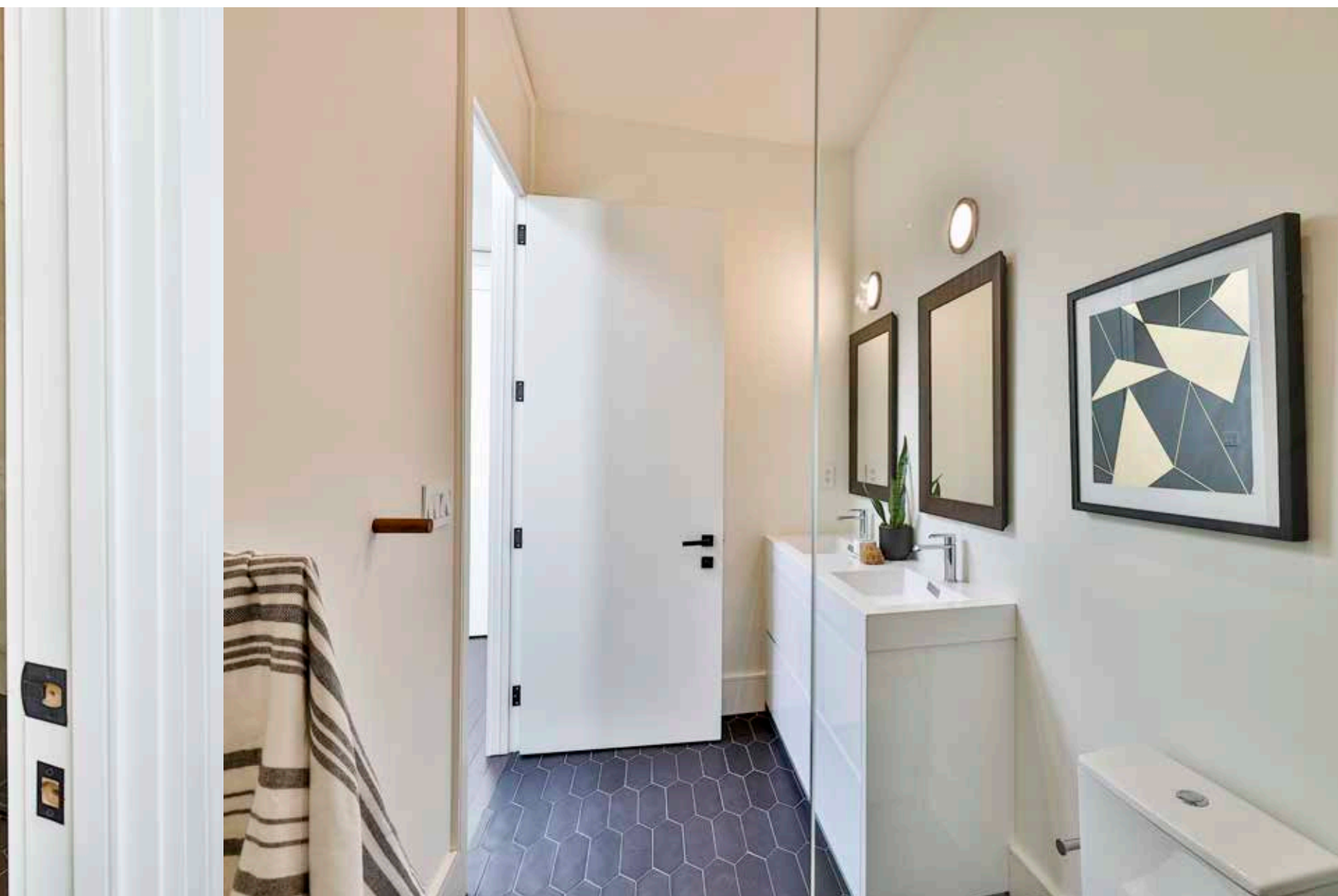




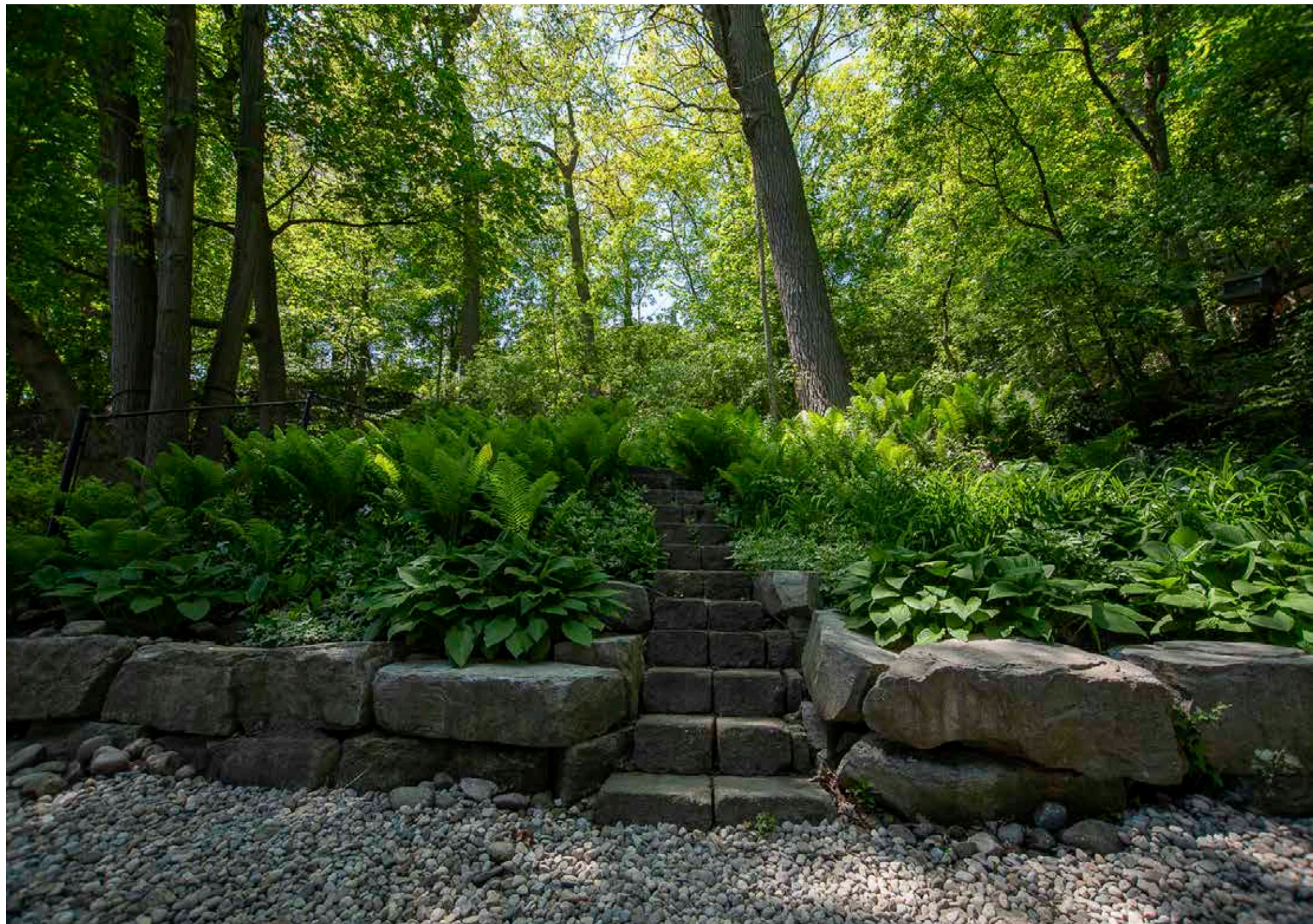


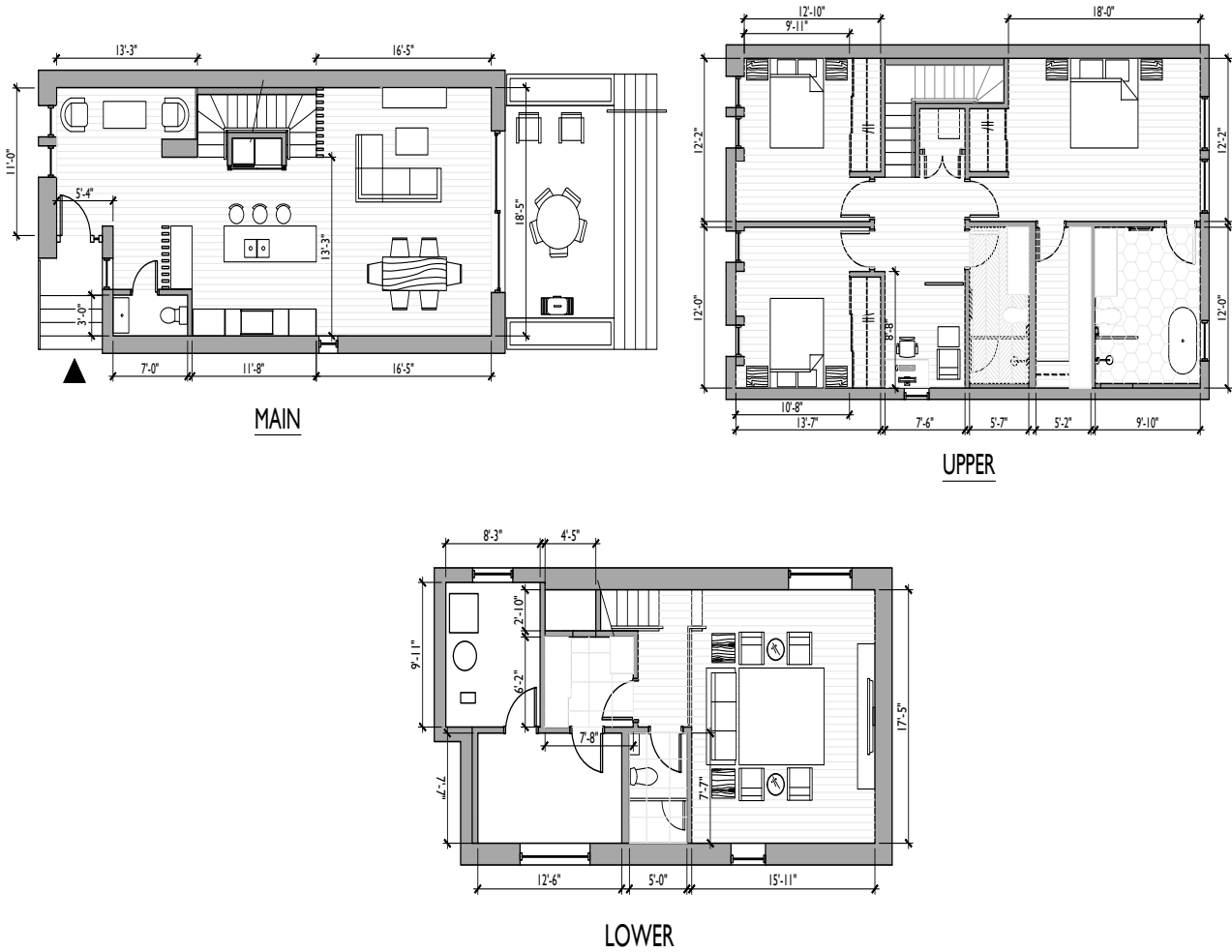












Details

TAXES
\$4,755.65 (2020)

LOT SIZE
33 x 126 Feet

POSSESSION
30/60 days

HEATING
Forced air/gas

COOLING
Central air conditioning

DRIVEWAY
Private drive with up to 5 parking spaces

Features

- Three bedroom, four bathroom, detached home on a large, east facing 33 x 126 foot lot backing onto an ultra-private, wooded rear yard in the heart of Toronto's Swansea neighbourhood
- Architecturally significant design that integrates into the site's topography, and draws on the region's Arts & Crafts history, which uses local materials and emphasizes their inherent natural beauty. The facade is flat-cut, Eramosa stone quarried from Bruce Peninsula, which is characterized by its unique and pronounced veining; the interior is accented by dark oak, an abundantly available and commonly used wood in the Arts & Crafts movement which counters the cool, contemporary exterior with its rich, warm tones
- Versatile, open main floor draws you inward, and then outward to the rear of the home and the trees, framed by oversized sliding doors. The entry has a two piece powder room and flex space that would be a fantastic home office, with excellent eastern exposure through the floor-to-ceiling column windows
- Functional, eat-in kitchen with custom cabinetry, huge centre island with bar seating and stainless double basin sink, Bertazzoni wall-mounted oven, 5-burner Bosch gas cooktop, French door Bosch refrigerator, Bosch dishwasher, and Frigidaire Professional microwave. Integrated into the large living/dining area, the main floor flows seamlessly out to the rear yard and through the floor to ceiling sliding doors, gives the feel of the outdoors as an extension of the living space
- Sublime master suite with floor to ceiling windows and Juliet balcony with frameless bronze glass guard overlooking the rear yard gives a sense of living among the treetops. Large walk-in closet and secondary closet. The huge 5-piece ensuite with soaker tub, open-glassed shower and double vanity is set against the forest backdrop and offers natural privacy. Dramatic black tiled floors set against floor-to-ceiling white tiles, and large column windows bathe the space in natural light
- The second floor is laid out with a sensational study/den sitting between a 4-piece washroom with black tile, double vanity and glassed-in shower and the other two bedrooms, both with eastern exposures, floor-to-ceiling windows, extra large closets and lots of space. Natural light pours in through the centre skylight
- Deep, bright basement that's perfect as a family room or den, a 4-piece bathroom with a deep soaker tub, and tiled surround with niche, an extra-large laundry room, and lots of extra storage space
- Lifebreath HRV system ensures the interior space has cleaner, fresher air while contributing to energy efficiency, and pre-wired Paradox alarm system (monitoring extra) with digital interface provides home security. Honeywell Home Professional digital thermostat allows full control over heating and cooling
- Maple hardwood floors, solid wood baseboards and solid-core doors, upgraded continuous insulation to reduce heat loss, thermally broken windows with tilt and turn operation
- Professionally landscaped, low maintenance front and rear yards with native species not requiring irrigation; dogwood and purple leaf sand cherry bushes, low-lying hostas and purple coral bell perennials chosen to compliment the stone and brown tones of the house. Exterior lighting in the front and rear draws your eyes outside
- Easy access to Gardiner Expressway/QEW, TTC, and the shops and restaurants of Bloor West Village
- Tucked into the historical village of Swansea, and bookended by High Park to the east and the Humber River to the West, the property is in close proximity to the fantastic Rennie Park and Swansea Recreation and Community Centre
- Close proximity to highly ranked Swansea Junior and Senior Public School, Humberside High School, and the private Blyth Academy.
- The Martin Goodman Cycling Trail which follows the lake east and west of Swansea.
- Boat launch just south of the property which provides access to Lake Ontario via the Humber River.
- When you're canoeing or kayaking in the Humber River it's a world apart from the city

INCLUSIONS

- Bertazzoni wall-mounted oven, 5-burner Bosch gas cooktop, French door Bosch refrigerator, Bosch dishwasher, and Frigidaire Professional microwave, all electrical light fixtures, gas burner furnace and equipment, central air conditioner and all equipment

EXCLUSIONS

- None

RENTAL

- None



HEAPS ESTRIN

REAL ESTATE TEAM

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