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HEAPS ESTRIN

REAL ESTATE TEAM

your
BEST MOVE



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49 RUMSEY ROAD

HEAPS ESTRIN

REAL ESTATE TEAM

Absolutely prime location in South Leaside on one of the neighbourhood's best streets. Enjoy this new home with exceptionally high end finishes throughout. Over 4000 square feet of finished living space. Beautiful brick and stone exterior with private driveway and built-in garage. Some of the many features include twelve foot ceilings on main floor, four skylights providing an abundance of natural light, choice of two laundry rooms, custom built ins throughout and walkout from both main and lower levels. Very spacious kitchen, breakfast room and family room overlook the private, south facing garden. Fantastic lower level with nanny's suite, large recreation room and wet bar. Fully automated home with countless custom features throughout. Excellent schools and recreational facilities close by this family oriented street. Walking distance to the many amenities of Bayview Avenue and the TTC.

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FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Newly built four bedroom family home in desirable South Leaside
- Over 4,000 square feet of living space
- Beautiful brick and stone exterior
- Twelve foot ceilings on main floor
- Abundance of natural light with four skylights
- Three gas fireplaces
- Extensive custom millwork throughout
- Five bathrooms with heated floors and high end fixtures
- 4 1/4" Rift and quarter sawn white oak floors throughout
- Stunning chef's kitchen complete with servery, pantry and wine cellar
- Custom high end cabinetry and European appliances
- Spacious family room with walkout to large, south facing back deck
- Laundry on second floor and lower level with chute system
- Central vacuum system with seven outlets
- Separate side entrance with mudroom and direct access to garage
- Fantastic lower level with nanny's suite, large recreation room with walkout and wet bar
- Hydronic heated floor throughout lower level
- 130 LED pot lights, with all LED fixture bulbs.
- Fully automated home, with all programmable LED lighting system, six zone audio system, 24 network drops, security system, security cameras and Apple audio/video streamer, roughed in for surround systems
- Professionally equipped and finished mechanical room
- Beautiful front and back gardens with all natural stone landscaping
- Front and backyard aeration system as well as programmable irrigation system
- Private driveway with built-in garage.
- Garage roughed in for electric car charger
- Energy efficient heating and cooling, water heater and lighting system
- Prime street in South Leaside - family oriented with lots of children and annual street party
- Excellent schools in district: Rolph Road Elementary School, Bessborough Middle School, St. Anslem's School and Leaside High School
- Walking distance to the many amenities of Bayview Avenue as well as TTC
- Excellent recreational facilities: Leaside Memorial Gardens rink and pool and Trace Manes Park with library, baseball diamond, playground, splash pad and tennis courts

ADDITIONAL INFORMATION:

Inclusions: Paneled Miele 48" fridge with side by side freezer, Miele stainless steel combination oven/microwave, Wolf 36" six burner dual fuel range/oven, built-in hood fan, stainless steel Miele built-in espresso maker, Miele cup warmer, two super silent Bosch dishwashers, stacked Samsung washer and dryer, stacked Bosch washer and dryer, all built-in speakers, home automation including: Lutron Light/Shade Controller, Nest thermostat, Router 24 network drops, security system, six zone audio system with six wall controller, security cameras, Apple audio/video streamer, Apple ipad with docking station, gas line to barbeque, storage shed, on demand Navien Combi unit water heater, American Standard central air conditioning system and equipment, Steam Humidifier, and American Standard gas burner and equipment.

Exclusions: Wall mounted televisions and brackets, stereo components.

Lot: 30 feet by 135 feet, widens to 32 feet in the rear.

Parking: Private driveway with built-in garage - parking for three cars.

Heating: Forced air gas.

Cooling: Central air conditioning system and equipment.

Taxes: \$12,596.79 (annual 2016).

Possession: 90 days or to be arranged.

OFFERED FOR SALE AT \$2,925,000

MAIN FLOOR

Foyer

- Marble slab floor
- Twelve foot tray ceiling
- Full height closet with built-in shelves
- Pot lights
- Valence lighting
- Marble slab feature wall with wood detail
- Wainscoting
- Security camera

Living Room

- Rift and quarter sawn white oak floor
- Gas fireplace with custom wood detail
- Crown moulding
- Pot lights
- Wainscoting
- Built-in speakers
- Large windows
- Overlooks dining room and front garden

Dining Room

- Rift and quarter sawn white oak floor
- Twelve foot ceiling
- Wainscoting
- Built-in speakers
- Crown moulding
- Pot lights
- Access to butler pantry
- View of custom wine cellar
- Overlooks front garden

Wine Cellar and Servery

- Rift and quarter sawn white oak floor
- Twelve foot ceiling
- 250 bottle custom built, two section wine cellar with cooling system
- Second dishwasher
- Pot lights
- Crown moulding
- Custom cabinetry with marble countertop and undermount sink
- Valence lighting
- Glass tile backsplash
- Floor to ceiling wall to wall pantry

Kitchen

- Rift and quarter sawn white oak floor
- Twelve foot ceiling
- Large island with marble countertop and pendant lighting - seating for five
- Double undermount sink
- High end European appliances
- Custom cabinetry featuring marble countertops and soft close hinges
- Crown moulding
- Glass tile backsplash
- Glass display shelves with accent lighting
- Floating display shelves
- Built-in desk with marble top
- Pot lights
- Open to breakfast room
- Overlooks family room and backyard

Breakfast Room

- Rift and quarter sawn white oak floor
- Bay window
- Pot lights
- Built-in speakers
- Open to kitchen and family room
- Overlooks back garden

Family Room

- Rift and quarter sawn white oak floor
- Twelve foot ceiling
- Gas fireplace with marble surround flanked by floor to ceiling custom built-in cabinetry
- Crown moulding
- Pot lights
- Built-in speakers
- Open to breakfast room and kitchen
- Built-in speakers
- Nine foot sliding doors leading to large back deck and garden

Mudroom

- Tile floor
- Side door entry
- Pot lights
- Built-in storage and cubbies
- Built-in bench and mirror

Powder Room

- Stone floor
- Twelve foot ceiling
- Tray ceiling
- Custom vanity with floating marble slab countertop
- Wall mounted toilet





SECOND FLOOR

Landing

- Paneled wall
- Crown moulding
- Solid wood treads matching hardwood
- Wall sconces
- Lit staircase
- Skylight
- Large window

Master Bedroom

- Rift and quarter sawn white oak floor
- Nine foot coffered ceiling with recessed lighting
- Pot lights
- Built-in speakers
- Wall sconces
- Walkout to Juliette balcony overlooking backyard

Walk-in Closet

- Rift and quarter sawn white oak floor
- Custom cabinetry with automatic pot lights
- Skylight

Five Piece Ensuite Bathroom

- Heated floor
- Custom vanity with his and hers sink and marble countertop
- Large glass enclosed shower with porcelain tile surround and marble bench
- Twelve inch rain shower head
- Four jet nozzles
- Separate free standing tub with free standing faucet
- Pot lights
- Separate water closet with frosted glass door
- Automated toilet with washlet technology and heated seat
- High end fixtures
- Built-in sconces
- Overlooks back garden

Second Bedroom

- Rift and quarter sawn white oak floor
- Nine foot coffered ceiling
- Walk-in closet with custom organizers
- Built-in speakers
- Pot lights
- Wall sconces
- Large windows overlooking front garden

Four Piece Ensuite Bathroom

- Heated floor (same comment as above floor)
- Custom vanity with stone top
- Deep tub with sliding glass enclosure and modern shower head
- 3D Tile accent wall
- Pot lights
- Skylight

Third Bedroom

- Rift and quarter sawn white oak floor
- Nine foot coffered ceiling
- Walk-in closet with custom organizers
- Roughed in for wall sconces
- Pot lights
- Overlooks front garden

Fourth Bedroom

- Rift and quarter sawn white oak floor
- Custom wall to wall built-in cabinetry
- Pot lights

Large Laundry Closet

- Tile floor
- Laundry sink with Caesar stone countertop
- Built-in storage
- Stacked Bosch washer and dryer

Four Piece Bathroom

- Heated floor
- Built-in vanity with stone countertop
- Large shower with glass enclosure, marble surround, rain shower head and built-in seat

Laundry Chute



LOWER LEVEL

(Heated floors, good ceiling height, wainscoting, pot lights and walkout to garden)

Large Recreation Room

- Excellent natural light
- Heated laminate wood floor
- Linear gas fireplace with stone, display shelves
- Pot lights
- Built-in speakers
- Open to bar area
- Rough-in for home theater system
- Walkout to lower level patio and garden
- Above grade window

Bar Area

- Heated tile floor
- Custom wet bar with stone countertop and seating for four
- Exceptional decorative LED lighting
- Paneled wall
- Recessed lighting
- Pot lights
- Display shelves
- Built-in storage
- Overlooks recreation room

Fifth Bedroom/Guest Room

- Heated laminate wood floor
- Good ceiling height
- Double closet with built-in shelves
- Above grade window
- Access to large storage/cold room

Three Piece Bathroom

- Heated tile floor
- Built-in vanity with stone countertop
- Large shower with glass enclosure and glass tile detail
- Modern faucets
- Pot light
- Wall sconce

Laundry Room

- Heated tile floor
- Laundry sink with stone countertop
- Counter for folding laundry
- Built-in storage

Large Storage Room

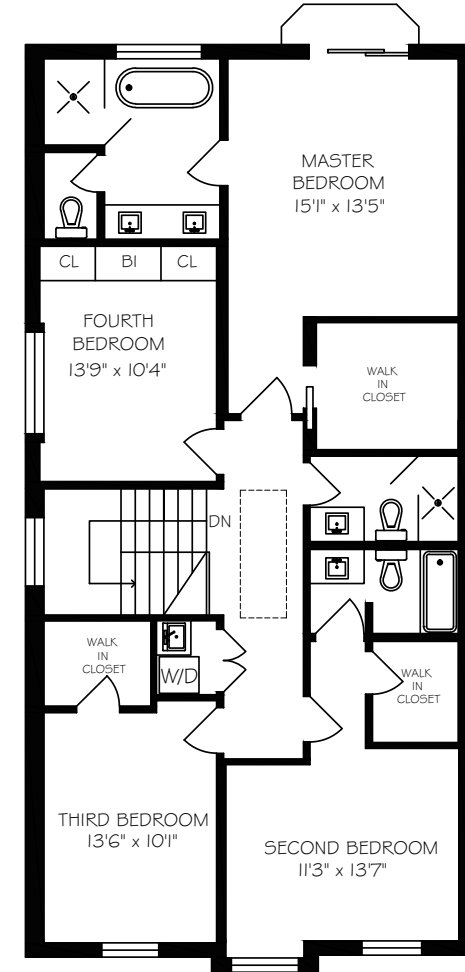
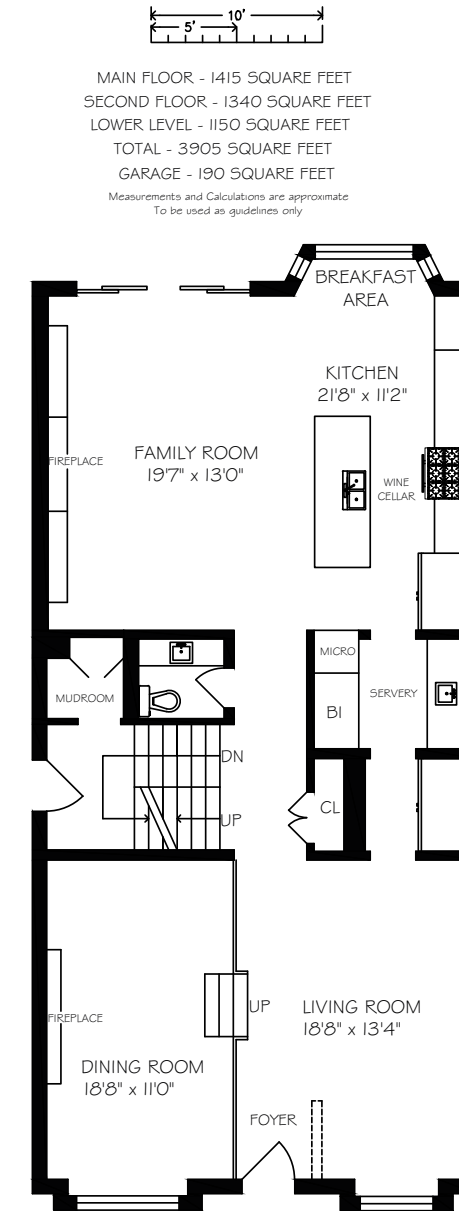
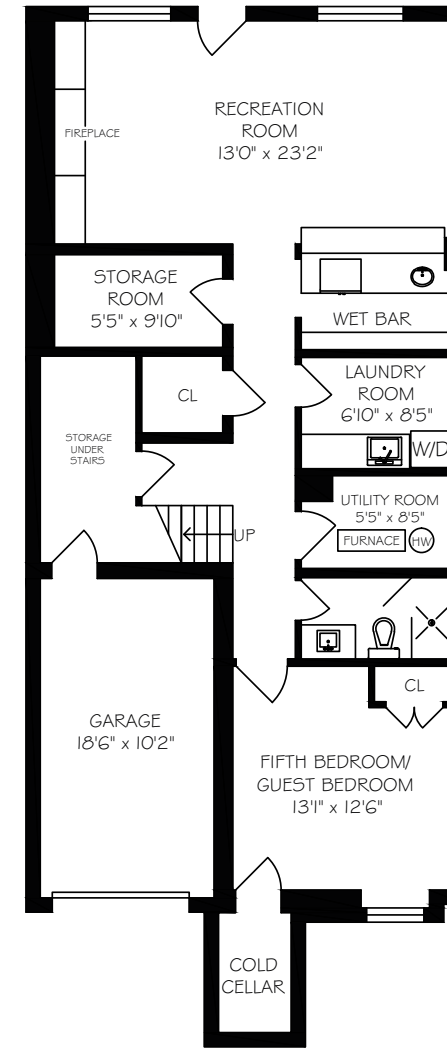
- Heated tile floor
- Rough in for fridge
- Pot lights

Walk-in Storage Closet

Storage under Stairs



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MAIN FLOOR - 1415 SQUARE FEET
SECOND FLOOR - 1340 SQUARE FEET
LOWER LEVEL - 1150 SQUARE FEET
TOTAL - 3905 SQUARE FEET
GARAGE - 190 SQUARE FEET
Measurements and Calculations are approximate
To be used as guidelines only