



161 Hudson Drive



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Perfectly situated in the heart of Toronto's esteemed Moore Park neighbourhood, this magnificent, once-in-a-lifetime home is beautifully set on an exquisite lot among a treasured natural landscape with private vistas overlooking the ravine. 161 Hudson Drive offers unrivalled quality, bespoke finishes, and represents undeniable timelessness and boundless sophistication.

Entering the home evokes a moment of pause in anticipation of what lies beyond. This expansive 5,174 square-foot, light-filled home masterfully showcases a free-flowing layout, high ceilings, and warm tones, which create a rich feeling and an aura of tranquility throughout. The entryway offers a balanced sense of airiness and warmth and features amazing sight lines to the eat-in kitchen and formal living spaces.

The bright and sophisticated living room boasts maple hardwood floors, elegant crown moulding, and a wood-burning fireplace with a stunning limestone surround and overlooks the streetscape of Hudson Drive and the lush ravine at the rear. The formal dining room is ideal for entertaining and features gorgeous inlaid maple floors, and rich millwork, adding layered texture and refinement.

As you approach the rear, the expansive width of the home presents itself, as the open-concept eat-in kitchen and family room sit side-by-side and overlook the ravine. The island kitchen boasts high-end stainless-steel appliances, custom cabinetry with black marble countertops, and a custom pendant light over the island. The eat-in area has a built-in wall unit and direct access to the rear terrace. The impressive family room is the perfect space to relax with family, offering a stunning gas fireplace that anchors the room and a French door walk-out with ravine views, serving as the perfect backdrop for exceptional living.

The main level is also home to a powder room and a mudroom with custom built-in storage, a laundry area with a quartz countertop, and a pet shower. This space is also accessible via a side door and a built-in single-car garage.

The second level boasts three well-proportioned bedrooms, each featuring ensuite bathrooms and abundant storage space. The main hallway is bright, with soaring cathedral ceilings, custom built-in cabinetry, and a sitting area.

The expansive, light-filled primary bedroom sits perfectly at the home's rear and overlooks the ravine's treetops in complete privacy. Fine hardwood floors and high ceilings further enhance the experience. A sitting area with an adjacent set of French doors leading to a terrace with heart-stopping panoramic treed views evokes an immediate sense of calm. The spa-style five-piece ensuite bathroom features a soaker tub, an automated toilet, beautiful textured Jerusalem Stone heated floors, and his and hers walnut vanity with a marble counter. The spacious dressing room comprises extensive custom cabinetry with fitted interiors, and a dressing table with fitted drawers and a marble countertop.

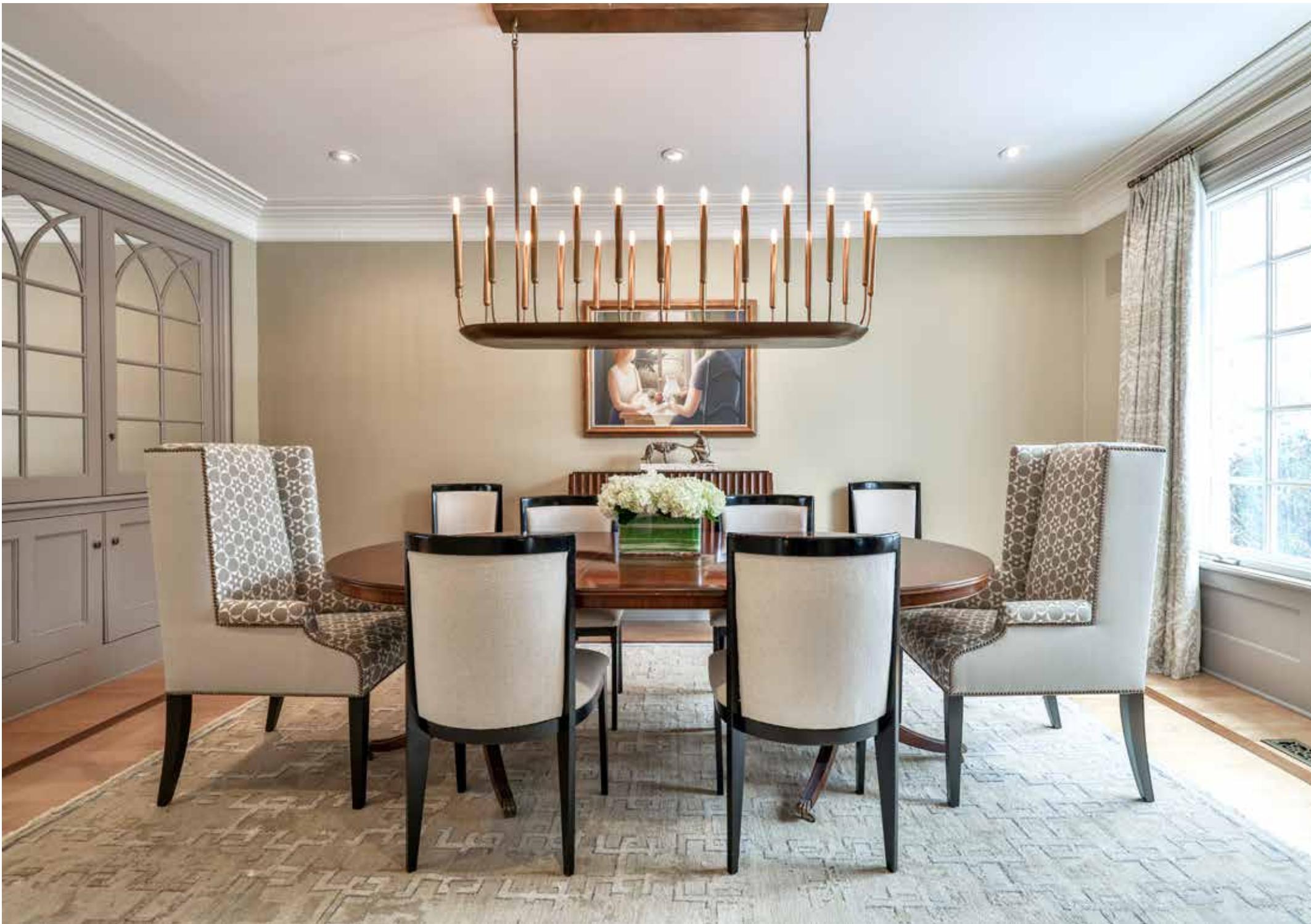
Two additional bedrooms, all impressively sized and designed, have lovely views, cathedral ceilings, ensuite bathrooms, and spacious closets.

The spacious and recently renovated lower level features broadloom throughout the majority of the spaces, an open concept recreation room with a large built-in media unit that is perfect as a kids' play area and multipurpose space. Two additional bedrooms, one of which is currently used as an office, both have high ceilings and above-grade windows offering a convenient setting for in-laws and guests. A dedicated arts and crafts room boasts custom built-in cabinetry and a unique hidden art nook concealed behind a set of doors. The lower level also has a sitting area, a three-piece bathroom with heated floors, a cold storage room with a safe and wine racks.

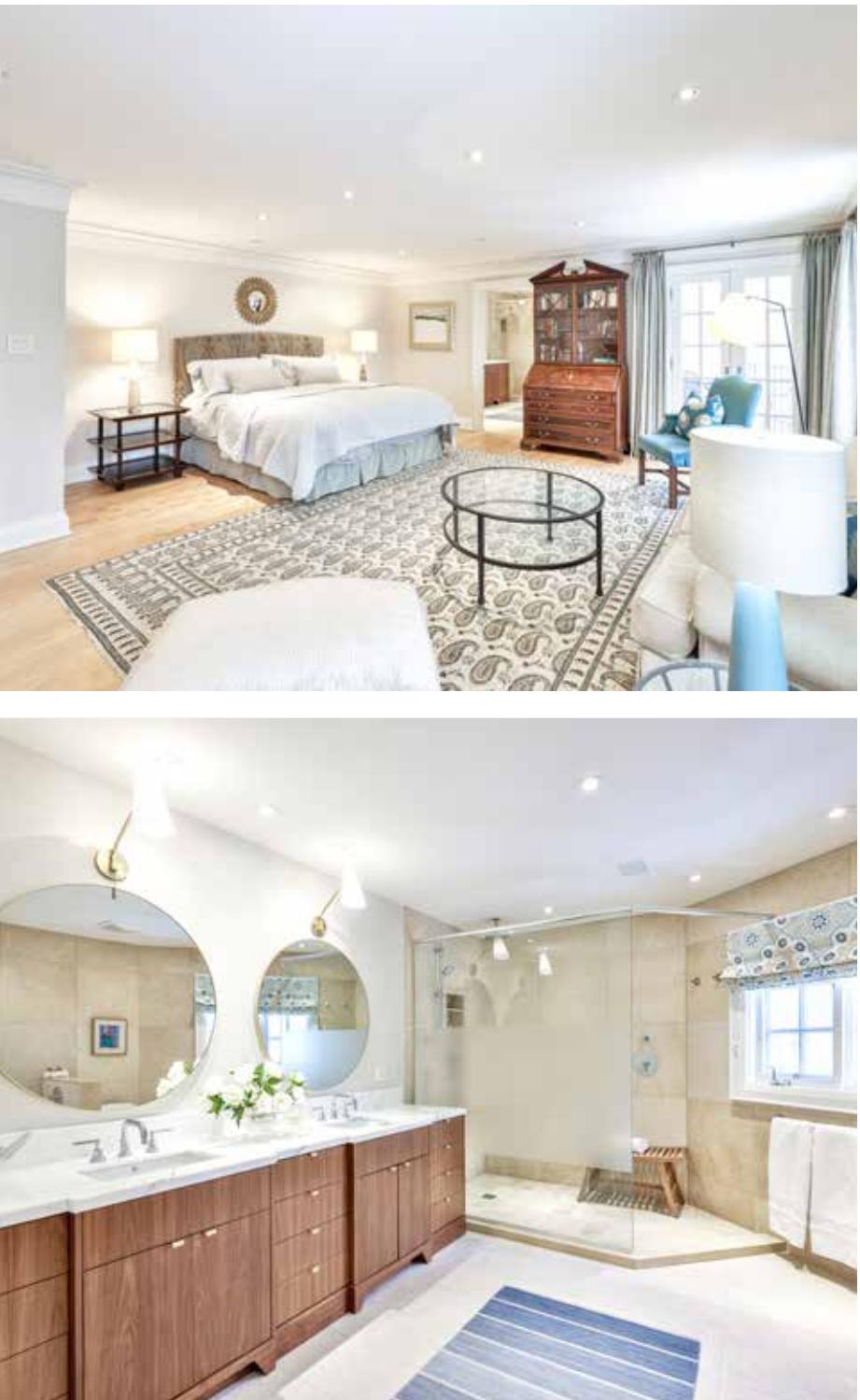
Walk out from the lower level to a professionally landscaped garden with a gunite hot tub with a feature waterfall and extensive table land overlooking the Beltline Trail. A mature canopy and picturesque ravine views offer privacy perfect for relaxation and entertaining.

161 Hudson Drive is only a short drive from the downtown core, within walking distance to Moorevale Park and the Beltline Trail, and near the various amenities of Yonge and St. Clair. This stellar property offers a unique opportunity to own the perfect family home for even the most discerning buyer in search of the very best that this city has to offer.



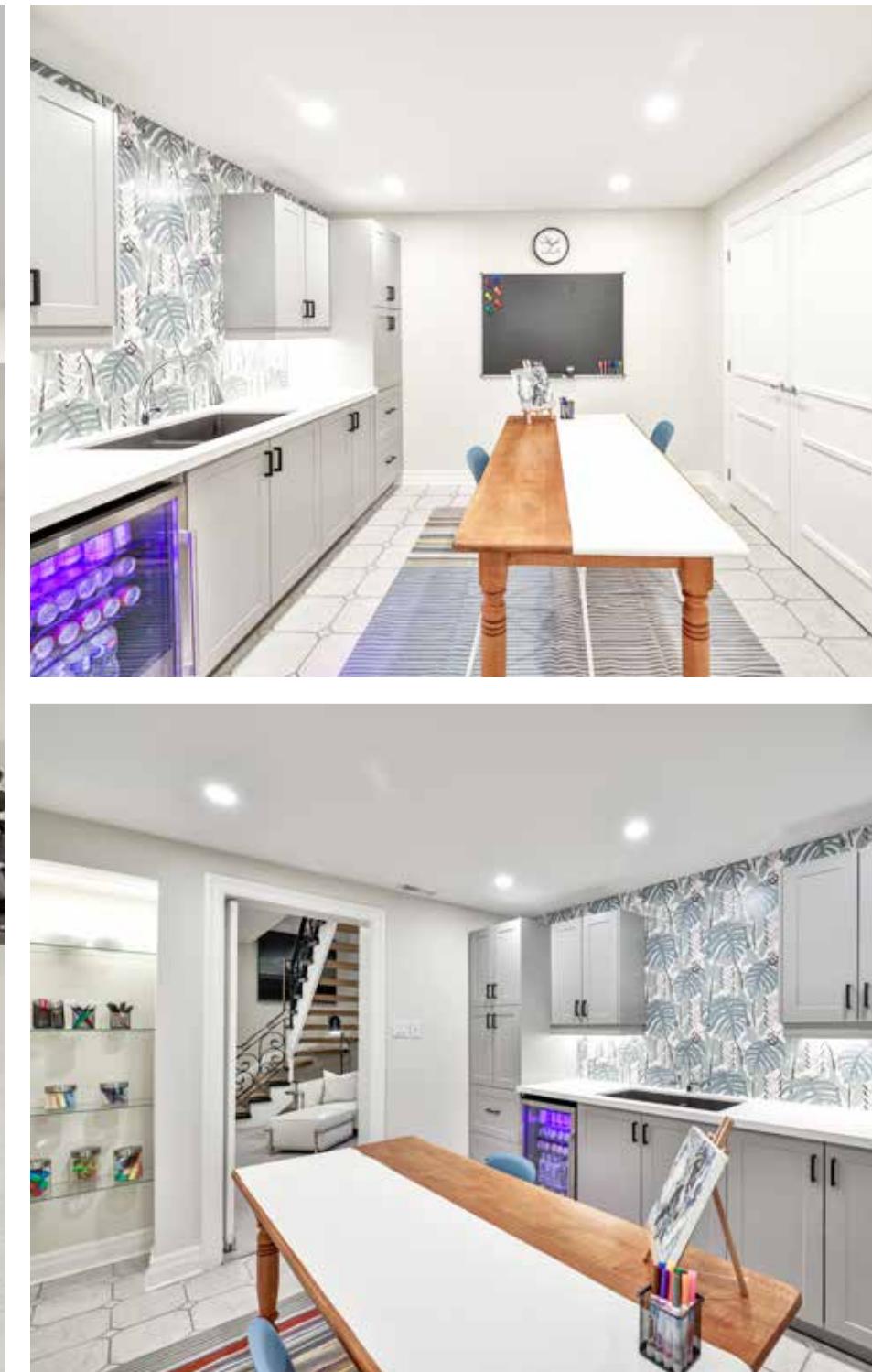


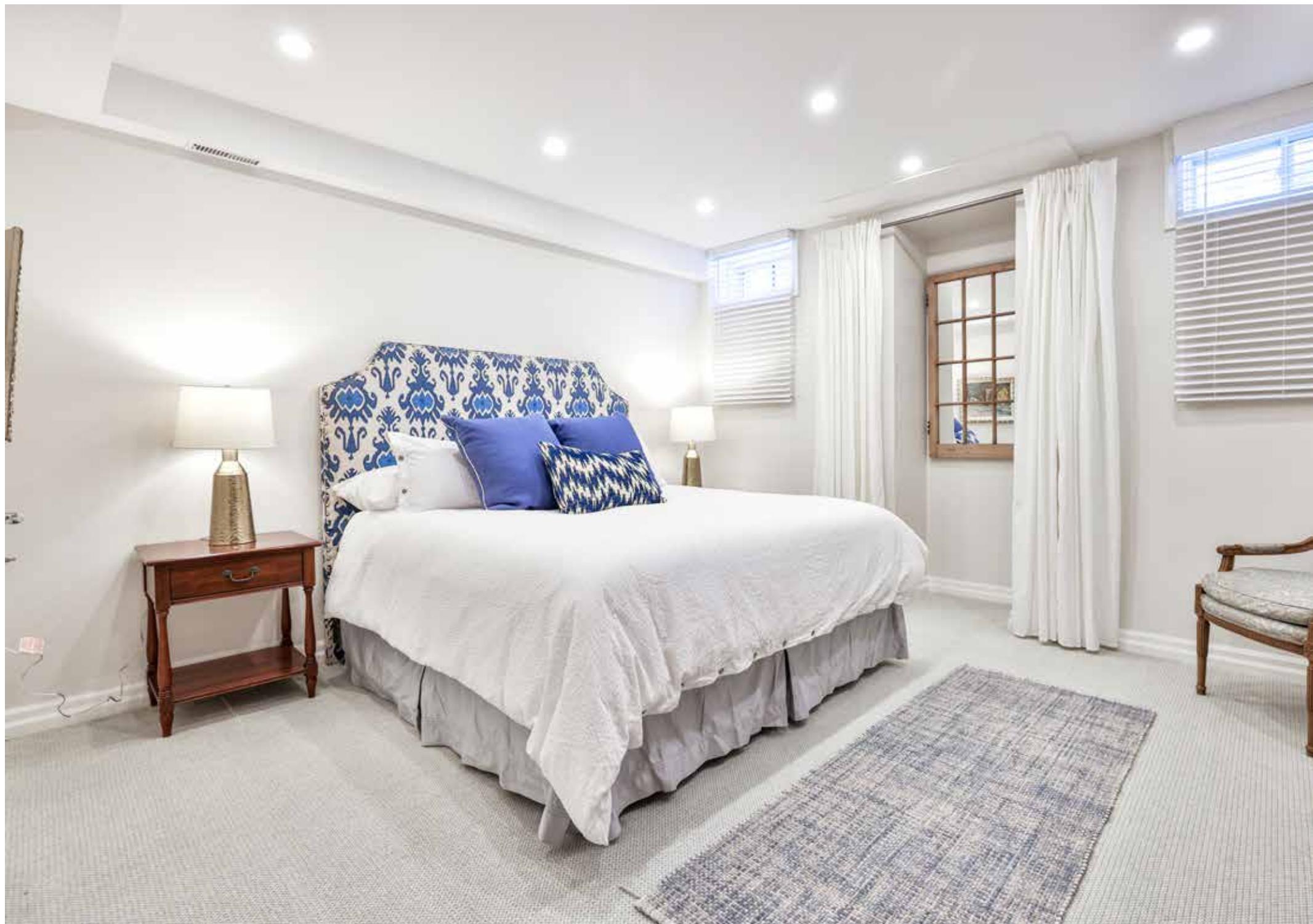


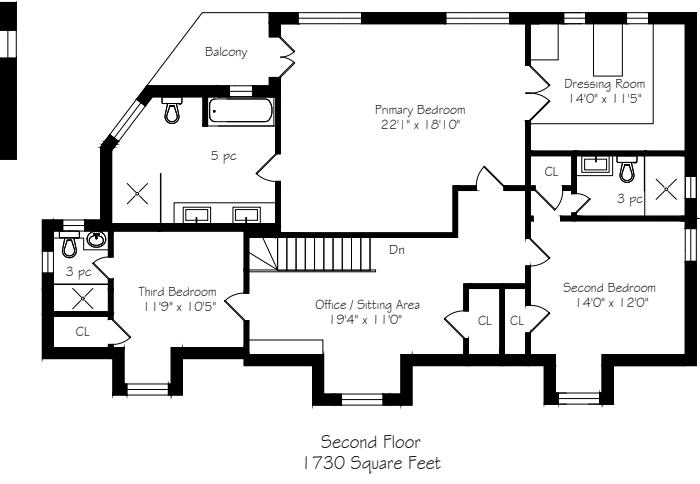
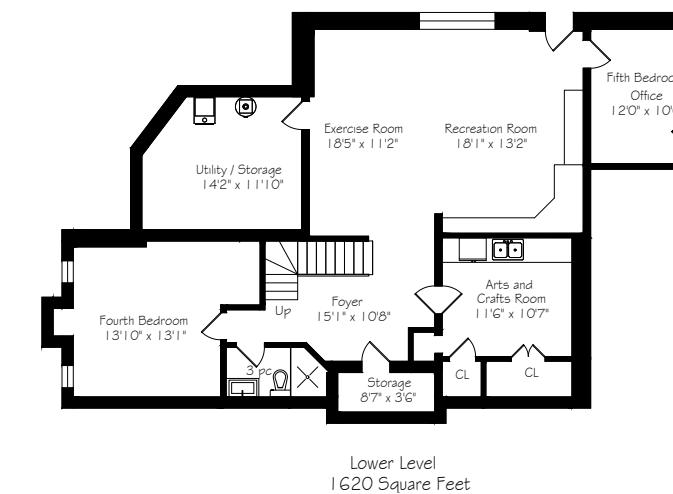
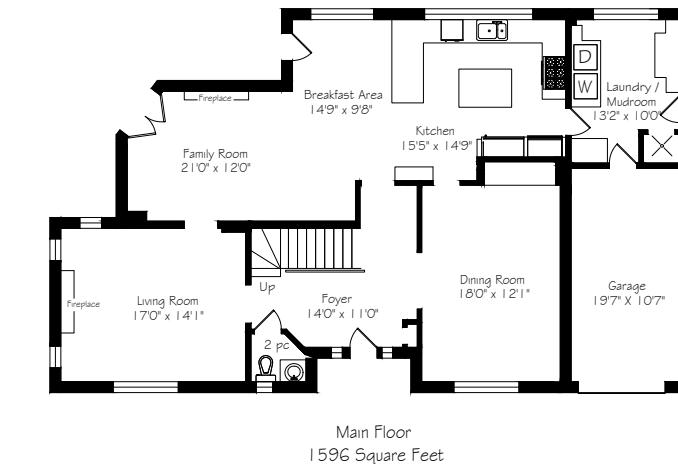
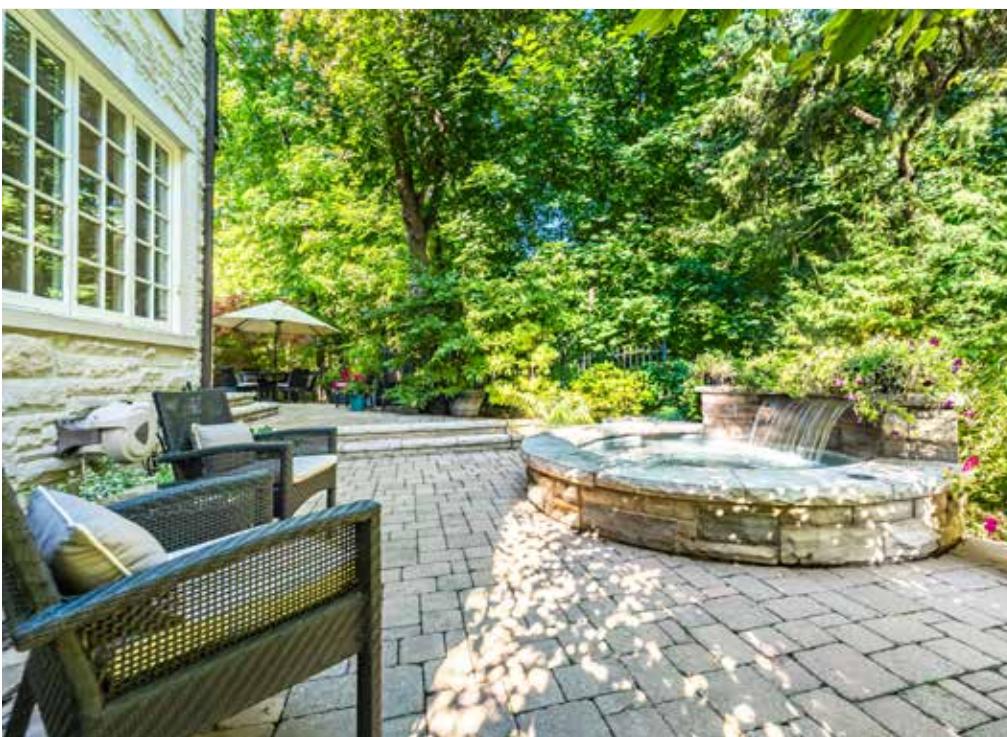












# Details

## LOT SIZE

101' x 184', Irregular, please refer to Survey

## TAXES

\$20,430.39 (2022)

## POSSESSION

60 to 90 days or to be arranged

## HEATING

Forced air gas

## COOLING

Central air conditioning

## DRIVEWAY

Private driveway with a built-in garage

# Features

## FEATURES

- Perfectly situated in the heart of Toronto's esteemed Moore Park neighbourhood
- Custom-built in 1996
- This French inspired home features natural stone on all elevations, a cedar roof, copper downspouts and wood casement U/V treated windows throughout
- The main level features 9-foot ceilings throughout
- The interior was reimaged and designed by Kate Zeidler Interior Design with a particular focus on fabrics and fixtures, offering calm and restful yet modern treatments and designs throughout
- The front entrance features a custom insulated front door framed with sidelights and an arched transom
- The main level door casings were raised and widened with transoms added. Designed and installed by Doug Vickers of Vickers Historic Restorations
- The spectacular foyer and main hallway are adorned with custom crown moulding, maple hardwood floors, pot lights, and a discrete panelled open coat closet with hanging hooks
- The open stairwell boasts a Hollywood staircase leading to the upper and lower levels with a restored intricate brass and cast-iron handrail
- The bright living room overlooks the streetscape and ravine and showcases crown moulding, pot lights, windows flanking a wood burning fireplace with a limestone surround and hearth, and has an entry with a transom overhead to the family room
- The formal dining room flows seamlessly into the kitchen and features gorgeous inlaid maple floors, rich millwork, a large southwest exposure window, and a custom mirrored built-in China cabinet providing plenty of storage
- The spectacular eat-in kitchen is complete with a Downsview Kitchen core and custom cabinetry, black marble countertops, high-end stainless-steel appliances and a separate filtered water faucet, a toe-kick vacuum, and a lovely French door walk out to the terrace overlooking the ravine
- The mudroom is located off the kitchen and boasts a dedicated laundry area with custom cabinetry and quartz counters, a pet shower, and a large ravine facing window
- This space also features two panelled built-in closets with hanging racks and pull-out shoe storage, two open closets with an abundance of storage for pet, outdoor gear, and laundry

essentials, heated Merola tile floors, and direct access to the built-in garage and yard

- The family room has hardwood floors, crown moulding, a gas fireplace with a limestone surround and hearth, and French door walk out to the terrace overlooking the ravine
- The main floor powder room features hardwood floors, an oval window with southwest views, pot lights, a ceramic sink with a built-in soap tray and a hanging towel rack
- The second level boasts three well-proportioned bedrooms, each featuring ensuite bathrooms and abundant storage space
- The hallway is light filled, with soaring cathedral ceilings, custom built-in cabinetry by California Kitchens, and a sitting area
- The light-filled primary bedroom spans the entire width of the home and features crown moulding, hardwood floors, high ceilings, and a sitting area with an adjacent set of French doors leading to a terrace with treed views
- The spa-style five-piece ensuite bathroom features a soaker tub, an automated toilet, beautiful textured Jerusalem Stone heated floors, and his and hers walnut vanity with a Calacatta marble counter
- The spacious dressing room comprises custom cabinetry by California Kitchens, a dressing table with a marble countertop, and spectacular ravine views
- The second bedroom features cathedral ceilings, pot lights, hardwood floors, a deep walk-in closet with built-in shelves, and a west facing window with space for a desk
- The three-piece ensuite bathroom has heated floors, a standing glass shower, a custom vanity with a stone countertop, with significant cabinet and fixture upgrades
- The third bedroom features cathedral ceilings, pot lights, hardwood floors, closet space, built-in shelving, and east and southwest windows with space for a desk
- The three-piece ensuite bathroom features heated stone tile floors, pot lights and pendant light fixtures, a standing glass shower with a stacked tile surround, and a banjo granite topped floating vanity
- The recently renovated lower level is a vast 1,600 square foot plus space with 8'6" ceilings, featuring a multi-purpose family and recreation room with built-in cabinetry, flexible space for exercise

- equipment, and a walk-out to the rear
- Wool carpeting throughout the main areas of the lower level
  - Two additional bedrooms, one of which is currently used as an office, each have high ceilings and above-grade windows offering a convenient setting for in-laws and guests
  - A dedicated arts and crafts room boasts pot lights, tile floors, custom built-in cabinetry with a quartz counter with custom glass display shelves and a beverage fridge, and a unique hidden art nook concealed behind a set of doors perfect for children to enjoy
  - The lower level also has a sitting area located at the bottom of the staircase
  - A newly renovated three-piece bathroom with heated floors, pot lights and a wall mounted sconce, a quartz topped vanity, and a standing glass shower
  - A cold storage room houses wine racks and a safe
  - Walk out from the lower level to a professionally landscaped garden with a restored gunite hot tub with a waterfall feature and LED lighting, and extensive table land overlooking the Beltline Trail
  - A wrought iron fence surrounds most of the property to provide added security
  - A mature canopy and picturesque ravine views offer privacy perfect for relaxation and entertaining
  - The built-in garage provides parking for one car and is replete with a wall of built-in shelves and hanging hooks for seasonal storage, and direct access to the mudroom
  - In-district to Whitney Junior Public School, Deer Park Junior and Senior Public School, North Toronto Collegiate Institute, and Northern Secondary School
  - Near some of the most sought-after private schools including Branksome Hall, The York School, Toronto Prep School, Greenwood College School, De La Salle, and more

## IMPROVEMENTS

- Planted a yew privacy hedge (2021)
- Roof shingles redone with premium cedar shingles with a snow and water shield, cedar breather, copper valleys and zinc moss retardant strips in prone areas. An estimated 40-year lifespan (2019)
- Supplemented blown-in attic insulation (2019)
- Side fencing upgrades for added privacy
- Upgraded and extended the irrigation system including rain sensors and a control board

- Restored hot tub and waterfall function, originally installed by Todd Pools. Added a new gas fired heater, two new pumps, underwater LED lighting, copper sanitation system, and a custom winter cover
- Soil mitigation and added premium sod in primary yards
- Majority of the home intensively renovated
- All doorways enlarged and distinct transoms added
- Added mudroom
- Upgraded electrical panel
- Recent repainting inside and out
- Floor refinishing throughout
- Underfloor heating in all bathrooms and mudroom
- Replaced furnace system and hot water tank with high efficiency gas equipment
- Replaced air conditioner
- All wood trim, mouldings, baseboards, and cornices were replaced, and all doors custom-made

## INCLUSIONS

- All light fixtures (except where excluded)
- Built-In stainless-steel Thermador refrigerator
- Stainless-steel Bosch microwave/convection oven
- Stainless-steel Wolf four-burner gas stove and oven
- Stainless-steel Miele dishwasher
- Stainless-steel Vent-A-Hood range hood
- LG washer and dryer
- Frigidaire beverage refrigerator
- All heating systems and related equipment
- All cooling systems and related equipment
- Hot tub and all related equipment
- John Wood 80-gallon gas fired hot water tank
- Napoleon central air conditioner
- Water filtration system
- Safe and wine racks in cold room
- Wool broadloom (where laid)
- Inground sprinkler system
- Central Vacuum and related equipment

## EXCLUSIONS

- Pendant light over the kitchen island
- Dining room chandelier
- Family room television
- All window coverings

## RENTAL ITEMS

- None

*Listed with:*

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