

36 Riverview Drive

Particulars:

Bedrooms: 3

Bathrooms: 4

Lot Size: 98.00 feet by 158.00 feet, irregular.

Please see survey.

Parking: Attached two-car garage and double-wide private drive for up to four cars.

Outfitted with an electric car charger.

Property Taxes: \$17,236.50 / 2023.

Possession: December 2023 / TBD.

Features:

An outstanding Georgian home on the most picturesque residential street in Toronto.

The home was extensively renovated in 2016, both aesthetically and mechanically.

Careful consideration was applied to the curated selection of finishes to ensure the home remained comfortable for everyday life, yet impressive enough to host formal gatherings of varying size.

Every room has been impeccably restored, renovated and enhanced to maximize its potential.

The large Georgian entryway with herringbone marble flooring offers an inviting entry to this exquisite home.

Being a centre hall design, the formal living and dining rooms flank the foyer landing which is equipped with a new and perfectly positioned powder room.

The expansive living room with deep Georgian windows is centered upon a new gas fireplace. The scale of this space is elegant and inviting, and truly filled with light.

Features Continued:

The dining room is an elegant setting for seasonal family gatherings. It is lined with wainscotting that was painstakingly restored by hand and finished with a refreshed lacquered finish. The walls are lined with perfectly matched grasscloth wallpaper, and the oversized Georgian window overlooks the front privacy garden.

Incomparable in design and quality, the kitchen is quite simply superb. Designed to meet the needs of a practiced chef, each cabinet perfectly outfits all of the required culinary storage one could ever need.

It's important to open each drawer and cabinet when you are at the house to understand how carefully scrutinized this cabinetry was conceptualized. Uncover the concealed electrified appliance garage, slotted drawer settings for pans or utensils, two integrated freezer drawers or behold the back-lit china cabinet with custom sliding glass door accents.

In combination with this remarkable kitchen is a room expanded by both a family room and a breakfast room. It is breathtaking upon entry, and a setting that is most enjoyed by the current residents as the heart of the home.

An exposed brick wall lines the family room, and a double sided fireplace connects to the paneled library opposite this room.

The breakfast room is recessed into a bay of oversized windows and illuminated by the addition of three large skylights. Wrapped on the exterior with the lush green landscape, it's not an exaggeration to say you feel as though you are in a country retreat.

Belgian blue limestone flooring lines the combined kitchen, family and breakfast rooms, and it is heated underfoot within the breakfast room.

Features Continued:

Tucked away beside the kitchen, within a charming arched doorway is the entrance to a captivating wine room with a climate control system. This room was completely re-insulated from the exterior and beneath the floor for temperature assurance.

A quiet library wrapped in restored wooden paneling is a perfect retreat for marathon watching of weekend sports, or a quiet setting to consume the news. A wet bar and bar fridge are useful accents to this main floor retreat.

The library also offers a walk out to the south-facing stone patio which can be partially covered with the electronic awning overhead.

On the second floor, the primary suite offers a comfortable and elegant setting at the end of the day. Unique and fully custom closets with leather drawer pulls and carefully planned interiors line the passage between the bedroom and ensuite.

The primary ensuite is magnetic in attraction with its soft and elegant design choices. The room is wrapped in light from the south, east and westerly exposures, yet not one requires a window covering for privacy as it is protected by the lush green canopy of the gardens.

Two additional bedrooms are enlarged by their Georgian window features, and both bedrooms share access to the beautifully appointed three-piece bathroom.

On the lower level, new hardwood flooring has been laid and the open expanse of the recreation room offers a bounty of uses for the next home owner. The finished space is serviced by a three-piece bathroom and a large walk-in cedar closet, and adjacent to it lies a highly functional laundry and utility room with extra storage for your household.

The gardens of this property are truly remarkable, but are not intimidating as they are perennial and function beautifully on their own with little maintenance.

A front mature garden bed acts as a subtle barrier to passers by, creating privacy but showcasing exciting sightlines of the gorgeous Georgian facade.

The perimeter of the lot is wrapped with tall mature trees, rich perennial plantings, and a trickling pond at the rear enhances the tranquility of this illustrious garden setting. Deceivingly, the lot size itself is over 9000 square feet and the gardens truly do make you feel as though you are within a country retreat.

The attached two car garage has its own separate heater, and a sub-panel for an electric car charger.

A double-wide private driveway can comfortably hold four cars, and the pretty stone walkway from the street curb to the front door is heated.

The home is within minutes to the Rosedale Golf Club, the Granite and Cricket Clubs, walking distance to Yonge Street and as well a quick commute to a array of Toronto's private school offerings.

Unbeknownst to many, Riverview Drive is one of the most coveted residential streets in all of Toronto. It is incredibly private and sits in a highly respectful and established community of residents.

Upgrades:

Herringbone marble tile entry flooring.

New hardwood flooring from Rosewood
hardwood flooring, sanded on-site.

New LED pot lights throughout.

Completely renovated powder room with grass
cloth wallpaper, marble vanity, mosaic tile
flooring and antique chandelier.

New gas fireplace insert in living room and
custom mantle surround.

New baseboards and restored crown mouldings.

Re-insulated exterior walls in kitchen.

New light fixtures throughout.

New gas fireplace insert and stone hearth for
double-sided fireplace.

Hand-restored paneling in library.

Lacquered wainscoting in dining room.

Grasscloth wallpaper feature in dining room.

Completely new kitchen - cabinetry, backsplash,
countertops, top-of-the-line appliances, island,
hardware.

Stainless steel countertops with integrated
double sink.

Gorgeous marble-topped island with breakfast
bar seating.

Custom coffee bar and storage below.

New custom back-lit china cabinet in kitchen.

Belgian blue limestone flooring in kitchen.

In-floor heating in breakfast room.

Three new skylights in breakfast room.

Wine cellar was completely insulated.

New wine cellar cooling unit installed.

All cabinetry on the second floor was custom
crafted by Jack Medland.

Custom-made Roman blinds.

New fully custom walk-in closets in primary
bedroom with leather drawer pulls and carefully
planned storage.

Two completely new bathrooms including
vanities, tubs, shower enclosures, tiles, hardware,
fixtures, and lighting.

New speakers, pot lights, and hardwood flooring
in lower level.

New washer and dryer.

Completely new electrical wiring.

Completely new insulation in attic with
professionally installed venting.

Waterproofed north and east walls from exterior.

Limestone heated walkways from front door to
street curb.

Garage heated with separate heater.

New gas line to BBQ.

Completely new roof.

New air conditioning unit.

New pump in garden pond.

Perennial plantings in front and rear gardens by
Walter's Landscaping.

Gardens professionally graded away from the
home.

Inclusions:

Wolf gas range, two SubZero freezer drawers, Sharp microwave, Bosch dishwasher, integrated SubZero fridge/freezer, Dacor wall oven, integrated Vent-A-Hood exhaust hood, Whirlpool washer and dryer, Uline bar fridge in library. All curtain rods. All Roman blinds. Sconces in living and dining room. All wall mounts behind existing televisions. All interior and exterior electric light fixtures except those specifically excluded. All built-in cabinetry and shelving. All bathroom mirrors. Electric pump for outdoor pond. Electronic awning over back deck. Gas forced air furnace. Central air conditioning unit. Electric heater in garage. Cooling system for wine cellar. Tankless hot water tank. Work bench in basement. White storage units in lower level furnace room. Exterior cedar garbage/recycling container. Garage door opener. All window storms and screens currently available. Irrigation system. Alarm system (monitoring extra).

Exclusions:

Chandelier in dining room, second floor hallway, primary ensuite, and third (SE) bedroom. Two pendant lights above island in kitchen. Chandelier above breakfast table. Two sconces on the brick wall in the main floor family room. Ceiling mounted light fixture in primary bedroom. Drapes in dining room, living room, primary bedroom and landing of second floor. All televisions and sound bars (mounts included). All decorative mirrors and all hanging artwork. All exterior planters and furniture.

Subject to change. Please reference Schedule B.



Schools:

PUBLIC SCHOOLS

Bedford Park Public School

Grades JK to 8

Lawrence Park Collegiate Institute

Grades 9 to 12

CATHOLIC SCHOOLS

Blessed Sacrament Catholic School

Grades JK to 8

St. Cyril Catholic School

Grades JK to 8, Early French Immersion

Loretto Abbey Catholic Secondary School

Grades 9 to 12

PRIVATE SCHOOLS

Toronto French School

Grades Pre-K to 12

Crescent School

Grades 3 to 12 (All Boys)

Havergal College

Grades JK to 12

Sterling Hall

Grades JK to 8 (All Boys)

The Dunblaine School

Grades 1 to 8

The Bishop Strachan School

Grades JK to 12 (All Girls)

Neighbourhood:

RECREATION

Rosedale Golf Club

11 minute walk

Wanless Park

12 minute walk

The Granite Club

5 minute drive

TRANSPORTATION

Lawrence Subway Stop

20 minute walk

Golfdale & Mt Pleasant Bus Stop

5 minute walk

ON 401 Express

7 minute drive

SERVICES

Sunnybrook Hospital

6 minute drive

Toronto Fire Station 131

3 minute drive

Toronto Police Service - 53 Division

8 minute drive

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