



27 St Andrews Gardens



Welcome to 27 St. Andrews Gardens, an exquisite five plus one-bedroom residence nestled in the prestigious North Rosedale community. Located on a tranquil street, this family-friendly home combines style and function featuring high-quality finishes, beautiful natural light and ample storage throughout. Its thoughtfully designed layout emphasizes spacious living areas, with meticulous attention to detail, creating a home that is great for both entertaining guests and accommodating the needs of a busy family. Its impeccable gardens and lush greenery contribute to the beautiful curb appeal of this home.

Approaching this stunning residence, the front garden captivates with its detailed landscaping where tall mature trees gracefully frame the home and a timeless interlocking brick driveway leads to both the front porch entrance and the garden. Stepping through the front entrance and entering the grand foyer brings a sense of wonderment at the elegant space given its soaring ceilings and dramatic staircase to above.

The side center-hall layout showcases nearly ten foot ceilings throughout the main floor, handsome wainscoting, and intricate crown moulding. At the forefront of the residence, the living room presents a serene garden view through two large windows, creating the ideal setting for entertaining guests. This inviting space boasts built-in shelving, rich hardwood flooring, and a central wood-burning fireplace, that creates a warm and inviting ambiance

The formal dining room provides a spectacular setting for family or formal dinners alike. The inclusion of a built-in speaker system with wall panel controls enhance the room's pizzazz, with two pocket doors leading to the kitchen. Stepping into the eat-in kitchen, an abundance of natural light shines through from the expansive wall-to-wall windows including double French doors to the backyard. This kitchen is truly a Chef's delight featuring a spacious island with a sleek steel countertop, and stainless steel appliances including a gas range, wall oven, convection microwave, dishwasher and garburator. Thoughtfully designed cabinetry adds to its appeal, offering a dedicated cutting board space, pantry, and convenient side broom closet ensuring an impeccably organized kitchen. Combined with the family room, this is a cozy and sunny place to gather and relax. Above the family room's warm and inviting gas fireplace, you'll find the perfect setting to display your personal style and if you're seeking a peaceful moment, there's a corner office space offering an ideal spot for work.

Ascending to the second floor, the primary bedroom showcases a high vaulted ceiling, built-in speakers, and large windows overlooking a lush backyard. An open-concept walk-in closet amazes with a custom closet and vanity mirror that is designed to perfection, as well as a large spa-inspired ensuite bath with heated floors and built-in speakers. Nicely separated from the primary are three bedrooms, the second having its own ensuite bathroom and the additional two sharing a five-piece family bathroom with heated floors. On the third level, you will find a fully enclosed study with a walk-out balcony, an oversized walk-in closet and a beautiful four-piece ensuite bath with skylight. The office can easily be converted into a fifth bedroom or versatile children's space, catering to the needs of expanding families.

The finished lower level of this home is truly impressive, boasting radiant in-floor heating throughout, generous ceiling heights, and serving as an additional living area for both family and guests. You'll find a generously sized office with a central gas fireplace and two large windows, offering versatility as it can easily be converted into a sixth bedroom for guests or nanny. This area also includes an additional storage closet and a nearby three-piece bathroom featuring a luxurious steam shower. Continuing to the rear of the lower level, is the multi-purpose study / exercise room which has a custom desk fitted for the space and a skylight window which provides natural light.

The ensuite laundry room has a double door entry containing a front-loading washer and dryer, laundry sink, second fridge and cabinets to keep items well organized. The generously sized recreation room is adorned with carpeted flooring and built-in shelving with space for a television and can be used as a family or entertainment room. A convenient mudroom and wine cellar are located nearby, adjacent to a stairwell featuring a sliding barn door that can provide privacy. The stairs provide access back up to the kitchen, complete with a side entrance and closet.



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Outside, is a professionally landscaped backyard stone patio and built-in outdoor kitchen including gas barbecue and minifridge. This garden offers a low-maintenance outdoor space perfect for summer gatherings with family and friends. Additionally, the detached oversized one-car garage will be coveted by those looking to store both their outdoor gear, recycling and refuse bins, as well as protect their vehicle inside overnight. Located in close proximity to the shops on Summerhill Avenue, this renovated turnkey family home is just steps away from everything the vibrant North Rosedale neighborhood has to offer, including scenic nature trails and excellent schools including Whitney Junior Public School and OLPH. Embrace the opportunity to reside in a home that beautifully blends timeless elegance with modern luxury, all within one of Toronto's most prestigious communities.



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Key Features

- Custom-built two and a half storey family home with five plus one bedrooms and six bathrooms
- Abundant parking with a long private driveway accommodating up to four cars with a detached one-car garage
- Gorgeous professional landscaping features tall mature trees providing ultimate privacy
- A 5,000+ square foot home with incredible functionality, style and storage
- High ceiling heights on all levels, 9'10" ceiling height on main, 8'10" ceiling height on second, 8'4" ceiling height for both 3rd floor and lower level
- Programmable lights, built-in speaker system, and custom drapery with exotic 4" Brazilian cherry hardwood flooring
- The grand main foyer opens up to a gracious side center hall showcasing a spectacular circular staircase upgraded with pot lights, an elegant powder room and wainscot detailing
- Broadloom runners line the stairs
- The expansive front living room provides a warm ambiance through the wood burning fireplace, built in shelving, rich hardwood flooring, and two large windows that overlook the landscaped front garden
- The formal dining room is a wonderful space for hosting and entertaining guests, finished with high baseboards, built-in speakers and two pocket doors to the kitchen that can be closed for additional privacy, a nice feature when catering parties at home
- Stunning eat-in kitchen, features custom cabinetry with pantry, large center island with steel countertops, high-end appliances and a built-in office nook
- This culinary space boasts wall-to-wall windows overlooking the south-facing back gardens, with French doors to the stone patio and the built-in outdoor kitchen
- Kitchen has open concept layout with family room, providing a warm and cozy space with centered gas fireplace while enjoying outdoor views from large windows
- Additional side entrance with coat closet for optimal functionality, allowing easy access to the expansive mudroom below
- Ascending to the second floor brings you to an impressive landing with four bedrooms and three bathrooms in total, including the primary suite at the south end of the home
- With a high, vaulted ceiling, custom drapery, built-in speakers and generous spa-like ensuite bath with heated floors, you will be impressed by the setting this luxurious primary suite provides
- The open concept walk-in closet with custom cabinetry, vanity mirror and shoe organizers add to the elegance
- The generously sized second bedroom features an ensuite three piece bathroom, two separate closets, a window bench and custom window coverings
- Featuring spacious double closets and large windows overlooking the front gardens, the third and fourth bedrooms offer abundant natural light and share a spacious five-piece bathroom with heated floors

Key Features

- On the third floor there is a wonderfully private retreat with its own walkout balcony. Currently utilized as an office space, it is easily established as a bedroom given the presence of an expansive walk-in closet and generous four-piece ensuite bath with skylight.
- The lower level of the home surprises and delights with incredible space and functionality, and offers in-floor radiant heating with comfortable broadloom throughout
- The oversized recreation room is easily the highlight, accessed from the main floor kitchen and family room, with the generous mudroom and wine cellar nearby
- Storage is unending in this thoughtful layout, including under the stairs, beyond the mudroom and within the office/sixth bedroom, exercise/flex room and laundry room
- Two-tier garden offers a lovely patio equipped with a gas built-in Lynx barbeque and mini fridge making it a great space to host parties outdoors
- An amazing space to host outdoor gatherings, fully fenced providing a quiet haven
- Located in the North Rosedale Heritage Conservation District known for its range of different heritage architectural styles
- This quiet street is a rare opportunity to buy within this cherished neighborhood
- Close driving distance to Rosedale, Summerhill & St. Clair subway stations offering an easy commute downtown or throughout the city
- Situated close to a variety of parks and greenery such as Rosedale Park and Chorley Park a short stroll away from the annual community Mayfair festival

IMPROVEMENTS

- Newly painted kitchen and primary ensuite bathroom cabinetry (2024)
- New upper level furnace (2019)
- Shingle roof replacement of main house (2017)
- Extensive landscaping in front and backyard by Leishman Landscaping (2013)

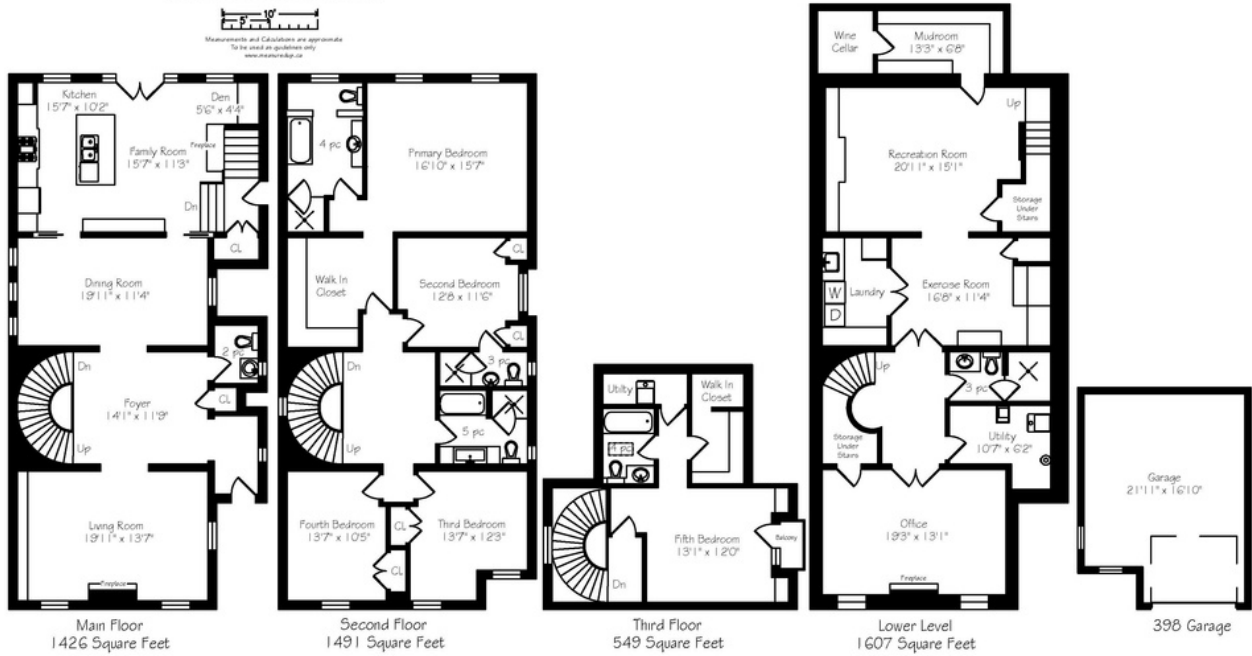
COMFORT SYSTEMS

- Modern 200 amp electrical service with copper wiring
- 1 inch incoming water service feed for superior water flow via high end copper plumbing
- Built-In security system
- Central air conditioning
- Dual-zoned heating and cooling systems
- HRV system (provides home ventilation without the loss of heat or humidity; saves stress on the home's furnace and air conditioning systems and helps keep utility costs lower)
- Aprilaire High Efficiency Air Purifier
- High Efficiency combination water heater providing heating for domestic water and in-floor heating in lower level controlled
- WaterBug® system in upper mechanical room to quickly detect the presence of any unwanted water leakages
- In-house audio system on main floor & in master suite
- Wood-burning fireplace with gas line available in living room, easy conversion to gas fireplace
- Central vacuum system with a vac-pac dust control in kitchen
- Quality windows and doors with solid brick construction
- Electric heated floors in primary ensuite and family bathroom
- Sump pump in lower level
- Irrigation system in front and backyard
- Electric garage door opener & remote
- Garage is equipped with a circuit breaker panel

INCLUSIONS

- All window coverings, light fixtures and broadloom where laid
- Kitchen appliances including: SubZero fridge, Dacor 6 burner gas cooktop, Vent A Hood range hood, Thermador convection oven & microwave, Miele Dishwasher, KitchenAid Food Waste Disposer & Franke Pot Filler
- LG Washer & Dryer
- Additional GE refrigerator, Frigidaire freezer and Thermasol steam shower in lower level
- Accessories including: DSC security alarm system (monitoring not included), Lightolier Light Dimming System, Built-in speakers with Russound wall controllers, Ultra Thermo-masseur bathtub (primary ensuite), Panasonic TV, Samsung TV
- Exterior accessories including: Hunter Pro Spray sprinklers, Lynx built-in BBQ, mini-fridge, patio awning and exterior lighting with timers
- LiftMaster Professional garage door opener & remote control
- Two furnaces and two air-cooled air conditioners

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Details

LOT SIZE

40 ft x 138.16 ft

TAXES

\$22,639.99 (2023 Final Tax Bill)

POSSESSION

August 2024

HEATING

2 x High Efficiency forced air gas furnaces, separately zoned

COOLING

2 x Air-cooled air conditioners, separately zoned

PARKING

Driveway parking for four cars and fifth spot in single car garage



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