



HEAPS ESTRIN

REAL ESTATE TEAM



43 Douglas Crescent



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Nestled on a beautiful tree-lined street in Toronto's coveted Governor's Bridge neighbourhood, sits a truly spectacular, one-of-a-kind home that redefines sophisticated modern elegance. Situated on a 50 by 127 ravine lot (with additional green space at the rear), this skillfully crafted home is an architectural masterpiece in contemporary design. The refined use of natural elements and enlightened design principles bring unparalleled function, flow, and harmony to the property. This light-filled home embraces its natural surroundings from every vantage point. When inside the home, the eye is drawn out to the gorgeous Japanese-inspired courtyard garden and the mature treed ravine setting with a bridge to the walking trails beyond.

Upon entering the breathtaking 3560 square foot space one is struck by the special qualities of the home. The glass canopy entranceway, the doorbell—a gorgeous piece of art created by sculptor Ron Baird and the stunning 24-foot entryway are a few of the impressive features of the home. One is also struck by the free-flowing layout, and the use of deep tones that create a rich, warm feeling and an aura of tranquillity and positive energy throughout.

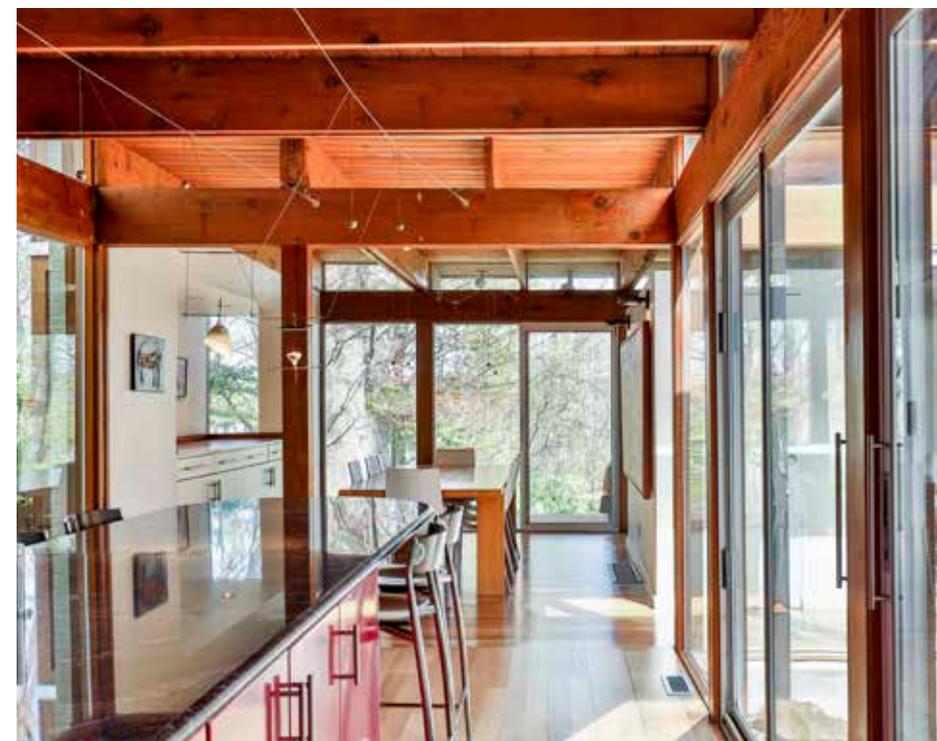
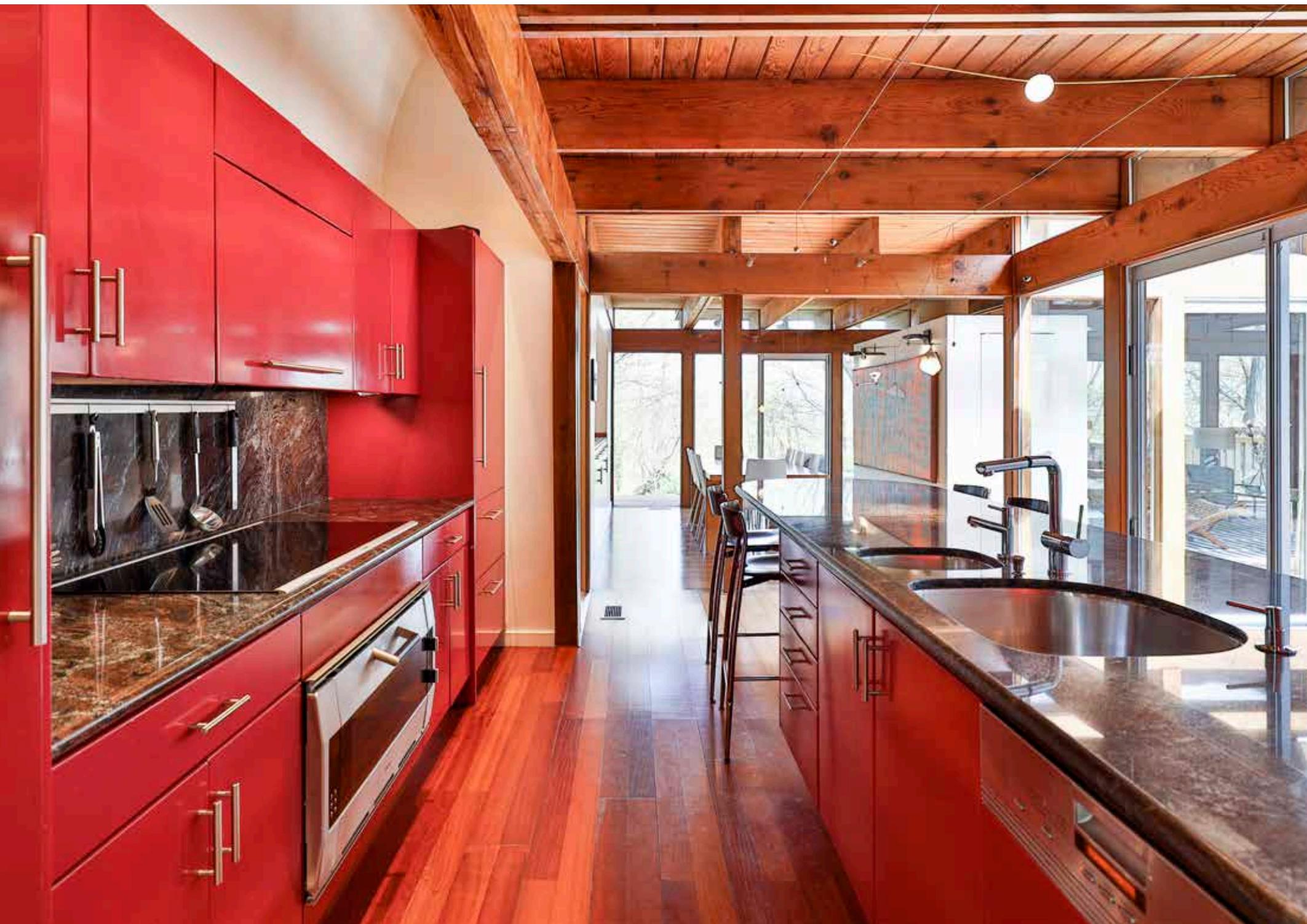
The main floor features a large yet cozy living room with floor-to-ceiling windows, a gas fireplace with wood beam mantle, and built-in mid-century modern shelving. Walkout from the living room to the lovely private courtyard garden. The bright and generously sized main floor office overlooks another fully landscaped garden at the front of the home. A powder room and closet storage are also situated on the main level. The extension to the home is an L-shaped cedar post and beam structure with floor to ceiling glass on both sides of the pavilion. An inspiring kitchen with gorgeous cedar tongue and groove wood ceiling beams was set to face the courtyard. The kitchen leads with design and is matched with functionality and quality finishes sitting perfectly open to the ravine-facing dining room. The open concept dining room offers a built-in buffet with a marble top. A gorgeous family room features a wood-burning fireplace and hardwood floors. Dramatic windows and sliding doors from the family room reveal enchanting, green site lines and captivating, private views. Walkouts from these rooms lead to a spacious rear deck that creates luxurious outdoor living, ideal for entertaining and relaxation.

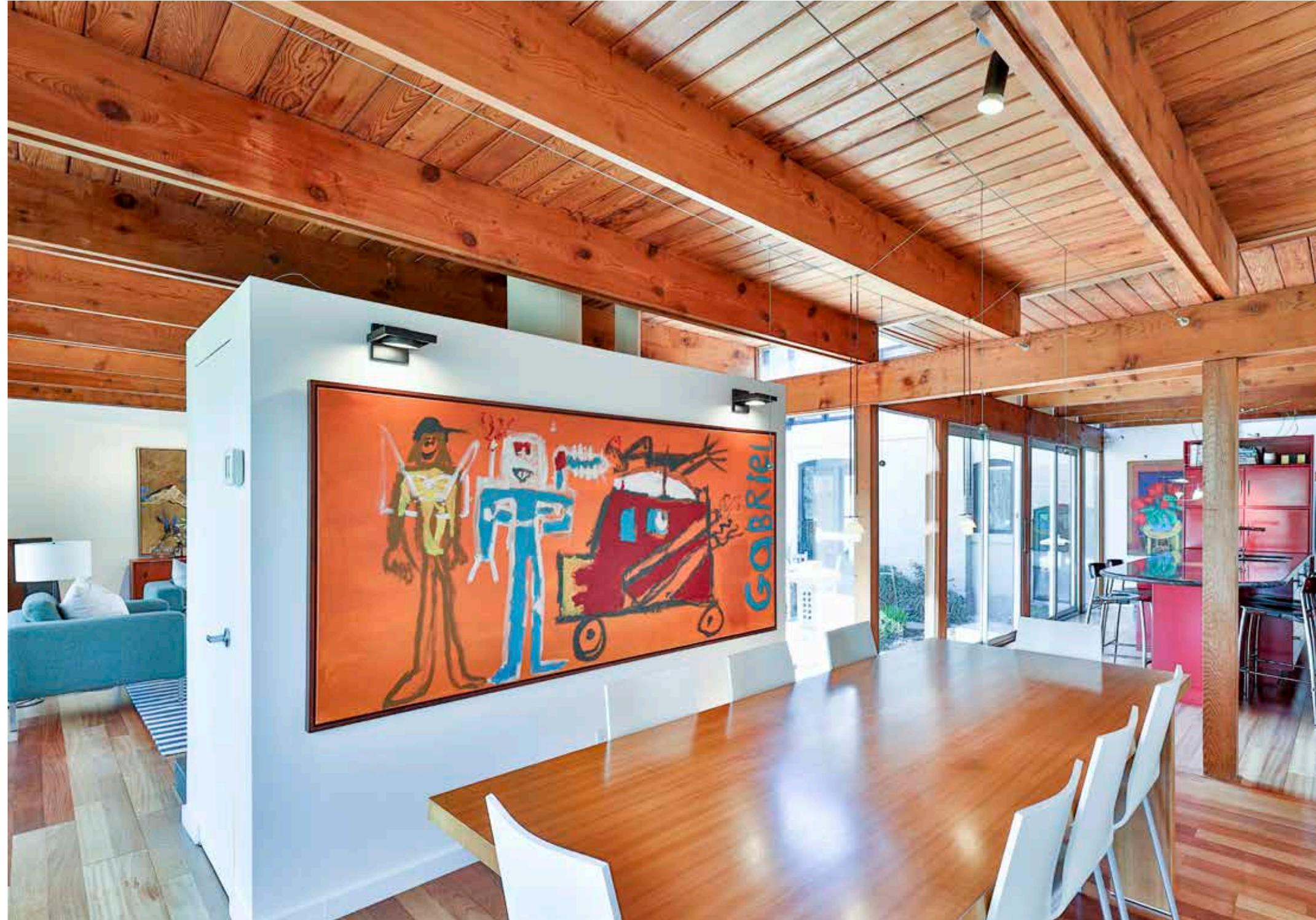
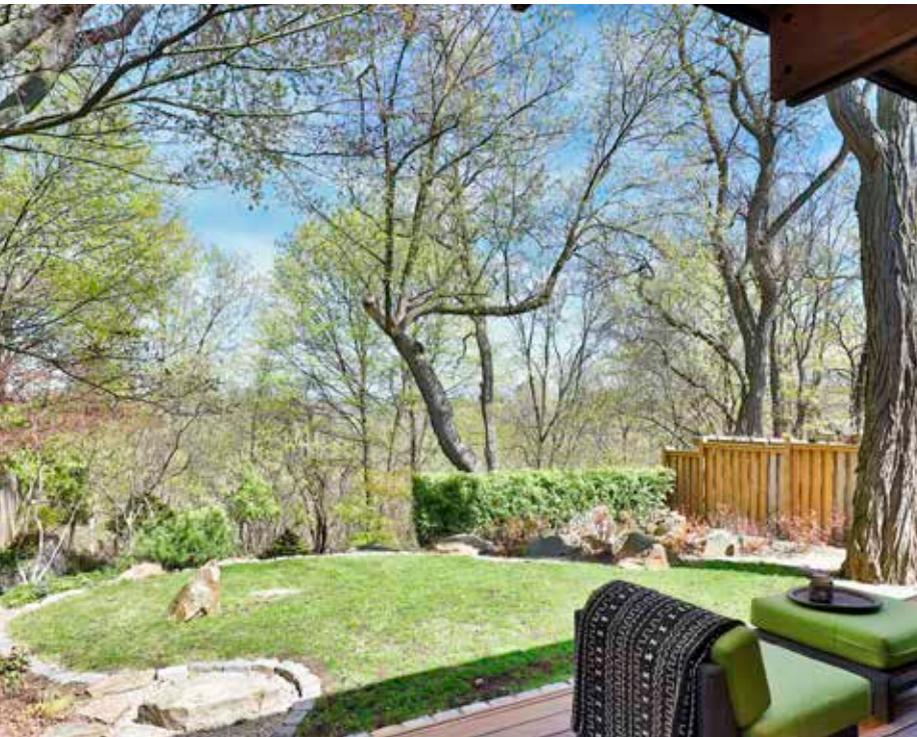
The second floor offers a light-filled principal bedroom suite with a sitting area with a high angular skylight, floor-to-ceiling closets, and a gorgeous five-piece spa-inspired ensuite. Three additional well-appointed bedrooms (one currently used as an office with a Murphy bed) grace the second floor. The second floor also offers an open concept den/office and two additional bathrooms. The lower level features a laundry room and ample space for a recreation room. There is also a temperature-controlled wine cellar.

Close to some of the city's best schools including; Bennington Heights Elementary School, Bessborough Middle School, Leaside High School, Crescent School, Greenwood College, York School, and Branksome Hall. Steps to Brickworks, the ravine system, and a short walk to Bayview Avenue and the shops on Summerhill. A short drive to downtown and easy access to the highway system.



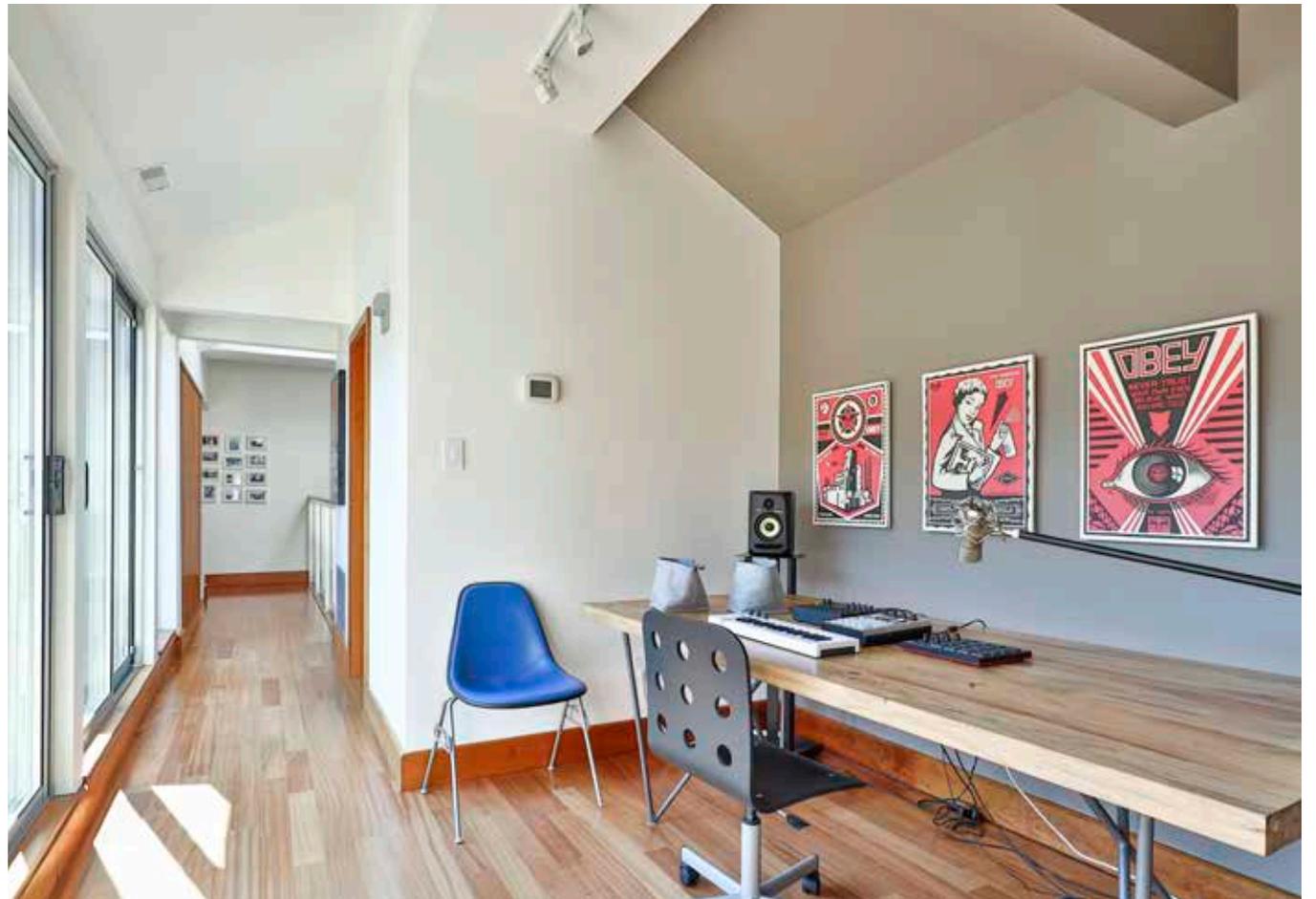
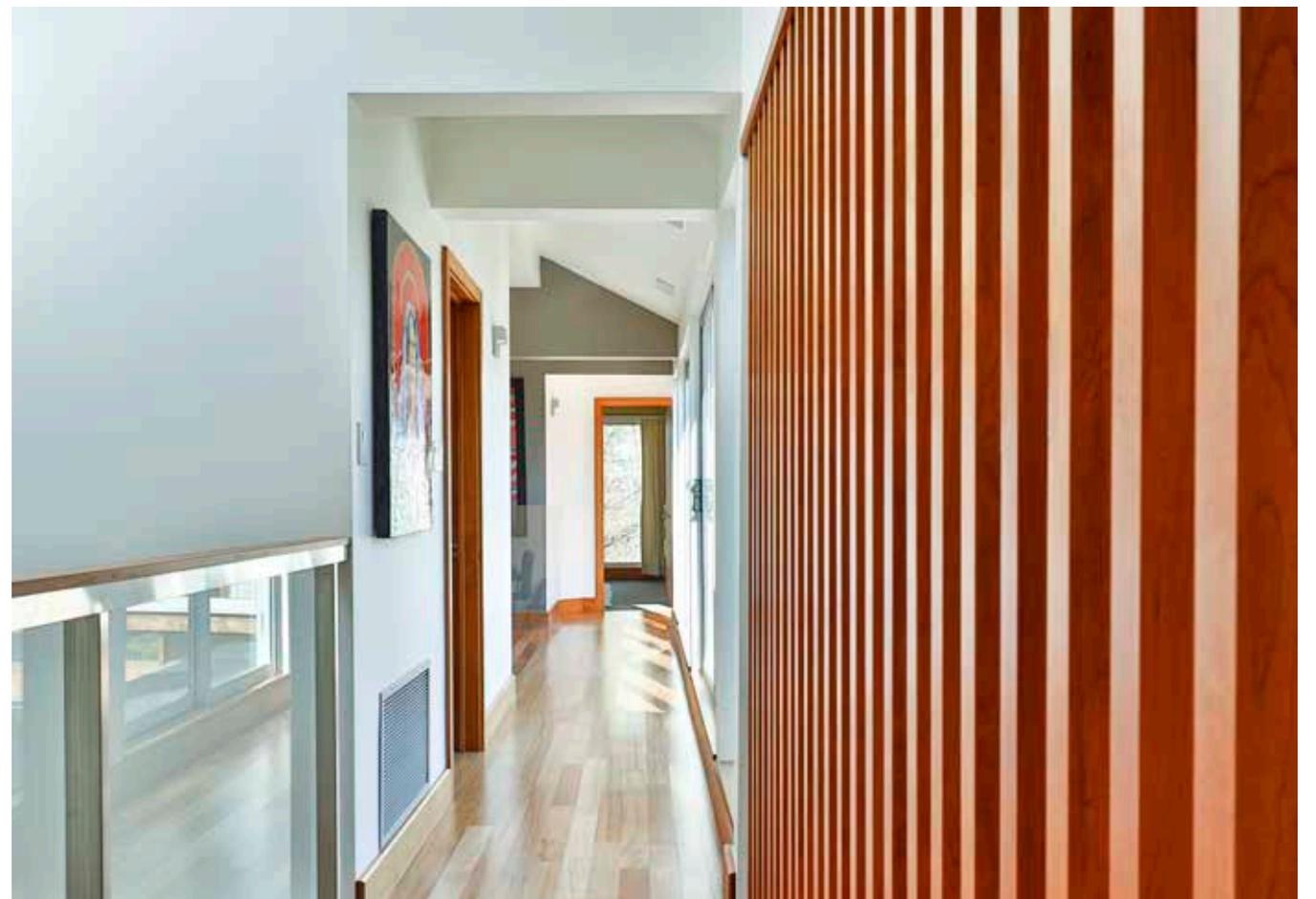
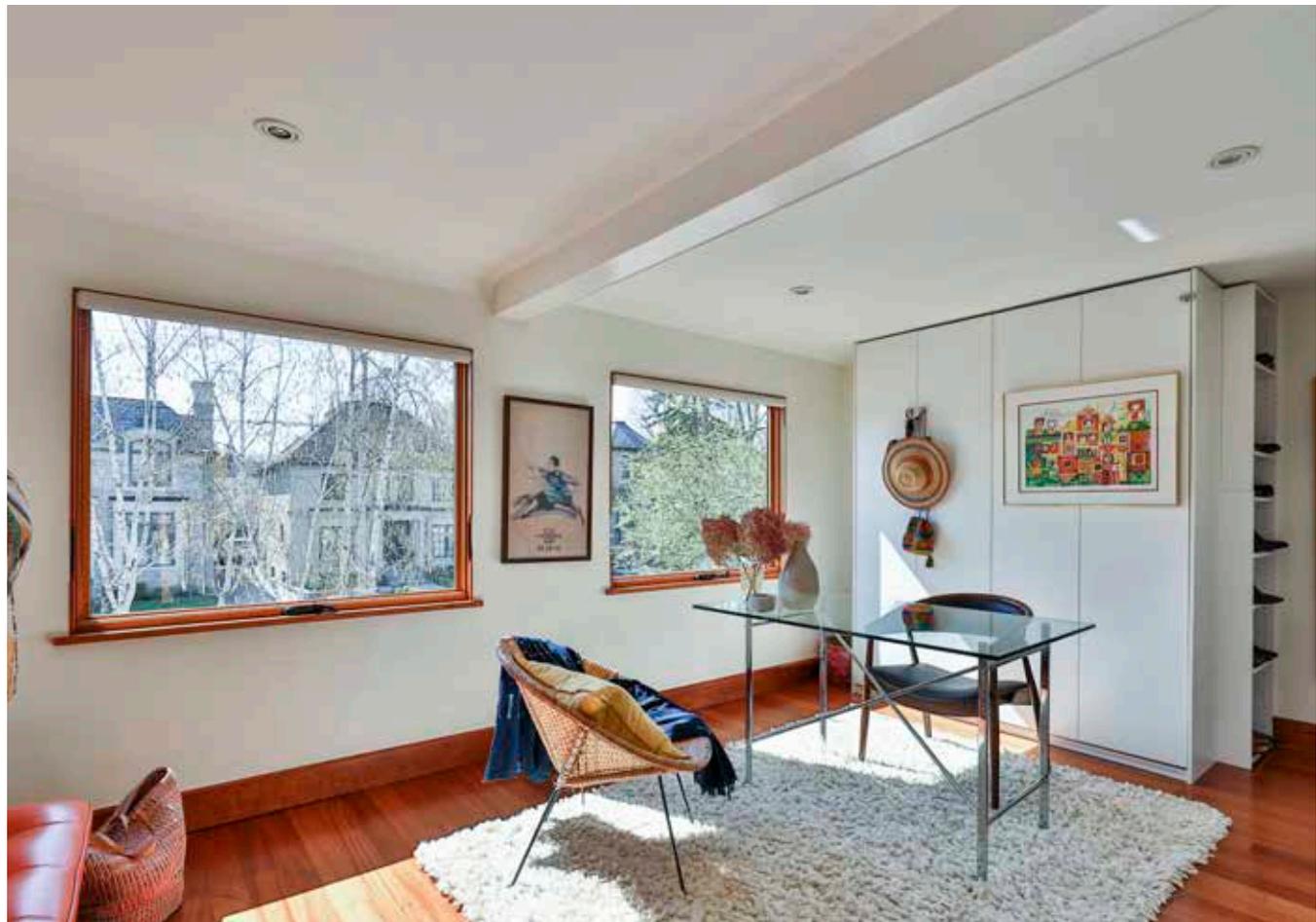


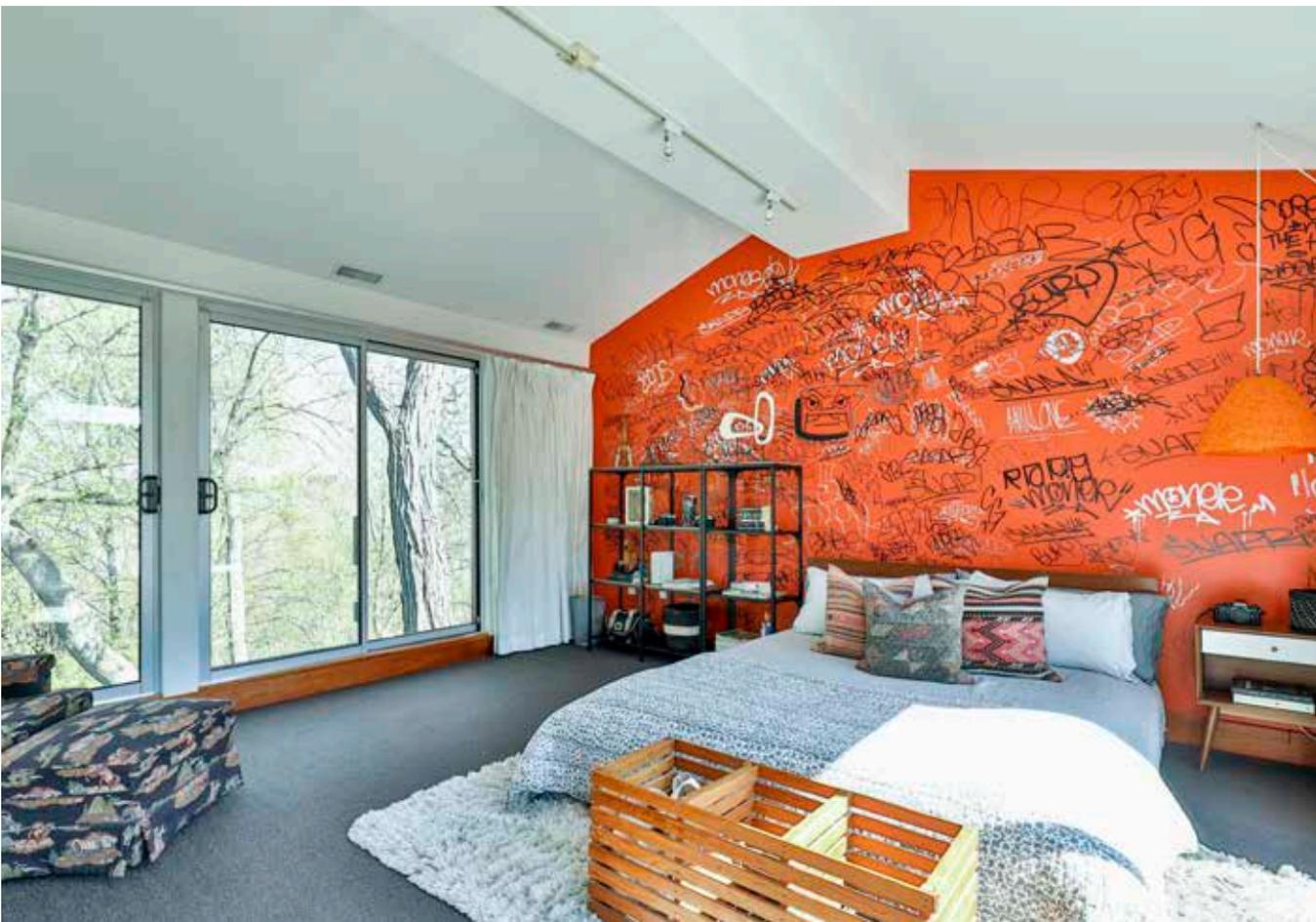
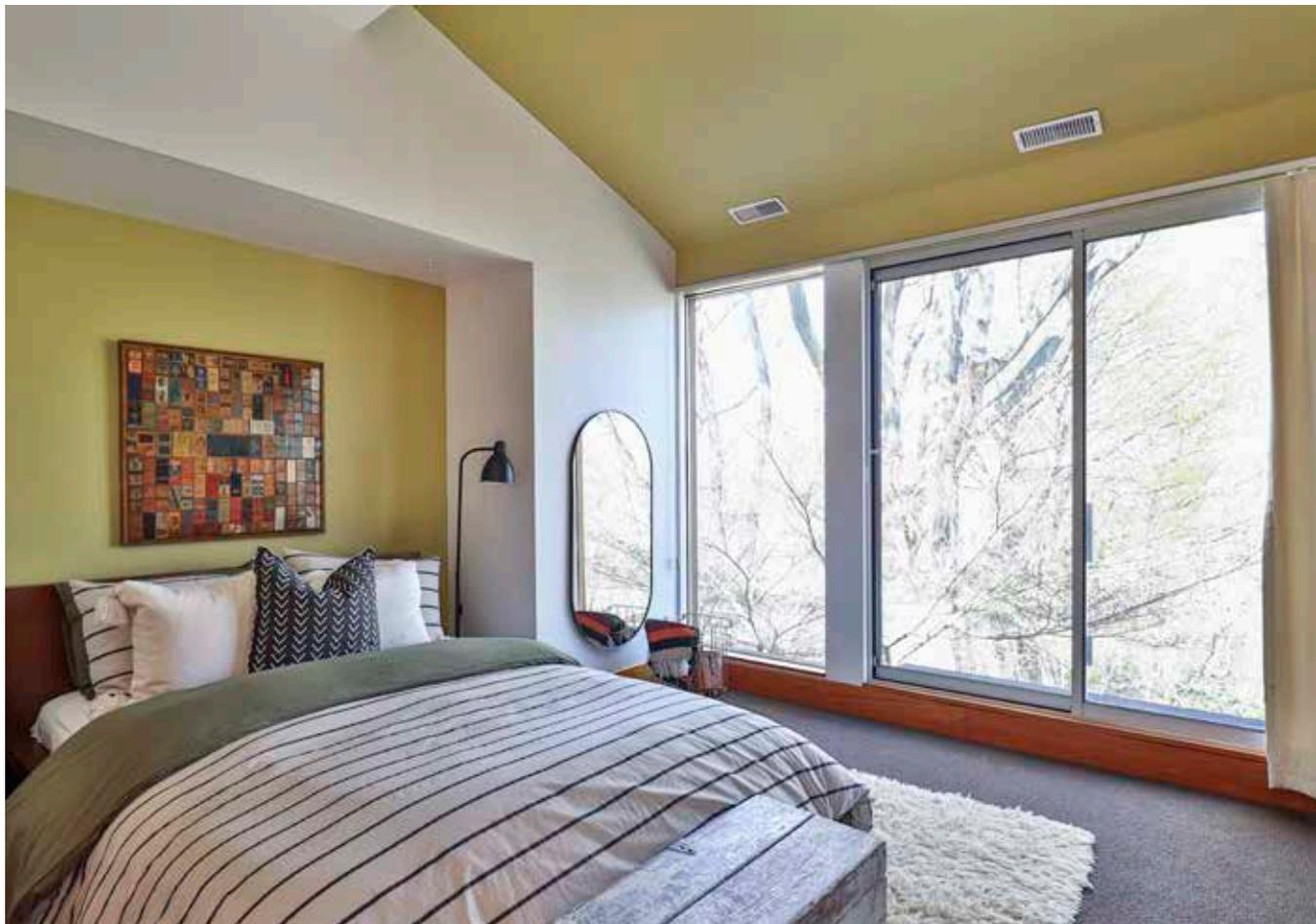


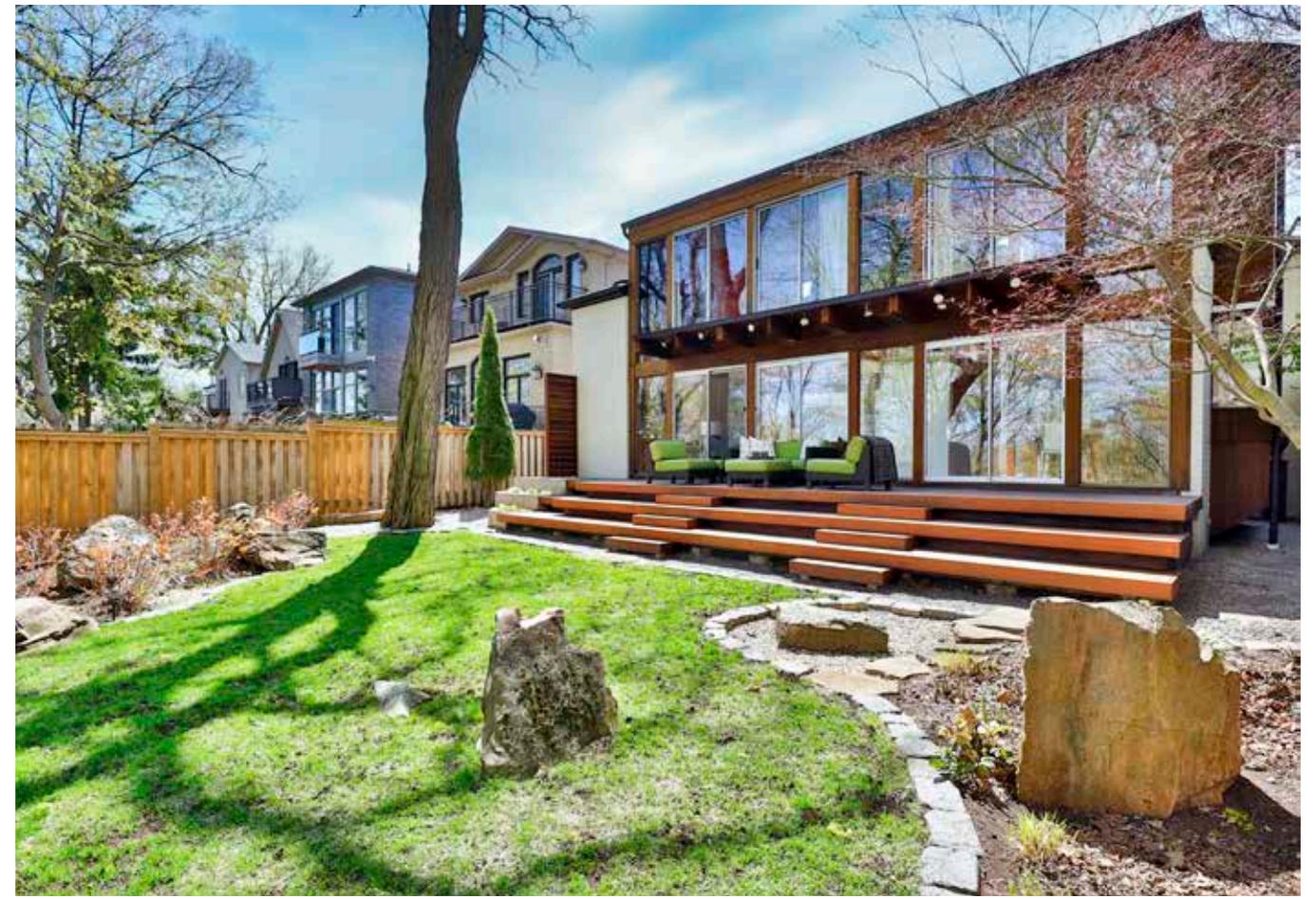














Features



Details

LOT SIZE
50 x 127.66 feet

TAXES
\$12,653.75 (2020)

POSSESSION
60-90 days or to be arranged

SQUARE FOOTAGE
3560 plus lower level

DRIVEWAY
Private driveway with parking for two cars

- Architectural masterpiece designed by distinguished Canadian architect Stephen Irwin
- Property featured in many home and design publications including Canadian Homes and The Gardening Book
- High, glass-covered outdoor entryway
- L shaped, glass pavilion extension on the original home
- One of Canada's largest doorbells designed by Canadian sculptor Ron Baird.
- 24-foot high entryway with rectangular skylight
- Large yet cozy living room with new broadloom, gas fireplace, built-in shelving and walk out to Japanese courtyard garden
- Main floor office with built-in shelving and cabinets
- Light-filled chef's kitchen overlooking Japanese garden and open to the dining room-- ideal for entertaining
- Open concept dining room with built-in buffet
- Gorgeous family room with ravine and courtyard views
- Main floor powder room and ample main floor closet storage
- Japanese courtyard with rock-filled stream and fish pond located in the center of the lot and surrounded by the home
- Lovely, light-filled principal suite with sitting area, floor to ceiling closets, and a gorgeous five-piece ensuite bathroom
- Three generously sized additional bedrooms with ample closets
- Built-in speakers in the living room, kitchen, and family room
- In a ground sprinkler system
- In-ground and above-ground exterior lighting
- L-shaped extension of the home and offers seven sliding glass doors that open onto the surrounding Japanese gardens.
- Japanese inspired, spacious multi-tiered back deck with cement garden and in-set lighting
- The lower level offers a fully renovated laundry room, large recreation space, and a storage room or large wine cellar.
- Replaced pavers - front driveway and pathways (2017)
- New oven (2019)
- Second-floor bathroom (2020)
- New broadloom in the family room and two stairways (2021)
- Courtyard landscaping (2019)
- Re-painted interior and exterior (2018)
- Ipe deck, bridge and decorative fencing in front (2014)
- Replaced flooring and veneered doors on the 2nd floor (2014)

INCLUSIONS

- Subzero fridge with bottom freeze
- Bosch cooktop
- Gaggenau Stove
- Miele Dishwasher
- Bosch washing machine
- Bosch dryer
- Three wall speakers on the west wall of the family
- All electric light fixtures
- All window coverings
- Broadloom where laid
- Hot water tank
- All heating systems and related equipment
- All cooling systems and related equipment
- Front and back yard irrigation system
- Exterior and courtyard lighting
- The Japanese garden fish pond and all related equipment
- All fish and aqua life in the pond
- Security system (not hooked up)

IMPROVEMENTS

- New hardwood flooring on the second floor (2016)
- Front facade alteration including new windows and window coverings (2017)



HEAPS ESTRIN

REAL ESTATE TEAM

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