



HEAPS  
ESTRIN  
REAL ESTATE TEAM

## 8 QUEEN MARY'S DRIVE

One of the most spectacular homes ever to come to market. Well located in one of Toronto's most desirable neighbourhoods, The Kingsway. Straight out of the pages of Architectural Digest, this home was completely gutted and rebuilt in recent years and features top of the line finishes and equipment including in-floor hydronic radiant throughout. Exquisite chef's kitchen with built-in banquette and large centre island. Main floor study. Multiple walk-outs to the private backyard oasis which includes a stone terrace, built-in barbecue, inground salt water pool with waterfall, hot tub and designer cabana with bar. Generous bedrooms, luxe bathrooms and a sensational third floor master retreat with the most impressive dressing room imaginable. Lower level has been dug down, waterproofed and finished with heated, polished concrete floors. Ample storage. This home will not disappoint.



FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- A stunning home set on a quiet street among mature trees and landscaped gardens, a prime location in The Kingsway
- Nestled in the forest of the Humber River Valley
- Stunning curb appeal with stone facade
- Completely rebuilt by one of the city’s top builders
- Oversized lot
- Five zone hydronic in floor heating throughout
- Excellent layout – fantastic for entertaining
- Oversized living room with gas fireplace
- Main floor family room and second floor family room
- Custom designed chef’s kitchen
- Built-in speakers throughout
- Four spacious bedrooms
- Exquisite third floor master suite with dressing room and four piece ensuite
- Waterproofed lower level
- Lower level dug down with heated polished concrete floors
- Professionally landscaped front and back gardens with irrigation system
- Stone garden beds and landscape lighting
- Phenomenal outdoor space with inground salt water pool, hot tub, cabana and bar
- Built-in barbecue station
- Complete privacy in back garden
- Outdoor seating area with stone patio, ideal for entertaining
- Private driveway with detached garage
- Cedar shake roof
- Excellent schools district: Lambton-Kingsway Junior Middle School and Etobicoke Collegiate Institute
- Close proximity to Lambton Golf and Country Club, Lambton Park, The Old Mill, King’s Mill Park
- Walking distance to the restaurants, shops and amenities of the Kingsway and Bloor West Village
- Short walk to the subway
- Easy access to highway system

ADDITIONAL INFORMATION:

Inclusions:	Liebher stainless steel fridge/freezer, Miele stainless steel wall oven, Miele stainless steel warming drawer, Wolf four burner gas range with flat top grill, Ventahood hood fan with custom cover, paneled Miele dishwasher, KitchenAid stainless steel microwave, Frigidaire wine fridge, Miele stainless steel espresso machine, stainless steel fridge in lower level, Maytag front load washer and dryer, central vacuum system and equipment, central air conditioning system and equipment and high efficiency boiler and equipment.
Exclusions:	Living room chandelier, dining room chandelier and sconces, master bedroom chandelier, dressing room chandelier, chandelier on second floor landing, mirror in main floor powder room, mirror in master ensuite, television in second floor family room and all artwork.
Lot:	51.13 feet by 165 feet.
Driveway:	Private driveway with detached garage.
Heating:	Hot water gas.
Cooling:	Central air conditioning.
Taxes:	\$17,006.70 (2016 annual).
Possession:	60–90 days or to be arranged.

OFFERED FOR SALE AT \$4,195,000



MAIN FLOOR

- Foyer**
- Beautiful original front door with leaded glass detail
  - Heated stone floor
  - Coat closet with built-in storage and crystal door handle
  - High baseboards
  - Crown moulding
  - Pot lights
  - Stunning views to back garden





## MAIN FLOOR

### Living Room

- Heated wide plank white oak hardwood floor
- Gas fireplace with stone surround, wood mantle, and Caesarstone hearth
- Built-in speakers
- Crown moulding
- Leaded glass windows
- Excellent natural light
- Overlooks dining room and front garden

### Dining Room

- Heated wide plank white oak hardwood floor
- Wall-to-wall leaded glass bay window overlooking front garden
- Pot lights
- Built-in speakers
- Large recessed built-in cabinet
- Crown moulding
- Overlooks living room and office







## MAIN FLOOR

### Kitchen

- Heated wide plank white oak hardwood floor
- Pot lights
- Custom wood cabinetry with fully equipped interiors
- Large centre island with marble countertop and undermount farmhouse sink
- Mosaic marble backsplash
- Pendant lighting
- Valence lighting
- High end stainless steel appliances
- Large pantry with sliding drawers
- Built-in speakers
- Wall-to-wall banquette with built-in storage
- Glass display cabinets
- Crystal cabinet hardware
- Spice drawers
- Wall-to-wall leaded glass windows
- Undermount outlets in upper cabinets
- Built-in work station with marble countertop, marble backsplash, glass display shelves and charging station
- Sliding leaded glass doors with walkout to back stone patio
- Open to breakfast area
- Overlooks beautiful back garden and pool







## MAIN FLOOR

### Family Room

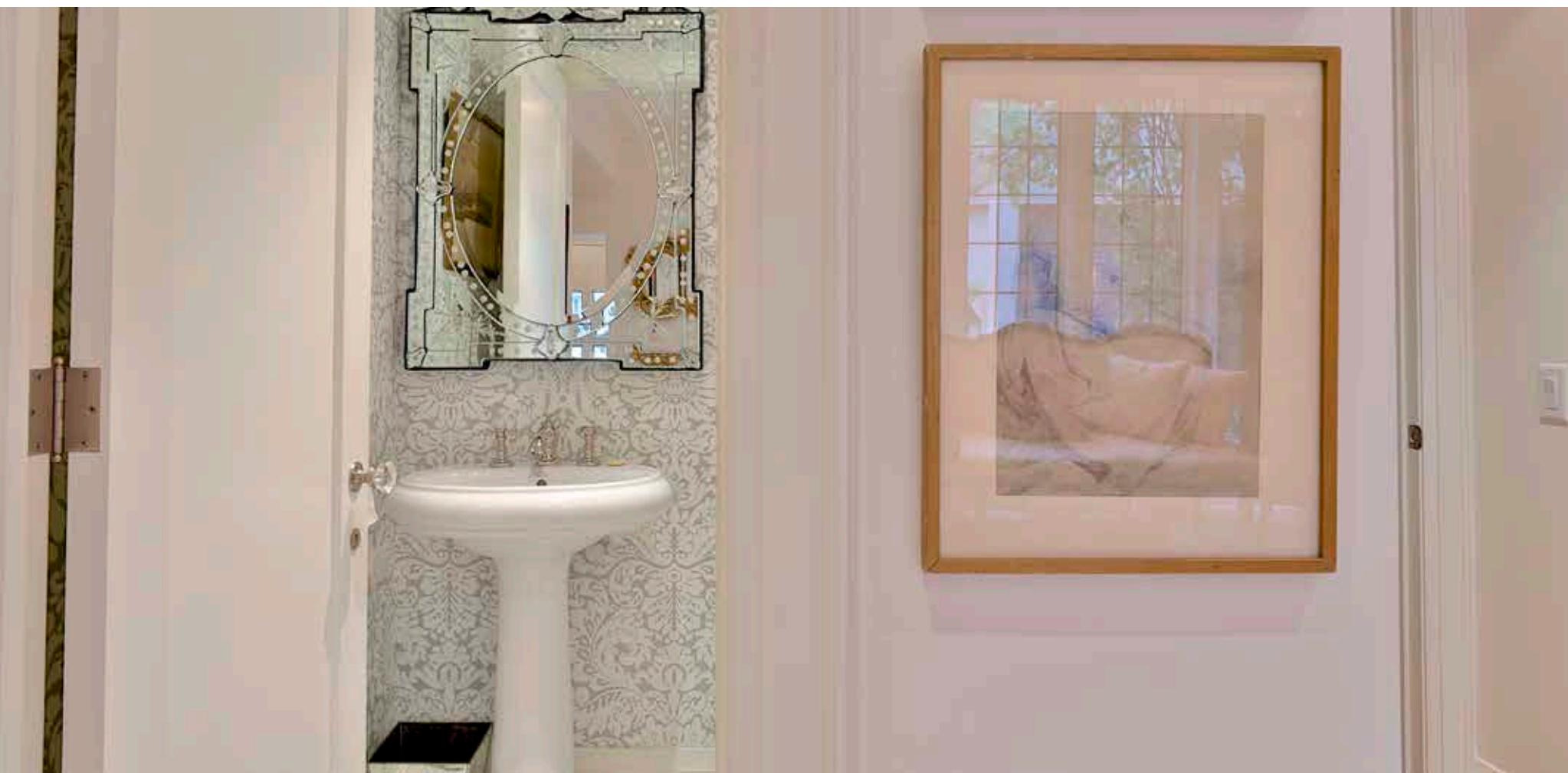
- Heated wide plank white oak hardwood floor
- Pot lights
- Built-in speakers
- Crown moulding
- Crystal door hardware
- Wall-to-wall leaded glass windows
- Overlooks dining room and back garden

### Powder Room

- Heated marble floor
- Pot lights
- Wall mounted Toto toilet
- Pedestal sink
- Designer wall paper
- Crown moulding
- Crystal door hardware

### Mudroom

- Heated stone floor
- Coat hooks
- Access from driveway





## SECOND FLOOR

(Leaded glass window, wide staircase with oak treads and beautiful wood bannister)





## SECOND FLOOR

### Second Family Room

- Heated wide plank white oak hardwood floor
- Gas fireplace with beautiful concrete mantle and marble hearth
- Pot lights
- Custom wall-to-wall book shelves with built-in storage
- High ceiling with tray detail
- Built-in speakers
- Wired for television
- Leaded glass windows overlooking back garden and pool

### Second Bedroom

- Heated wide plank white oak hardwood floor
- Large walk-in closet
- Crown moulding
- Pot lights
- Leaded glass windows overlooking front garden

### Three Piece Ensuite

- Heated hexagon marble floor
- Large separate shower with glass enclosure, tile surround and marble floor
- Custom vanity with Caesarstone countertop
- Wall mounted Toto toilet
- Heated towel rack
- Tiled walls
- Crystal door hardware
- Leaded stain glass window







## SECOND FLOOR

### Third Bedroom

- Heated wide plank white oak hardwood floor
- Large double closet with automatic light
- Crown moulding
- Leaded glass bay window
- Overlooks front garden

### Fourth Bedroom

- Heated wide plank white oak hardwood floor
- Large double closet with automatic light
- Crown moulding
- Leaded glass windows
- Overlooks back garden and pool

### Four Piece Bathroom

- Heated basket weave marble floor
- Pot lights
- Custom vanity with marble countertop
- Tub with rain shower head
- Marble wainscoting
- Leaded glass windows overlooking front garden

**Two Linen Closets with Built-in Storage**







## THIRD FLOOR

(Leaded glass window, wide staircase with oak treads and beautiful wood bannister)





## THIRD FLOOR

### Master Retreat

- Arched French door entry with leaded glass detail
- Heated wide plank white oak hardwood floor
- Walk-in closet with custom built-in storage, pocket door with leaded glass detail
- Built-in speakers
- Vaulted ceiling
- Pot lights
- Arched leaded glass French doors to Juliette balcony overlooking back garden and pool

### Dressing Room

- Heated wide plank white oak hardwood floor
- Pot lights
- Custom wall-to-wall closets with mirrored doors
- Custom built-in shoe display shelves
- Arched leaded glass windows overlooking front garden

### Four Piece Ensuite

- Heated marble floor
- Large separate steam shower with glass enclosure, marble floors, marble surround and marble bench
- Oversized rain shower head
- Custom vanity with marble countertop
- Large separate tub with marble surround
- Built-in speaker
- Wall sconces
- Pot lights
- Leaded glass window







## LOWER LEVEL

(Wide staircase with oak treads)

### Recreation Room

- Heated polished concrete floor
- Pot lights
- Excellent ceiling height
- Above grade windows

### Laundry Room

- Could be used as second kitchen
- Heated polished concrete floor
- Pot lights
- Large folding island with Caesarstone countertop
- Stainless steel fridge
- Wine fridge
- Valence lighting
- Wall-to-wall built-in storage
- Herringbone marble backsplash
- Large laundry sink
- Utility closet
- Plenty of storage
- Above grade windows

### Three Piece Bathroom

- Heated polished concrete floor
- Custom vanity with Caesarstone countertop and bowl sink
- Large shower with glass enclosure and curbless entry
- Rain shower head
- Marble shower floor and tile surround
- Stainless steel niche

### Walk-in Storage Closet

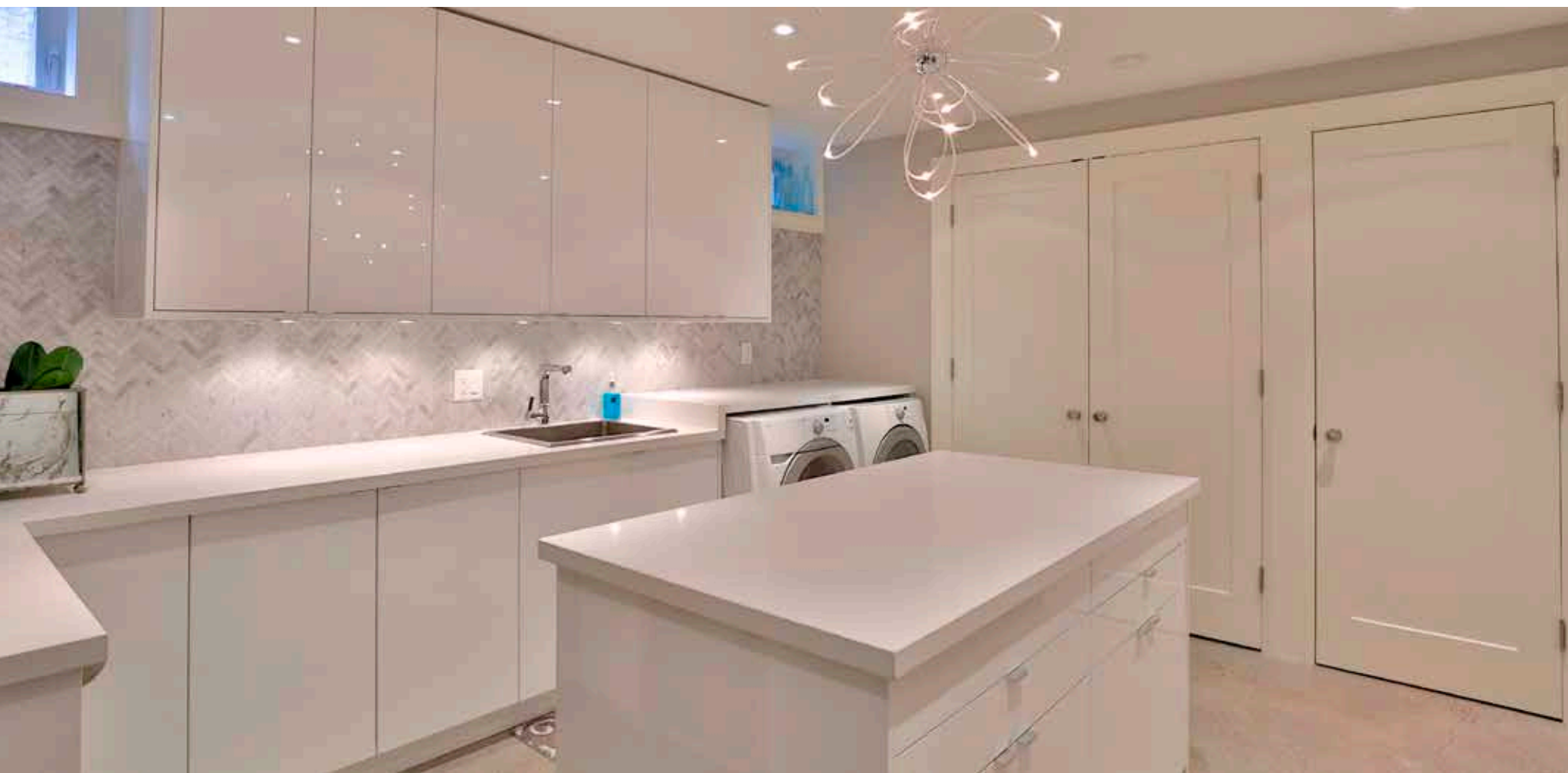
- Heated polished concrete floor

### Large Storage Area Under Stairs

- Heated polished concrete floor

### Backyard

- Stone patio with access from kitchen
- Built-in barbecue station
- Landscaped gardens with irrigation system and landscape lighting
- Inground salt water pool with waterfall and hot tub
- Fully equipped cabana with bar fridge, bar sink, pot lights, stone countertop, leaded glass windows, change room and plenty of storage

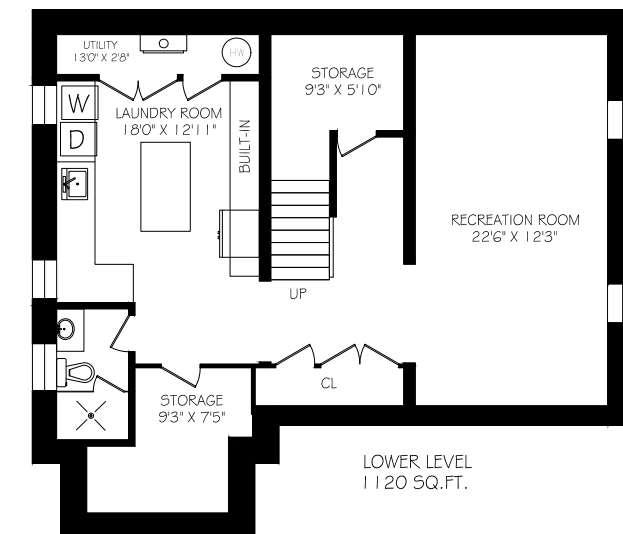
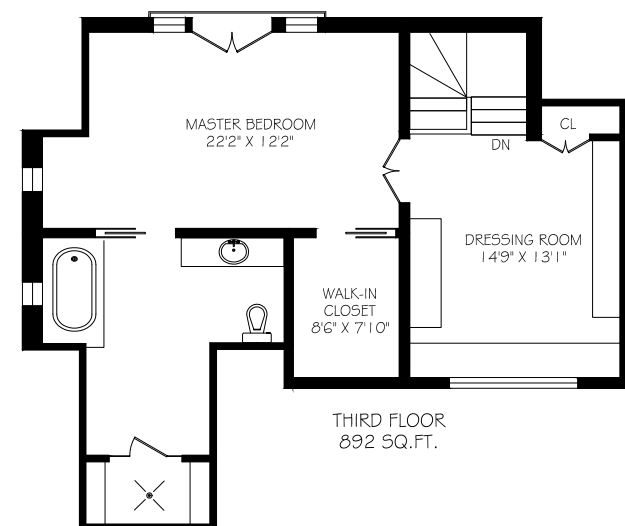
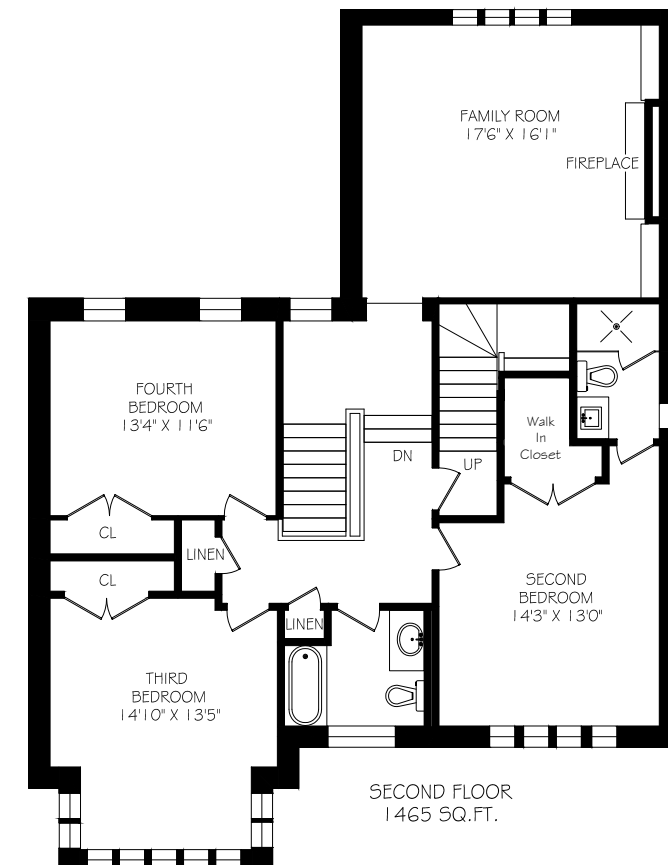
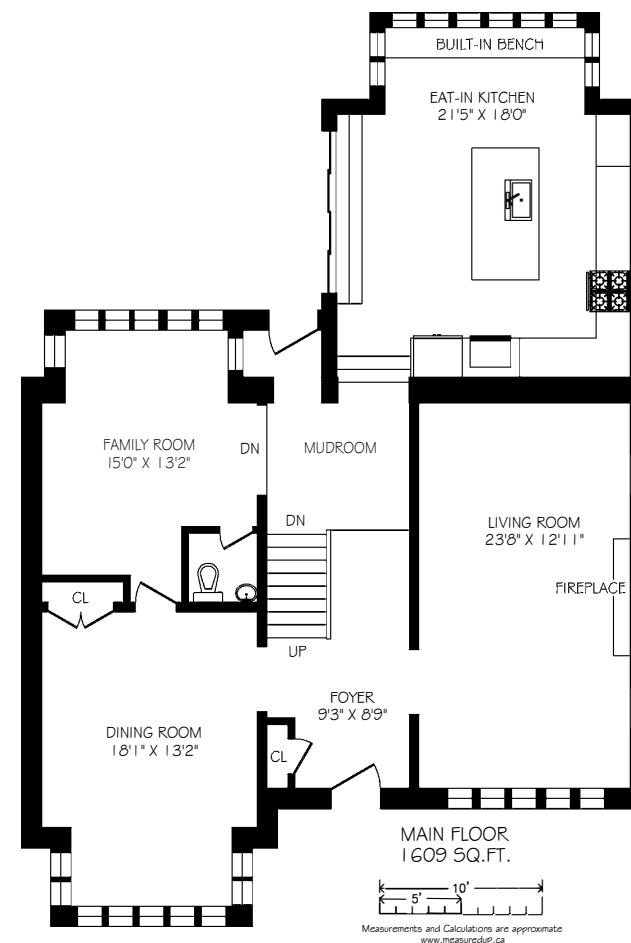






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