



# HEAPS ESTRIN

REAL ESTATE TEAM



21 Wimpole Drive



## 21 Wimpole Drive

Time stands still at a house that has it all. Welcome to 21 Wimpole Drive, a very special home in Toronto's elite York Mills neighbourhood.

Situated on a gorgeous south-facing lot, this magnificent custom-built residence spans a rare and spectacular 150-foot frontage. Framed by lush gardens and a grand circular drive, this stately brick and limestone California-style beauty is more than a home - it's a lifestyle. Providing over 10,000 square feet of beautifully finished living space, this sensational family home is centred around its resort style salt-water pool and pergola, with walk-outs to the backyard oasis from multiple rooms spanning the main floor.

Featuring grand principal rooms, exceptional finishes and high ceilings throughout, the home offers a stunning balance of traditional elegance with contemporary design and comforts.

Step into the front foyer where you will be greeted with natural light from the extraordinary skylight two-stories above. You may also want to enter through the separate mudroom entrance perfect for after those muddy soccer practices or after a trip to the dog park. Here you will find two double closets, the laundry room and a separate entrance to the heated triple car garage.

Designed for both everyday family living as well as entertaining, the stylish formal living and dining rooms feature spectacular floor-to-ceiling arched windows and luxe design accents including wall treatments, custom drapery, hardwood floors, high baseboards, crown moulding and pot lights.

Across from the dining room, enter the sunlit Chef's kitchen outfitted with high-end appliances, natural stone counters, custom cabinetry and a large centre island with seating. There is a beautiful breakfast room, as well as a separate walk-in pantry, utility room and powder room with easy access to the pool. The highlight of the space is the set of glass French doors that open to the barbeque and patio. Moving to the centre of the home through convenient pocket doors, you will find the spacious and welcoming family room. With stunning coffered ceilings, built-in speakers and a beautiful stone mantle this room is perfect for displaying your treasured photos and relaxing together as a family. Enjoy two separate walk-outs to the lounge and pool area here as well.

The east wing of the house features an additional and more formal powder room, as well as the dedicated primary retreat and stairwell to the second level. The owner's suite is complete with a lavish bedroom and sitting area that overlooks the back patio and pool. In this room is a gas fireplace and beautiful millwork with open glass shelves. Relax in the gorgeous six-piece ensuite including a new steam shower. And if that's not enough, find your peace of mind in one of two enormous walk-in closets complete with custom built-ins.

The second floor is just as thoughtfully laid out. The east-facing office features six skylight-style windows along the slanted roofline perfect for looking out whilst maintaining privacy. It's furnished with custom bookshelves, a lounge area, as well as a two-piece ensuite. A centre hall that opens from the main level below via a black wrought iron veranda makes this home feel well connected and allows the light to flood the halls, one of which leads you to three linen closets. Three spectacular, light-filled bedrooms complete this level, all with hardwood floors, large windows, custom window treatments, crown moulding, spacious walk-in closets and skylit ensuites.

Descend to the extensive lower level where you will find a magazine-worthy media room renovated and designed by Sheba Kwan of Red Theory and installed by Robert Campol of Synergy Systems Group. This room is completely outfitted top-to-bottom with high-end finishes as a home cinema, sports bar, billiards room and wine cellar. Guests can choose a drink from the fabulous wet bar, play a game of billiards or watch the big sports game or a movie of their choosing. The lower level also offers two additional bedrooms and bathrooms, to be used as nanny or guest suites, or a wellness room as currently allocated. In addition there is a spectacular home gym, a secondary kitchen and abundant storage space, along with a separate walk-up to the garage.

With almost half an acre of land, the backyard has been reimagined into a lush resort-like haven, beginning with an eye-catching inground saltwater pool. Savour drinks under the pergola or lounge on the patio in the sun while enjoying music from the built-in speakers. There is still ample space for the kids or dogs to run around in the grass, making this backyard perfect for any family. The land has been pruned for privacy and enables for delightful views from every south-facing window.

On the west side of the home, there is a three-car heated garage to shield from the winter weather. There are three separate entrances into the home, one conveniently leading to the lower level nanny suite.

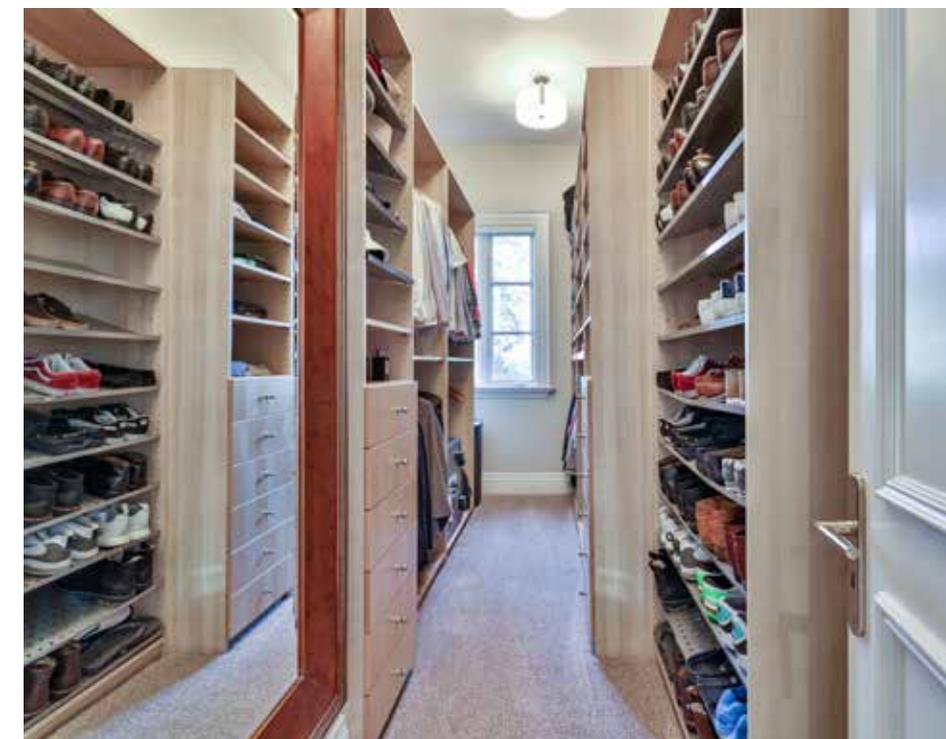
Located on a tranquil drive, 21 Wimpole is close to some of the country's top public and private schools, including Toronto French and Crescent, health clubs such as The Granite Club and Donalda, as well as fabulous shopping at Bayview Village Shopping Centre, Yorkdale Mall and CF Shops at Don Mills. It is easily accessible to the 401, and 400 for those venturing north, and is an easy drive downtown along the Bayview extension.

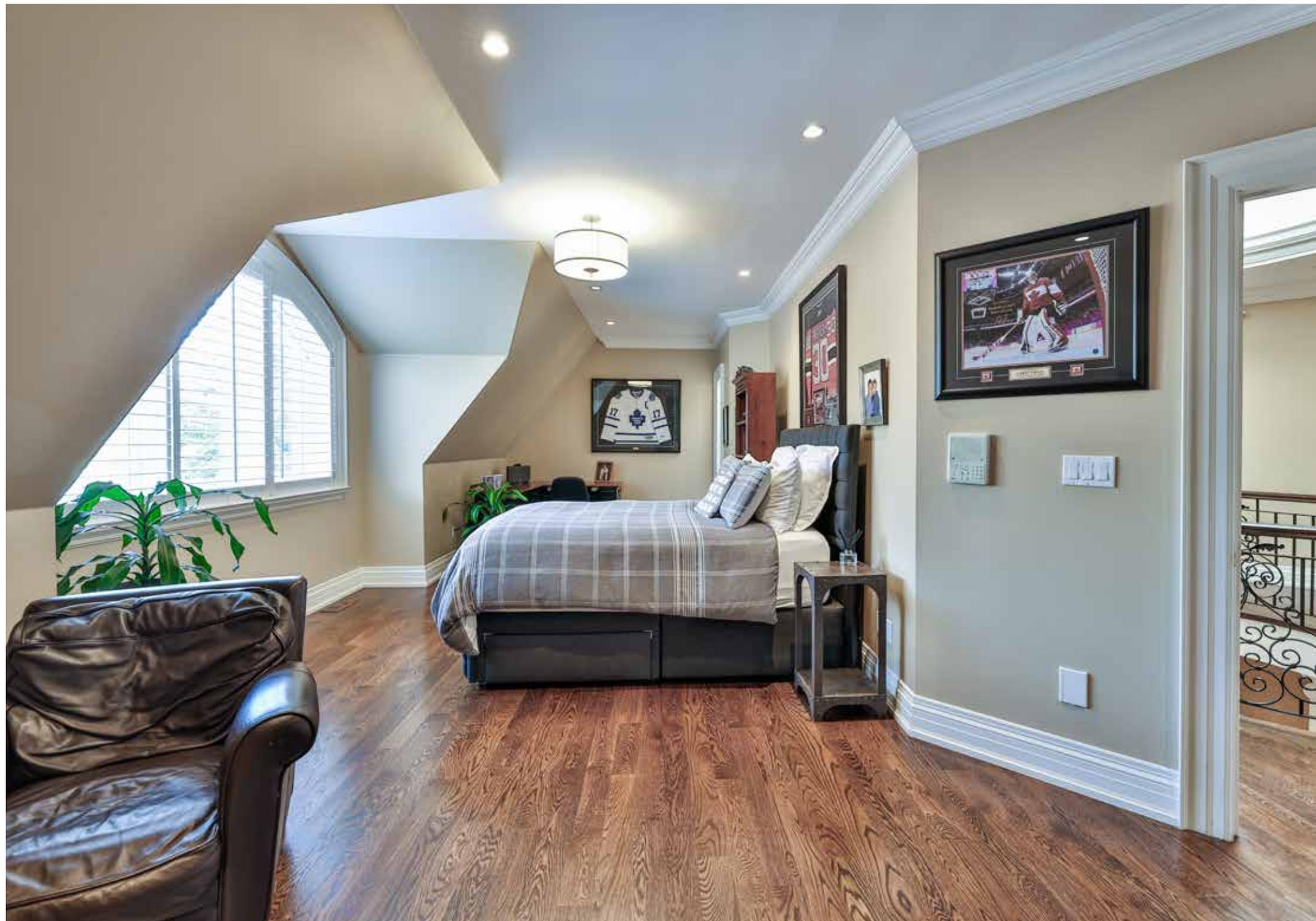
A prestigious address and an exquisite style await for true connoisseurs of luxury and comfort. Experience the exceptional in every way, every day at 21 Wimpole Drive.

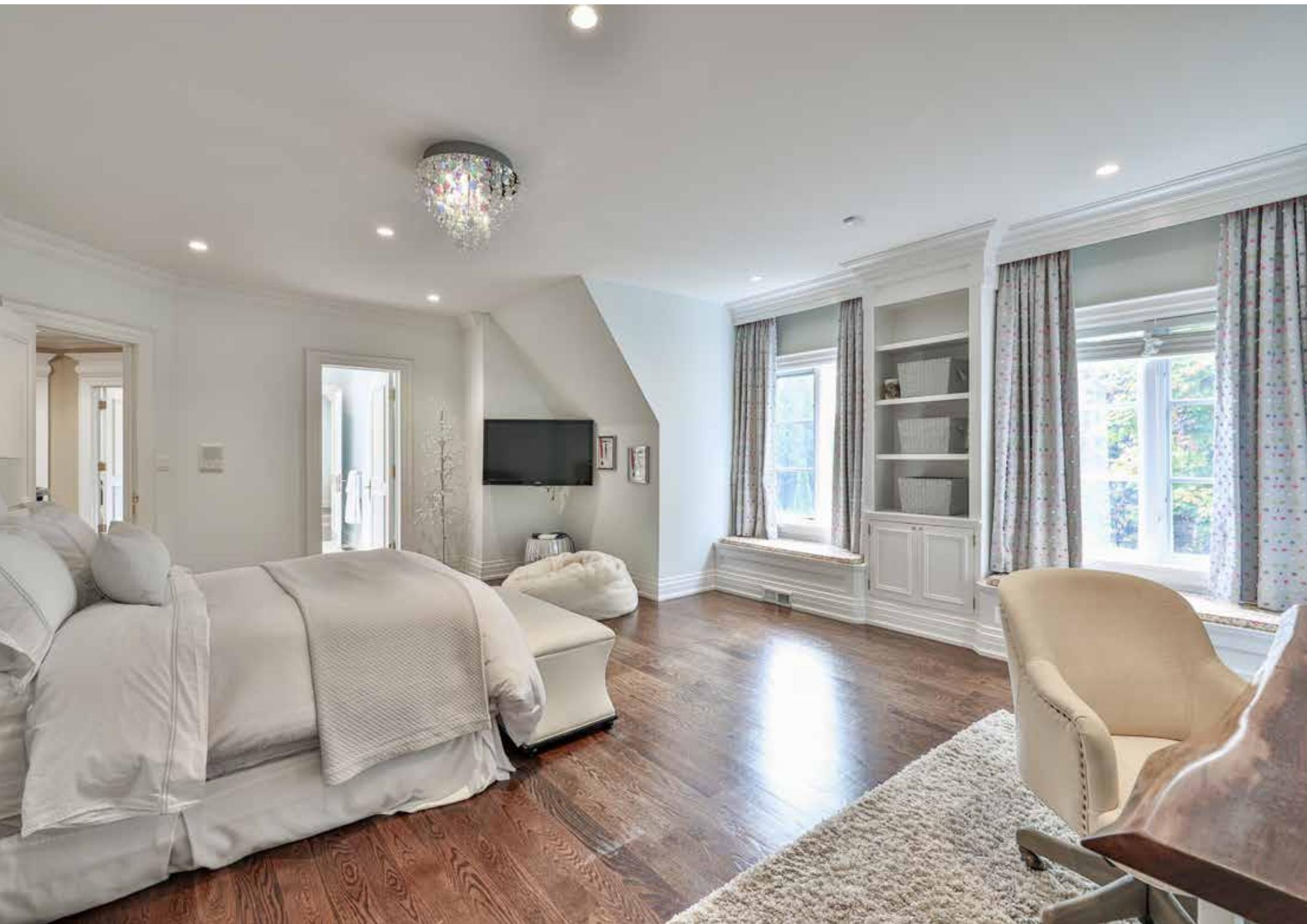






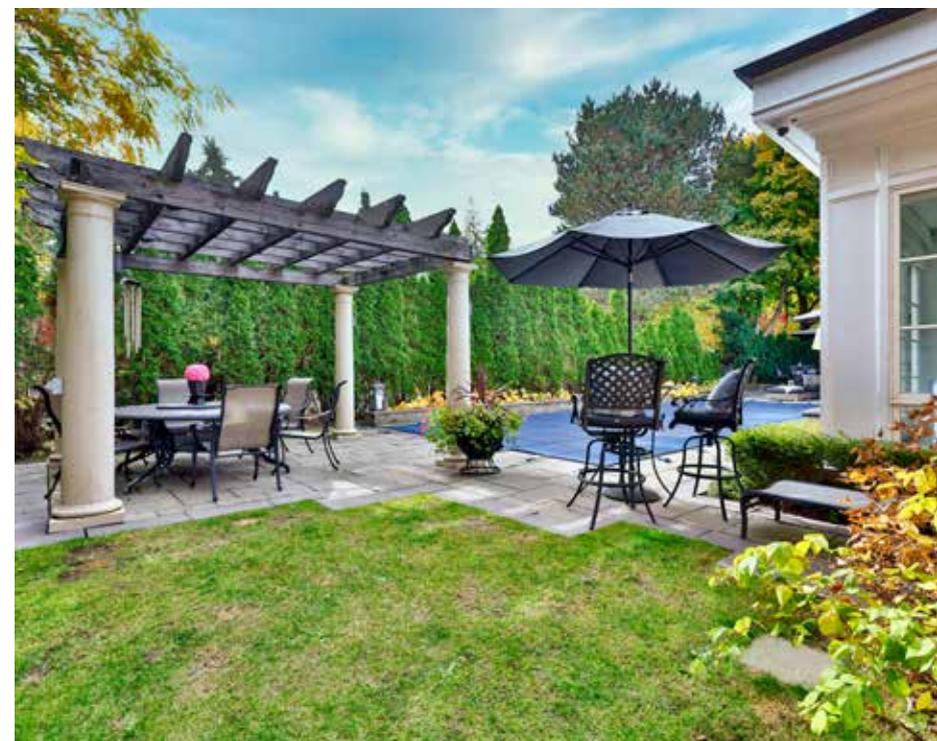
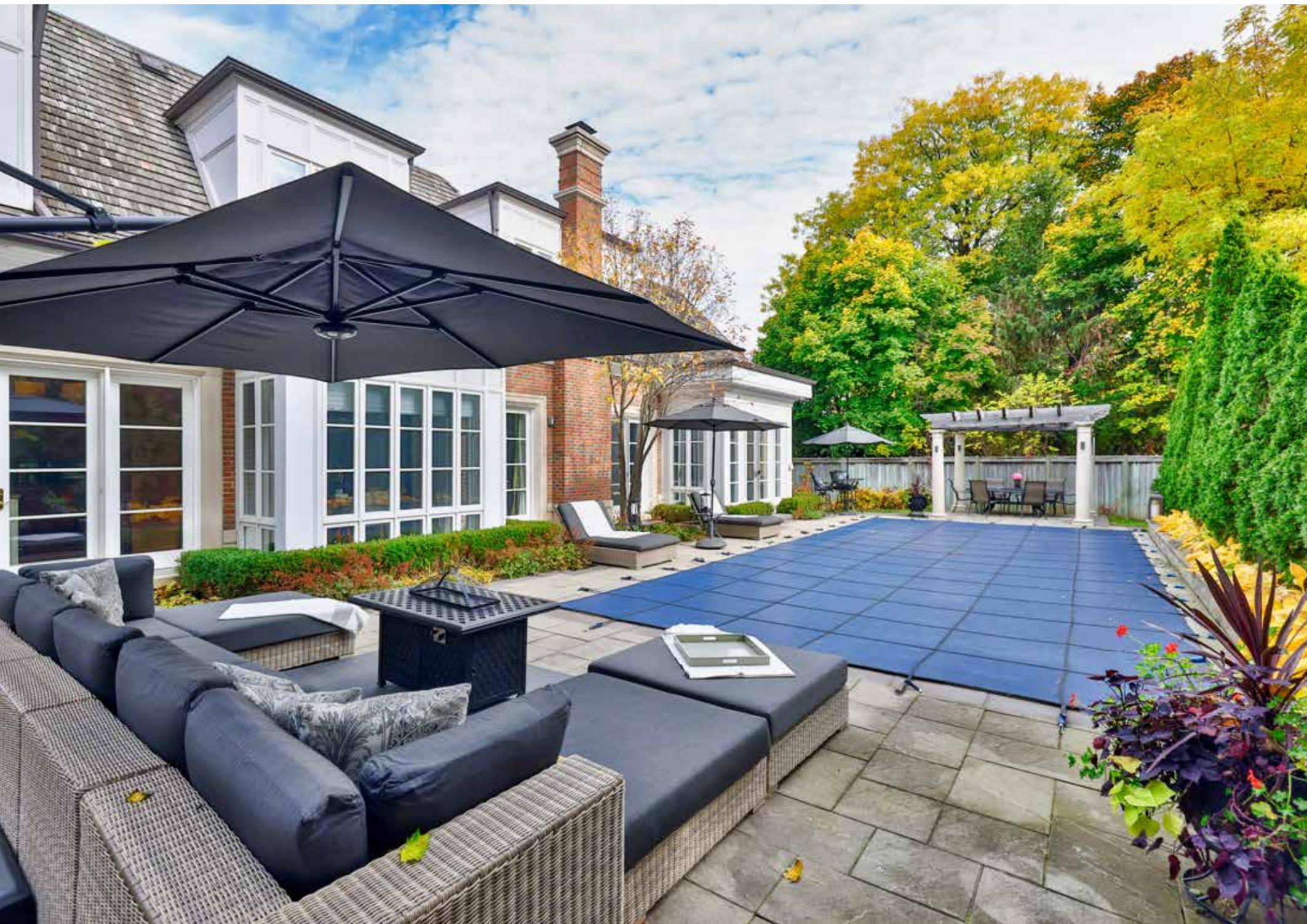


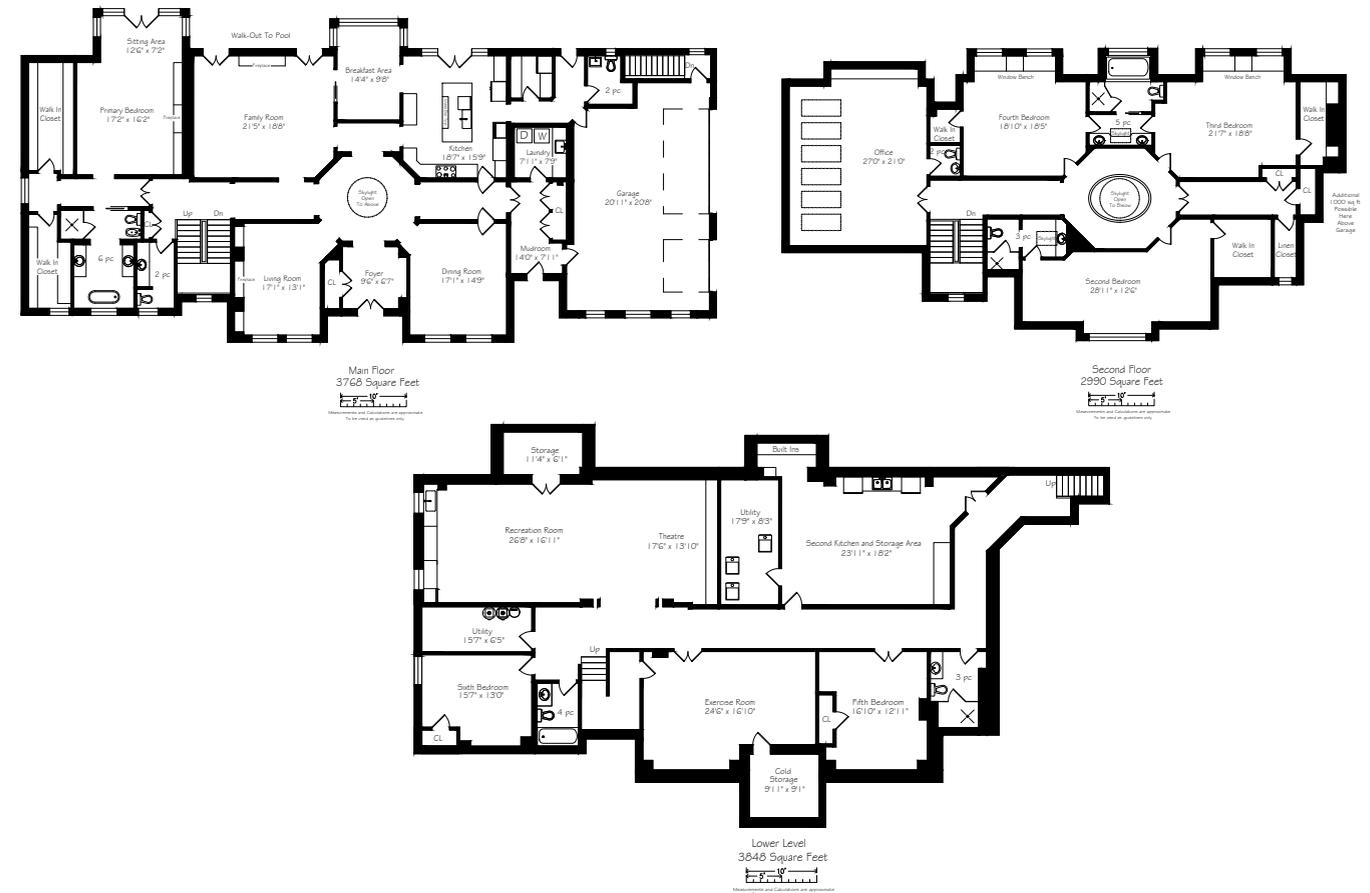












## Details

### LOT SIZE

150 feet by 111 feet

### TAXES

\$32,020.04 (2022)

### POSSESSION

60 to 90 days or to be determined

### HEATING

Zoned heating with three high-efficiency, gas-fired forced air furnaces; each floor individually controlled

### COOLING

Two central air conditioners

### DRIVEWAY

Three-car garage with eight additional parking spots in driveway

# Features

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## EXTERIOR

- Exquisite two-storey 4+2 bedroom family home located on an expansive 150 x 111 foot lot
- Handsome curb appeal with manicured gardens, maple trees, private circular interlocking brick driveway and built-in three-car garage
- Brick and limestone facade with premium cedar-shingled roof
- Service entry via mudroom convenient for deliveries/staff

## FRONT FOYER

- Elegant and welcoming foyer with gorgeous chandelier, double entry closets, large scale tile floors, high baseboards, decorative wallpaper and pot lights
- Security system and home automation iPort dock to control lighting & cameras

## SERVICE ENTRY/MUDROOM

- Separate service entrance to the front of the home as well as access to and from the garage
- Features two oversized closets with built-ins
- Direct access to the laundry room complete with storage cabinetry and utility sink

## CENTRE HALL

- Grand double height central foyer open to above with spectacular skylight
- The centre of the home features an interior breezeway on each of its three levels
- Features custom backlit ceilings, chandeliers, wall sconces, high baseboards, crown moulding and more

## FORMAL LIVING ROOM

- A room to welcome your guests or enjoy a nice book on a rainy day, this formal living room features a gas fireplace, built-in display cases, two large floor-to-ceiling arched windows overlooking the front gardens, hardwood floors, high baseboards, crown moulding, decorative wallpaper, pot lights and custom drapery

## FORMAL DINING ROOM:

- A dining room fit for holidays with the entire family
- Featuring gorgeous ceiling detail, two large floor-to-ceiling arched windows overlooking the front

gardens, hardwood floors and a butler's door to the kitchen

## KITCHEN

- The Chef's kitchen is a serene, light-filled space with an abundance of southern light from the wall-to-wall windows and set of French doors that open to the patio
- Boasts a generous centre island with gorgeous granite counters & backsplash, custom cabinetry with under cabinet lighting, designer appliances, oversized sink, filtered water dispenser and raised glass table-top seating under a stunning pendant light fixture
- Appliance package includes a Subzero full-standing refrigerator/freezer, Miele dishwasher, Gaggenau hood fan and KitchenAid induction stove top, double wall ovens, combination microwave/convection oven and warming drawer
- At the rear of the kitchen, there is a large walk-in pantry with additional refrigerator, utility closet and separate powder room easily accessible to the pool

## BREAKFAST ROOM

- As an extension off of the kitchen, this area is perfect for breakfasts and small family meals
- With three large windows overlooking the patio, this bright south-facing room also features high-end limestone floors, high baseboards, crown moulding and custom window treatments

## FAMILY ROOM

- Featuring gorgeous inlay hardwoods floors, tall baseboards, designer wallpaper and a spectacular stone mantle lined with herringbone tile, this room is the perfect space to unwind and relax
- Features coffered ceilings, pot lights, built-in speakers and pocket doors to the kitchen/breakfast room as well as two sets of French doors to the pool

## PRIMARY SUITE

- A main floor primary suite to dream of
- Gorgeous south-facing bedroom with beautiful adjacent seating area and wall-to-wall windows including walk-out to the pool
- Features a stunning gas fireplace, built-in open shelving, a valence ceiling with pot lights, built-in speakers, iPort docking station for security & home

automation and remote security closure button for activating the double doors the entry of the suite

- Spacious six-piece ensuite bath with soaring vaulted ceiling, steam shower, bidet, standalone tub with Bain Ultra control panel as well as two separate vanities
- Two expansive walk-in closets complete with custom built-ins

## EAST WING POWDER ROOM

- Perfect for guests, this moody powder room features dark wallpaper, a large stone vanity, wall sconces, crown moulding, storage closet and a window to add the perfect amount of airiness

## MAIN STAIRCASE

- Walk up or down the grand staircase in the east wing of the home that features a gorgeous floral runner and a wooden railing with beautiful black wrought iron detailing

## OFFICE

- Spacious beyond compare fitted with hardwood floors, skylight-style windows along the slanted roofline, high baseboards, crown moulding, built-in shelves with spotlights and a 2-piece ensuite bathroom

## 2nd BEDROOM

- The second bedroom is an astonishing 28' x 12'6" fronting the serene street of Wimpole Drive
- Features a huge walk-in closet, lounge area, three-piece marble tiled ensuite bath with illuminating skylight, picturesque arched window, California shutters, high baseboards, hardwood floors, crown moulding and pot lights

## 3rd & 4th BEDROOMS

- South-facing light-filled bedrooms overlooking the pool and garden
- Each have their own custom window benches, built-in bookshelves and extended walk-in closets
- Connected through an immaculate five-piece marble tiled ensuite with two separate vanities, divided by floor-to-ceiling built-in cabinetry, wall sconces, a bright skylight and a separate water closet featuring marble shower and a large tub overlooking the backyard

## UPSTAIRS HALLWAY

- Wall sconces line the upper breezeway adding ambience and style
- Two linen closets and one large walk-in storage closet are present, along with a laundry chute
- At the end of the hallway, through the west-facing closet, there is the potential to add an additional 1,000 square feet of living space (additional bedrooms or office) above the garage if desired

## MEDIA ROOM

- An entertainer's dream where you can host a large group of friends for billiards and movie nights
- Designed by Sheba Kwan with installation by Synergy Systems Group, this room features a stunning reception area across the back wall with climate-controlled glass encased wine cellar, two Subzero beverage refrigerators with temperature control, a microwave, a dishwasher, a wet bar with open shelving, an oversized sink, quartz counters and tile backsplash
- Enjoy a movie on the big screen with the Epson projector and built-in speakers on a large sectional or sit eating snacks at the gorgeous custom-made Caesarstone waterfall table
- Stunning dark metal curtains enhance the SI projector screen they lie adjacent to
- With the press of one button, set the mood with the advanced lighting system to have a bright and inviting space or the perfect theatre vibes - don't forget about the remote controlled blinds!
- Loads of custom storage, including push-latch built-ins with cloth panels and a walk-in pantry/storage area

## GYM

- The perfect home gym that you'll cancel your gym membership for!
- Featuring mirrored walls, rubberized gym floor, plenty of pot lights for great lighting and two separate closet spaces

## SECOND KITCHEN

- With a second entrance off the rear of the home through the garage, this oversized lower level kitchen and storage space presents the opportunity for a separate dining space useable for guests or a nanny, plus additional storage or overflow pantry
- Features built-in shelving and cabinetry, a double sink, and a large closet

# Features

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- Hosts the second mechanical room with extra storage space

## GUEST BEDROOMS / NANNY SUITE / MUSIC ROOM

- Two additional spacious bedrooms for any purpose
- Features include pot lights, tall baseboards, and large closets

## LOWER LEVEL BATHROOMS

- Being the 7th and 8th bathrooms in the home, these are furnished with glass-door showers, one with a tub combination, and tile floors

## BACKYARD

- Abundant outdoor space spanning 150 feet in width with gated rear garden, pool, stone patio, pergola with dining area and fabulous lounge space
- Large 40' x 20' salt water concrete heated pool serviced by Houston Pools
- New Hayward pool heater with venting & Hayward salt system installed Summer 2022
- New tiling completed in Summer 2021
- Includes Polaris pool cleaner
- Newly installed Sta-rite hi-rate sand filter pump
- Professionally landscaped yard with nine-zone sprinkler system including weather sensors
- Oversized Generac generator serviced every year by Total Power (2013)
- Honeywell inground landscape lighting
- Inground Klipsch speakers connected to the Sonos system
- Two sheds on the east and west ends of the home for maximum storage

## GARAGE

- Heated three-car garage with high ceilings, an abundance of storage space and custom wall organizers with hanging storage
- Outfitted with three large windows for natural light and three separate access points to the home including doors to the mudroom, kitchen hallway for easy grocery drop-off, and lower level walkup, great for nanny or guest use

## COMFORT SYSTEMS

### HVAC

- Three forced-air Lennox gas furnaces with zoned heating control; zoned per floor (2 x 2015, 1 x 2019)
- Two Lennox A/C compressors zoned by front half and back half of the home, serviced by Cozy World
- Two newly installed and owned John Wood hot water tanks (2016)
- Wifi-controlled Lennox thermostats
- HVAC plumbing has been updated for all three furnaces, two central air conditioners and two hot water tanks
- Three Healthy Climate Solutions whole home humidifiers
- Superventor Central Air Exchanger

### PLUMBING

- New copper piping for entire plumbing system
- Excellent water pressure: 1" incoming service pipe

### ELECTRICAL

- Generator for backup electricity in the event of a power outage

### AMENITIES

- Culligan whole home water softener
- Culligan water filtration with 5-year filters
- Central vacuum
- Circulating pump for instant hot water
- Irrigation system and landscape lighting
- Heated triple car garage

### SECURITY

- Shatter-proof 3M windows across the main floor with glass-break sensors
- A/V Panamax security system with capability of up to 18 videos by Synergy displayed by four iPorts throughout the home
- Telus Smart Security that monitors smoke, fire, and carbon monoxide (monthly monitoring to be assumed by the buyer)
- Back-up cellular system for emergencies

## INCLUSIONS

- All existing window coverings including electronic blinds in primary suite and media room
- All electric light fixtures, except where excluded
- All kitchen appliances including: Subzero refrigerator/freezer, Miele dishwasher, Gaggenau hood fan, KitchenAid Induction stove top, double wall ovens, microwave and warming drawer and extra fridge in pantry
- Electrolux washer and dryer
- Media room wet bar including two Subzero temperature controlled refrigerators, Panasonic microwave, Fisher & Paykel dishwasher, and climate controlled wine cellar
- Epson projector, SI projection screen, and all related A/V equipment and remotes as installed by Synergy Systems Group
- All wall-mounted TV's, except where excluded
- iPort docking stations containing four iPads in foyer, kitchen, primary bedroom & upstairs hallway (in "as-is" condition)
- Garage door opener with 2 remotes
- Central vacuum (with 3 attachments)
- Security system with cameras (monitoring to be paid by new homeowner)
- Exterior landscape lighting and irrigation system
- Generac generator
- Klipsch speakers in backyard
- Pool mechanical equipment with heater and cover for winter
- 2 Garden Sheds
- Hoist gym equipment (Universal with leg press & Hip Abductor)
- Basketball net (if desired)
- Culligan whole home water softener
- Culligan water filtration system (kitchen)

## EXCLUSIONS

- Dining room chandelier
- Wall-mounted televisions, sounds bars and brackets in Primary bedroom and Second bedroom
- Amana freezer and Frigidaire fridge/freezer combination (in second kitchen)
- Gym equipment, except where included
- All art and furnishings, interior and exterior



# 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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