

## 5 Brule Gardens

Lot Size	30.58' x 218'10" (large & Irreg)	Heating	IBC Gas-Fired combi boiler
Taxes	\$15,588.95 (2018)	Cooling	Central Air (2 systems)
Possession	90 Days/TBA	Plumbing	Copper & Plastic
Square Footage	3,875 s.f. Above Grade	Electrical	200 AMP
Year Built	1938	Roof	Asphalt Shingles
Bedrooms	5	Garage	Single Attached
Bathrooms	3 Full, 1 Half	Driveway	Private
Fireplace	2 Stone	Parking Spots	1 Garage, 3-4 Driveway

### Welcome to 5 Brule Gardens

A superb designer renovation of a 5 bedroom, 3 storey stone and stucco residence on a quiet cul-de-sac overlooking the Humber River. Luxurious finishes and top quality craftsmanship throughout the 4,500 square feet on four levels. Extensive upgrades: New Thermador equipped kitchen, grand family room with heated floor overlooking a beautiful ravine setting and a large expanse of tableland, sumptuous master retreat with ensuite bath, new main bath, new HVAC including 2 CAC systems, new hardwood flooring in selected rooms, new composite deck, garden irrigation and landscape lighting. Private drive and built in garage with access to lower level. Easy walk to Humber River parkland, Jane and Old Mill subway. Shop the best of Bloor West Village & the Kingsway. Minutes to Pearson, Billy Bishop and downtown Toronto.

#### MAIN LEVEL

- Welcoming foyer with slate floor, powder room and double coat closet.
- Sun filled open plan living room with hardwood floor, pot lights, stone fireplace and leaded glass windows overlooking river valley.
- Dining room with hardwood floor, chandelier, leaded glass window and double door walkout to new 29' x 12' composite deck
- Custom kitchen with slate floor, under cabinet lighting, porcelain tile backsplash, granite counters, large undermount stainless steel sink, pot lights, centre island with sink, pot lights, exposed wood beam and stainless steel appliances: Thermador gas stove, Thermador exhaust hood, Panasonic inverter microwave, Thermador French door fridge, Thermador dishwasher and Marvel bar fridge
- Separate family room with heated tile floor, stone fireplace, windows with view of extensive tableland to the east, garden and Humber River valley.

#### SECOND LEVEL

- Master bedroom with California shutters, pot lights, large walk-in closet with organizers and French door opening to five piece ensuite spa bath with wall-to-wall windows, freestanding soaker tub, pot lights, glass enclosed shower stall and vanity with double overmount sinks.
- Second bedroom with coffered ceiling, pot lights, built-ins, window seat and leaded glass window
- Two additional bedrooms with large closets
- New five piece bathroom with marble heated floor, leaded glass windows, freestanding clawfoot bathtub, large shower stall, pot lights, vanity with double sinks and quartz counter.

#### THIRD LEVEL

- Master bedroom-sized with berber carpet, closet and windows overlooking ravine
- L-Shaped upper family room with wall-to-wall windows, track light and double closet
- Five piece bathroom with heated tile floor, subway tile surround, floating vanity with quartz counter and large window overlooking ravine

#### LOWER LEVEL

- Workshop/storage room with above grade window and work bench
- Laundry room with tile floor, built-in shelving, double linen/storage closet, Samsung front loading washer & dryer and laundry sink

- Lower level office/family room
- Utility room
- [Direct access to garage](#)

## EXTERIOR

- Tudor style, stone and stucco exterior
- Front yard with private interlocking driveway, landscape lighting, irrigation system, lawn, mature trees, perennials and stone steps and pathway
- Built-in garage with Tesla car charger;
- [Numeric keypad for garage allows for convenient keyless entry into lower level](#)
- Backyard with 29' x 12' composite deck, stone patio, lawn, irrigation system, mature trees and perennials
- Nature lover's paradise with many opportunities to observe a variety of wildlife including deer, hawks, heron, foxes, turtles and spawning salmon

## UPDATES & FEATURES

### 2014

- New kitchen (open concept to living/dining room)
- New floors (kitchen/hallway/family room)
- New bedroom (previously walkthrough to master)
- 2 small bedrooms combined into one large bedroom
- New bedrooms closets (master, linen in hallways & new bedroom)
- Removal of knob & tube wiring throughout
- New kitchen appliances
- New IBC combi boiler and main floor central air conditioning
- Drain line (house to street) cleaned
- New carpet on stairs and on third level

### 2016

- New bathroom (2nd floor) made larger, heated floor, new fixtures
- New composite deck
- Foundation- waterproofing at rear of house
- New railing/stairs at front of house

### 2017

- New central attic air conditioning system
- Bedroom ceiling replaced and pot lights and coffered ceiling added

### 2018

- Painting
- Selected rooms and outside trim repainted
- California shutters added in master bedroom and bathrooms
- Security camera

### Landscaping (2014-2017)

- Significant removal of shrubs and bushes, new sod added
- Trees planted with consultation of arborist
- Outdoor lighting added
- New front and rear irrigation system
- Gardens maintained and updated
- New shrubs, plants and wood chips

Inclusions: Thermador gas stove, Thermador exhaust hood, Panasonic inverter microwave, Thermador French door fridge, Thermador dishwasher, Marvel bar fridge, window coverings, electrical light fixtures,

gas-fired IBC boiler, equipment for two central air conditioning systems, garage door remote, Tankless hot water heater, Tesla car charger.

Schools: Swansea Junior and Senior Public School, St Pius X Catholic School, Humberside Collegiate Institute, Bishop Allen Academy. Complete list of schools with live links on [babiakteam.com](http://babiakteam.com)