

# 199 BOWOOD AVENUE

Wanless Park

*your*  
BESTMOVE



## 199 BOWOOD AVENUE

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A spectacular modern home straight from the pages of an architectural magazine. You will immediately be impressed by the layout, level of finish and overall stylish feel of this warm contemporary family home. The main floor features separate living and dining rooms which are open to each other, and then a more casual open concept kitchen, breakfast room and main floor family room. Natural light abounds. The dream-like master features walk-in closet, luxurious ensuite and private balcony. Excellent bedroom space and spa like bathrooms throughout. Walkout from the lower level. Stunning south facing deck with ample space for outdoor living and dining areas. Professionally landscaped. Rare two car garage and ample parking for four or five cars. Walk to Yonge Street, the TTC, fabulous local shops and restaurants and Wanless Park. Great local schools and private school and close proximity to some of the city's top private schools. Easy access to highway system.

# FEATURES

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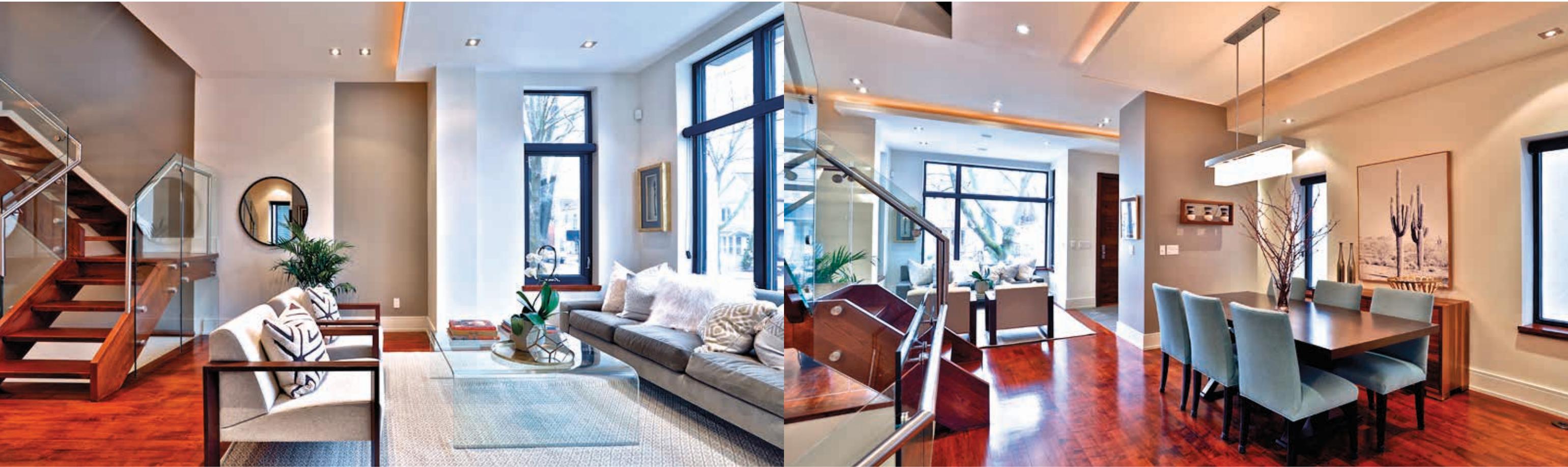
- Contemporary detached four bedroom family home
- Luxury architectural design by Urbanscape Architects
- Beautiful facade with incredible curb appeal
- Featured in multiple magazines including Globe and Mail, Toronto Homes, North Toronto Post and Bayview Post
- Large windows and skylights provide natural sunlight throughout
- High ceilings and maple hardwood floor throughout
- Excellent layout, ideal for entertaining
- Modern glass railings and stainless steel hand rails
- Spacious principal rooms
- Large chef's kitchen with centre island, Caesarstone quartz countertop, breakfast bar and breakfast area
- Large family room with gas fireplace and walkout to back deck
- Four spacious bedrooms
- Striking master suite with high end five piece ensuite and walkout to sun-filled deck
- Third floor with walkout to large deck from fourth bedroom
- Three balconies and private back deck perfect for entertaining
- Spacious lower level with nanny suite, wet bar and four person sauna
- Double garage and parking for five cars
- Sump pump
- Excellent public and private school district: Bedford Park Public School, Avondale School, John Fisher Junior Public School, Lawrence Park Collegiate Institute, Blessed Sacrament Catholic School, Loretto Abbey Catholic School, Northern Secondary School, Blyth Academy, Toronto French School, Crescent School and Crestwood School
- A short walk to Wanless Park, Bedford Park Community Centre and Rosedale Golf Club
- Multiple daycares and nurseries in the area
- Close to TTC, restaurants and amenities on Yonge Street and Mount Pleasant Road
- Easy access to downtown and major highways

# IMPROVEMENTS

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- All landscaping and decks (2017)
- Garage shelving with loft and storage (2009)





## MAIN FLOOR

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### Foyer

- Tile floor
- Double closet with built-in organizers

### Living Room

- Hardwood floor
- High ceiling
- High baseboards
- Built-in speakers
- Pot lights and recessed lighting

- Large window with northern exposure
- Overlooking dining room

### Dining Room

- Hardwood floor
- High ceiling
- High baseboards
- Built-in speakers

- Pot lights and recessed lighting
- Overlooks living room



## MAIN FLOOR

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### Kitchen

- Eat-in kitchen
- Italian porcelain tile floor
- High ceiling
- Centre island with breakfast bar

- Custom Caesarstone quartz countertops
- Double stainless steel undermount sink with chrome faucet

- Custom Italian imported kitchen cabinetry with solid doors and upgraded Thermofoil finish
- Decorative drop ceiling
- Lower valance lighting

- Built-in speakers
- Kick plate
- Pendant lighting
- Pot lights
- Overlooks family room

### Breakfast Area

- Hardwood floor
- Built-in speakers
- Pot lights
- Overlooks kitchen



## MAIN FLOOR

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### Family Room

- Hardwood floor
- Gas fireplace with mantel and tile surround
- Wall mounted speakers
- Decorative drop ceiling
- Pot Lights
- Large windows with southern exposure
- Walkout to back deck and garden

### Powder Room

- Tile floor
- Vessel sink and wall mounted faucet
- Decorative mirror with wall tile
- Pot light



## SECOND FLOOR

### Master Bedroom

- Hardwood floor
- Large walk-in closet with built-in organizers
- Custom built-in wall unit with plenty of storage
- Decorative coffered ceiling with designer light fixture and recessed lighting
- Pot lights
- French door walkout to balcony with southern exposure

### Five Piece Master Ensuite

- Tile floor
- Custom Italian vanity with Caesarstone countertop
- His and hers sinks with wall mounted faucets
- Air Pool soaker tub with chrome faucet
- Separate shower with glass enclosure
- Italian tile backsplash
- Pot lights





## SECOND FLOOR

### Second Bedroom

- Hardwood floor
- Closet with built-in organizers and plenty of storage
- Pot lights
- Large window with northern exposure

### Three Piece Ensuite

- Tile floor
- Vessel sink and wall mounted faucet
- Separate shower with glass enclosure and rain showerhead
- Tile backsplash





## THIRD FLOOR

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### Third Bedroom

- Hardwood floor
- Large closet and built-in organizers
- Decorative cathedral ceiling
- Pot lights
- Windows with northern exposure

### Four Piece Bathroom

- Tile floor
- Soaker tub
- Vanity with framed mirror top and glass vessel sink
- Pot light

### Fourth Bedroom

- Hardwood floor
- Large closet with built-in organizers
- Decorative cathedral ceiling
- Pot lights
- Walkout to large rooftop balcony with southern exposure



# LOWER LEVEL

## Recreation Room

- Broadloom
- Gas fireplace with tile surround
- Wet bar with bar sink
- Wine fridge
- Pot lights
- Windows with southern exposure
- Walkout to backyard

## Fifth Bedroom

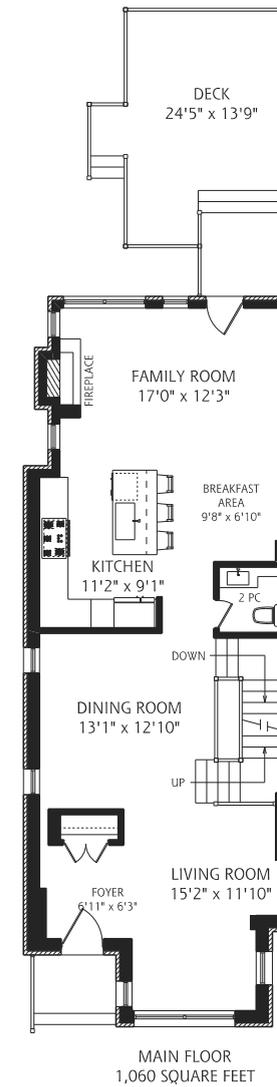
- Broadloom
- Large double closet
- Above ground window with northern exposure

## Laundry

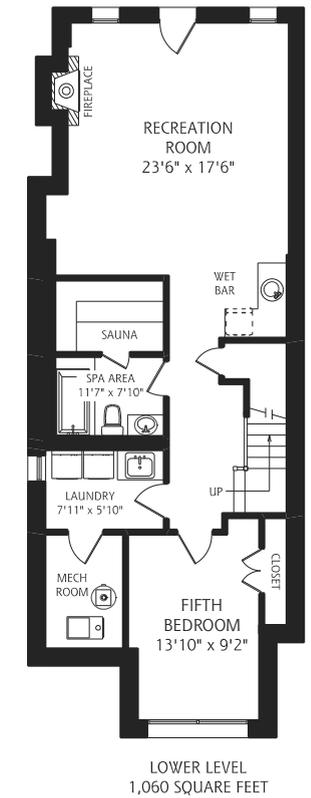
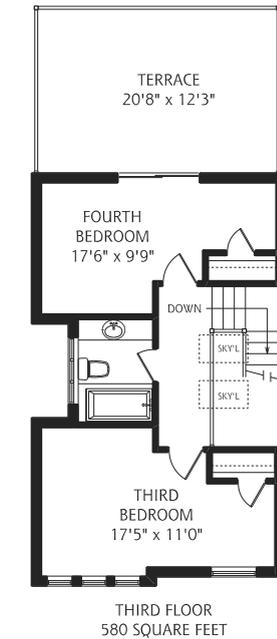
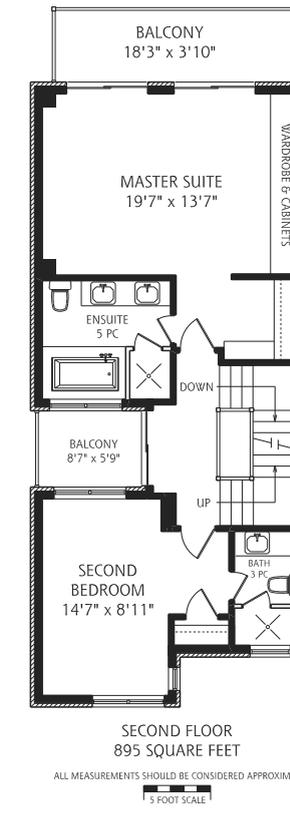
- Tile floor
- Built-in shelving
- Deep utility sink

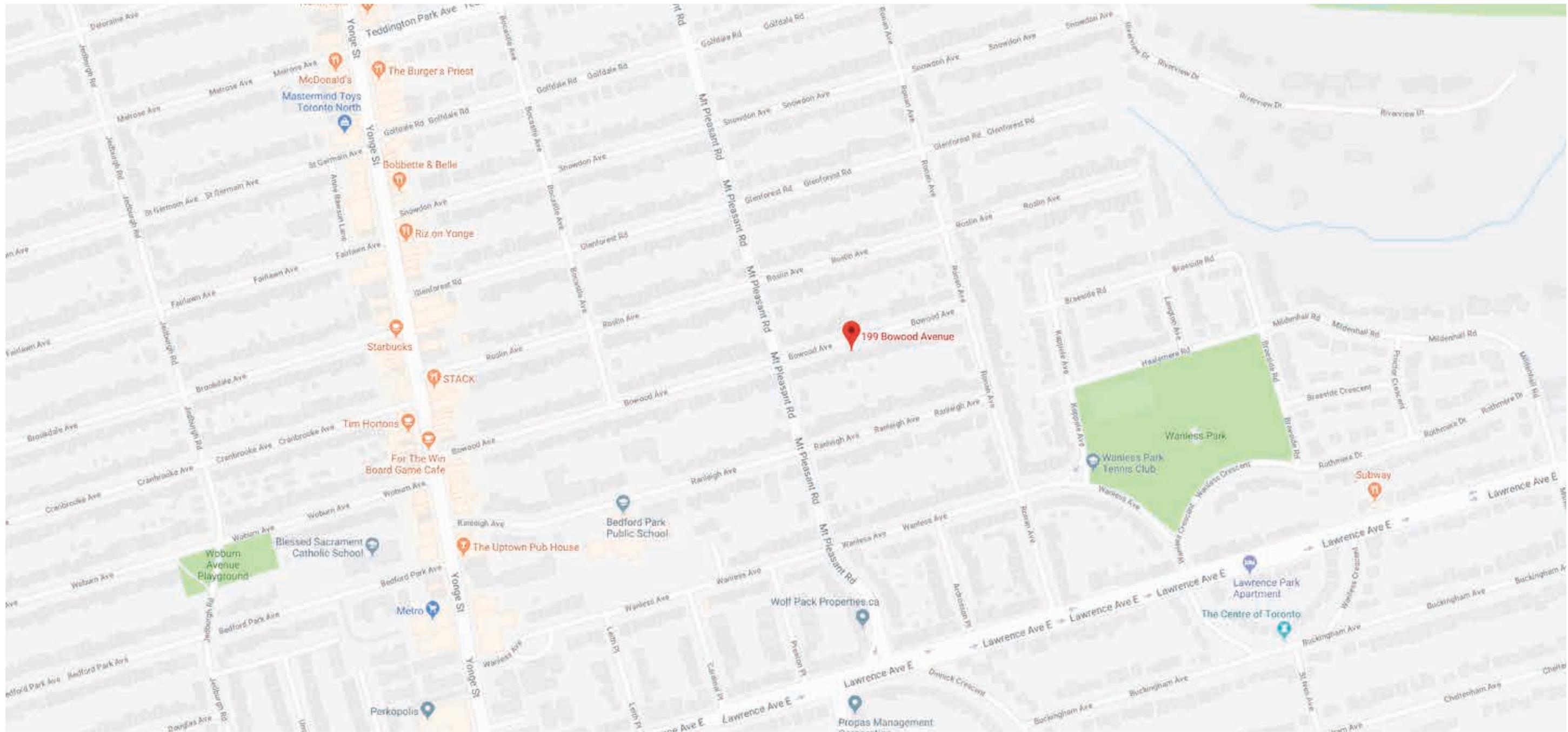
## Three Piece Bathroom

- Tile floor
- Large soaker tub with shower head
- Four person sauna with built-in speakers
- Pot lights



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## EVERY HOME HAS A STORY

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"We were immediately drawn to the beautiful and distinctive architecture of 199 Bowood. We are big fans of Ali Malek-Zadeh, the founder of Urbanscape Architects, who designed this home. Being one of his earlier projects, he really put special attention and detail into its style, layout and feel. As you enter, you can instantly tell that this home has a heart. It's not just another cookie-cutter new build. The flow of the house was perfect for raising our son and having fun with friends and family. We are going to miss the warmth of this neighbourhood and the strong sense of community. It was the perfect home." ~ Home Owner

"To showcase urban modern architecture in midtown Toronto, I decided to design The Bowood House in Wanless Park in early 2008 and provide an opportunity for the public to see a different house plan with advanced design and finishes. The house is designed with full attention to plan, functionality and relationship between each area, from the basement all the way to third floor. Using a courtyard on the second floor provided central natural light and ventilation which you won't see in most 25' frontage lots. Special attention was given to the level of interior design. The house is highlighted with design details which can be seen in the interior doors to all the tile colours and combinations." ~ Ali Malek-Zadeh, founder of Urbanscape Architects

## ADDITIONAL INFORMATION

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- Inclusions:** Viking stainless steel fridge, Viking stainless steel six burner gas stove, Zephyr stainless steel range hood, Bosch stainless steel dishwasher, Panasonic stainless steel microwave, Bosch built-in coffee maker, Jenn Air stainless steel wine fridge, Bosch front loading washer and dryer, all wall mounted televisions and brackets, storage units/shelving in playroom and recreation room, all window coverings, all electric light fixtures, broadloom where laid, alarm system and equipment (monitoring extra), central air conditioning system and equipment and gas burner and equipment.
- Exclusions:** None.
- Rental Items:** Hot water tank.
- Lot:** 25 feet by 150 feet.
- Driveway:** Mutual driveway with detached double garage.
- Heating:** Forced air gas.
- Cooling:** Central air conditioning.
- Taxes:** \$10,973.42 (2017 annual).
- Possession:** Summer 2018.

**199BOWOODAVENUE.COM**

**OFFERED FOR SALE AT**  
**\$2,750,000**

# HOW CAN WE HELP?

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We understand the importance of finding the perfect home. Purchasing a property is more than just a transaction; it is a milestone. It's a new chapter filled with new memories.

When selling a home, our focus is on results. We appreciate your need for a smooth process. Your home is full of life, stories, and celebrations. Moving forward can be sentimental, and we want you to know you are in good hands.

We are a team of passionate and dedicated professionals who strive to ensure that each client's unique needs are met. Our goal is to deliver every client with a full service real estate experience that exceeds all expectations.

Our down-to-earth approach provides a fresh perspective and creates lifelong relationships. Let us show you why we are #1 in Toronto and #2 in Canada for Royal LePage.



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