



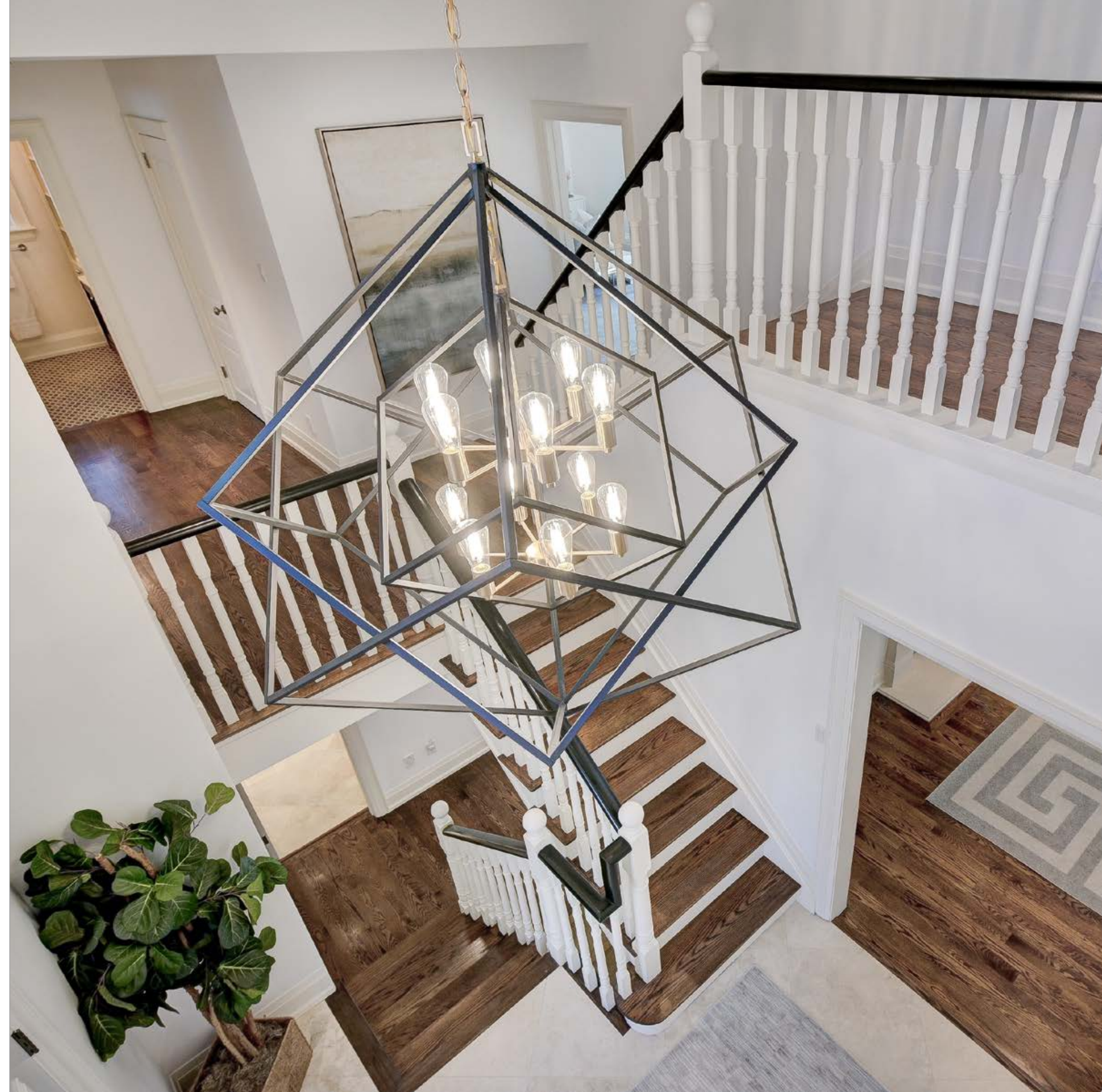
9
DARLINGBROOK
— CRESCENT —

LINCOLN WOOD-EDENBRIDGE



Paul
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LINCOLN WOOD!

9 Darlingbrook Crescent is a gorgeous executive property set majestically on a lush and lovely lot in a quiet and welcoming neighbourhood. The stately home exudes tremendous curbside appeal with its stone façade and extensively landscaped grounds. A double car, heated garage with electric door openers is fronted by an interlocking brick driveway while a stone walkway is edged by beautiful flower beds.

The interior of the home is posh and perfect. Contemporary styling and high-end finishes including hardwoods and granite combine to create impeccable settings that lend themselves well to a luxurious lifestyle. Fitted with multiple security cameras, a central vacuum, and a multi-zone ceiling speaker sound system, this wonderful abode is sure to impress.

A striking two-toned staircase in the foyer greets guests to the home and sets the chic tone for the rest of the elegant manor. The formal living room is bright and airy with large windows overlooking the tree-lined backyard while a gas fireplace with custom mantle and pot lighting add to the refined setting.

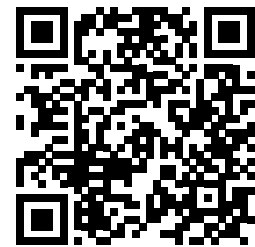
The adjoining dining room is another formal chamber. It includes a dazzling chandelier and a convenient window and walkthrough to the kitchen. A cheerful sunroom features a walkout to the grounds and is a cozy and welcoming spot that can serve as a music conservatory, a casual den or even a greenhouse.



MAIN LEVEL

1,400 SQ.FT.
APPROXIMATE

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



SCAN TO VIEW
VIRTUAL TOUR
& MORE

UPPER LEVEL

1,100 SQ.FT.
APPROXIMATE

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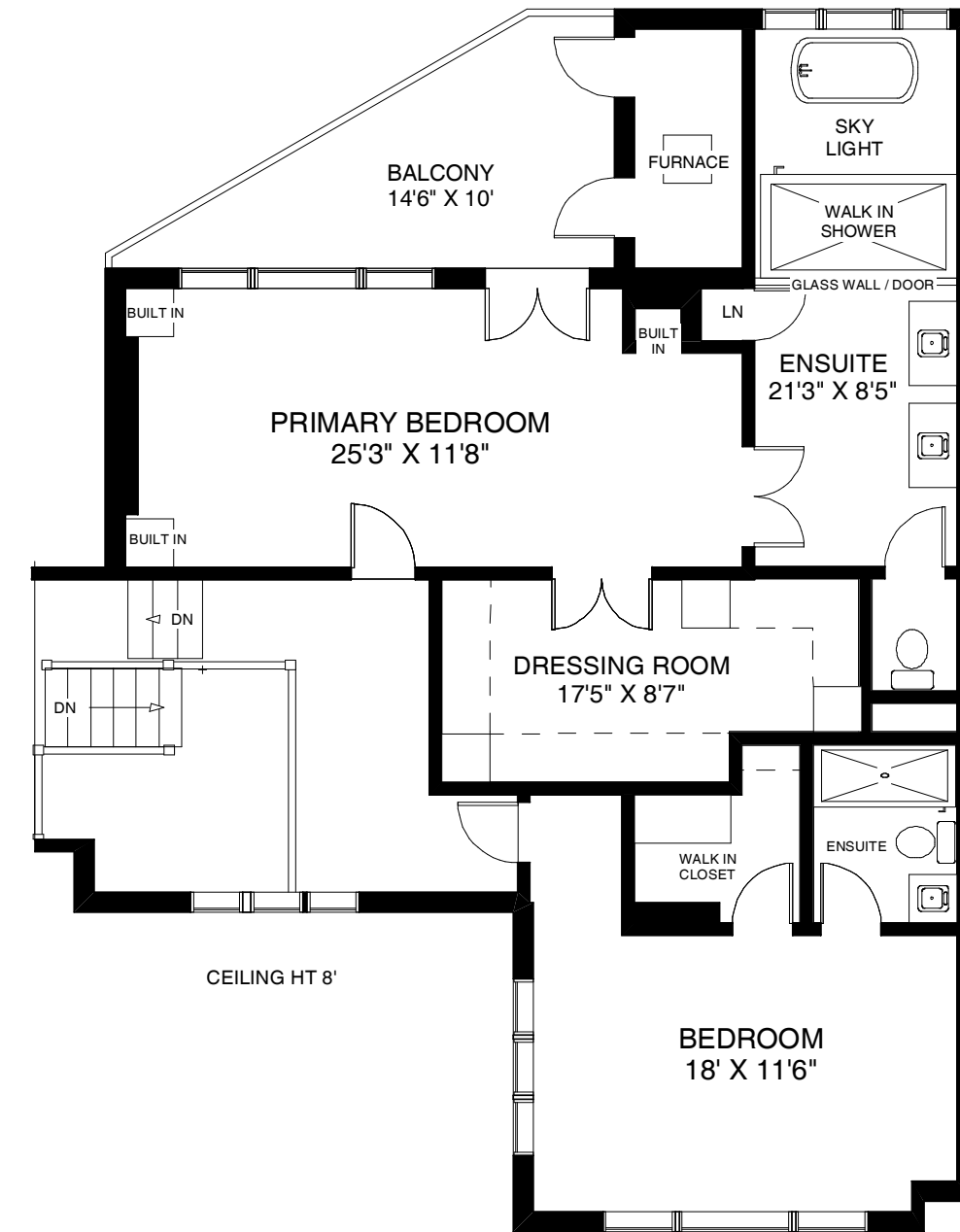




GOURMET KITCHEN

The kitchen is a stunning, gourmet space featuring heated travertine flooring, granite counters, top-of-the-line appliances, custom cabinetry, and elegantly matched light fixtures. An oversized centre island provides additional storage and workspace while the nearby breakfast area overlooks the verdant front garden.





THIRD LEVEL

1,550 SQ.FT.
APPROXIMATE

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PRIMARY SUITE

The primary suite is a grand space featuring a sitting area along with an oversized walk-in closet and a walkout to a private plate glass enclosed deck. The adjoining fabulous, spa-like five-piece ensuite is fitted with a standalone bathtub, shower tower with rain head and body jets, and his-and-hers matching single-lever vanities.



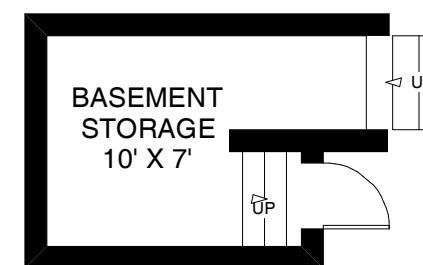


The lower level of the home is fully finished with storage pantry and a spacious recreation room that features custom cabinetry and a gas fireplace with built-in TV. It is the ideal spot for lounging, gaming, or relaxed entertaining.



GROUND LEVEL
900 SQ.FT.
APPROXIMATE

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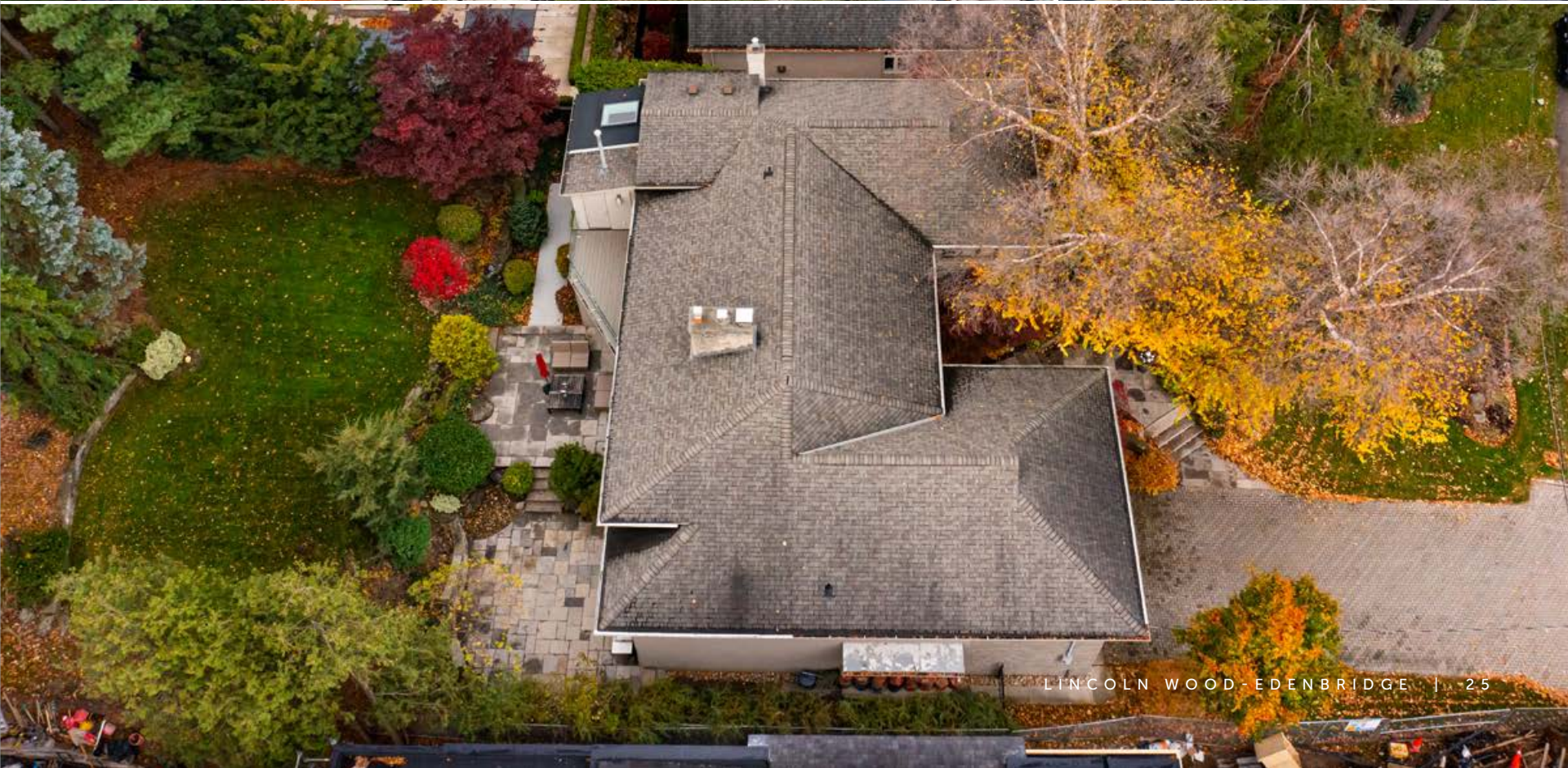
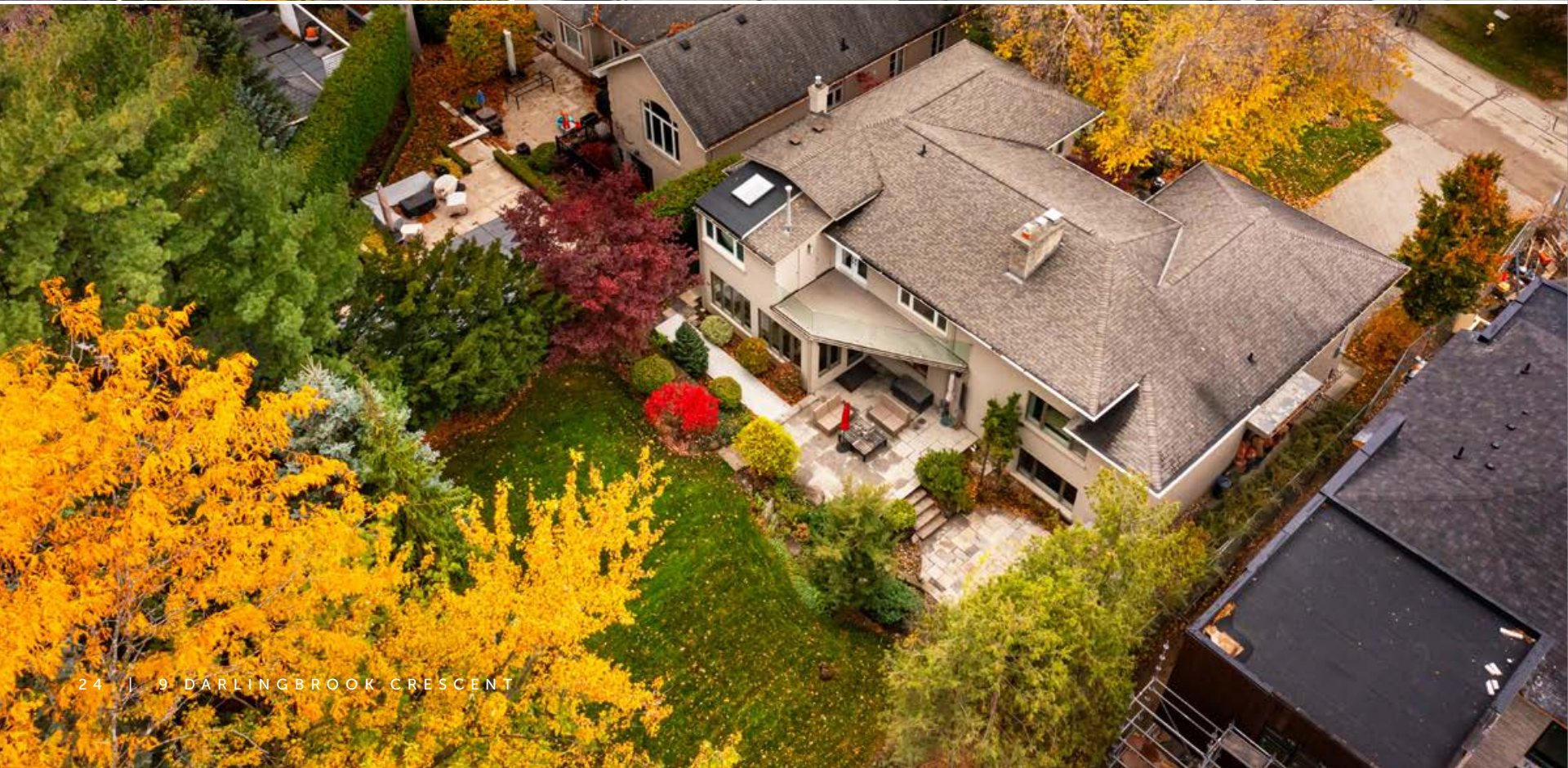


LOWER LEVEL
600 SQ.FT.
APPROXIMATE

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



The comfortably appointed family room boasts a custom limestone fireplace, built-in bookcase and shelving, ambient lighting, and a terrific view of the rear gardens.



DETAILS & FEATURES

FOYER

- Oversized 12-bulb modern contemporary chandelier
- Heated travertine flooring
- Ceiling speakers
- Double coat closet

LIVING ROOM

- Custom limestone mantle and gas fireplace
- Feature chandeliers
- Hidden built-in wall speakers
- Hardwood floors
- Crown moulding and pot lights

DINING ROOM

- Hardwood floors
- Crown Moulding
- Built-in wall speakers

SUNROOM

- Coffered Ceiling and crown moulding
- Wrap-around tall windows
- Hardwood floors
- Starburst chandelier
- Ceiling speakers
- Walk-out to stone patio and landscaped gardens

KITCHEN

- Large eat-in custom kitchen by Bellini featuring two-tone cabinetry, granite counters, large island, coordinated light fixtures
- Sub Zero fridge/freezer, and wine fridge, Samsung dishwasher, built-in Panasonic microwave, 48-inch stainless steel Dacor 6-burner gas stove, double ovens, custom exhaust hood

- Ceiling speakers
- Heated travertine flooring
- Pass-through to dining room
- Walk-out to side of house

POWDER ROOM

- Toto toilet, custom vanity with wall mounted faucet
- Frosted picture window
- Heated floor

GROUND LEVEL FAMILY ROOM

- Large picture window overlooking rear gardens
- Custom limestone mantle and gas fireplace
- Built-in wall-to-wall bookcase/shelving unit with ambient lighting
- Built-in 65-inch LED TV with Fire TV streaming unit and 5.1 surround sound system
- Theatre-style soft close dimmer switches with nightlight feature
- Hardwood floors

LAUNDRY/MUDROOM

- Custom built-in cabinetry with ambient valence lighting
- Caesarstone countertops
- LG and Whirlpool washer and dryer set
- Access to garage and side of home

BASEMENT RECREATION ROOM

- Large, frosted windows
- Gas fireplace/mantle
- Built-in 42-inch Panasonic TV with Fire TV streaming unit
- Custom built-in cabinetry
- Durable broadloom

STORAGE ROOM

- Custom Shelving

SECOND FLOOR REAR BEDROOM

- Four-piece ensuite bathroom featuring plate glass tub enclosure
- Brondell electronic bidet featuring heated seat, warm water wash, warm air dryer, LED nightlight, handheld remote control
- Walk-in closet with custom shelving
- Hardwood floors

SECOND FLOOR FRONT BEDROOMS (2)

- Hardwood floors
- Closets with shelving

SECOND FLOOR FAMILY BATHROOM

- Lattice marble mosaic floor tile
- Soldier stacked marble tile shower
- Custom wall hung vanity and cabinet
- BioBidet non-electric bidet seat featuring dual nozzle room temperature washing

THIRD FLOOR FRONT BEDROOM

- Tall windows overlooking front garden
- Walk-in closet with shelving, drawers and hanging rods
- Three-piece ensuite bathroom featuring plate glass shower enclosure and backlit, floating mirror, Brondell electronic bidet
- Ceiling speakers

PRIMARY SUITE

- Feature wall with custom woodwork, built-in bookcase shelving, ambient lighting
- Ceiling speakers
- Oversized double-door walk-in closet with wall-to-wall custom shelving system and motion-activated overhead pot lights
- Spa-inspired extra large five-piece ensuite bathroom with floor-to-ceiling tile, plate glass shower and island tub enclosure, backlit floating mirrors, dual wall-hung vanities, heated floor, large skylight, and enclosed toilet room featuring Brondell electronic bidet
- Walk-out to composite-board deck with plate glass railing that overlooks rear patio and gardens

A RESORT-LIKE DREAM

The backyard is a resort-like dream with a stone patio, pathways, a thick lawn and mature trees and gardens to provide shade, privacy and poetry to the enchanting space. Located near top public and private schools, four Golf and Country Clubs, TTC, major highways, Pearson International Airport, shops and bistros at Humbertown Plaza and Bloor Street in The Kingsway, and an abundance of parkland and nature trails.



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