

Shaftesbury

Shaftesbury features two distinct homes created by acclaimed design firm Ancerl Studio. The houses sit in between the beloved Rosedale and Summerhill neighbourhoods, steps from designer boutiques and respected restaurants.

**Summerhill** is one of Toronto's most sought-after neighbourhoods for a good reason. It achieves the perfect balance between calm family-oriented streets, and the convenience of being in the city core. When you walk from the front door of your home to the best parks, cafe's, acclaimed restaurants, and schools, it certainly isn't taken for granted by the people who live here.

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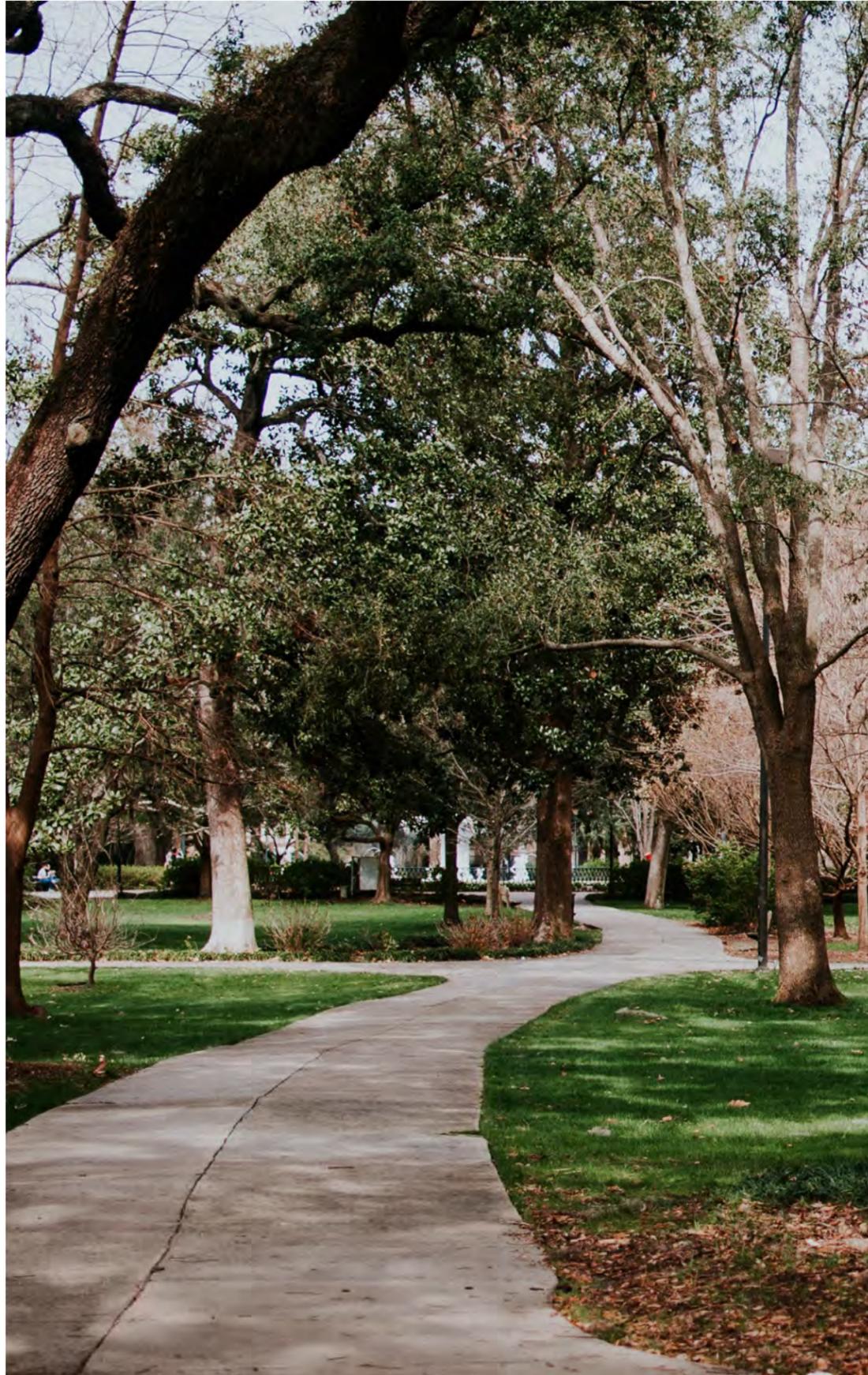
# Summerhill











For these homes, each design detail was meticulously considered and then brought to life by expert craftsmen and women. Think about the bricks for instance. Every single brick is carefully hand-formed, fired in a kiln in small batches, and then thoughtfully placed, one-by-one. Care and attention to detail like that is the foundation of these homes.

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# Architecture





”  
We designed these homes to  
contain experiential spaces  
that simultaneously create a  
sense of belonging, wonder  
and excitement.”

- Nicholas Ancerl,  
Ancerl Studio



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Interiors

**46 Shaftesbury** marries authentic textures and contemporary form through a soothing combination of white Danish brick, tactile plaster and wood-panelled walls.

The soft grounding materials create a sense of calm when experiencing each space in the home. Furthermore, expansive floor-to-ceiling windows connect inhabitants to the outside environment, most notably the home's curated backyard, creating a yearlong indoor/outdoor experience.



The living room is surrounded by full-height glass that opens to the garden, contemporary oak millwork, heated polished concrete floors and exposed whitewashed ceiling joists.



The kitchen features Meile and Gaggenau appliances, a breakfast bar, and hand-selected marble for the countertop, backsplash, and island.



This dining room has 20-foot-tall ceilings, cove ceiling lighting, and custom waterfall stairs.



The seating area is framed with hand-formed Danish brick and a custom panelled steel stair partition and railing.



This fireplace is surrounded by millwork concealing a TV in this third level bedroom which also includes a french door Juliet balcony, and Bocci multi pendant lights.

This spa-like ensuite includes dual vanities, a free-standing concrete deep soaker tub and heated floors.





The garden living space features an outdoor kitchen and a fireplace shaded by white powder coated pergola and privacy screening.

**48 Shaftesbury's** extensive detailing immediately charm guests as they enter through the artful foyer and spacious vestibule. Decorative crown mouldings, white oak herringbone floors, and double-height volumes, create a comfortable and seductive property that reveals its modernized Parasian inspired details as the home is enjoyed.



The exterior of 48 Shaftesbury has hand-formed Danish Kolumba imported brick, standing seam metal roof, and a fully landscaped approach to the home.



The living room includes custom curved plaster mouldings, engineered white oak herringbone hardwood flooring, and full-height windows connecting the rear landscaped garden.



The kitchen features an oversized galley sink, Lacanche range, and a three-story opening with a twenty-foot book-matched marble backsplash and a skylight washing the space in natural daylight.



This dining area features a Quazar chandelier, contemporary picture window spanning the entire space, and a panelled sliding privacy wall.



The primary ensuite has heated marble tiling, double vanity with marble mosaic gold leaf backsplash, and a steam shower with mullion detailing.



The third level primary bedroom features a custom ceiling medallion, fireplace, and French door Juliet balcony.

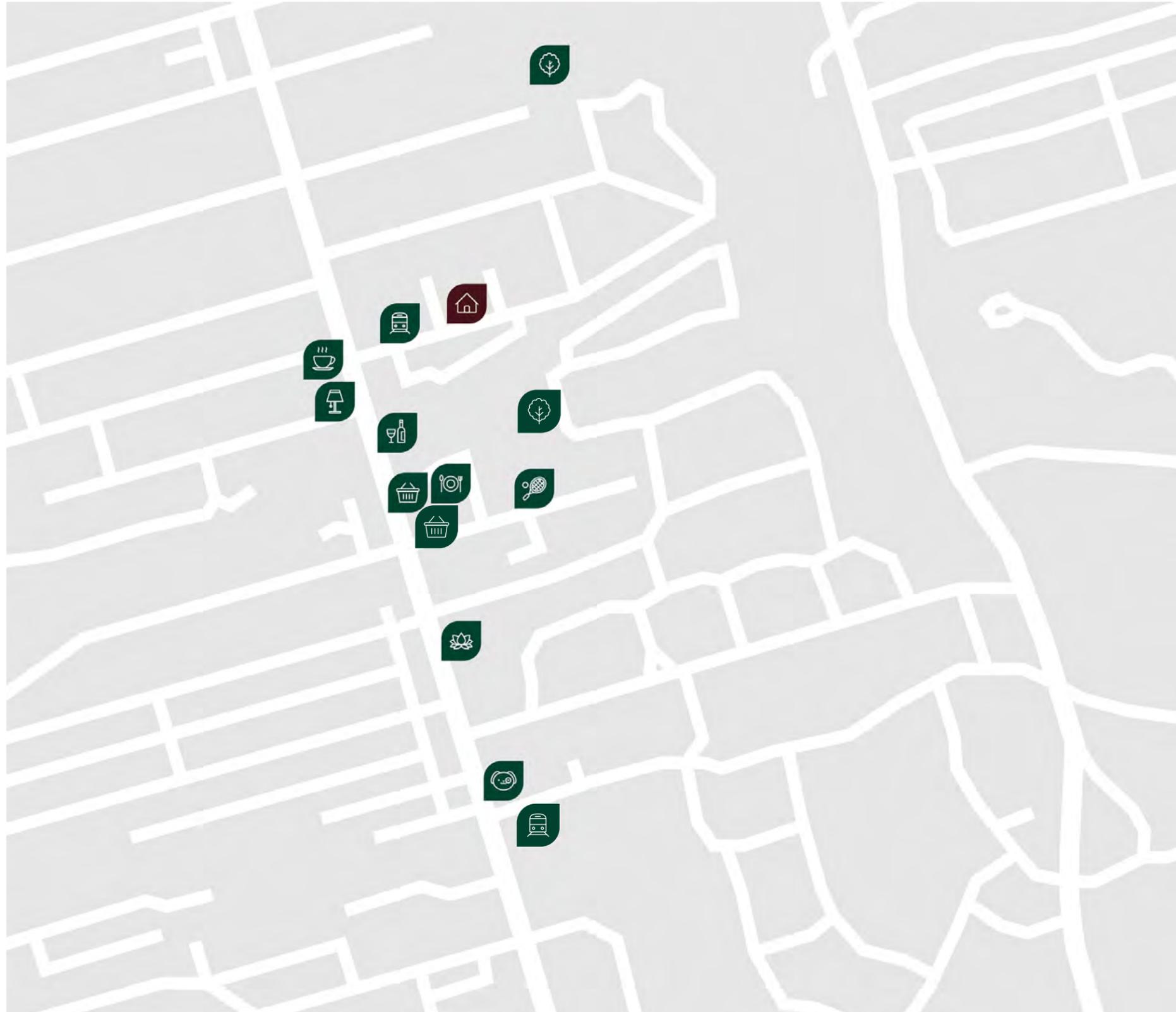
The private rear garden features an outdoor kitchen with a Danish brick backsplash and a shaded seating area under a white powder-coated pergola.



Shaftesbury is on the boundary between Summerhill and Rosedale. There are parks, excellent schools, delicious restaurants, and vibrant cafés minutes away. The home is steps from the Yonge subway line and a short drive to Avenue Road or Mt. Pleasant, making it easy to get out of the city for weekend adventures. The location couldn't be any better than this.

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# Location



-  Shaftesbury Location
-  David A. Balfour Park
-  Summerhill Subway
-  Boxcar Social
-  Decorum Decorative Finds
-  LCBO
-  Pricefield Road Playground
-  Harvest Wagon
-  Terroni
-  Olliffe
-  Toronto Lawn Tennis Club
-  Roots Yoga Studio
-  Dogfather & Co. Rosedale
-  Rosedale Subway

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Team



The team completes multiple luxury single family homes each year across Toronto in Forest Hill, Rosedale/Summerhill, North York, Roncesvalles and Trinity Bellwoods neighbourhoods.

From left to right:  
Nicholas Ancerl,  
Raj Baber, and  
David Jorgensen



Home in Port Credit with transitional kitchen featuring marble countertop and backsplash, coffered ceilings and full height lift and slide doors.



Trinity Bellwoods home with a contemporary kitchen featuring exposed trusses and oversized teardrop lights.



Two contemporary homes in Forrest Hill.



Two contemporary homes in Roncesvalles.





Contemporary home on a ravine in North York

## Shaftesbury

## CLN Developments

[www.clngroup.ca](http://www.clngroup.ca)

CLN Group has operated for over 15 years deploying capital through a collection of three distinct financial companies. CLN Finance, CLN Mortgages, and CLN Development. They provide their clients with access to secure funding and provide their investors with stable and predictable returns.

## Ancerl Studio

[www.ancerlstudio.com](http://www.ancerlstudio.com)

Ancerl Studio designs spaces that people instantly connect with, want to explore, and spend time in. Their passion for the human condition, decades of experience, and global exposure enables them to consistently deliver distinguished residences.

## JORG

[www.jorgcc.com](http://www.jorgcc.com)

Jorg produces remarkably photo-realistic computer-generated imagery, driven by their passion for architecture, design and unique aesthetics. They support real estate development projects around the world and have worked on the tallest skyscrapers in London, UK, and Sydney, Australia, as well as many of Canada's most recognizable addresses.

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