

5 Old Yonge Street

Lot Size	Irreg. 112.67' x 128'	Heating	Forced-Air Gas
Taxes	\$9,237.07 (2018)	Cooling	Central Air & Ductless
Possession	90-120 Days TBD	Electrical	200 AMP
Square Footage	2,160 s.f. Above Grade	Plumbing	Copper & Plastic
Year Built	1900	Roof	Asphalt Shingles & Bitumen
Bedrooms	3+1	Driveway	Private Double
Bathrooms	3 Full	Garage	Single Attached
Fireplaces	1 Wood-Burning	Parking Spots	2 Driveway, 1 Garage
Transit Score	87		

Welcome to 5 Old Yonge Street

Quintessential Hoggs Hollow home perched high above the valley with panoramic ravine views offering the ultimate in privacy and modern amenities. This unique property features site-finished espresso oak hardwood floors throughout, custom millwork, soaring 9'+ ceilings in the living and kitchen, restaurant inspired kitchen with wall-to-wall subway tile, custom cabinetry and stainless steel appliances, bright family room overlooking ravine and living room with wood burning fireplace and walkout to deck. Spacious master bedroom retreat with walkout to private deck with unobstructed, tree-lined views and ensuite bath with heated floors, skylight, custom vanity and frameless glass shower. Two additional large bedrooms and 4 piece spa bath. Lower level with oversized windows, 8' ceilings, rec room and three piece bath. Double private drive with attached garage. Tranquil, backyard oasis with a secluded swath of forest home to a variety of birds and wildlife, custom landscaping with stone terrace, wood-burning fireplace/oven, trellis, reclaimed wood and water feature. Ideally located steps to the subway, easy access to major highways, near top private and public schools, The Granite Club and Toronto Cricket Club. A once in a lifetime opportunity!

MAIN LEVEL

- Foyer with 12"x 24" subway tile floor, double closet & crown moulding
- Dining room with two windows, 9'4" ceiling height, pot lights, crown moulding and site-finished espresso oak floors
- Living room with three windows, 9'4" ceiling height, site-finished espresso oak floors, 8" baseboards, wood-burning fireplace with brick surround and hearth and wood mantel, pot lights, crown mouldings, sconces and French doors opening to 18' x 17' cedar balcony
- Kitchen with 12" x 24" subway tile floor, 9'7" ceiling height, custom cabinets by master carpenter Dan Thompson, white Carrera marble counters, floor-to ceiling subway tile surround, pot lights, oversized portable kitchen island featuring wood slab breakfast bar, stainless steel prep area & built-in bookshelf, large window overlooking deck, custom oversized sink with stainless steel surround counter by Nella and appliances: Liebherr counter depth french door fridge, raised Miele dishwasher, custom exhaust hood
- Breakfast room with 12"x 24" subway tile floor, 9'7" ceiling height, window, pot lights and roughed-in plumbing for coffee station
- Family room with 12"x 24" subway tile floor, pot lights, large windows overlooking ravine and door opening to Juliette balcony
- Two bedrooms with double closets, site-finished espresso oak floors and windows
- Four piece spa bath with Nuheat heated 12"x 24" limestone tile floor, limestone surround, custom vanity with large sink, wall mounted faucet, wall to wall custom mirror with sconce, Bainultra deep soaker jacuzzi bathtub with hand wand, window, pocket door and Toto toilet

SECOND LEVEL

- Master retreat with two double closets, large windows, site-finished espresso oak floors, LG ductless air conditioner, walkout to 18' x 9'9" cedar balcony overlooking ravine and four piece ensuite bathroom with Nuheat 12" x 24" grey Limestone heated tile floor, custom oversized

walnut veneer vanity with 4' vessel sink and 7' Carrera marble slab, his/her wall mounted single lever faucets faucets, wall-to-wall custom mirror, sconces, custom frameless glass-enclosed shower stall featuring 4"x 4" floor tile, niche, rain head shower & wand, Toto toilet, skylight and window

- Skylight, large windows, cedar closet in hallway and floating oak staircase

LOWER LEVEL

- Large recreation room/bedroom with 8' ceiling height, large windows, closet and site finished oak floor
- Office area with large window, under-stairs storage, 8' ceiling height and site finished oak floor
- Three piece bathroom with Nuheat heated 12" x 12" ceramic tile floor, tile surround, custom frameless glass-enclosed shower stall with shower wand and rain head shower, window, Toto toilet and custom floating vanity with wall mounted faucet
- Laundry room with Whirlpool washer, GE dryer, laundry sink, two windows and workbench
- L-shaped storage room

EXTERIOR

- Stucco exterior
- Front yard with single attached garage, double private driveway, Armor stone retaining walls, trees, shrubs, perennials, stone front steps and pathway and covered front porch
- Backyard with 18' x 17' cedar balcony, 18' x 9'9" cedar balcony, ravine, stone patio, wood-burning fireplace/oven, trellis, mature trees, shrubs and perennials

UPDATES & FEATURES

- Interior repainted (2019)~ \$10,000
- New front walkway & driveway w/ environmental Pea Gravel (2019)~ \$5,000
- Exterior re-painted (2018)~ \$15,000
- New front concrete porch (2016)~ \$12,000
- 11KW back-up generator (2014)~ \$6,500
- Custom stone terrace with outdoor fireplace (2014)~ \$40,000
- Eaves & leaf guards (2012)
- Garage & NE corner home underpinning 2010-2011 (\$30,000)
- House renovated (2007 - 2009) including custom millworking, kitchen, three baths, flooring, Loewen windows (family, basement, kitchen, bathrooms), reinforced and new subfloors in kitchen, breakfast and family rooms~ \$250,000
- All bathroom fixtures supplied by Marcon Bath Studio 2008~ \$13,000
- Armor stone retaining walls (\$20,000)
- Ravine reinforcement, drainage, soil testing, vegetation, helical piers & retaining wall (\$1,000,000) in conjunction with the TRCA
- Floating oak staircase
- In-ground sprinkler system
- 8" Baseboards throughout
- 12"x 24" Italian charcoal tiles
- Site-finished 4" nero oak floors

Inclusions: Liebherr fridge, Miele built-in dishwasher, Whirlpool washer, GE profile dryer, Hunter Douglas blinds, Whirlpool chest freezer, garage opener & remote, alarm system equipment, back-up generator, LG art cool ductless AC with remote, forced-air gas furnace, central air conditioner.

Exclusions: Front porch sconces, wire rack in kitchen, shaving mirror and sconces in master bathroom, basement bathroom sconce, all garden ornaments, water fountain, breakfast room stained glass window insert, walnut veneer family room cabinetry.

Negotiable: Garland Stove & exhaust hood.

Rental: Hot water on demand- Enbridge~ \$50.51/month; alarm system contract with Red Alert security~\$118.56/quarter.

Schools: Armour Heights Public School, St. Andrew's Middle School, Blessed Sacrament Catholic School, York Mills Collegiate Institute, St Joseph Morrow Park Catholic Secondary School. Complete list of schools with live links on babiakteam.com