



296 ELM ROAD
TORONTO

People ignore design that ignores people.
– Frank Chimero

I have long held the belief that great home design – at any scale – consistently questions and privileges 3 core principals: space, style and sunlight.

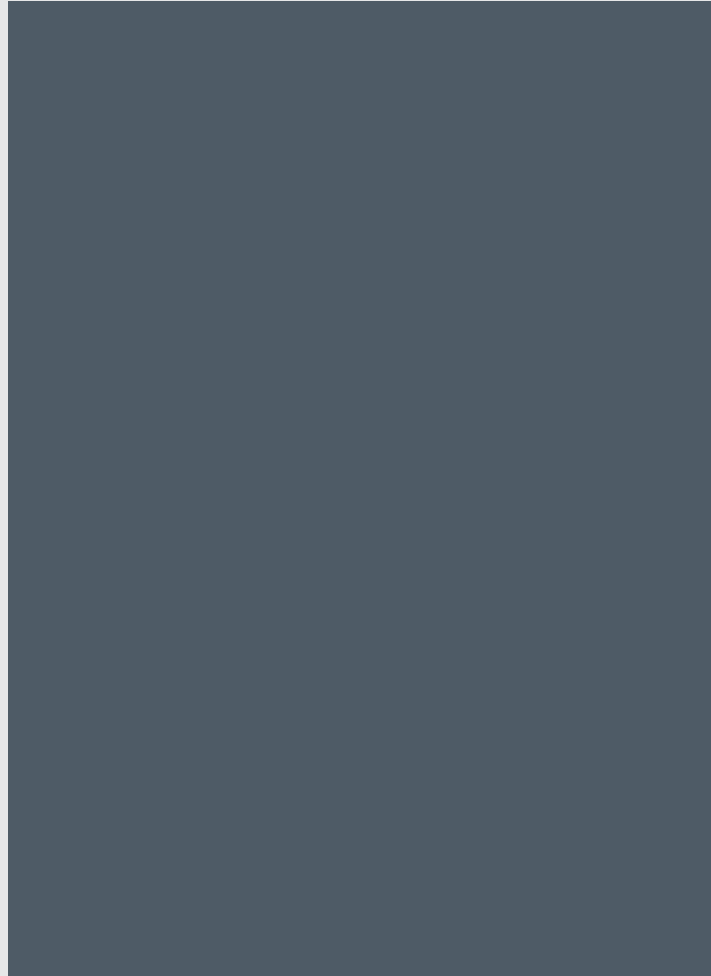
In my mind, these are the starting points that every great home we have represented share in common. Each is the product of people who have carefully considered the experience of space, both in its organization and quality of composition. Each home engages a sense of style that generates calmness and singularity. And finally, often most majestically, these homes understand the divine qualities found in a streak of sunlight across a room, or a patterned shadow along a corridor.

This single family residence celebrates these goals with majesty and grace. It's a home of cascading volumes, of spaces that almost play with each other and leaves me with a childhood sense of climbing a tree – each level presents a new view, a new surprise and a new way of seeing.

**Paul
Johnston**
unique urban homes



WELCOME



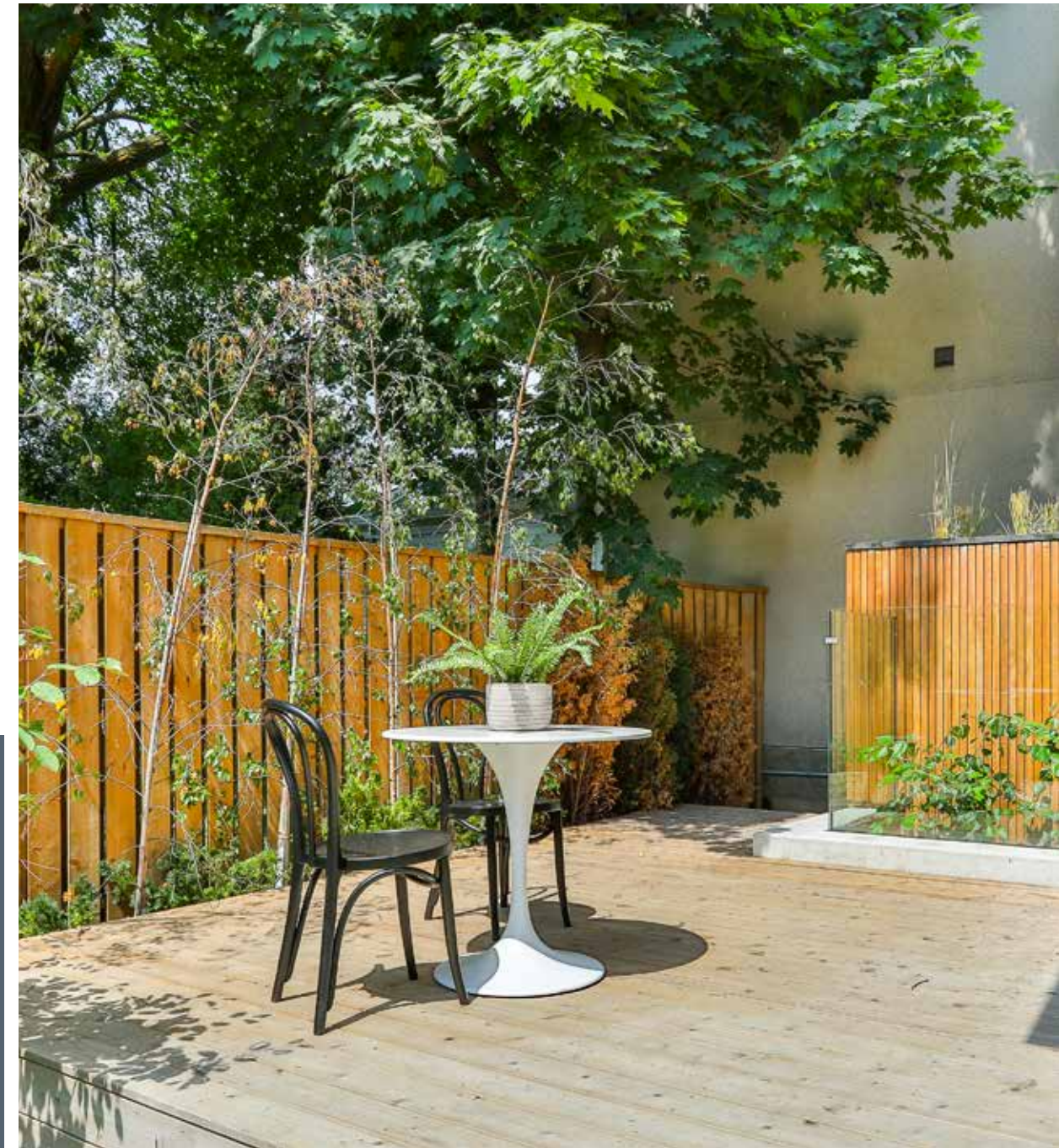








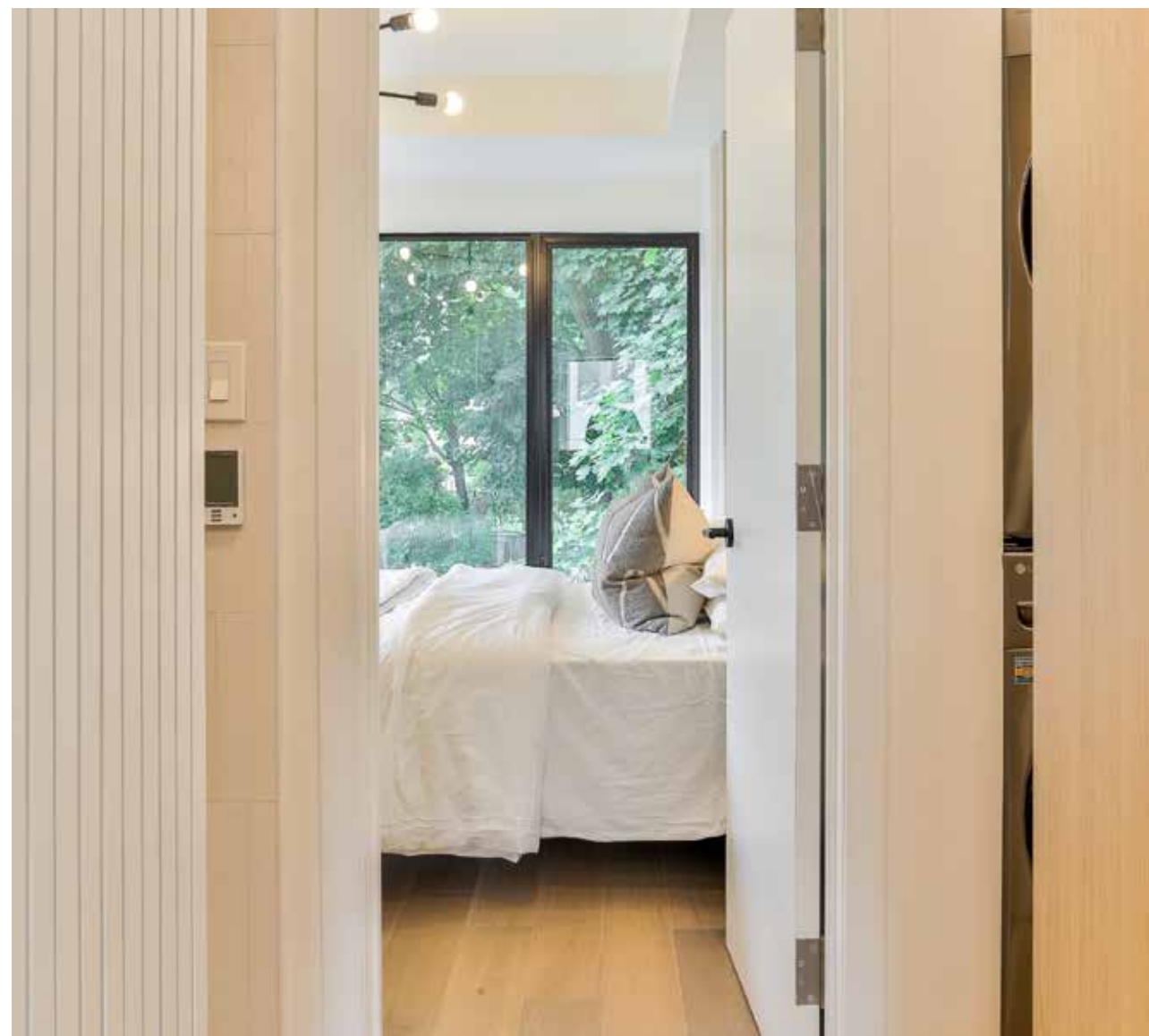
























296 Elm Road

Some notable features and finishes

General Features

- Recently completed 3-storey detached home on a 50’ x 50’ mature lot
- 3+1 bedrooms / 3 full bathrooms plus main-floor powder room
- Two car parking including one car detached garage with ample storage / direct access to patio & rear garden
- Professionally landscaped front & rear gardens / fenced rear yard-south & west exposure/ side walkway with storage nook + entrance to rear deck and garden
- Wide-plank select white oak hardwood flooring on all levels / solid white oak handrails / stairs stained to match
- Custom white oak millwork and paneling throughout
- Solid core interior doors with architectural hardware
- LED pot lights in all rooms, hallways and stairwells
- Multiple Velux Skylights
- Hydronic heated floors on lower levels
- High-Efficiency Forced-Air Gas Furnace / Tank-less Hot Water Heater / Heat Recovery Ventilator
- Central Air Conditioning
- 200 AMP service
- Ecobee SmartThermostat/Ring Video Doorbell/Sonos Amplifier

Main Floor

Foyer (8’7” x 10’7”)

- Powder room with separate water closet with wall-hung Geberit toilet
- Double closet
- Built-in bench seating with storage
- 36”x 18” textured porcelain tiles

Kitchen/Dining Room (14’3” x 17’2”)

Kitchen

- Custom full-height millwork / Superwhite Quartzite natural stone counter and full-height backsplash
- Integrated appliances – paneled 36” Liebherr refrigerator-freezer / 36” Dacor 5-burner gas cooktop + oven / Ventahood range hood /24” Bosch dishwasher
- Over-sized island with Superwhite Quartzite natural stone surface / double sink / storage
- Overlooks rear garden + additional window overlooking planted window well
- Polk Audio in-ceiling speakers

Dining Room

- Walk-out to cedar deck (16’8” x 12”4”)
- Large south-facing window overlooking planted window well and rear garden
- Lightwell open to all four levels
- Architectural lighting fixture

- Polk-Audio in-ceiling speakers
- Step-down to Living Room

Living Room (12’9” x 11’8”)

- Lightwell open to all 4 levels
- 64” Fireplace with Superwhite Quartzite natural stone surround and custom millwork with television alcove
- Over-sized glazing with planted window well -east exposure over the front garden
- Full-width glazing with west exposure over the rear garden and walk-out to patio (11’8” x 10’) with over-sized man-door to garage-opens to provide expanded patio space
- Custom built-in white oak millwork
- Polk Audio in-ceiling speakers

Second Floor

Bedroom 1 (11’2” x 9’4”)

- Large windows with south and west exposure to rear garden
- Built-in desk with shelving
- Fitted closet
- Architectural lighting fixture

Bedroom 2 (9’10” x 9’)

- Large window with east views over the front yard and garden
- Fitted closet
- Architectural light fixture

Landing

- Built-in desk with storage
- Lightwell open to main floor
- Step-down to Family Room

Family Room (13’2” x 12’)

- Walk-out to south facing cedar deck (12’7” x 6’8”) with built-in planter/overlooks vegetated roof garden
- Large windows including double-height with upper skylight overlooking front yard
- Lightwell open to all four levels
- Custom white oak millwork including storage and open shelving
- Polk Audio in-ceiling speakers

Main Bath (4 piece)

- Free-standing bathtub with Riobel wall-mounted fixtures/double-height ceiling/full-height tiled wall
- Separate water closet with Toto toilet
- Linen closet
- In-floor heating

Laundry

- Full-sized LG washer + dryer
- Built-in storage

Third Floor

Master Bedroom (14’8” x 12’8”)

- Closet wall-6 double closets plus single double closet
- Large window + walk-out to balcony/west exposure
- Operable skylight/ south exposure
- Custom head board with built-in nightstands and custom wall scones
- Fireplace
- Architectural lighting fixture
- 5 pc ensuite bath with freestanding bathtub/double vanity with integrated storage/walk-in shower/wall-hung Toto toilet/ linen closet/in-floor heating/large window overlooking front garden
- Step-down to den

Bedroom 4 / Den (13’3” x 8’2”)

- Built-in storage
- Skylight
- Large window with south exposure
- Light-well open to all 4 levels

Lower Level

Recreation (18’2” x 12’)

- Two planted window wells + light well open to all 4 levels
- 64” Fireplace with board-formed concrete feature wall
- Built-in storage
- In-floor heating
- Polk Audio in-ceiling speakers
- Step-down to Theatre

Theatre (10’ x 8’5”)

- Built-in white oak bench seating
- Television nook with custom white oak slatted surround
- 24”x 12” black porcelain tile

Study (9’ x 7’4”)

- Planted window well
- Built-in storage
- Adjacent 3-piece bathroom with walk-in shower/Toto toilet/ window/ vanity

Exercise (8’4” x 7’10”)

- Planted window well

Laundry Room

- LG full size front loading washer & dryer
- Vanity with sink and storage + additional storage

Grounds

- Ontario limestone (Bruce Blend Eramosa) / Guelph Bluff limestone on front elevation
- Lpe slatted wood cladding
- Black granite stone porch and steps
- Board-formed concrete retaining walls
- Dark charcoal Unilock Maltoni herringbone paver –patio, walkways, driveway and garage
- Landscaped gardens and beds with natural drought-resistant grasses and plant stock
- Vegetated garage roof with native grasses
- Custom steel power garage door with lpe slatted wood cladding /garage with EV charging rough-in/ custom lpe over-sized man door opens to provide expanded patio space



