



HEAPS ESTRIN
REAL ESTATE TEAM

EVERY MOVE MATTERS



442 HEATH STREET EAST



Nestled in the heart of Bennington Heights sits 442 Heath Street East, a truly spectacular, one of a kind home that redefines modern elegance. Designed by prominent architecture firm Sixteen Degree Studio Inc, this stunning steel frame high-end construction was completed in 2016.

BENNINGTON HEIGHTS

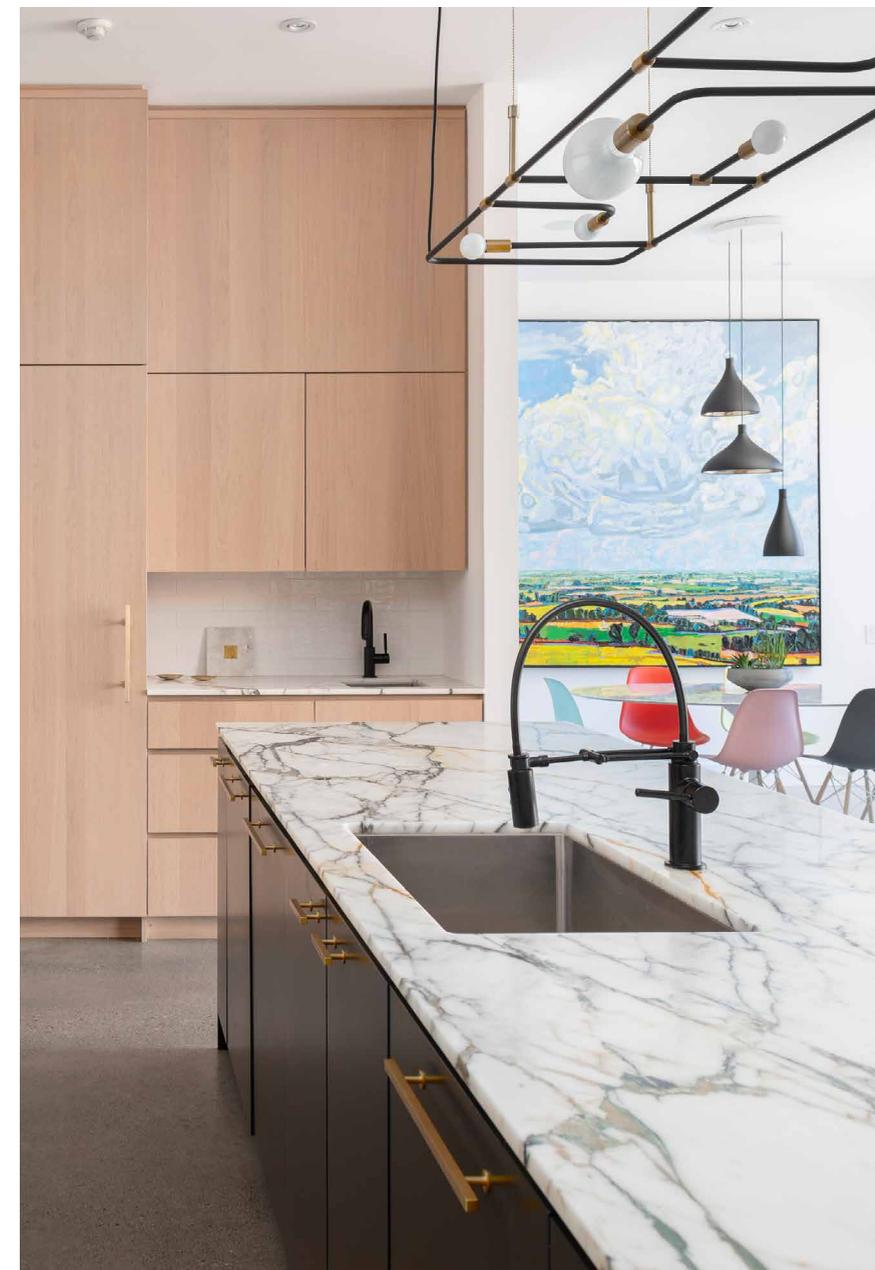
Bennington Heights is one of Toronto's most exclusive neighbourhoods. Over the years it has been the home of many prominent Torontonians including author Margaret Atwood, whose highly acclaimed novel *Cat's Eye*, is loosely based on her childhood growing up in Bennington Heights.

Bennington Heights is bound on two sides by the bluffs of the Don River Valley ravine and on the north by Mount Pleasant Cemetery. These natural barriers help preserve the peaceful tranquility of this neighbourhood.





GOURMET CHEF'S KITCHEN



EXQUISITE DESIGN



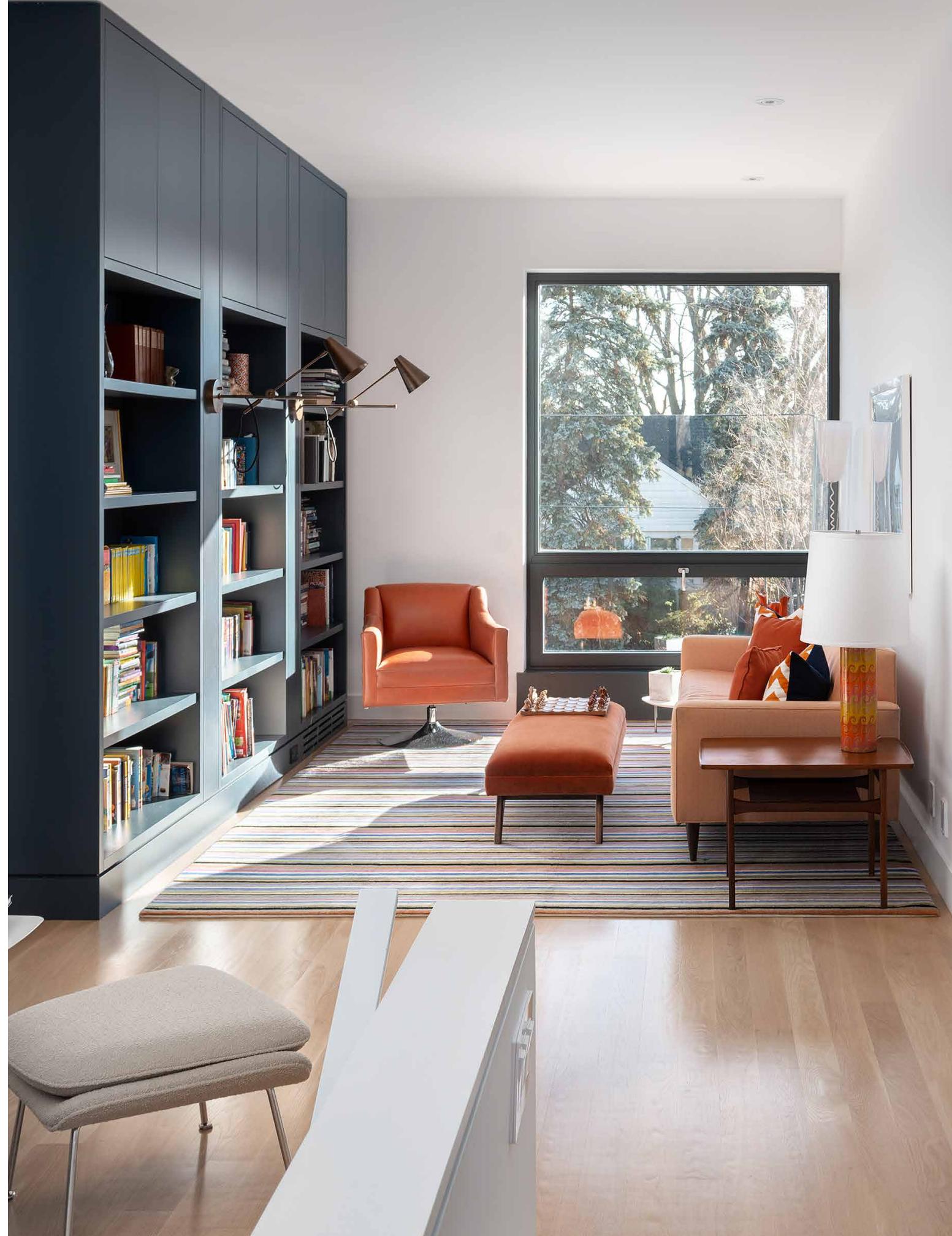
FAMILY ROOM WITH EUROPEAN FLOOR TO CEILING WINDOW SYSTEM



OPEN CONCEPT LIVING

DOUBLE SIDED WOOD BURNING FIREPLACE



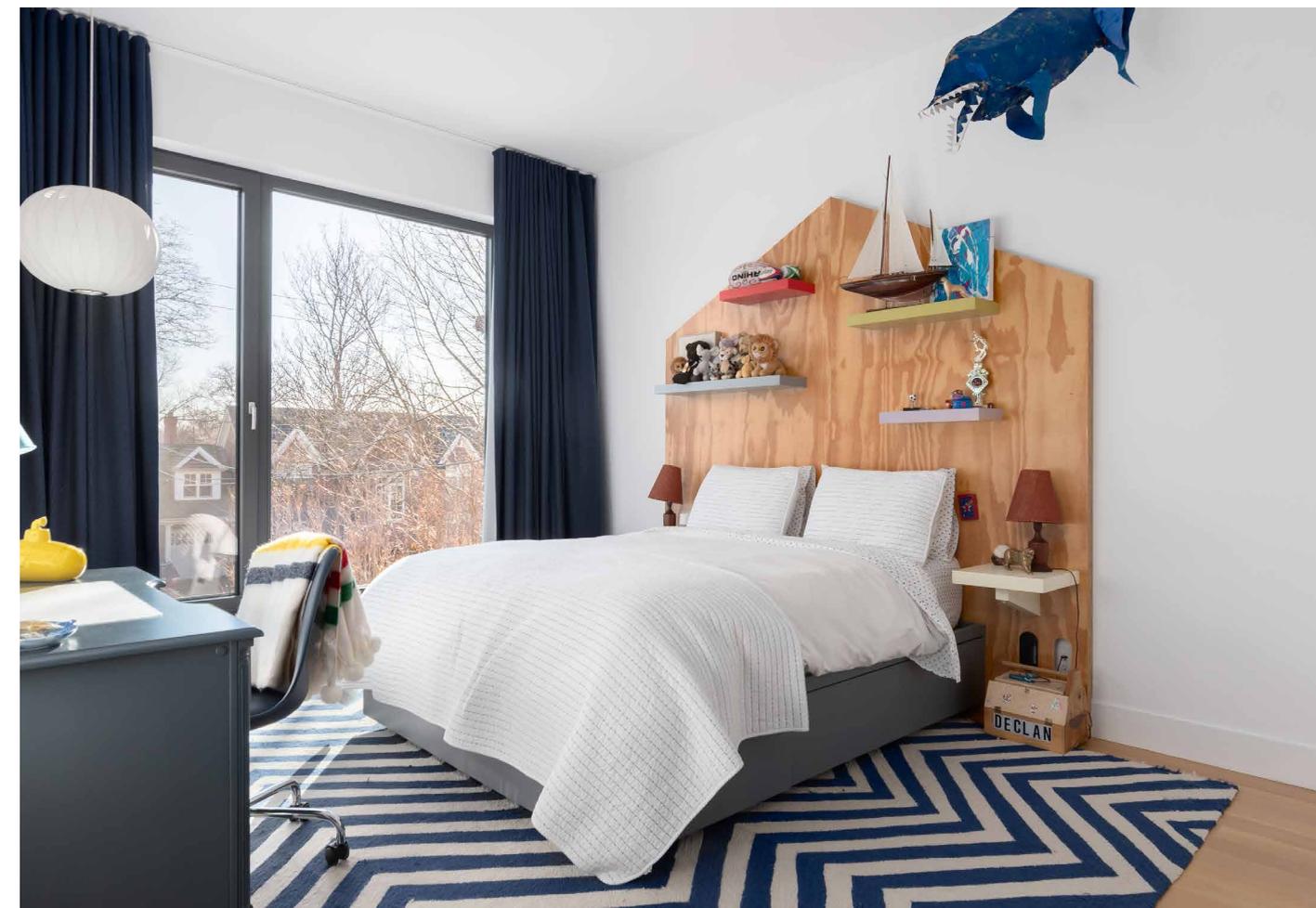




MASTER BEDROOM OVERLOOKS GREEN ROOF AND LANDSCAPED GARDEN

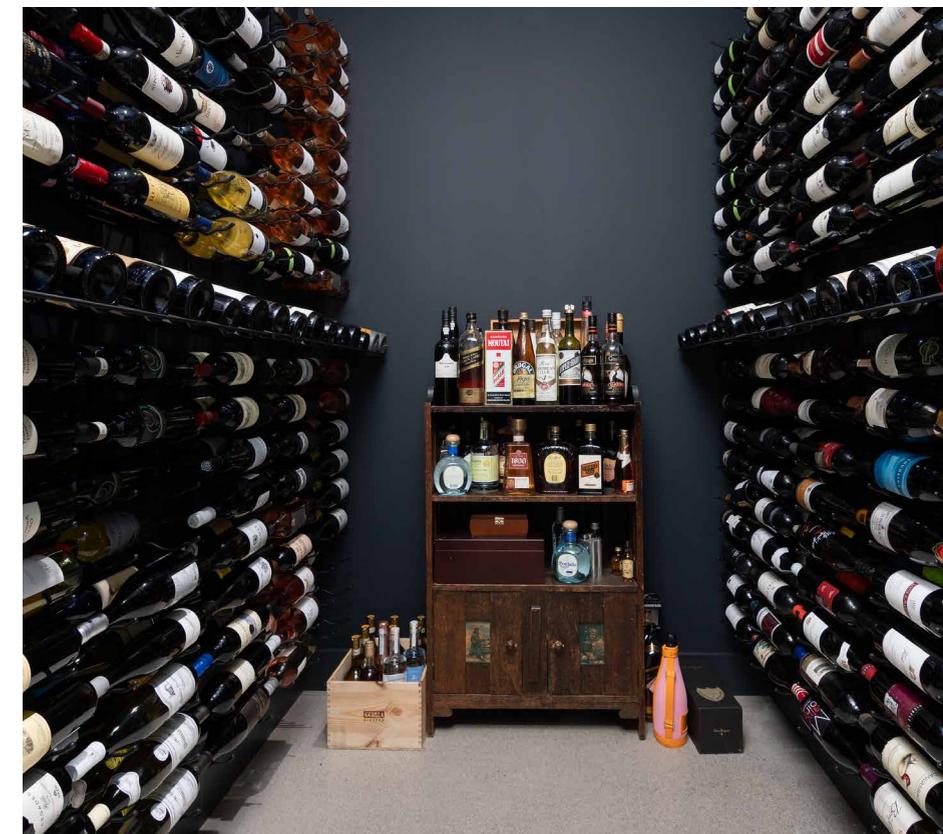


SECOND, THIRD AND FOURTH BEDROOMS
EACH WITH ENSUITE BATHROOMS





SPACIOUS LOWER LEVEL





PRIVATE OUTDOOR OASIS



DETAILS

LOT SIZE

43 feet x 240 feet

SQUARE FOOTAGE

4,205 square feet above grade,
6,175 including lower level

TAXES

\$18,699.75 (annually 2018)

DRIVEWAY

Private driveway with built-in garage
Garage with wall mounted organizational system and dog shower
Parking for three cars (roughed in for driveway heating system)

HEATING

In-floor radiant heated flooring throughout

COOLING

Central air conditioning

FEATURES

Architects: Sixteen Degree Studio Inc.
(built in 2015/2016)

Brick exterior with poured concrete
architectural chimney

Sterling Tilt & Turn Window and Door Systems
throughout, made from high quality German
wood and recycled aluminum

INTERIOR

In-floor radiant heated floors throughout,
separately zoned

Exceptionally high ceilings throughout

Hand crafted custom cabinetry by architectural
millwork firm Gibson & Greenwood

High-end plumbing hardware throughout

Custom window coverings and designer light
fixtures

Large dining room with sitting area and floor
to ceiling windows overlooking front garden

Stunning gourmet chef's kitchen with
oversized centre island and breakfast bar with
breathtaking views to the back garden

Bright and spacious family room with double
sided wood burning fireplace and floor-to-
ceiling, wall-to-wall 22 foot European sliding
door system with walkout to a backyard oasis

Master suite with large walk-in closet, five
piece ensuite and gas fireplace overlooking
the green roof, pool and garden

Four spacious bedrooms, each with their
own ensuite

Custom closet interiors by California Closets

Second floor laundry room with custom
cabinetry and hanging racks

Separate side entrance with spacious
mudroom, also accessible from garage

Fantastic lower level including; large recreation
room with gas fireplace, guest suite, games
room, exercise room and wine cellar

Built-in speakers on main floor, master suite
and lower level recreation room, exercise
room, patio and around pool

EXTERIOR

Professionally landscaped front and back
gardens with irrigation system and landscape
lighting

Front porch, patio, outdoor kitchen, sun bed
and diving wall designed by Elite Concrete

Incredible backyard oasis with heated Todd's
concrete in-ground pool, AstroTurf, stone
patios, two cabanas with change rooms and
built-in bar, outdoor kitchen, built-in sink, gas
and wood burning barbecue and gas fire bowl

Imported Italian awning system over dining
area

Green roof off master bedroom and on both
cabana roofs

New cedar horizontal custom fence

Built-in garage with direct access to house

COMFORT SYSTEM

Hardwired backup generator

Radiant heated floor system throughout home

Ecobee smart thermostats controlled
separately on each floor

ProVision security system with four
outdoor cameras

Wired for Smart Home automation

Cloud 9 audio visual system

iPort speaker control system

Separate air conditioning system

Central vacuum system

Wi-Fi extender to outdoor cabana

200-amp electrical panel



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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.

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