

47 FERNWOOD PARK AVE
TORONTO



People ignore design that ignores people.
– Frank Chimero

This sturdy Edwardian home was comprehensively re-imaged by architect Drew Mandel to meet the needs of its current owners. They craved light, space, style and storage – each captured here with rare brilliance coupled with exceptional workmanship.

Described as “a world of design inspiration” by Dwell Magazine, and “a picture-perfect home, [that’s] a refined yet discreet retreat” by the Globe and Mail, it was further noted that the home “reinforces the existing fabric of the street by respectfully re-inventing both the exterior and the interior” by e-architect.

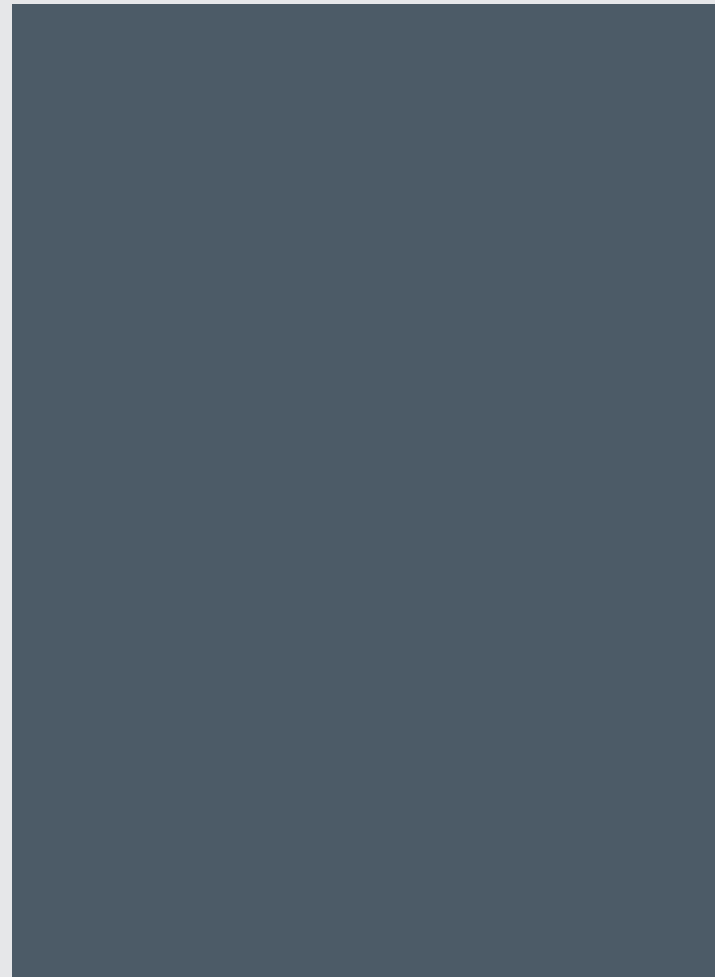
The home was awarded “Best Residential Design” by Canadian Interiors Magazine in 2013.

The back-to-the bricks renovation included meticulous attention to the structure and systems: the home was underpinned by 4 feet; features energy-efficient Bauhaus windows; includes hydronic radiant heating paired with ductless air conditioning; boasts spray-foam insulation throughout with updated plumbing, electrical, waterline and roofing and celebrates timeless modern design with its use of extensive walnut millwork and flooring, zinc cladding, limestone and classic Calacatta marble.

Welcome to this unique urban home.



WELCOME







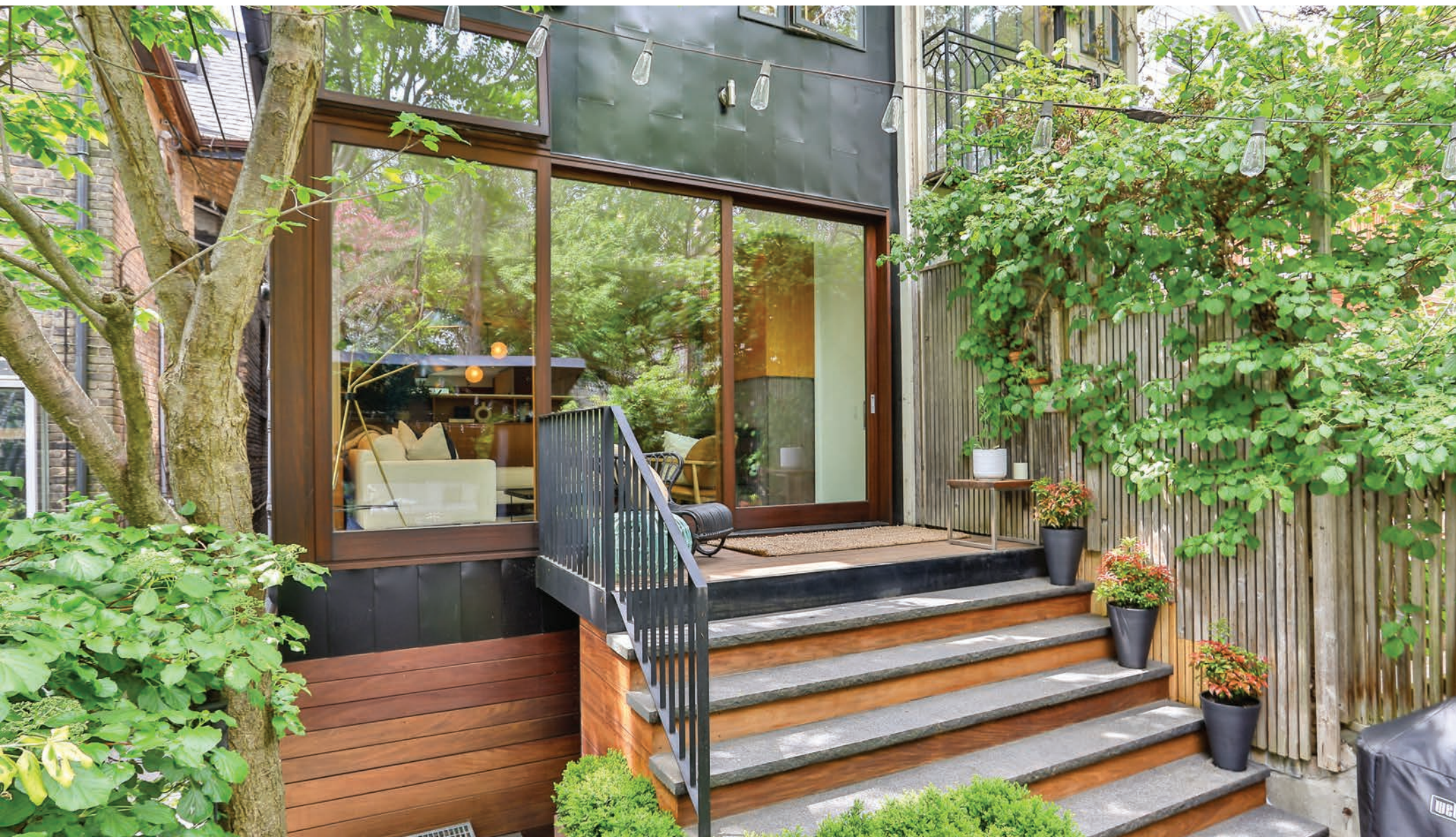
































47 Fernwood Park Ave

Some notable features and finishes

General Features

- Three storey, semi-detached Edwardian home on a 17.3' x 120' mature lot
- Full "back to the bricks" renovation including plumbing and electrical + new rear extension under the stewardship of Drew Mandel Architects with Blackwell Structural Engineers
- 3+1 bedrooms / 2 full bathrooms
- Continuous black walnut millwork on the main floor
- Multiple skylights
- Stairwell lights
- Tankless boiler and water heater
- In-floor radiant heating on lower level, main and second floors
- Two ductless Air Conditioning Units
- Basement underpinned / Spray foam insulation / third floor deck is structurally reinforced with engineered LVL's / 1" water line / carpeting from VORWERK is lowest VOC / walnut flooring installed without any toxic glues/adhesives
- Professionally landscaped front & rear gardens / three decks + front porch / fenced rear yard / side walkway
- One car legal front pad parking / street permit parking option

Main Floor

Foyer (17'10" x 5'4")

- Light-filled entryway offering a clear sightline to the rear garden
- Bauhaus entry door
- Custom fitted entry closets in black walnut
- Built-In black walnut bench seating/fitted full height mirror
- 36"x 12" French limestone tile
- Custom floating walnut staircase with glass walls/internal steel frame
- Pot lights

Living Room (11'1" x 7'5")

- Full height/full width mahogany framed window (Bauhaus) with west exposure / operable side panel
- Walnut flooring
- Pot lights

Dining Room (15'7" x 10'2")

- Custom built-in black walnut cabinetry
- Bay window with fitted desk with Calacatta marble top
- Walnut flooring
- Architectural lighting fixture + pot lights
- In-ceiling speakers

Kitchen (14' x 11'3")

- Overlooks family room and the rear garden
- Custom black walnut millwork with Calacatta marble surfaces
- Integrated appliances-36" Wolf Gas Range + Vent Hood / 48" French door Miele Refrigerator with two separate bottom freezers / Miele 24" Dishwasher (approx 2 years old) / Microwave

- Island in black walnut with architectural lighting fixture
- Extended pantry in black walnut
- Servery with open storage + cabinetry + bar-sink + under cabinet lighting
- Walnut flooring
- Pot lights + under cabinet lighting
- In-ceiling speakers
- Toe-kick built-in vacuum

Family Room (14’7” x 11’9”)

- Overlooks rear decks and garden patio
- Full height/full width mahogany framed lift and slide door (Bauhaus)
- Corner ceiling height extended with operable upper window
- 48” gas fireplace with raw steel custom surround + upper cabinetry in black walnut
- Walk-out to deck with walk-down to garden patio with walk-up to primary deck for seamless indoor and outdoor living
- 36” x 12” French limestone tile
- Pot lights
- In-ceiling speakers

Second Floor

Primary Suite (13’4” x 11’9”)

- Over-sized bay window with west exposure over the front yard
- Custom full width closet with “television nook”
- Gas fireplace

Family Room (17’7” x 14’3”)

- Brick feature wall
- Skylight + window
- Pot lights

Study (8’4” x 8’4”)

- Built-in bookcase
- Skylight plus two windows affording east and south exposure
- Pot lights

Main Bath (4-piece) (12’10” x 7’8”)

- Luxurious free-standing soaker tub with floor mounted fixtures + adjacent wall niche shelving
- Walk-in shower with rain shower head + handheld shower wand
- 8’ wide vanity with Calacatta marble + storage
- Three windows
- Marble tile throughout
- Linen closet in hallway adjacent to bath
- In-floor heating

Third Floor

Second Bedroom (14’11” x 14’4”)

- Over-sized bay window with west exposure
- Desk nook
- Deep closet
- Pot lights

Third Bedroom (14’7” x 12’)

- Wall mounted skylight
- Deep closet
- Walk-out to 13’3” x 12’3” private deck with treetop views to the east and south to the lake

Lower Level

Fourth Bedroom / Recreation Room / Home Office / Gym (16’3” x 12’4”)

- Multiple closets/storage
- Pot lights

Laundry (11’2” x 7’1”)

- LG front-loading washer & dryer
- Extra deep vanity with over-sized laundry sink
- Overhead storage
- Under-stair storage
- Porcelain floor tile
- Pot lights

Bathroom (3- piece)

- Over-sized walk-in shower with rain shower head + hand held shower wand
- Window
- Marble tile throughout
- In-floor heating
- Pot lights

Utility Room (7’9” x 7’) (separate from adjacent mechanical room)

- Walk-out to under deck storage / walk-up to rear garden & side walkway

Grounds

- Front – poured concrete steps with integrated seating/ 14’2” x 7’6” front porch in Ipe /integrated lighting with step-up to over-sized pressed metal threshold complemented by custom zinc cladding on exterior window surrounds
- Side walkway leading to rear garden
- Serene fully fenced lush rear garden with 24” x 18” granite pavers / built-in corten steel planter and bench seating
- Built-in fire-pit with propane connection
- 19’ x 13’10” elevated deck in Ipe & granite pavers with rear storage area and pyramidal oaks
- 7’ x 7’ Twilight Series Master Spa with new cover, filter compartment cover/cup holder and head rests
- 10’2” x 4’9” deck finished in Ipe (off family room)
- Under-deck storage 10’ x 9’

47 FERNWOOD PARK AVENUE

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