



Presenting
9 THE KINGSWAY



BELINDA **M**ULFORD

— REAL ESTATE —

Original Charm With Modern Updates

This Is An Original Home Smith Completely Guttled And Magnificently Restored By Colewood. Truly An Exceptional Property With A Stunning Ravine Location Overlooking The Glorious Humber River. In Addition To Providing One Of The Largest Ravine Lots In The Area, This 5 Bedroom, 6 Bath Home Is Designed For Luxurious Living Yet Possesses The Original Character. Offering A Sprawling Main Floor With Richly Appointed Principal Rooms, An Open Concept Gourmet Kitchen And Family Room With Walk-Out To A Large Covered Raised Porch, As Well As An Elegant Office/Library.

Enjoy The Master Bedroom Retreat Which Boasts A 5 Piece Spa-Like Bath, Gas Fireplace And Vaulted Ceiling. This Well-Planned Design Provides A Convenient Second Floor Laundry And A Third Level Loft With A 4 Piece Bath. The Lower Level Has A Large Recreation Room With A Striking Exposed Stone Wall And An Exercise Room. Remarkable Both Inside and Out, This Home Also Offers A Backyard Private Sanctuary With Extensive Stone Work, In-Ground Pool And Breathtaking Ravine Vistas.

Not Only Does This Home Provide A Premium Address In The Coveted Lambton Kingsway School District, It Is Ideally Located Near Lively Bloor West And The Kingsway, All Amenities, Parks, Trails, Shopping, Transit And Highways. Truly All You Ever Dreamed Of And So Much More.

9 THE KINGSWAY - FOYER



9 THE KINGSWAY - FOYER



9 THE KINGSWAY - LIVING ROOM



9 THE KINGSWAY - DINING ROOM



9 THE KINGSWAY - KITCHEN



9 THE KINGSWAY - KITCHEN



9 THE KINGSWAY - BREAKFAST AREA



9 THE KINGSWAY - FAMILY ROOM



9 THE KINGSWAY - BACK PORCH



9 THE KINGSWAY - OFFICE/LIBRARY



9 THE KINGSWAY - MASTER BEDROOM



9 THE KINGSWAY - MASTER BEDROOM



9 THE KINGSWAY - MASTER ENSUITE



9 THE KINGSWAY - BEDROOM 2



9 THE KINGSWAY - BEDROOM 3



9 THE KINGSWAY - BEDROOM 4



9 THE KINGSWAY - LAUNDRY



9 THE KINGSWAY - MAIN BATH



9 THE KINGSWAY - LOFT



9 THE KINGSWAY - REC ROOM



9 THE KINGSWAY - EXERCISE ROOM



9 THE KINGSWAY - DETACHED GARAGE

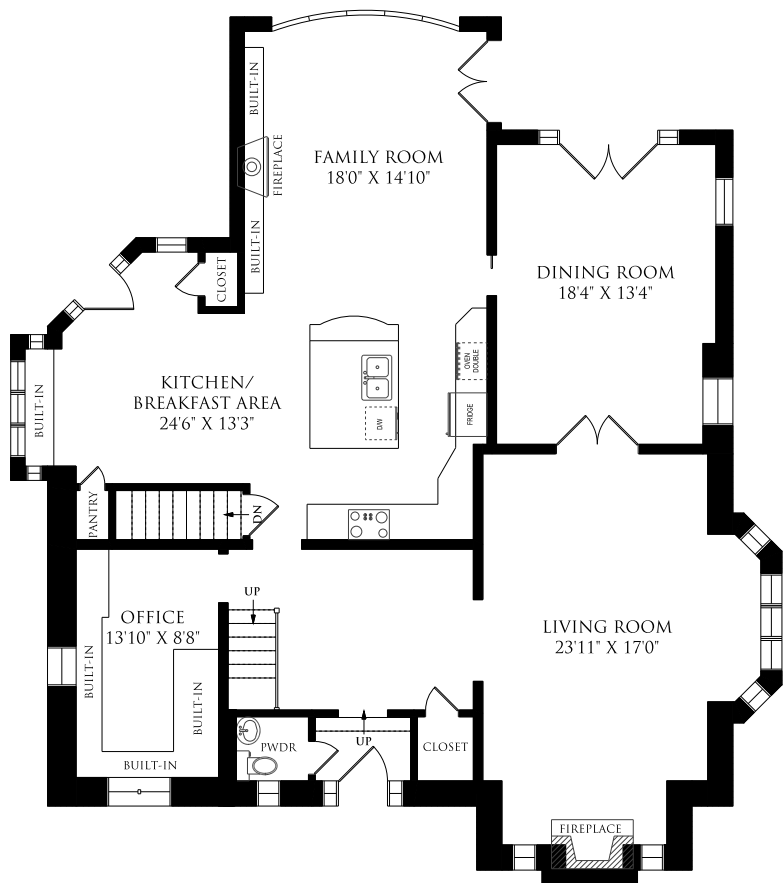


9 THE KINGSWAY - RAVINE

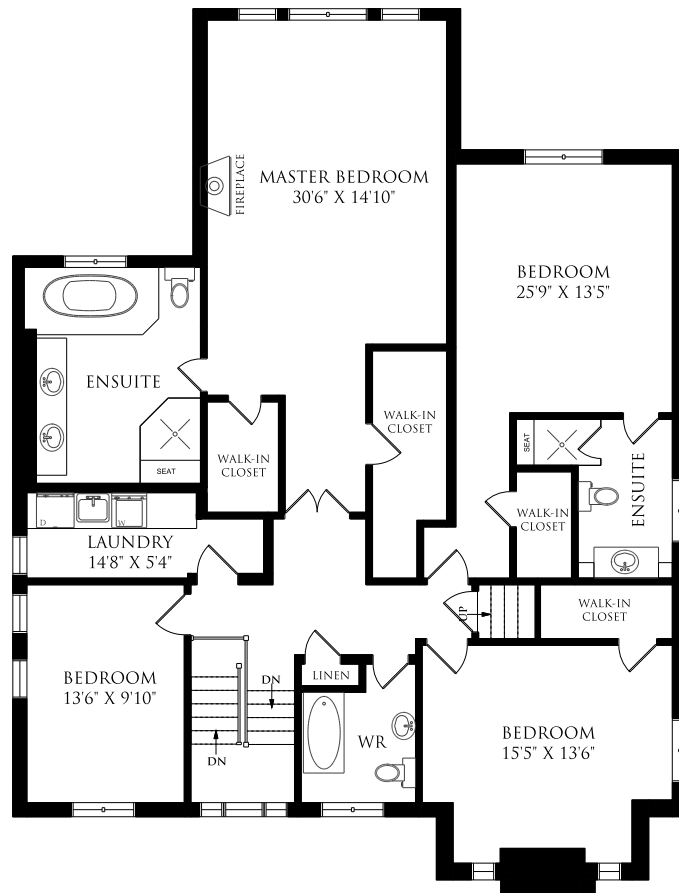


9 THE KINGSWAY - BACKYARD/POOL



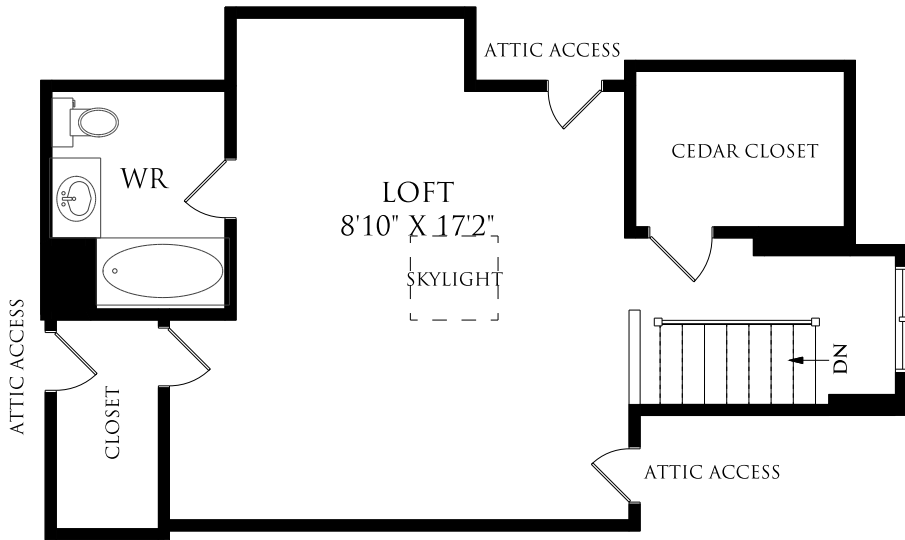


Main Floor Layout
1869 SQ. FT.

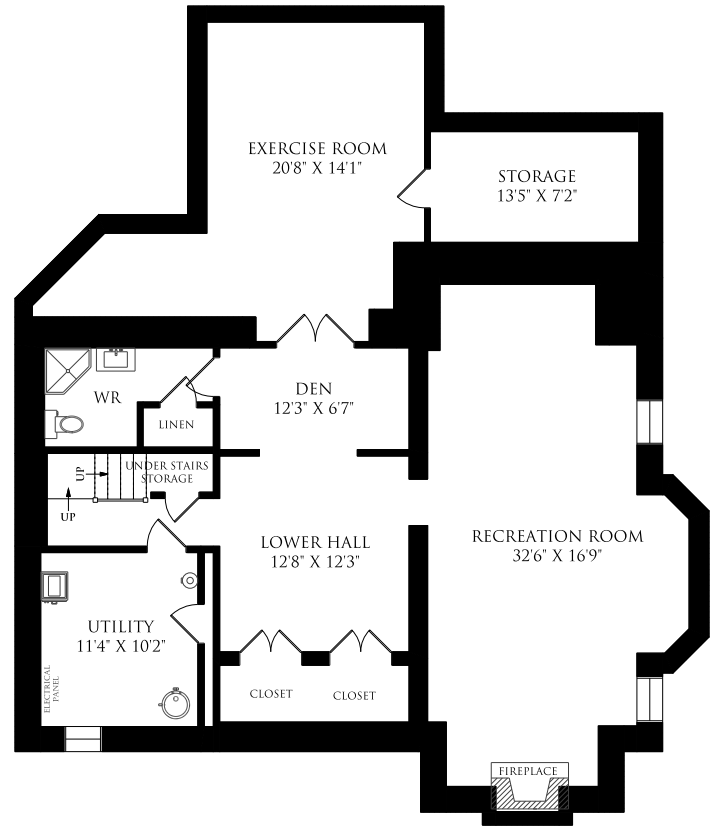


Second Floor Layout
1861 SQ. FT.

Measurements and calculations are approximate, provided as guidance only.



Third Floor Layout
528 SQ. FT.



Lower Level Layout
1848 SQ. FT.

MAIN LEVEL FEATURES

ENTRANCE VESTIBULE:

- Oak Front Door
- Leaded Glass Windows
- Oak Wainscotting
- Tile Floor
- Step Up To Foyer

2 PIECE POWDER ROOM:

- Tile Floor
- Crown Moulding
- Window

ENTRANCE FOYER:

- Tile Floor
- Oak Wainscotting
- Crown Moulding
- Pot Lights
- Closet With Light

LIVING ROOM:

- Large Room
- Oak Hardwood Floor And Oversized Baseboards
- Bay Window
- Leaded Glass Windows
- Crown Moulding
- Oversized Oak Baseboards
- Potlights
- Gas Fireplace With Custom Marble Mantle
- In-Ceiling Home Audio System

DINING ROOM:

- Separate Room
- Oak French Doors
- Oak Hardwood Floor
- Oak Wainscotting And Oversized Baseboards
- Crown Moulding
- Potlights
- In-Ceiling Home Audio System
- Multiple Windows
- Double Door Walk-Out To Rear Patio

KITCHEN:

- Chef-Inspired And Eat-In, Combined With Family Room
- Oak Hardwood Floor
- Huge Centre Island With Double Sink
- Granite Counters
- Tile Backsplash
- Ample Cabinetry
- Under-Cabinet Lighting
- In-Ceiling Home Audio System
- Two Stainless Steel Built-In Thermador Wall Ovens
- AEG Induction Cooktop
- Sub-Zero Fridge With Cabinet Front
- Miele Dishwasher With Cabinet Front
- BluLine Bar Fridge

MAIN LEVEL FEATURES

EATING AREA:

- Oak Hardwood Floor With Oversized Baseboards
- Large Window Seat
- Wood Exit Door To Driveway
- Storage Closet

FAMILY ROOM:

- Open Concept With Kitchen
- Oak Hardwood Floor
- Potlights
- Gas Fireplace
- Built-In Wood Cupboards
- In-Ceiling Home Audio System
- Large Bow Window Overlooks Backyard And Pool
- Double Door Walk-Out To Rear Patio

OFFICE/LIBRARY:

- Oak Hardwood Floor
- Built-In Cherry Wood Cupboards And Shelves
- Potlights
- Pocket Door
- Window Overlooks Front

STAIRCASE TO UPPER:

- Oak Hardwood With Carpet Runner
- Oak Wainscotting
- Stained Glass Windows

SECOND FLOOR FEATURES

UPPER HALLWAY:

- Oak Hardwood Floor And Wainscotting
- Linen Closet

MASTER BEDROOM:

- Double Oak Wood Entrance Doors
- Oak Hardwood Floor
- His And Hers Walk-In Closet; Main With Built-Ins And Shoe Shelves
- Vaulted Ceiling
- Potlights
- Window Overlooks Backyard And Pool
- Gas Fireplace With Custom Marble Mantle

5 PIECE ENSUITE BATH:

- Heated Tile Floor
- Tile Walls
- Jacuzzi Tub
- Window Overlooks Backyard And Pool
- Large Steam Shower With Seat
- Potlights

SECOND BEDROOM:

- Oak Hardwood Floor
- Built-In Bookshelves
- Crown Moulding
- Leaded Window Overlooks Front
- Side Window

THIRD BEDROOM:

- Oak Hardwood Floor
- Beamed Ceiling
- Windows Overlook Front and Side
- Walk-In Closet With Lights

FOURTH BEDROOM:

- Oak Hardwood Floor
- Window Overlooks Backyard
- Walk-In Closet

3 PIECE ENSUITE BATH (FOR 4TH BEDROOM):

- Walk-In Shower
- Potlights
- Window Overlooks Side

4 PIECE MAIN BATH (2ND FLOOR):

- Tile Floor
- Subway Tile Walls
- Window Overlooks Front

LAUNDRY:

- Tile Floor
- Cupboards
- Potlights
- Window Overlooks Side
- Miele Washer and Dryer

THIRD FLOOR FEATURES

OPEN ROOM:

- Broadloom
- Vaulted Ceiling With Skylight And Ceiling Fan
- Walk-In Closet
- Utility Closet
- Potlights

CEDAR CLOSET:

- Large With Built-In Shelves And Drawers

4 PIECE BATHROOM:

- Original
- Wood Floor

BASEMENT FEATURES

LOWER HALLWAY:

- Under Stairs Storage
- Tile Floor

REC ROOM:

- Tile Floor
- Wood Ceiling
- Potlights
- Wood Burning Fireplace ("As Is") With Red Brick Façade
- Crown Moulding
- Stone Exterior Wall
- Below Grade Windows

PLAY AREA:

- Two Double Closets (One For Clothes; One For Storage)
- Potlights

EXERCISE ROOM:

- French Doors
- Tile Floor
- Stone Wall

STORAGE ROOM:

- Concrete Floor With Built-In Shelves

BOILER ROOM:

- 200 Amp Service Panel
- Concrete Floor
- Houses Controls To Outdoor Garden Light System

3 PIECE BATHROOM:

- Tile Floor
- Potlights
- Closet With Sump-Pump

NOTABLES

REAR YARD (RAVINE) AND POOL:

- Stone Covered Patio With In-Ceiling Home Audio System, Potlights And Ceiling Fan - Raised And Overlooks Rear Yard
- Iron Fence
- In-Ground Swimming Pool With Cleaning System

UPDATES:

- 2016: Stone Patchwork
- 2006: Kitchen/Family Room Addition And Almost Complete Interior Renovation Including Many Windows

EXTERIOR/OF NOTE:

- 70x300Ft. Ravine Lot In Exclusive "The Kingsway" Neighbourhood
- Picturesque Property
- 6,106 Sq. Ft. Of Interior Living Space (Including Basement)
- All Interior Oak Is Rift
- Coveted Lambton-Kingsway School District
- Double Detached Garage
- Private Drive Parking for Six Vehicles Comfortably
- Motorized Driveway Gate With Remote Control
- Electronic Garage Door Opener
- Lawn Sprinkler System With Leads Into Pots
- Natural Gas BBQ Hookup
- Home Alarm System (Monitoring Extra)
- Central Vacuum With Kitchen Sweep Pan

- In-Ceiling Home Audio System Throughout Many Rooms
- Automated Outdoor Light System For Front and Back Of Property
- Fabulous Location Mere Steps To Lively Bloor Street West - Both The Kingsway And Bloor West Village
- Easy Access To All Amenities, Public Transit, Churches, Parks, Humber River, Walking/Biking Trails, Great Schools (Public And Separate), Theatre, Library, Sherway Gardens, Grocery Stores, Rec Centre, Both Airports, Highways!





BELINDA **M**ULFORD
— REAL ESTATE —

☎ O: 416.236.1392 | D: 416.825.4371

✉ bmulford@rogers.com

🌐 www.belindamulford.com

🏠 2968 Dundas St. W., Suite 303,
Toronto, ON, M6P 1G8