



HEAPS ESTRIN

REAL ESTATE TEAM



18 Thornwood Road



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This breathtaking Georgian mansion sits on a spectacular double lot on a tree-lined street in a coveted Rosedale enclave. With an unbelievably impressive and very private garden covering almost one third of an acre, this is a once in a lifetime opportunity to acquire a landmark property within walking distance of Yonge. Originally built in 1929, this exquisite heritage home has undergone an extensive renovation and has been beautifully updated while preserving many of its magnificent original details. Its well-appointed, elegant interior offers incredibly scaled principal rooms, nine foot ceilings and a sweeping limestone terrace spanning the entire rear of the home where many 'al fresco' memories can be made. Private elevator access to all four levels of the home and an expansive built-in double car garage all add to the level of enjoyment. More than a home, it's a lifestyle, where the best of Toronto is at your doorstep.





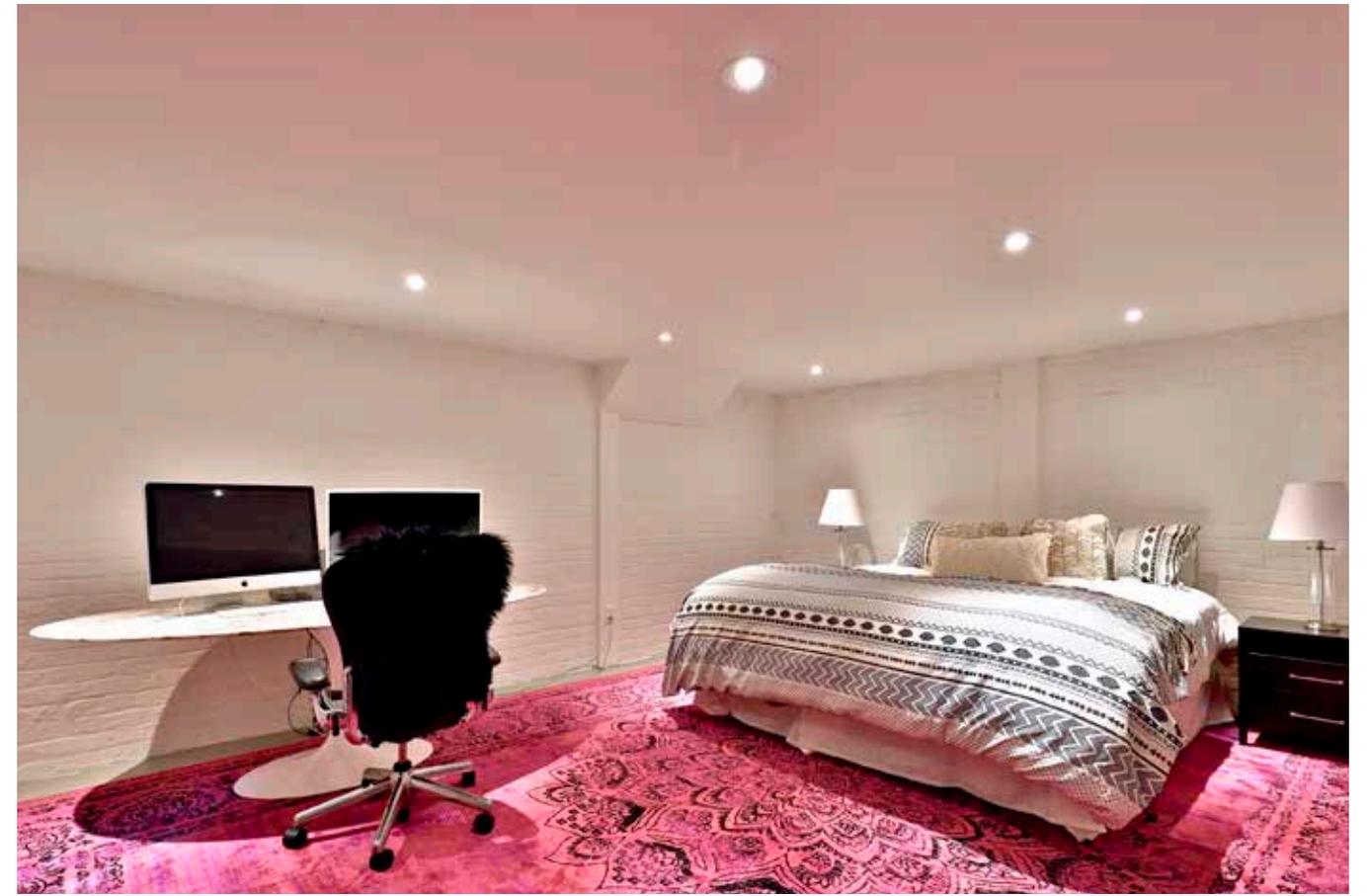
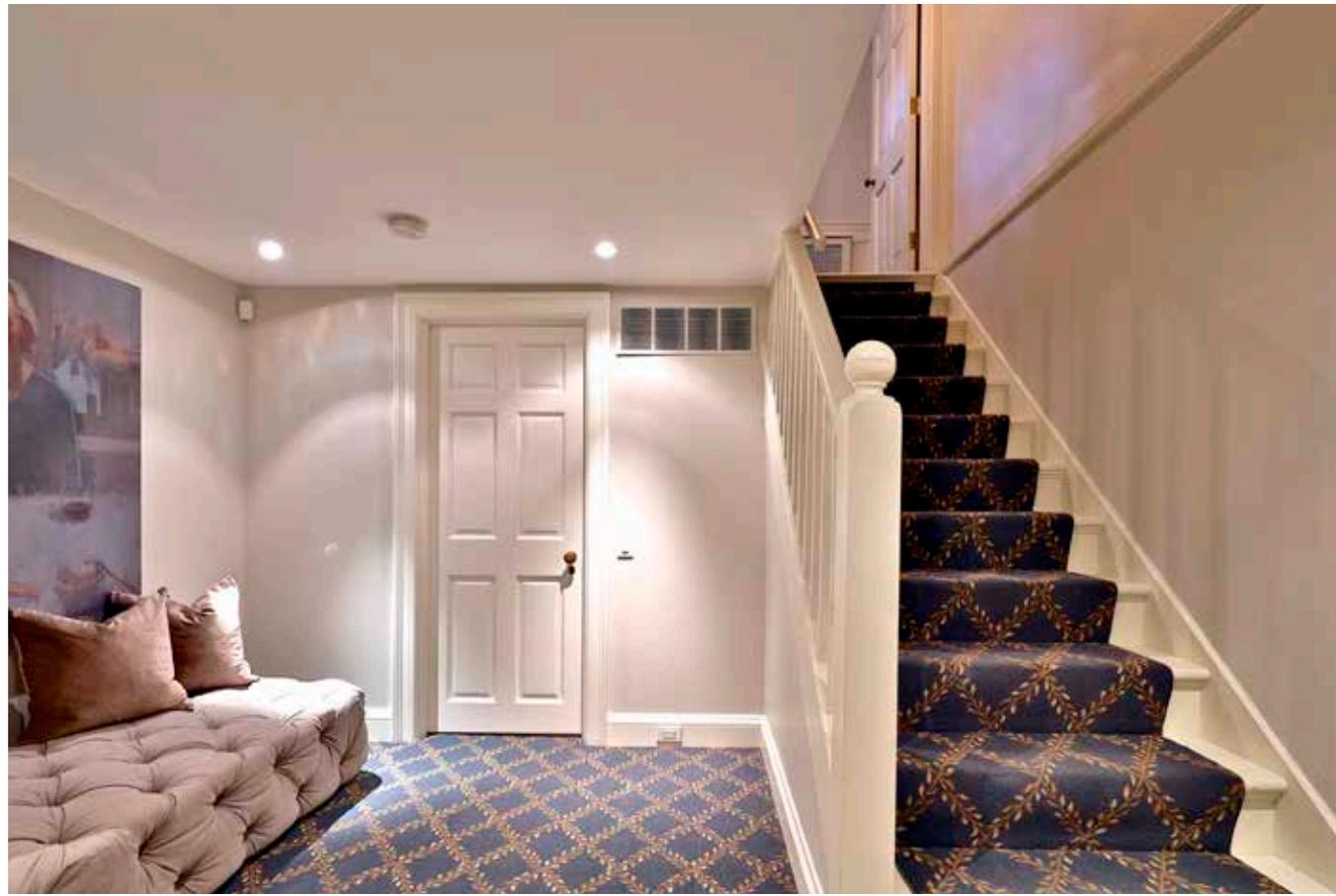


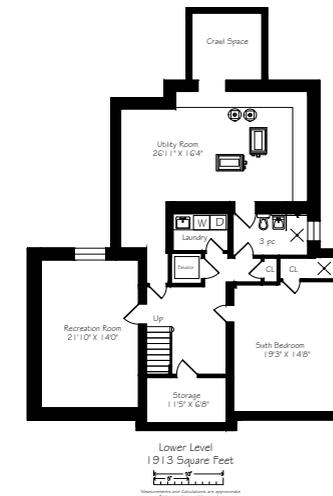
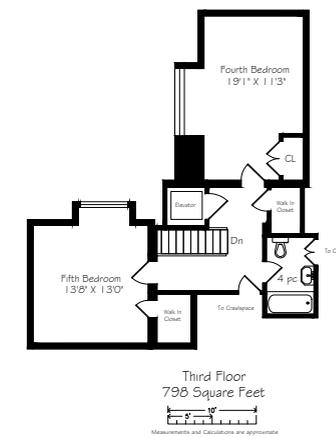
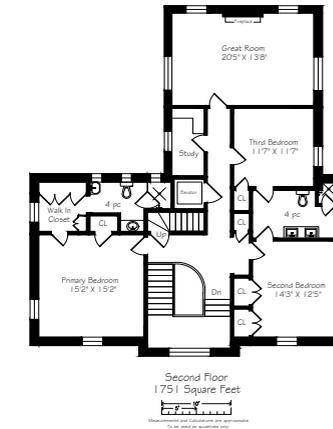
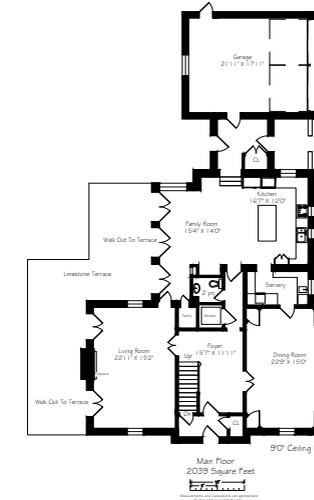












Details

LOT SIZE
115 feet x 113.60 feet

TAXES
\$31,196.60 in 2020

POSSESSION
90-120 days to be arranged

HEATING
High-efficiency forced air gas with specialized air filtration and humidification

COOLING
High-efficiency central air-conditioning

DRIVEWAY
Double Private drive with built-in double garage; parking available for five cars

Features

- Landmark Georgian mansion situated in Rosedale, one of Toronto's most picturesque and exclusive neighbourhoods
- Located on an extraordinary piece of land, a rare 115 x 114 foot double lot, offering complete privacy from surrounding homes
- Heritage "C" rated home, masterfully renovated and expanded, offering an impressive, timeless design
- Features over 4,550 square feet of beautifully finished living space above grade, spanning two-and-a half storeys, including five bedrooms, five bathrooms, an expansive second floor den and private elevator access
- Total square footage including the lower level is an impressive 6,500 square feet
- Inspiring and abundant outdoor living space, centered around a sweeping limestone terrace that spills out from a series of elegant double French doors along the entire south side of the home; the layout provides the perfect opportunity for hosting garden parties, charity events and special gatherings
- The interior is beautifully appointed, featuring a reception area with a striking Georgian staircase, ebony banister and a grand Palladian window on the landing, flooding the home with natural light
- The entire home features incredibly scaled rooms and excellent ceiling height on all levels
- On the main floor, the living space is well-proportioned for both formal gatherings and casual living, with expansive and separate formal living and dining rooms and an impressive open-concept kitchen/family room
- The formal living room features a wood-burning fireplace framed by two French doors to the south garden terrace and a concealed door to the family room, allowing for great flow when entertaining
- Formal dining room easily seats 14-20 guests and boasts panelled walls with built-in display cabinetry and butler's door to servery
- Expansive chef's kitchen is complete with seating for six at the centre island, double wall ovens, warming drawer, two dishwashers, wine fridge, two additional under counter fridges and a walk-through pantry/servery connecting to the dining room; absolutely everything you need and more
- Combined with the kitchen is a light-filled family room that opens to the terrace; it is outfitted with in-ceiling surround sound speakers, automated blinds and custom built-in media centre
- Convenient main floor mudroom allows direct access from garage, has walkouts to south garden and driveway courtyard, includes an automated dog door and is also roughed-in for a wheelchair lift
- The second floor offers 8'10" ceiling height and houses a sizeable great room with decorative fireplace and four large sets of windows (south, west and north facing)
- Serene master retreat provides undisturbed privacy from the rest of the home and is outfitted with two separate closets and light-filled ensuite bath
- Two generous bedrooms occupy the remainder of the second floor, sharing a well-laid out four piece semi-ensuite bath and separate study with built-in desk and shelving
- The upper level houses additional bedrooms with large windows, expansive closets, four piece bath and additional storage
- The lower level provides an excellent family recreation area, an oversized bedroom with accessible bath, endless storage and space for a custom wine cellar; the elevator also services this level
- Beautiful double width driveway with built-in double car garage allows an abundance of parking with space for up to five cars, three in the driveway and two indoor
- Spectacular fenced garden with mature trees and landscaping; imagine your private backyard rink or pool, or both
- Enjoy the quiet location, minutes away from every amenity you need
- Steps to the shops and restaurants of trendy Summerhill, the Toronto Lawn Tennis Club, the Rosedale Ravine System and the TTC
- Walking distance to Branksome Hall, York School, Rosedale Public School, Mooredale House and Pricefield Road Playground
- Convenient access to Mount Pleasant Road, Rosedale Valley Road and the DVP for trips out of town

INCLUSIONS

- GE Monogram refrigerator/freezer
- Miele 5-burner gas cooktop and downdraft exhaust fan
- Two Miele wall ovens
- Miele warming drawer
- Two Miele dishwashers (one in pantry)
- Panasonic built-in microwave
- Sub Zero dual-zone wine bottle fridge (in pantry), "in 'as is' condition"
- Two-drawer under counter fridge (in pantry)
- Heated towel rack (in 2nd floor master bath)
- Miele front load washer & dryer
- All A/V equipment and in-ceiling speakers in family room and dining room
- Smart home automation system which controls scene lighting, motorized blinds, thermostats and electric dog door as well as receiving status from security system
- Ethernet wiring to 15 locations within the home
- Home alarm system (monitoring extra) linked to exterior doors and windows, plus interior motion detectors
- Hunter Pro irrigation system
- All electric light fixtures
- All window coverings, rods and blinds including custom motorized blinds in dining room, family room, and second floor landing (except master bedroom)
- Private elevator access to all four levels of the home
- Three forced air high efficiency gas furnaces
- Three high efficiency central air conditioning units
- Gas-fired water heater with hot water recirculation pump
- Three UV light air purification systems attached to the furnaces to kill airborne germs and mould
- Two commercial steam humidifiers
- Two 'fresh air' heat recovery ventilators (HRV's)
- Automatic garage door opener and remote

EXCLUSIONS

- Master bedroom window coverings



HEAPS ESTRIN

REAL ESTATE TEAM

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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