

A CUSTOM RESIDENCE IN BEDFORD PARK

114 Haddington *Avenue*

TORONTO, ONTARIO

A limestone entrance, a fireplace set in Calacatta marble, and a skylit oak staircase lead through three levels of living just off Avenue Road.

4 + 1	6	4,700	40 × 130
BEDROOMS	BATHROOMS	APPROX. TOTAL SQ. FT.	LOT SIZE IN FEET

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MAIN LEVEL / ARRIVAL

The foyer & staircase



THE SOLID WOOD ENTRANCE



OPEN-RISER OAK STAIRCASE

Foyer

- A 9-foot solid wood door, sidelights and brushed nickel hardware frame the entrance.
- A layered wood feature wall rises above polished porcelain tile. Recessed LEDs light the foyer.
- A double-door coat closet has built-in organizers.

Staircase & landing

- Open-riser oak treads, frameless glass and brushed nickel handrails continue from the foyer to the upper landing.
- A broad skylight sits inside a sculpted, tiered ceiling above the stairs.
- A large landing window brings light in from the side. Oak flooring and recessed LEDs continue upstairs.

CEILING HEIGHTS

10 ft.	MAIN LEVEL	9 ft.	UPPER LEVEL	11 ft.	LOWER LEVEL

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MAIN LEVEL / FORMAL ENTERTAINING

Living & dining rooms



LIVING ROOM / POLISHED CALACATTA MARBLE & LINEAR GAS FIREPLACE

Living room

- A linear gas fireplace sits within a floor-to-ceiling slab of polished Calacatta marble, flanked by two wall sconces.
- Three tall windows light the oak floors and the open passage to the dining room.
- A tray ceiling incorporates recessed LEDs and built-in speakers.

Dining room

- Two large windows light the dining table. Oak flooring continues into the living room.
- A tray ceiling combines concealed accent lighting, recessed LEDs and built-in speakers.
- A chandelier rough-in sits above the dining table.



DINING ROOM / THE ILLUMINATED TRAY CEILING

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MAIN LEVEL / KITCHEN

Kitchen & breakfast area



TWO-TONE CABINETRY & WATERFALL ISLAND



BREAKFAST BAY

Kitchen

- Custom two-tone cabinetry with valance lighting, Caesarstone counters and a full-height Caesarstone backsplash.
- An 8-foot waterfall island has breakfast-bar seating and a suspended light fixture.
- Double stainless-steel sink with a brushed nickel single-lever faucet and vegetable sprayer.
- An extended pantry has a second sink. A built-in desk nook has matching cabinetry and task lighting.
- Hardwood flooring and a tray ceiling with recessed lighting continue into the open family area.

Appliances

- 42-inch panelled Sub-Zero refrigerator/freezer and a panelled Miele dishwasher.
- Miele induction cooktop, stainless-steel exhaust hood and a rough-in for a gas cooktop.
- Wolf stainless-steel wall oven and built-in microwave.

Breakfast area

- Bay windows with transoms overlook the garden. The breakfast area opens to the kitchen and family room.
- Oak floors, a cove-lit tray ceiling, recessed LEDs and a chandelier rough-in.

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MAIN LEVEL / EVERYDAY LIVING

Family room, office & powder room



Family room

- Open to the kitchen and breakfast area, with oak floors and a custom wood-panelled tray ceiling.
- A wood-panelled media wall has glass-front cabinets, glass display shelves and a television rough-in.
- Built-in ceiling speakers, ambient lighting and recessed LEDs.
- Nine-foot sliding glass doors open onto the pressure-treated sundeck with a gas barbecue connection.



Home office

- Solid wood French doors with glass panels open off the dining room.
- Custom wood cabinetry and open display shelving have integrated accent lighting.
- A large window lights the oak floors. The wood-panelled tray ceiling has recessed LEDs and a chandelier rough-in.



Powder room

- A marble-topped vanity has an undermount basin, polished chrome faucet and matching cabinet hardware.
- A broad mirror and decorative wall light sit against patterned wallpaper and charcoal finishes.
- Porcelain tile flooring, recessed accent lights, a window and a Toto toilet.

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SECOND LEVEL / PRIVATE ROOMS

The primary suite



PRIMARY BEDROOM



DRESSING ROOM



PRIMARY ENSUITE

Primary bedroom

- Double doors open to a hardwood-floored bedroom with treetop views.
- A linear gas fireplace has a floor-to-ceiling surround and built-in display shelves with contrasting trim.
- Bedside pendants, recessed lights and built-in speakers complement the tray ceiling.

Dressing room

- A skylight lights the central storage island, fitted cabinetry, open shelves and full-height mirror.
- The dressing room opens directly into the ensuite.

Primary ensuite

- Electrically heated porcelain floors and large windows.
- Double Caesarstone vanity with undermount basins, polished chrome single-lever faucets, a wide mirror and matching wall lights.
- Deep freestanding soaker tub with a handheld shower.
- Oversized frameless glass shower with porcelain walls, a built-in bench, rainfall head, body sprays and a handheld wand.
- Recessed LEDs, including shower lighting, and a one-piece Duravit toilet.

The primary bedroom's central light fixture is excluded from the sale.

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SECOND LEVEL / PRIVATE ROOMS

Three bedroom suites





SECOND BEDROOM & ENSUITE


THIRD BEDROOM & ENSUITE


FOURTH BEDROOM & ENSUITE

Second bedroom

- Walk-in closet with built-in organizers and a television rough-in.
- Private four-piece ensuite with a Caesarstone vanity.
- Soaker tub with a frameless glass panel and a full-height porcelain surround.

Third bedroom

- Large window, double-door closet with organizers and a television rough-in.
- Private three-piece ensuite with a frameless glass shower and built-in bench.
- Porcelain shower walls with mosaic tile on the floor and ceiling.

Fourth bedroom

- Three tall windows and a walk-in closet with built-in shelving.
- Private ensuite with a Caesarstone vanity and undermount basin.
- Porcelain-surround soaker tub with a glass panel and recessed shower lighting.

FINISHES SHARED BY ALL THREE SUITES

- Each bedroom has oak flooring, a tray ceiling, a central light fixture and recessed LEDs.
- Each ensuite has a window, porcelain floors, a floating vanity, an undermount sink and a polished chrome single-lever faucet.
- Each has a vanity mirror, coordinated wall and recessed lighting, a rain showerhead, a handheld wand and a Toto toilet.

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LOWER LEVEL / ENTERTAINING

The recreation room & bar



OPEN RECREATION ROOM / ABOVE-GRADE WINDOWS & RADIANT-HEATED FLOORS

Recreation room

- An open recreation room sits beneath 11-foot ceilings. Above-grade windows bring daylight across the space.
- Radiant heat warms the porcelain floors. A tray ceiling combines recessed LEDs and indirect lighting.
- A custom entertainment unit has glass display shelves, a television rough-in and built-in ceiling speakers.
- A glazed door with sidelights opens to the garden stairs. A separate wood staircase with frameless glass provides interior access to the garage.



Mirrored wet bar

- A mirrored backsplash reflects the room above the Caesarstone counter and bar sink.
- A stainless-steel wine refrigerator and a KitchenAid dishwasher are fitted below the counter.

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LOWER LEVEL / GUEST ACCOMMODATION

Guest quarters & lower-level rooms



GUEST BEDROOM



FOUR-PIECE GUEST BATHROOM

Guest bedroom

- An above-grade window brings daylight into the guest bedroom.
- Radiant-heated porcelain floors, a ceiling fixture and a closet with built-in organizers.

Guest bathroom

- Four-piece bathroom with heated porcelain floors and an above-grade window.
- Caesarstone vanity, mirror, undermount basin and polished chrome single-lever faucet.
- Soaker tub with a porcelain surround, frameless glass screen and handheld shower.
- Coordinated vanity lighting, recessed LEDs and a Toto toilet.

Lower-level laundry

- Washer and dryer rough-ins, radiant-heated porcelain floors and a ceiling light.

Cold room

- A dedicated cold room with a ceiling light and sump pump.

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HOUSE DETAILS / THROUGHOUT THE RESIDENCE

Laundry & home systems



SECOND-FLOOR LAUNDRY



MECHANICAL ROOM

Second-floor laundry

- A skylight and recessed LEDs light the second-floor laundry.
- Stacked Samsung washer and dryer, upper and lower cabinets and a stainless-steel utility sink.
- Porcelain tile flooring.

Smart home & security

- Control4 home automation and a Lennox touchscreen thermostat.
- DSC security system with keypad, Kocom video door intercom and a four-zone camera system with DVR.
- Protective security film on windows and doors.

Mechanical room

- Lennox high-efficiency forced-air gas furnace and central air conditioning.
- Aprilaire steam humidifier, Electro Air electronic air cleaner and Lifebreath heat recovery ventilation.
- One-inch water service, hot-water tank and Electrolux central vacuum.
- Porcelain tile flooring and an overhead light in the mechanical room.

Interior fittings

- Solid-core doors with brushed nickel hardware, 7½-inch baseboards and 4½-inch casings.
- CAT6 network cabling and a 200-amp electrical panel.

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EXTERIOR / ARCHITECTURE, GARDEN & PARKING

Exterior & grounds



LIMESTONE ENTRY & PILLARS



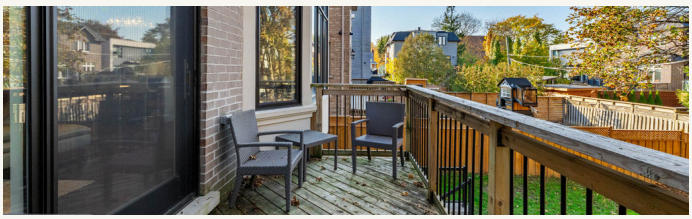
REAR ELEVATION & FENCED GARDEN

Façade & arrival

- Neoclassical Indiana limestone façade with entrance pillars, architectural mouldings and a 9-foot solid wood door framed by sidelights.
- Brick on the other three elevations, an asphalt-shingle roof, soffit lighting and exterior accent fixtures.
- Interlocking driveway and walkway with a contrasting paver border.
- Integrated two-car garage with a wood door and LiftMaster opener, remotes and keypad. The private double driveway accommodates four more cars.

Deck & garden

- A 40 × 130 ft. lot with a fenced, gated rear lawn and mature trees.
- The pressure-treated deck has a gas barbecue connection and steps down to the garden.
- An exterior stair provides a separate walk-up from the lower level to the lawn.



SUNDECK / VIEW OVER THE GARDEN

2019	3,563	2 + 4
YEAR BUILT	ABOVE-GRADE SQ. FT.*	GARAGE + DRIVEWAY SPACES

**Above-grade area per MPAC. Approximately 4,700 sq. ft. across all levels.*

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LOCATION / TORONTO

Bedford Park–Nortown



BEDFORD PARK–NORTOWN / NEIGHBOURHOOD AERIAL

Around Avenue Road

- Avenue Road's boutiques and restaurants are steps from the house. Local dining includes Tutto Pronto and Francobollo.
- Ledbury Park offers seasonal swimming and skating. Old Orchard Park has a neighbourhood playground.
- Armour Heights Community Centre and Library share an Avenue Road address.

Independent schools

- Girls' schools include Havergal College, The Bishop Strachan School and Tiferes Bais Yaakov.
- Boys' schools include Upper Canada College, Crescent School and St. Michael's College School.
- TFS – Canada's International School offers French-English bilingual learning and International Baccalaureate programs.

Upper Canada College is about a 10-minute drive, depending on traffic.

Arrange a private viewing

Contact Hans Ohrstrom or Reza Ghamsari to tour 114 Haddington Avenue.

Measurements and travel times are approximate. Buyers should verify details of importance.

Photography by Soare Productions

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