



HEAPS ESTRIN

REAL ESTATE TEAM



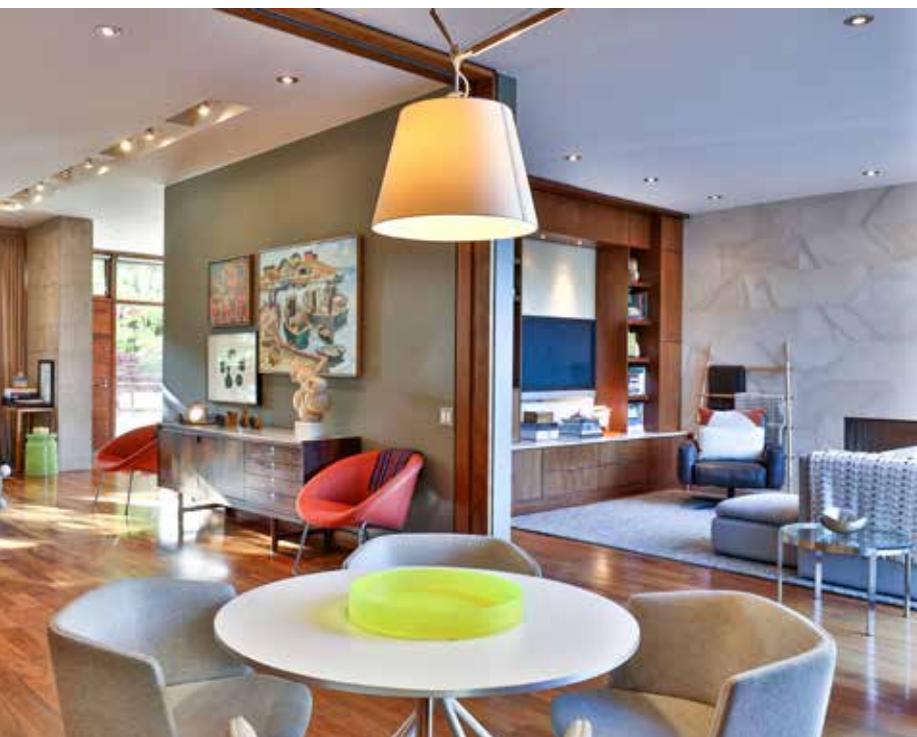
11 Lumley Avenue

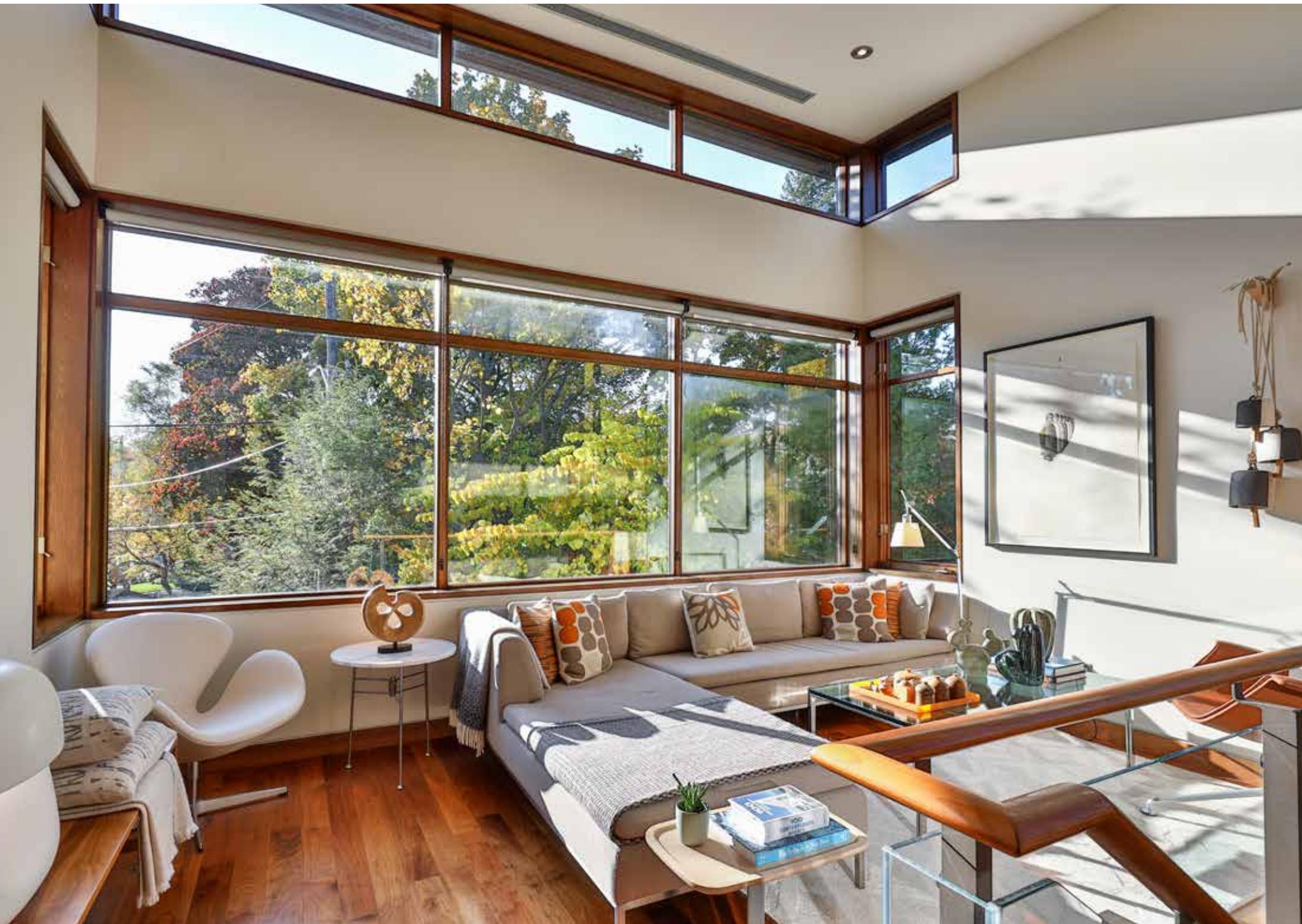


11 Lumley Avenue

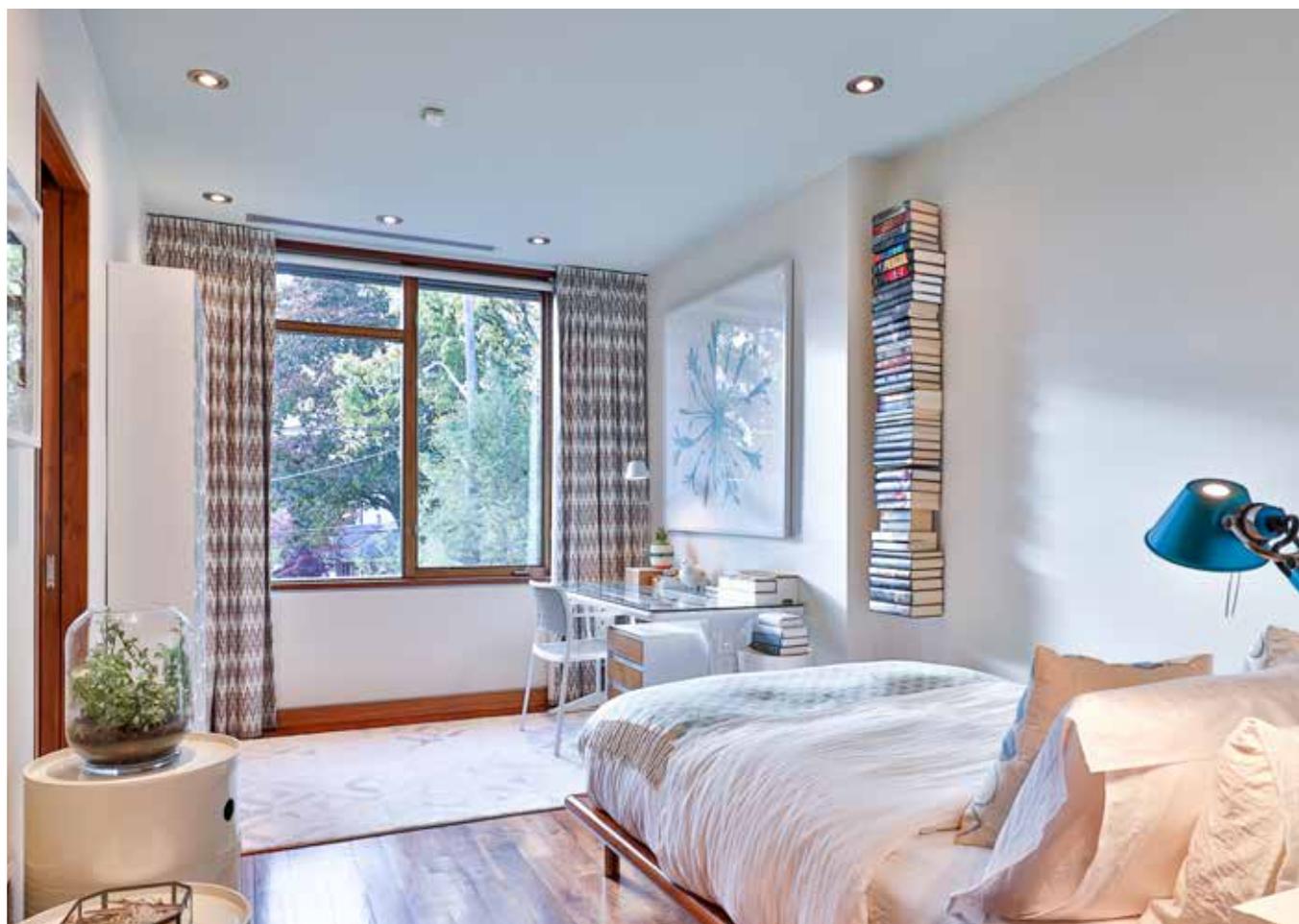
One of the most architecturally significant homes to come to market in midtown Toronto this year! Breathtaking design, stunning sight lines and one-of-a-kind features, this home is a masterpiece, offering a level of craftsmanship and sophistication rarely seen. Constructed completely of steel and concrete, boasting the highest quality natural wood and stone on every surface, heated floors, high ceilings and a fantastic open-concept layout. Expansive Douglas Fir windows on all levels create an incredibly lightfilled oasis, all overlooking a mature treed lot. With a second floor open concept sun-filled den, four well-proportioned bedrooms and a huge lower level recreational area, this home offers an abundance of space and luxury! Features stunning limestone terraces in both the front and rear of the home, with brilliant water features. This inspiring contemporary home offers modern comfort and warm vibes, nestled in exclusive Bennington Heights, within steps to the ravine system and Brickworks. Private driveway and detached limestone-clad garage with green roof.



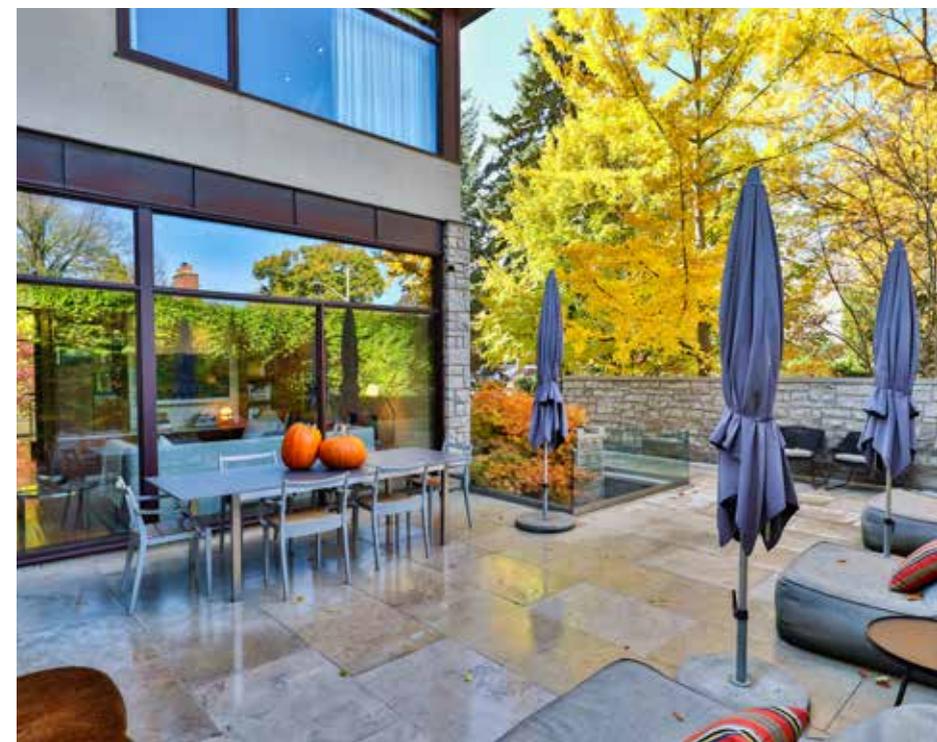


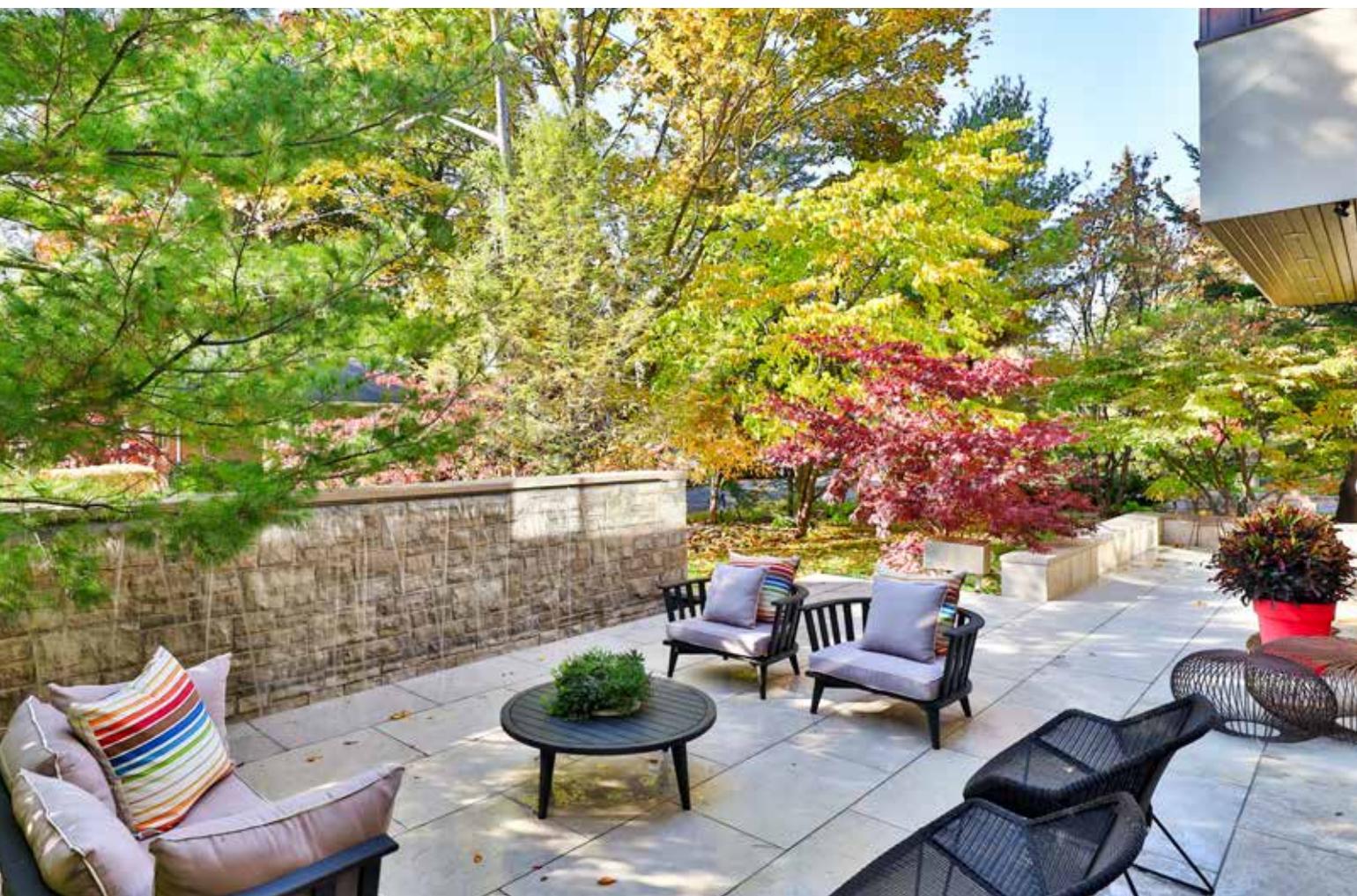


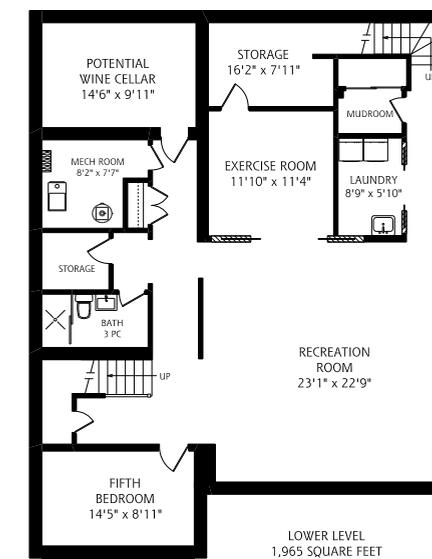
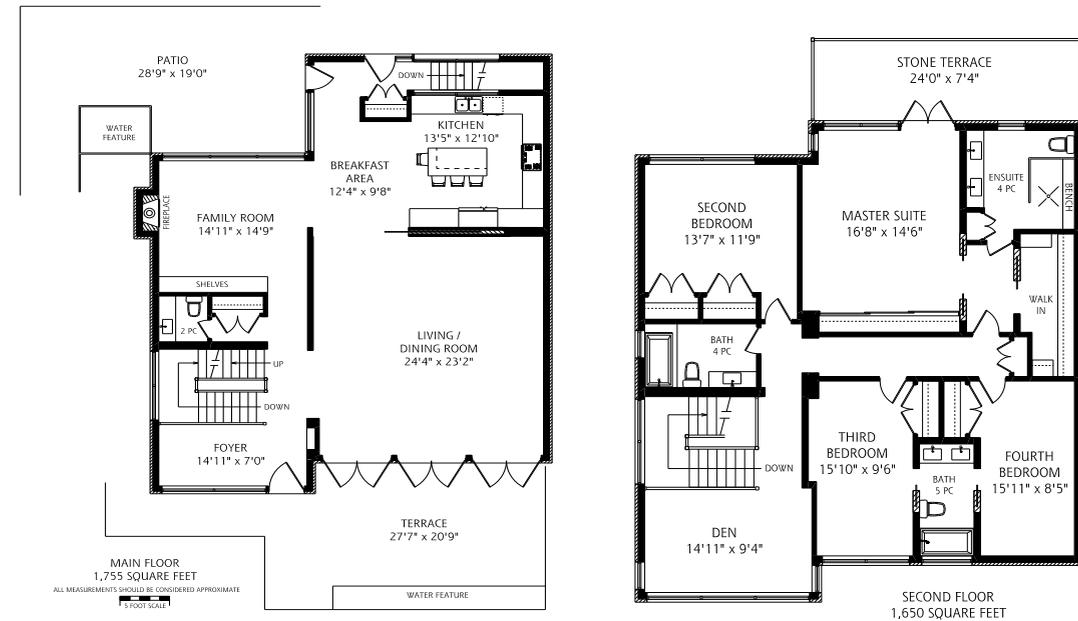












Details

LOT SIZE

59.09 feet x 98.83 feet **Note this property benefits from a generous additional portion of (tax-exempt) city land to the north and west.

TAXES

\$15,850.18 (2020 annual)

POSSESSION

120 days or to be arranged

HEATING

Forced air gas

COOLING

Central air conditioning

DRIVEWAY

Private poured concrete drive with detached limestone-clad garage; parking available for four cars

Features

- Inspiring contemporary design boasting sleek clean lines and magnificent curb appeal
- Constructed entirely of resilient and state-of-the-art concrete and steel
- Expansive Douglas Fir Ridley windows overlooking mature trees, this design masterpiece offers modern living on a lush 60' lot and enjoys the additional space afforded by the city land to the west and north
- The home is furnished with two unique water features at both the front and rear of the residence; most impressive is the spectacular and soothing waterfall adorning the limestone front patio, providing privacy from the street
- Spacious, open-concept main floor layout allows light to flow throughout and offers huge principal rooms for gatherings
- Stunning and exquisite, the living and dining area features an abundance of natural light with wall-to-wall, floor-to-ceiling Douglas Fir French doors and lavish black walnut flooring throughout
- Light-filled Chef's kitchen is complete with designer appliances, superb centre island, natural stone countertops and backsplash, as well as a breakfast area with at-grade walk-out to a gorgeous limestone patio
- Spectacular family room with custom millwork, wood-burning fireplace with limestone façade and floor-to-ceiling windows
- Main floor also features a design forward luxurious powder room and plenty of closet space
- A magnificent double height, extra wide glass staircase takes you to the second floor where there awaits an open concept sun-filled lounge with clerestory windows
- Enjoy morning sun on the sweeping 24' balcony that opens out from the master bedroom and overlooks lush greenery
- Master suite is complete with a spa-like ensuite bathroom, laundry chute and a plethora of space in the walk-in closet, along with three additional closets
- Three spacious bedrooms complete the second floor with a luxurious five piece shared ensuite and a four piece family bathroom with jacuzzi
- Expansive lower level is entirely heated with in-floor radiant heating and features a sleek and grand recreation room, spacious exercise room, and convenient nanny's room, not to mention

storage space that never ends!

- Storage room(s) could be converted to a custom wine cellar, sauna or additional bath
- Every detail of this home has been thoughtfully and meticulously executed, from the quality of materials used to its beautifully landscaped gardens
- Incredible 4 car parking with detached limestone clad garage
- Relax in the modern, private and low maintenance backyard with stone patio, mature trees and water feature, featuring a limestone retaining wall for added privacy
- This modern showpiece boasts 3900 square feet of upscale California style living and has been featured in magazine, book and newspaper publications
- Enjoy the quiet location, within a short walk to Evergreen Brickworks, the Rosedale/Moore Park ravine system and the shops on Bayview (Cumbrae's, Hollywood Gelato, LCBO)
- Walking distance to Bennington Heights School and a short drive to the area's best private schools including Branksome, UCC, TFS, Crescent, BSS, Greenwood and Mooredale

DETAILS:

- Custom built in 2005 by the owners and is of commercial grade quality
- Entirely constructed of concrete and steel, all steel framing (no wood)
- Luxurious black walnut flooring and solid walnut wood doors throughout
- Douglas Fir Ridley windows throughout with copper eaves and Douglas Fir soffits
- Solid wood stairs with glass
- All bathrooms clad in natural stone with in-floor electric heating, hardware and vanities from Ginger's and Duravit toilets throughout
- Closets outfitted with ELF organizers
- Complete professional landscaping fully irrigated and full exterior lighting package
- Gas line for BBQ
- Five mature beech tree hedges offering an abundance of privacy
- Two impressive water features
- The walls are composed of heavy gauge studs and cement board
- Basement walls are poured concrete using the Axor system; specifically these are insulated

panels filled with concrete. They provide R14 insulation with 8" of reinforced concrete in between

- Feature stone wall that travels from the basement to the underside of the roof is made from Eramosa Veined stone. This is the same material used for the interiors of the Armani Hotel in the Burj Khalifa in Dubai
- The main entrance nib wall that travels from the exterior to the interior is Algonquin limestone
- The wood burning fireplace is clad in Spanish Limestone
- The roof is commercial grade with an R32 value and true copper flashing
- The garage is clad in Algonquin Limestone with a green roof and copper flashing
- All hardscape areas and driveway are poured with structural concrete
- A boiler is used for the hot water with a holding tank. A recirculating pump allows for instant hot water
- All doors are solid walnut and the floors are solid black walnut

COMFORT SYSTEMS:

- Two primary heating systems; the main floor and lower levels are heated by a high-efficiency, gas-fired forced air furnace, while the second floor utilizes an air handling system, providing greater temperature control throughout the house
- Two industrial-sized air conditioners with ten tons of capacity
- Cascading-type humidifier maintains a comfortable relative humidity throughout the house
- In-floor radiant heating throughout the entire lower level
- All bathrooms are equipped with individually controlled in-floor electric heating

IMPROVEMENTS:

- Relaid all limestone in rear patio
- Replaced all tile in principal bath (2020)
- New stone tile principal balcony with metal rail
- Security cameras added to the exterior (2019)
- Detached limestone-clad garage added in 2015, fully finished with a green roof and copper soffits

- Additional ancillary storage shed added

INCLUSIONS:

- Sub-Zero full-standing refrigerator/freezer
- Wolf 4-burner gas range with grill and vent hood
- Bosch dishwasher
- Wine fridge
- Wall-mounted TV in kitchen
- All window coverings, including automated blinds in stairwell
- Home alarm system with external cameras (monitoring extra)
- LG washer and dryer
- Storage shed
- Garage door opener and remote
- Remote controls for water features
- Irrigation system
- Exterior landscape lighting

EXCLUSIONS:

- None

RENTAL ITEMS:

- None



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.



Cailey Heaps

B.Comm.

SALES REPRESENTATIVE
& MANAGING DIRECTOR

416.424.4910

Cailey@HeapsEstrin.com



Christina Pinelli

Hon. BSc.

SALES REPRESENTATIVE

647.995.9379

Christina@HeapsEstrin.com

HEAPSESTRIN.COM



Follow us to learn more about our exclusive listings, events and contests.

For Royal LePage Real Estate Services Heaps Estrin Team, Brokerage. All information and statements contained herein, provided by Royal LePage Real Estate Services Heaps Estrin Team, Brokerage regarding property for sale, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice.

Royal LePage Real Estate Services Heaps Estrin Team, Brokerage Independently Owned and Operated