

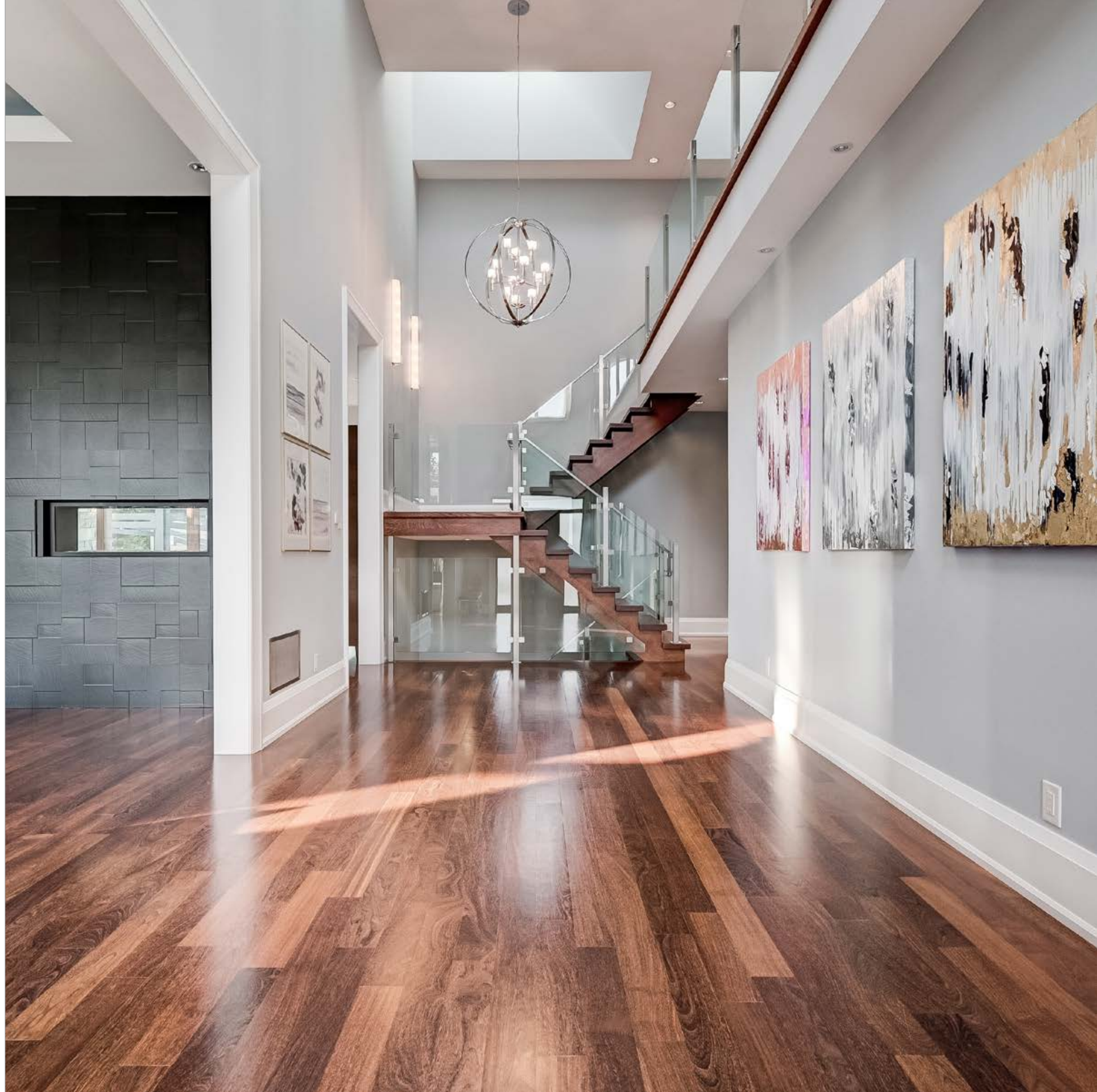


*509*  
**THE KINGSWAY**  
PRINCESS ANNE MANOR



*Paul* & *Steve*  
**Ambler** **Broadhurst**  
*Sales Representative* *Sales Representative*

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Ampler Broadhurst  
Sales Representative*



# PRINCESS ANNE MANOR

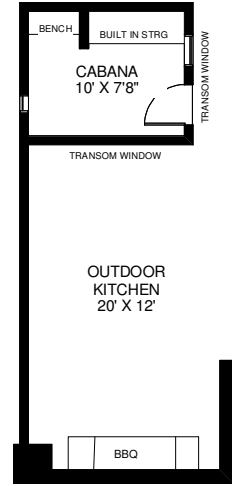
Spectacular custom masterpiece with meticulous attention to detail, with an address of distinction, in the Manor. This superb residence offers only the best with unparalleled architectural details, top of the line finishes, including custom hardware, quartz and marble, high end millwork, heated floors, soaring coffered and coved ceilings and built ins. Boasting amenities such as an epicurean's dream kitchen with marble finishes and walk out to the covered stone patio, an expansive island, fabulous open concept living area, lavish bathrooms, five bedrooms, a convenient mud entry with built ins and garage access. Light abounds on all levels due to an abundance of glass offering awesome back garden vistas.

An entertainer's dream lower level with heated floors, custom bar /wine serving area, a wine room, family room, recreation/games room, theatre, party kitchen, storage rooms and wide walk up to the back garden. The gorgeous back garden with its covered seating area has a woodburning fireplace, BBQ area, inground marbelite swimming pool surrounded by manicured perennial gardens and a broad array of mature trees offering total privacy. A serene oasis in the city.

A golf enthusiast's dream location with four private golf and country clubs within minutes. Bay Street is a mere twenty minutes away and all major highways and Pearson International Airport are a short drive. In a terrific area that is close to renowned public and private schools, boutiques and bistros at Humbertown and Thorncrest Plazas and Bloor Street in the Kingsway. With almost eight thousand square feet designed for luxurious living and impressive entertaining, this stellar address has all the wow factor you could want and then some!



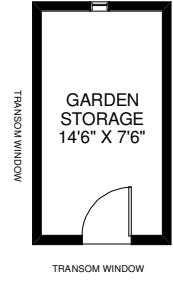




# MAIN LEVEL

2,600 SQ.FT.  
APPROXIMATE

Room sizes should be considered approximate since measurements are subject to certification.



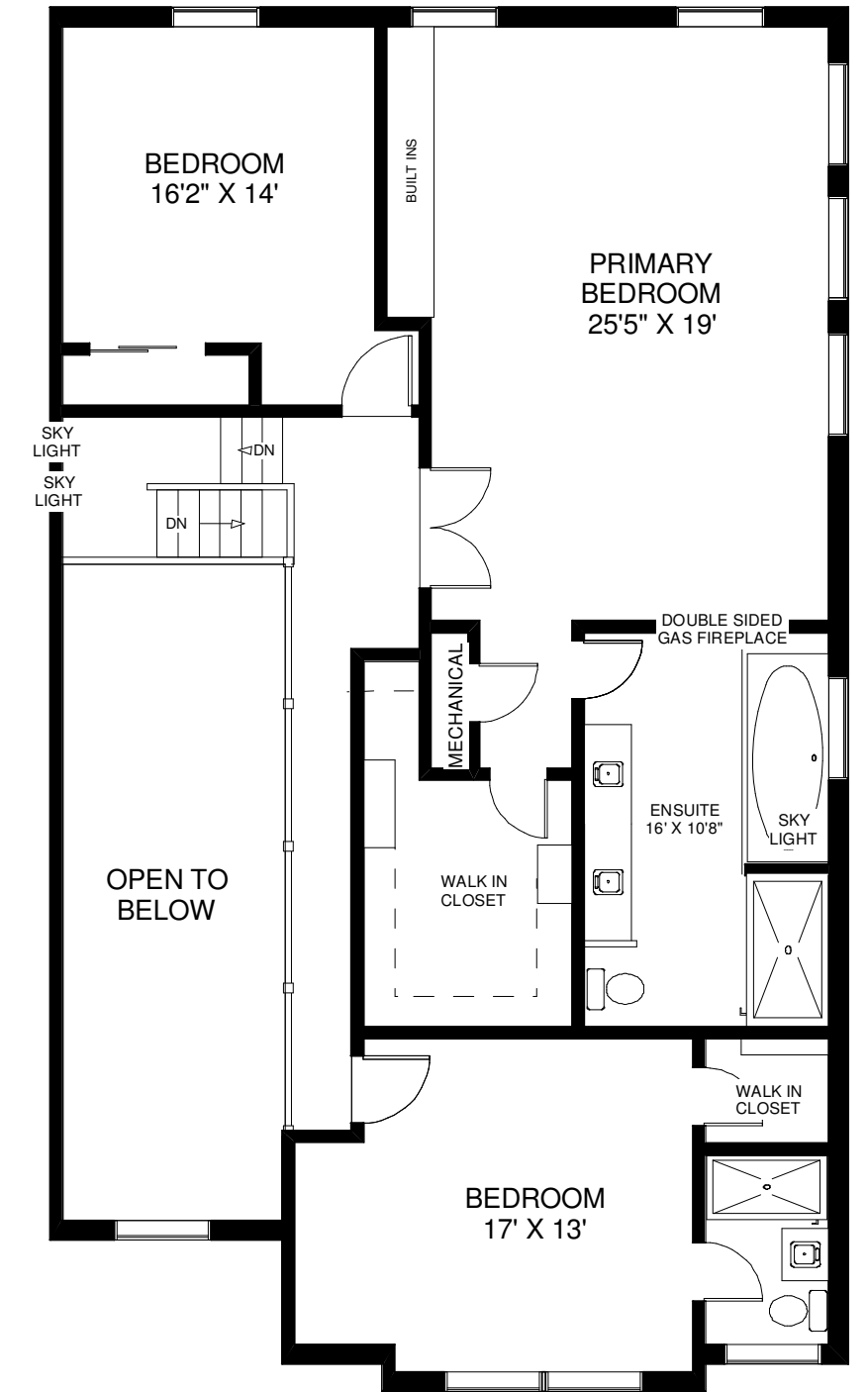




## SECOND LEVEL

1,700 SQ.FT.  
APPROXIMATE

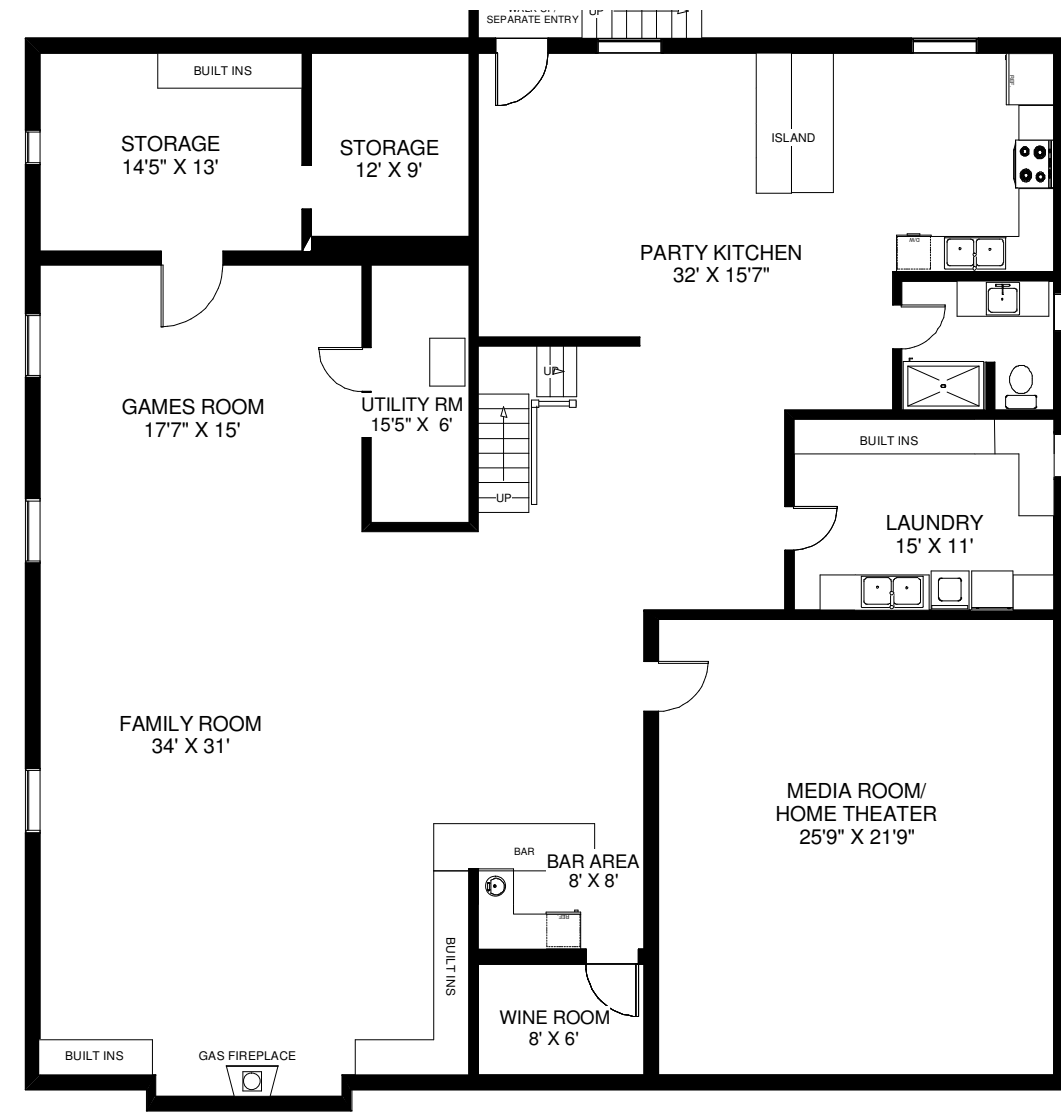
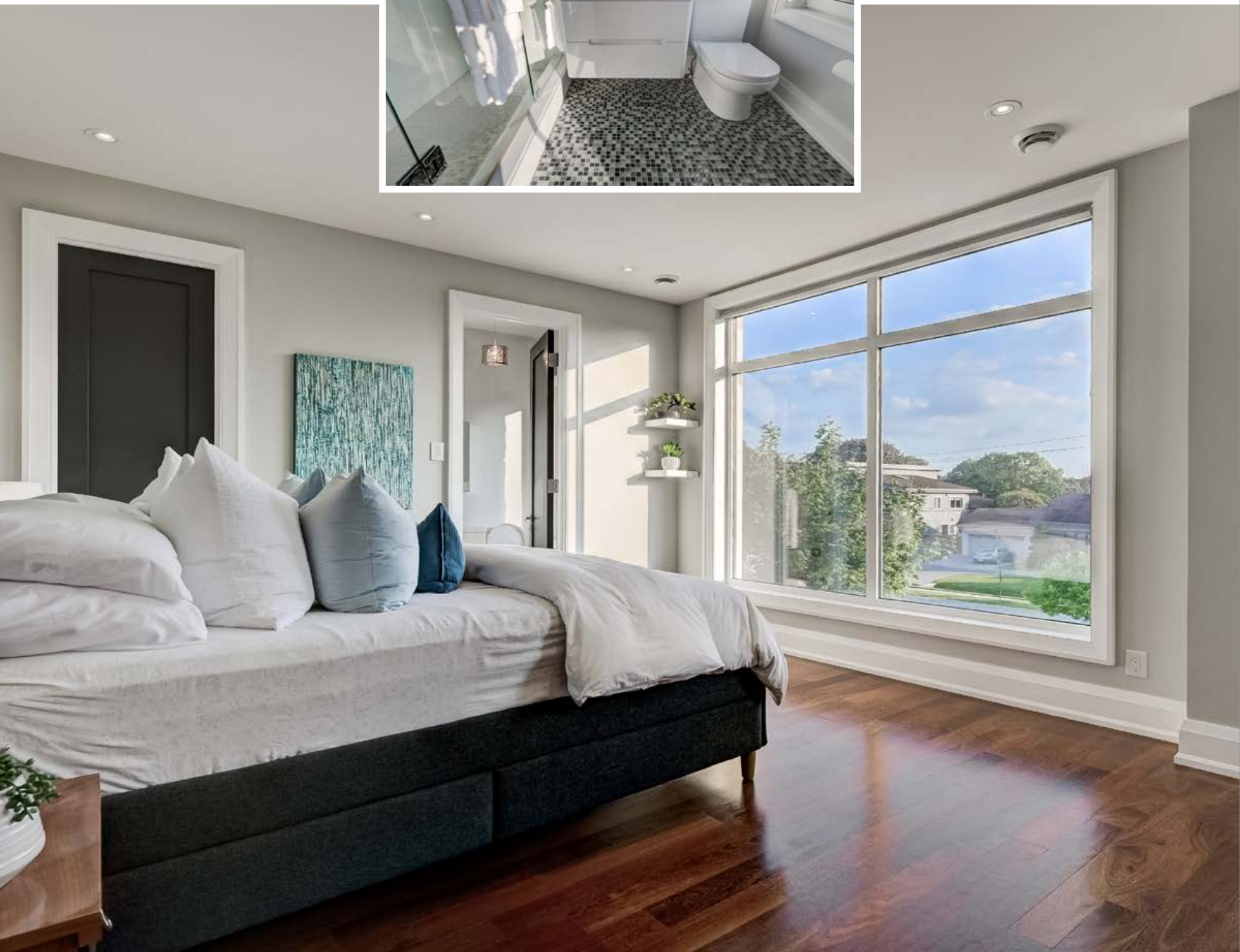
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CEILING HT 9'







**LOWER LEVEL**  
**3,600 SQ.FT.**  
**APPROXIMATE**

Room sizes should be considered approximate since measurements are subject to certification.



# DETAILS & FEATURES

## MAIN LEVEL

### ENTRY

- Sequoia solid wood entry door with transom surround
- Calcutta marble tiles flowing into natural Brazilian walnut floors
- Double clothes closet
- Soaring 20 foot pot lit ceiling with recessed skylights
- Traverse staircase flows to the upper and lower level

### LIVING ROOM

- Intricate coved ceiling with recessed lighting and pot lights
- Custom entertainment unit with cabinets
- Natural Brazilian walnut floors
- Two-way gas fireplace set in a tiled wall
- Floor to ceiling front garden windows

### KITCHEN

- Custom white laminate cabinetry with all the bells & whistles
- Marble countertops with glass backsplash
- Miele 48" integrated refrigerator/freezer
- Thermador Professional six burner gas cooktop with stainless steel backsplash, pot filler and hood fan
- Thermador Professional double stainless steel convection ovens
- Thermador built-in coffee maker
- Pantry, appliance caddy, spice pullouts
- Centre island has seating, inset stainless steel sink and a

- half, Thermador dishwasher, built-in microwave, Marvel wine cooler and integrated garbage bins
- Dining area seats 10+ and has built in cabinetry and two-way gas fireplace
- Hardwood floors with porcelain tile in the work area and back garden walkout
- Soaring ceiling with pot lights
- 20 foot wall of glass opens to the spectacular pooled gardens

### POWDER ROOM

- Calcutta marble flooring
- Vanity with white vessel sink and wall mount faucet

### BEDROOM

- Hardwood floors
- Walk-in clothes closet with organizers
- Garden views

### SEMI-ENSUITE BATHROOM

- Grey porcelain finishes
- Quartz surround tub and shower
- Water closet

### BEDROOM

- Hardwood floors
- Wall to wall clothes closets with organizers
- Pooled garden views

### MUD ROOM

- Built-in custom cabinetry has quartz countertop and round stainless steel sink
- Wall to wall closets

- Laundry chute
- Garage access and walkout to the side of home

### GARAGE

- Finished and heated
- Porcelain floor
- Wall of cabinets against mud room wall

## UPPER LEVEL

### PRIMARY BEDROOM

- Double door entry
- Hardwood floors
- Custom built-in entertainment unit
- Two way gas fireplace
- Pot lights
- Treetop garden views and transom windows
- Walk-in clothes closet with organizers

### ENSUITE BATHROOM

- Skylight with pot lights
- Finished in Statuario marble with heated floors
- Expansive vanity with dual sinks
- Massive air jet tub
- Oversized marble steamer shower with bench, two rainfall heads and hand sprayer
- Heated towel bar

### BEDROOM

- Hardwood floors
- Wall to wall fitted clothes closets
- Pot lights
- Back garden views

### BEDROOM

- Hardwood floors
- Pot lights
- Walk-in clothes closet

### ENSUITE BATHROOM

- Oversized shower
- White fixtures

## LOWER LEVEL ENTERTAINMENT LOUNGE

### BAR

- Custom cabinetry
- Quartz counters and glass backsplash
- General Electric bar fridge
- Oval bar sink

### WINE ROOM

- Stylish bottle storage

### FAMILY ROOM

- Walls of custom cabinetry
- Shiplap accent wall with built-in 8 foot electric fireplace and TV bracket
- Heated porcelain floors
- Pot lights
- Windows
- Open to the games area

### GAMES AREA

- Spacious with windows
- Heated porcelain floors

### MEDIA ROOM/ THEATRE

- Heated porcelain floor
- Media screen, projector and speakers



### PARTY KITCHEN

- White cabinetry with quartz counters and inset stainless steel sink and a half
- KitchenAid four burner gas range with convection oven
- KitchenAid hood fan
- KitchenAid French door refrigerator/freezer with water and ice
- Built in Whirlpool dishwasher
- Island with breakfast bar
- Heated porcelain floor
- Shiplap accent wall
- Walk up to the pooled garden

### BATHROOM

- White fixtures
- Heated towel bar
- Oversize shower with bench

### LAUNDRY ROOM

- Built in cabinetry
- Stainless steel laundry tubs
- Folding counter
- Huebsch Commercial washer and dryer
- Porcelain tile floor
- Window

### STORAGE ROOMS

- Finished with shelving
- Cedar lined secondary storage area finished in stucco and spray foam

### OUTDOOR LIVING

- Covered patio with granite floors, stone walls and a natural stone woodburning fireplace
- Tempered glass half wall overlooks the pooled perennial gardens
- 18' x 38' marbelite inground swimming pool with 2 colour changing lights and automated cover
- Cooking area has a professional grade Napoleon gas BBQ and Azek flooring
- Cabana/change room and storage shed

### INCLUSIONS/ EXCLUSIONS

- All electric light fixtures
- All custom window blinds (automated in living room and kitchen)

- Heated floors in primary ensuite, kitchen porcelain and lower level
- Miele 48" integrated refrigerator/freezer
- Thermador Professional 6 burner gas cooktop and hood fan
- Thermador Professional double convection oven
- Thermador built in coffee maker
- Thermador dishwasher
- Microwave oven
- Marvel wine cooler
- Custom kitchen buffet
- Built in cabinetry and bookcases
- Three T.V. brackets (exclude the T.V.)
- Kitchen T.V.
- Media screen, projector and speakers
- Lower level KitchenAid gas range, hood fan, refrigerator & Whirlpool dishwasher
- Huebsch commercial washer & dryer
- Some shelving in storage rooms
- Inground marbelite pool, Hayward salt cell, pump & filter, Rheem water heater

- Cover Star automatic grey pool cover
- Two Pentair colour changing pool lights
- Exterior integrated ground lights
- Napoleon B.B.Q.
- Cabana and storage shed – some shelving
- Automatic garage door opener and shelving against mud room wall (Exclude mechanical lift)
- Central vacuum
- Sprinkler system
- 2 Gas furnaces
- 2 Central air conditioners
- 2 Aprilaire humidifiers
- 2 Electronic air cleaners
- VanEE
- Bradford White instant hot water
- German Rehau tilt/turn windows throughout
- Generac 22KW back up generator
- Exclude lower level retro refrigerator



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