

83 Bin-Scarth Road, Toronto, ON, M4W 1Y3

Welcome to 'Pyramid House' this is a glorious opportunity for those seeking a home that is very special. It is a fine representation of a complete and masterful home on simply one of the best streets in North Rosedale. It is a glorious urban City retreat filled with nature.

The finest materials have been utilized by supreme and noted top designers 'Studio Pyramid'. There are appealingly high ceilings with detailed mouldings & an abundance of natural light & sleek hardwood floors. A wonderful cook's kitchen which is combined with the family room & private terrace with south ravine vistas & tableland.

There are exquisite and unrivalled park-like vistas from the front of the house of one of the most important estate manor homes in all of Toronto. The ground floor is set off by magical principal rooms for impressive contemporary or traditional art & furniture. There are tall 10' ceilings as well.

The house has a very pretty exterior with a cedar roof & copper treatments which makes it very reminiscent of a Cape Cod style house. The Pavilion is the perfect pairing for summer parties. A private deck is nestled off the master suite with large dressing room and there is decadent marbled ensuite. It's all here for those seeking excitement & quality.

There are another two bedrooms on the second floor, one with a Juliet balcony. The other bedroom could also be a study. The third floor enjoys another three bedrooms along with a four piece bathroom. There are wonderful ravine and skyline views of the city. All three floors are flooded in natural light.

The lower level has a gym or media room and there is another bedroom which could serve as a guest's quarter or nanny's suite. A four piece bathroom is found in the lower level as is ample storage and laundry room.

The rear garden is an oasis of calm and tranquility. The striking property depth is 437 feet. There is a glorious re-freshing salt water pool & spa with many areas to lounge in the south sun or peaceful shade. In addition there is a romantic and idyllic outdoor eating area. The property is bordered by a verdant ravine. And, overlooking the pool is the fun & cool cabana, which is a special place to sit and enjoy. Eighty-Three Bin-Scarth Road is well placed on a cul-de-sac for road hockey or shooting hoops.

Revised Aug. 26th 2019

JAMES STRATHY WARREN
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**CHESTNUT
PARK.**
REAL ESTATE LIMITED, BROKERAGE
CHRISTIE'S
INTERNATIONAL REAL ESTATE

83 Bin-Scarth Road, Toronto, ON, M4W 1Y3

Sale Price - \$7,495,000.00

Property Size - 36 x 437 (Feet)

Finished Space - Appx. 4881 square feet (as per Floor Plans - 2019)

Bedrooms - 6 Bedrooms + 1 (Nanny or Guest Suite)

Bathrooms - 5 Bathrooms

Possession - 60-90 Days or TBD

Taxes - 2019: - Annual \$27,151.32

Utilities - Appx. \$800/month includes:

- Hydro & Water
- AC / Heating
- Pool Heater

Legal Description - PT LT 71 PL 528 TORONTO (ROSEDALE); PT LT 18 CON 2 FTB TWP OF YORK AS IN CA410099; TORONTO , CITY OF TORONTO

Drive - 3 Car Single Private Drive leading to Cabana/Pavilion which could be a garage.

Comfort Systems - Two forced Air Gas Furnaces + Central Air Conditioning (Zoned)

Security - ADT monitoring (glass, sound, fire and water leak detection and cameras)

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Nearby Parks and Associations:

- Vale of Avoca
- Moore Park
- Rosedale Valley Ravines
- Rosedale Park
- Craighigh Gardens
- Mooredale House Community Centre
- Evergreen Brickworks

Schools:

- Whitney Junior
- Jarvis Collegiate Institute
- Branksome Hall
- Bishop Strachan School
- Upper Canada College
- The York School
- The Crescent School

Transportation & Amenities:

- TTC - Bus lines 82 & 75, short distance to Rosedale Subway Station
- Summerhill Market
- Rosedale's Finest Specialty Foods
- Rosedale-Moore Park Veterinary Clinic
- Ashbury Cleaners

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Foyer

- Wide atrium setting
- Single closet
- Wide plank hardwood floors
- Upgraded home doorbell and Nest thermostats

Living Room

- Wood burning fireplace
- Tall ceilings with Egg & Dart mouldings and wainscoting
- French doors leading to front terrace with wrought iron treatments
- Wide plank hardwood floors

Dining Room

- Ceiling medallion (fan pattern to the centre)
- Wall of tall windows
- Custom designed cabinets
- Dimmer switch lighting
- Wide plank hardwood floors

Family Room

- Wall of custom cabinetry
- Gas fireplace
- French doors
- Pocket doors between Dining and Family room
- Home work area for computers
- Adjoins Breakfast room
- Glorious south views of the garden
- Dimmer switch lighting
- Wide plank hardwood floors

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Kitchen

- Gourmet cook's kitchen open to family room
- Ceiling medallion
- Newly upgraded Carrera countertops and backsplash
- Custom cabinetry with underlighting
- Stainless steel double sink plus a second sink for easy meal preparation
- Built in appliances - 36" Sub-zero fridge, Wolf stainless steel built-in wall oven and microwave, 48" Wolf stainless steel professional hood, 36" Wolf pro-6 burner cooktop and Miele integrated dishwasher.
- Wide plank hardwood floors

Breakfast Room

- Combined with Family Room
- Overlooks Garden
- Combined with Kitchen

Powder Room

- 2 Piece Bathroom
- Pedestal sink with polished nickel faucets
- TOTO Toilet

Second Level

Master Suite

- Double door entrance
- Walk-out to south facing deck with wrought iron treatments
- Garden view
- Tray ceiling
- Ceiling medallion to the centre
- Double closets

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- Gas remote fireplace
- Built-in shelves
- Dimmer switch lighting
- Wide plank hardwood floors

Ensuite Bathroom

- 6 Piece Bathroom
- Wall of windows
- Double sinks
- Free oval standing tub
- Oversize marble rain shower
- Toto bidet and toilet
- Custom cabinets and marble vanity with high end faucets and taps in polished nickel
- Heated oversized marble tile floors

Second Bedroom

- Ceiling medallion
- French doors to Juliet balcony
- Single closet
- Dimmer switch lighting
- Wide plank hardwood floors

Third Bedroom

- Ceiling medallion
- Turret-style bay windows
- Built in shelving
- Dimmer switch lighting
- Wide plank hardwood floors

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Bathroom

- 4 Piece
- Pedestal sink
- Polished high-end nickel faucets
- Soaker tub
- Marble floor

Third Level

Fourth Bedroom

- Double closet
- Dimmer switch lighting
- Wide plank hardwood floors

Fifth Bedroom

- Double Closet
- Dimmer switch lighting
- Wide plank hardwood floors

Sixth Bedroom

- Two double closets
- Garden vistas

Bathroom

- 4-piece bathroom
- Chrome upscale faucets
- Oversized marble shower
- Marble floor
- Linen closet

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Lower Level

Media Room / Gym

- Two above grade windows
- Brand new tile flooring

Nanny Suite / PlayRoom

- Brand new tile flooring
- Double closet
- Dimmer switch lighting

Bathroom

- 4 Piece
- Large above grade window
- Toto toilet
- Soaker tub

Laundry Room

- Laundry sink
- LG Washer & Dryer
- Built-in counter and cupboards
- Ceramic tiled floor

Two storage closets

Mechanical Room

- Newly installed A/C Heating unit and furnace
- Newly installed main sewer line in basement leading out to street
- Newly installed heavy duty sump pump, sewer pipe ejector and Flo-logic system to protect from flooding

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Exterior

Redone landscaping and hardscaping, including gorgeous rows of 50 ft. tall European Beech trees, and front and back porches.

Garden

- Covered stone terrace
- Views of ravine
- North and South Terrace
- Exterior garden lighting, outdoor heaters and outdoor speakers

Inground Pool

- Designed by Mark Hartley
- Salt water pool and spa
- Recently re-tiled and recaulked

Pavilion & Parking

- Detached pavilion
- Winterized Garden pavilion
- Custom French doors
- Stone floors
- Pot-lights
- Build-in cupboards
- Private interlocked drive

Added Features (As supplied by the seller)

- Newly installed communications wiring, allows sound system to be controlled from iphone.
- All closets remodeled.
- Newly installed hardwood floors on the 1st level.
- Improvements to plumbing infrastructure and roof.

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- The lower level is outfitted with all new mechanicals and plumbing and a sophisticated flood/leak detection system.
- Upgraded home Nest (iphone controlled cameras and thermostats) and Teladorbell.
- Completely gutted & renovated in 2006.

Inclusions

- 36" Sub-zero fridge, Wolf stainless steel built-in wall oven and microwave, 48" Wolf stainless steel professional hood, 36" Wolf pro-6 burner cooktop and Mielle integrated dishwasher
- LG Washer and Dryer
- Wall sconces
- Pool equipment
- Heating/AC/ Furnace
- Central vacuum parts and accessories
- Blinds and curtains
- Custom closet built-ins
- Custom family room built-ins
- Outdoor speakers
- Outdoor heaters
- Outdoor storage bins

Exclusions

- All lift off art and mirrors
- All hanging chandeliers
- Ceiling fixtures
- Outdoor furniture and planters.

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