



23 Dewbourne Avenue



A Forest Hill treasure, 23 Dewbourne Ave exudes charm and timeless elegance. Stately principal rooms, grand in scale for entertaining. An abundant of space with 7 bedrooms and 8 bathrooms, making it an exceptional family home with all the rooms one needs. The gracious home showcases wood-burning fireplaces, leaded glass accents, manicured gardens and a modern family layout. A sunny corner lot with a mature canopy of trees creates a beautiful setting within the city. The expansive back garden stretches an impressive 128 feet wide, offering an in ground Betz pool, multiple stone terraces, and a full cabana complete with a wet bar and a separate bathroom, promising a luxurious oasis of outdoor living at its finest.

A unique opportunity on 80 foot frontage in a prized neighbourhood with this glamorous English Tudor manor. Close proximity to the city's best schools and forest hill village. Lovingly preserved by the same family for over 40 years. Entering this distinguished residence through a gracious foyer, adorned with its original leaded glass door, extending a warm welcome. Ascend the grand staircase, setting the tone for the elegance that lies within. To the formal dining room, double leaded glass doors and fabric-finished walls provide a backdrop of sophistication, offering serene views of the front garden through a picture window. With ample space to host large dinner parties and festive gatherings, every occasion is accommodated with grace.

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Continuing through the foyer, the modern layout unveils an opulent formal living room, bathed in natural light streaming through abundant windows. Here, a marble wood-burning fireplace and crown moldings exude timeless charm, creating an inviting atmosphere for relaxation and conversation. Adjacent, the familysized country kitchen awaits, boasting more than enough cupboard space, a center island with a gas range, and every amenity imaginable, including two Miele dishwashers, an extra-wide Sub-Zero fridge/freezer, and double ovens. Elegant double French doors beckon from the breakfast room, leading out to the stone terrace and pool area, perfect for seamless indoor-outdoor entertaining. The sunny kitchen leads to the convenient attached garage and spacious mudroom, complete with wide double-mirrored closets for organized storage and direct access to the lush back gardens.

Step into the oasis that is the expansive back garden, stretching an impressive 128 feet in width. A mature canopy of trees provides a serene backdrop, while stone terraces offer the perfect spot for al fresco dining and relaxation. Kids can play in the various open areas, while the in-ground marbleized Betz pool beckons for a refreshing dip on hot summer days. A cabana, complete with a kitchen and separate washroom, adds a touch of luxury and convenience. Enjoy ultimate privacy in this garden sanctuary in the city.

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Ascend the preserved oak staircase to the second level. Four generous sized bedrooms await, each with their own ensuite bathroom. Enter into a captivating charming reading nook, for quiet moments of reflection. Traverse through the inviting long hallways leading to four spacious bedrooms, each offering comfort with ensuite baths. The centrepiece of this floor is the stunning library, boasting a wood-burning fireplace, airy vaulted ceilings and French doors that open onto a roof terrace, providing views of the sparkling pool below. Discover two expansive primary suites, each with its own distinct allure.

The main suite is a sanctuary of sophistication, featuring a walk-in closet, custom built-ins, and picture windows framing lush garden views. Its ensuite bath is a lavish retreat, with a makeup area, double vanity, soaker tub, and a walk-in shower enveloped in marble. The second primary suite exudes elegance with its fabric tent ceiling detail and 4-piece ensuite bath, complemented by a walk-in closet and an elegant make-up room adorned with fully mirrored walls and ceiling. Heading to the third floor, boasting three spacious bedrooms with generous ceiling heights and ample storage to suit your every need. A well appointed 4-piece bath sits in the middle of the floor, while skylights flood the rooms with natural light, creating an inviting ambiance. Complete with a cedar closet, perfect for seasonal clothing storage.

Walking down to the lower level of this extraordinary home, where comfort and functionality converge seamlessly. Large window wells provide ample light to the spacious recreational room, creating a welcoming atmosphere around the wood-burning fireplace, perfect for gatherings. Adjacent, a separate wet bar area with ample seating invites convivial moments and entertaining. A full nanny or housekeeper suite, boasting a private entrance and abundant storage, offers added convenience. Added convenience with two bathrooms on this level. Completing the floor, a well-appointed laundry room with wall-to-wall storage cupboards ensures effortless organization and efficiency.



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# Key Features

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- Coveted Forest Hill
- Major expansion in 1985 (by architects Volgyesi & Propst), built in 1930
- South facing back garden
- Gracious and expansive layout with almost 8,000 square feet of total living space
- 7+1 bedrooms and 8 bathrooms
- Grand foyer and front vestibule with leaded glass door
- Elegant formal living room with wood burning fireplace
- Over-sized family kitchen with island, breakfast bar and dining area that leads to garden
- Stone terrace with awning off breakfast area
- Walk-in pantry in kitchen
- Sunny family room adjacent to the kitchen with pocket doors
- Attached garage with large mudroom for the whole family entering the home with wide
- Landscaped gardens with fire pit
- Separate insulated with electricity, work studio and garden shed
- Attached garage with large mudroom for the whole family entering the home with wide closets
- Ensuite bathrooms for all the bedrooms on the second floor
- Two primary suites
- Large primary ensuite bathroom with double vanity
- Second floor Library with high vaulted ceilings featuring a wood burning fireplace
- Second floor terrace in Library
- Third floor with three additional bedrooms and skylights
- Secondary staircase from main floor to third floor
- Deep window wells in lower level to allow for larger windows and light
- Separate entrance and walk up from nanny suite
- Nanny or housekeeper suite
- Two utilities rooms, one with wall-to-wall built-in storage closets
- Rare 80 x 128 foot double lot (house is fronting on the 128 foot wide portion)
- Gorgeous gardens and grounds surrounding the entire home with multiple stone terrace
- In-ground heated, marbleite finish Gunite pool by Betz with robotic pool cleaner + spring cover
- Pool house/cabana with wet bar and change room with shower
- Multiple skylights on the third floor
- Cedar roof
- Central Vacuum system
- Irrigation systems
- Lovingly maintained by the same family for over 40 years



## INCLUSIONS

- Sub-zero fridge
- Sub-zero freezer
- Miele gas cooktop
- Two Miele dishwashers
- Bloomberg fridge in wet bar area
- Electrolux washer and Miele dryer
- All electric light fixtures (except main floor vestibule)
- All window coverings +blinds
- All broadloom where laid
- Central vacuum and equipment
- Lift master garage door opener and remote Irrigation system
- Pool heater/filter/pump/ accessories
- All chattels and fixtures in "as is" condition on closing

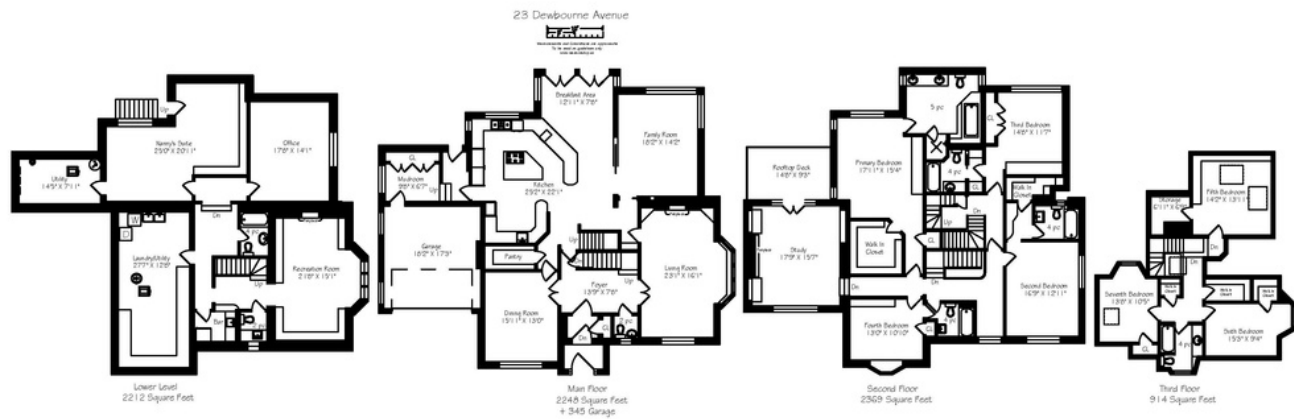
## EXCLUSIONS

- Any and all artwork
- All audio and visual equipment
- All furniture interior and exterior
- Main floor vestibule light
- Two front exterior urns
- Two Hampson lamps in the front bedroom
- Two wall mounted bedside lights in primary bedroom





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# Details

## LOT SIZE

80 feet x 128 feet

## TAXES

\$23,286 - 2024

## POSSESSION

To Be Arranged

## HEATING

Radiant-Gas

## COOLING

Central Air Conditioning

## PARKING

Private double driveway and attached garage

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