



48 Shaftesbury Avenue



At the crossroads where Rosedale and Summerhill meet, 48 Shaftesbury Avenue stands as a testament to bespoke elegance and masterful artistry. Each element of its construction – including the hand-formed bricks, fired in artisans’ kilns and laid with meticulous care – reflects a dedication to craftsmanship rarely seen in modern homes.

This property is a seamless fusion of Victorian inspiration and contemporary design, enveloped in pristine white Danish brick, and adorned with a standing seam metal roof, and an elegant landscaping plan. Its façade opens into spaces that emanate calm and elevated simplicity.

The main level is a design-inspired sanctuary, where Venetian plaster and wood-panelled walls impart a sense of tranquillity throughout. A convenient coat closet is discretely tucked away in the foyer. Warmth radiates from the heated polished concrete floors, while contemporary oak millwork adds a touch of sophistication. The family room is perfect for entertaining and features a built-in media wall and an ethanol fireplace designed to provide the ambiance of an open fire along with the comforting warmth of real flames and an extensive floor-to-ceiling picture window.

48 SHAFTESBURY AVENUE



The chef's kitchen is central to the serene main-floor layout. It is a culinary dream outfitted with top-tier appliances from Wolf, Sirius, Miele, and Sub-Zero, all set against the elegance of honed silver root marble countertops and island. The dining room features custom white oak built-in storage and a wine fridge and is framed by an expansive window wall connecting the indoors with the curated backyard for a seamless indoor-outdoor living experience. A convenient powder room with a custom stone wall-mounted sink, a one-piece tankless toilet, and comforting radiant floor heating complete this inviting space for living and entertaining.

The second level is reminiscent of an elegant gallery, with its light-filled atrium hallway offering views into the kitchen and leading to the sun-drenched south-facing second bedroom. This bedroom boasts expansive built-in closets, multiple windows for natural light, and a central vacuum. It is complemented by an ensuite bathroom with a custom vanity, glass-enclosed double-length shower, and Toto automated toilet, enhancing the blend of luxury and practicality with in-ceiling speakers.

The north-facing bedroom features white oak hardwood floors and wall-to-wall built-ins with a lit clothing bar set against the backdrop of a large window overlooking the garden. Custom light fixtures and in-ceiling speakers add to the ambiance, with the ensuite bathroom maintaining the home's high standards through its standing glass shower and automated Toto toilet.

Both bedrooms showcase custom closet cabinetry finished with Venetian plaster and accented by decorative bed light sconces and pendants. The bathrooms uphold the essence of luxury with Caesarstone countertops, marble and mosaic tiles, radiant in-floor heating, and glass shower enclosures, ensuring every aspect of the second level radiates comfort and elegance.

The third level boasts an exquisite primary suite that is a testament to refined tranquillity and modern luxury. Bathed in abundant natural light that floods through expansive floor-to-ceiling windows and doors, the space is accentuated by the rich textures of hardwood white oak floors and the smooth elegance of Venetian plaster walls. A charming Juliette balcony brings the outdoors in, while the warmth of a gas-burning fireplace, surrounded by meticulously designed custom built-ins, anchors the room in cozy sophistication.

Adjacent to the bedroom, the closet area reveals a beacon of organization and style, illuminated by a strategically placed skylight that casts a soft glow over the sleek white oak custom built-ins. This thoughtful design maximizes storage and provides a direct and logical flow into the adjoining primary ensuite bathroom.

The ensuite bathroom features a separate water closet with a state-of-the-art Neorest automated toilet, set against a backdrop of limestone tile flooring and Venetian plaster walls, lending a calm, cohesive aesthetic to the space. The room's centrepiece, a double shower with double rain-head faucets, promises a rejuvenating experience, further enhanced by the custom vanity's unique stone top. Uninterrupted views of Shaftesbury add an additional element of serenity.

This level offers a primary suite that epitomizes the pinnacle of high-end living, offering a secluded retreat that is both visually stunning and immensely indulgent.

The lower level is designed for utility. The entire level features polished concrete floors under eight-foot ceilings, creating a seamless flow of space. The main living space transforms into a multifunctional bedroom/family room, equipped with in-ceiling speakers and a built-in white oak media wall, alongside a spacious walk-in closet, blending functionality with modern aesthetics. The hallway cleverly incorporates built-in and hidden closet spaces with custom inserts for optimal organization, a central vacuum for convenience, and a laundry area featuring a Whirlpool washer and dryer set within a sink and storage cabinetry setup, enhancing the practicality of the space.

A dedicated gym area, designed with wellness in mind, features durable rubber flooring, built-in storage, and a mirrored wall to amplify the space. The ceiling is recessed to provide additional height, ensuring a spacious and inviting area for exercise, complemented by in-ceiling speakers to motivate and energize the ambiance. This lower level marries utility with luxury, offering a retreat that caters to relaxation and activity in the comfort of home.

48 Shaftesbury Avenue is only a short drive from the downtown core, literally steps away from the TTC (Summerhill Station), and a short walk to the grocery and retail stores of Yonge and Summerhill. It offers proximity to some of the best green spaces in the city and is surrounded by some of the top-ranking public and private schools that the city has to offer. This stellar property represents an extraordinary opportunity to own a one-of-a-kind townhouse situated in one of Toronto's most sought-after neighbourhoods.

The third level boasts an exquisite primary suite that is a testament to refined tranquillity and modern luxury. Bathed in abundant natural light that floods through expansive floor-to-ceiling windows and doors, the space is accentuated by the rich textures of hardwood white oak floors and the smooth elegance of Venetian plaster walls. A charming Juliette balcony brings the outdoors in, while the warmth of a gas-burning fireplace, surrounded by meticulously designed custom built-ins, anchors the room in cozy sophistication.

Adjacent to the bedroom, the closet area reveals a beacon of organization and style, illuminated by a strategically placed skylight that casts a soft glow over the sleek white oak custom built-ins. This thoughtful design maximizes storage and provides a direct and logical flow into the adjoining primary ensuite bathroom.

The ensuite bathroom features a separate water closet with a state-of-the-art Neorest automated toilet, set against a backdrop of limestone tile flooring and Venetian plaster walls, lending a calm, cohesive aesthetic to the space. The room's centrepiece, a double shower with double rain-head faucets, promises a rejuvenating experience, further enhanced by the custom vanity's unique stone top. Uninterrupted views of Shaftesbury add an additional element of serenity.

This level offers a primary suite that epitomizes the pinnacle of high-end living, offering a secluded retreat that is both visually stunning and immensely indulgent.

The lower level is designed for utility. The entire level features polished concrete floors under eight-foot ceilings, creating a seamless flow of space. The main living space transforms into a multifunctional bedroom/family room, equipped with in-ceiling speakers and a built-in white oak media wall, alongside a spacious walk-in closet, blending functionality with modern aesthetics. The hallway cleverly incorporates built-in and hidden closet spaces with custom inserts for optimal organization, a central vacuum for convenience, and a laundry area featuring a Whirlpool washer and dryer set within a sink and storage cabinetry setup, enhancing the practicality of the space.

A dedicated gym area, designed with wellness in mind, features durable rubber flooring, built-in storage, and a mirrored wall to amplify the space. The ceiling is recessed to provide additional height, ensuring a spacious and inviting area for exercise, complemented by in-ceiling speakers to motivate and energize the ambiance. This lower level marries utility with luxury, offering a retreat that caters to relaxation and activity in the comfort of home.

48 Shaftesbury Avenue is only a short drive from the downtown core, literally steps away from the TTC (Summerhill Station), and a short walk to the grocery and retail stores of Yonge and Summerhill. It offers proximity to some of the best green spaces in the city and is surrounded by some of the top-ranking public and private schools that the city has to offer. This stellar property represents an extraordinary opportunity to own a one-of-a-kind townhouse situated in one of Toronto's most sought-after neighbourhoods.

48 Shaftesbury Avenue is more than a home; it's a sanctuary where the texture of history and the clean lines of modernity live in perfect harmony, creating an ambiance of unparalleled tranquillity and beauty.



48 SHAFTESBURY AVENUE

Key Features

Exterior Features

- Slender Gainsboro White Danish Kolumba Brick: A meticulously chosen façade that adds a touch of sophistication and timeless elegance.
- Lepage Aluminum and Wood Interior Windows: Combining durability with aesthetic warmth, these windows enhance the exterior appeal and interior ambiance.
- Granite and Grass Lines: A striking landscape feature creates a harmonious blend of natural elements.
- Corten Steel Garbage Storage Bin: A practical yet stylish solution for outdoor storage, seamlessly integrating with the home's design.
- Outdoor Living Spaces: A walk-out from the dining room to a beautifully landscaped garden and a Juliette balcony off the primary bedroom foster a seamless indoor-outdoor experience.
- Heated Front Pad and Porch: Offering comfort and convenience during colder months.
- Electric Vehicle Charger: A modern amenity for environmentally conscious homeowners.

Interior Features General:

- Venetian Plaster Walls/Ceiling and Cove Lighting: These elements combine to create a luxurious and inviting atmosphere filled with soft, ambient light.
- Exterior Brick Interior Feature: This unique design feature brings a piece of the exterior charm indoors, adding to the home's cohesive aesthetic.
- Radiant In-Floor Heating: Ensuring comfort underfoot across polished concrete and artisan floors throughout the home.
- Custom Fireplaces: The family room has an ethanol fireplace. The primary bedroom boasts a unique fireplace, enhancing the space's cozy, welcoming feel.
- Architectural Details: Solid wood stairs with black metal handrails exemplify the attention to detail and quality craftsmanship throughout.
- Premium Door and Lighting Fixtures: Including high-quality doors and hardware and recessed downlighting, adding to the modern, sophisticated interior.

Family:

- Built-In Media Wall: Offers a sleek and integrated solution for entertainment systems.
- Extensive Floor-to-Ceiling Picture Window: Maximizes natural light and views, enhancing the ambiance for entertaining and relaxation.
- Ethanol Fireplace: The family room has an ethanol fireplace designed to provide the ambiance of an open fire along with the comforting warmth of real flames.

Dining:

- Custom White Oak Built-In Storage: Provides elegant and functional storage solutions.
- Integrated Wine Fridge: Ideal for wine enthusiasts, adding a touch of sophistication.
- Expansive Window Wall: Connects the indoor space with the curated backyard, enhancing the dining experience with natural light and views and promoting a seamless indoor-outdoor living experience.

Kitchen

- Luxury Marble and Oak Finishes: Honed silver root marble countertops, backsplashes, and custom-stained white oak cabinetry set a tone of understated elegance.
- High-End Appliances: A carefully selected suite of Wolf, Sub-Zero, and Miele appliances caters to the culinary enthusiast, blending functionality with sleek design.
- Integrated Wood-Clad Spaces: Extending cabinetry panels onto walls creates a seamless, cohesive, stylish, and functional look.

Powder Room

- Elegant Stone and Marble Finishes: Features a custom wall-mounted sink and radiant floor heating, combining luxury with comfort.

Primary Suite

- Balcony and Fireplace: The primary bedroom extends into the outdoors with a Juliette balcony and is warmed by a custom gas-burning fireplace, making it a serene retreat.
- Spa-Style Ensuite Bathroom: Offers a limestone-tiled oasis with dual rain showerheads, electric radiant floor heating, and custom vanity, providing a tranquil space for relaxation.

Second Floor Bedrooms and Baths

- Custom Storage and Lighting: Bedrooms feature Venetian plaster walls, sizeable storage, and decorative lighting.
- Modern Bathroom Amenities: Caesarstone countertops and radiant in-floor heating in the bathrooms offer a blend of style and comfort, with glass shower enclosures adding a touch of elegance.

Lower Level:

- **Polished Concrete Floors & 8-foot Ceilings:** Unifies the lower level, creating a spacious and seamless flow throughout.
- **Multifunctional Bedroom/Family Room:** Features in-ceiling speakers, a built-in white oak media wall, and a spacious walk-in closet, blending functionality with modern design.
- **Innovative Hallway Storage:** Incorporates built-in, hidden closet spaces with custom inserts for maximum organization.
- **Central Vacuum System:** Adds convenience to the lower level's utility features.
- **Laundry Area:** Equipped with a Whirlpool washer and dryer, sink, and storage cabinetry, designed for efficiency and ease of use.
- **Dedicated Gym Area:** Outfitted with durable rubber flooring, built-in storage, a mirrored wall to enhance the sense of space, and a recessed ceiling for added height. In-ceiling speakers provide a motivating atmosphere.
- **Mechanical Room:** Strategically located within the lower level to centralize and conceal utilities.

Home Automation and Systems

Sophisticated Wiring and Outlet Design:

- **Bocci 22 Series Outlets:** Sleek electrical wall outlets in key areas of the kitchen and primary ensuite blend seamlessly into the design, maintaining the home's sleek aesthetic.
- **Pre-Wiring for Customization:** The home is pre-wired for both a home automation system and a security system of the owner's choice, allowing for easy installation and personalization to meet specific needs and preferences.
- **Intelligent lighting panels:** Multifaceted functionality to create custom lighting schemes.

Advanced Heating and Water Systems:

- **Zone Heating:** Two furnaces with individual thermostat controls for primary rooms ensure personalized comfort throughout the home.
- **Radiant In-Floor Heating:** A luxurious feature throughout the home, with the system's components to be supplied by the client, ensuring a warm and cozy environment in nearly every room.
- **Tankless Hot Water:** A tankless hot water tank coupled with an always-hot water recirculation system provides instant and continuous hot water, marrying convenience with energy efficiency.

Home Automation and Systems

Warranty and Infrastructure:

- **Tarion Home Warranty:** Offers peace of mind with protection under the Tarion home warranty program, ensuring the home's construction meets or exceeds industry standards.
- **Robust Networking:** With strategically placed wireless access points, video and Cat 6 wiring throughout the home ensures comprehensive coverage and high-speed internet connectivity in every corner.

Window Treatments and Roofing:

- Windows are fitted with drapery panels and pre-wired for motorized shades, allowing for effortless control of natural light and privacy.
- The standing seam steel roof provides durability and adds to the home's modern aesthetic.

Integrated Sound System:

- **Invisible Speakers:** Six invisibly installed speakers offer an immersive audio experience without disrupting the home's decor, perfect for entertaining or simply enjoying everyday life with high-quality sound.



48 SHAFTESBURY AVENUE



48 SHAFTESBURY AVENUE



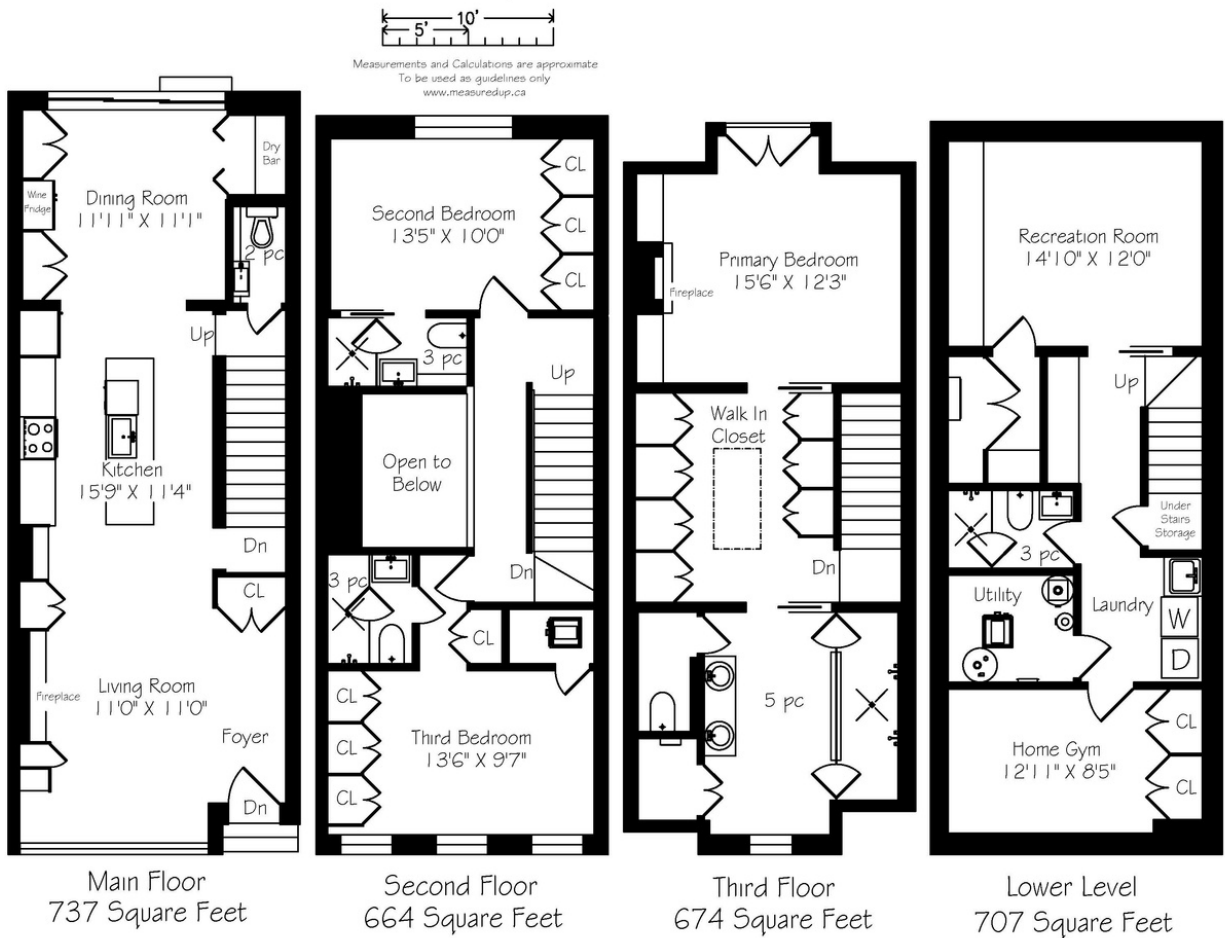
INCLUSIONS

- Flow furnace system (x2)
- 200-amp Electrical Panel
- Sump pump and related equipment
- Hayden Super Vac 70 and related equipment
- Heated flooring systems and related equipment
- All electric light fixtures and related equipment
- All cooling systems and related equipment
- All heating systems and related equipment
- Wolf Convection Oven
- Wolf 36" Induction Cooktop
- Sirius Vent
- Subzero 36" bottom mount fridge and freezer
- Winesquare Wine Fridge
- Wolf 24" Microwave
- Miele Dishwasher
- JennAir Trash Compactor
- Whirlpool Washer and Dryer
- Indirect water heater and related equipment
- Gas-burning fireplace and related equipment
- Ethanol-burning fireplace and related equipment

EXCLUSIONS

- All furniture excluded
- All art excluded





Details

LOT SIZE

18.5 feet x 89.99 feet

TAXES

Not Yet Assessed

POSSESSION

Immediate

HEATING

Forced Air Gas (x2) and Radiant In-Floor Heating System

COOLING

Central Air Conditioning

PARKING

Front Parking Pad (unlicensed)



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.



CAILEY HEAPS
BROKER OF RECORD

416.424.4910
cailey@heapsestrin.com



JEANNINE VOLPE
REAL ESTATE AGENT

416.573.6777
jeannine@heapsestrin.com



Follow us to learn more about our
exclusive listings, events and contests.

HEAPSESTRIN.COM | 416.424.4910 | @HEAPSESTRIN

For Royal LePage Real Estate Services Heaps Estrin Team, Brokerage. All information and statements contained herein, provided by Royal LePage Real Estate Services Heaps Estrin Team, Brokerage regarding property for sale, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice.

Royal LePage Real Estate Services Heaps Estrin Team, Brokerage Independently Owned and Operated