



1 HIGHLAND AVENUE
TORONTO

**Paul
Johnston**
unique urban homes

For where else, if not in the home,
can we let our imagination
wander?

- Witold Rybczynski

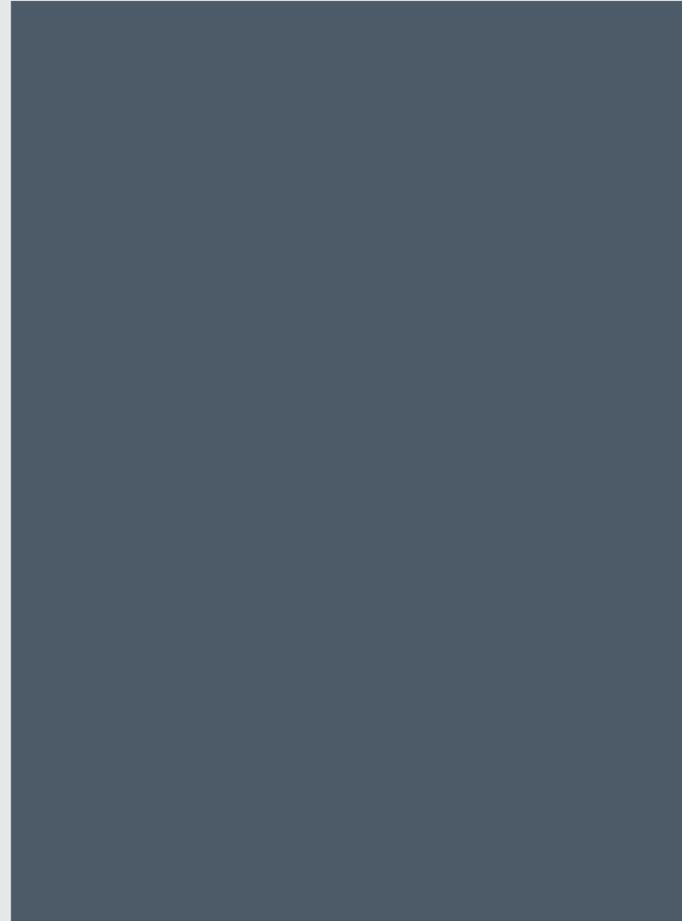
Located on a quiet cul-de-sac, at the end
of a much-admired street in a highly-
coveted neighbourhood. Set behind tall
hedges, and identified primarily by a
subtle gate in the perfectly landscaped
gardens, the home is at once grand and
quite reserved.

Formerly R. Y. Eaton's 'Kilrea' Estate
(named for a village he admired in
Northern Ireland), the home was
divided from its palatial origins into
3 distinguished residences in 1989. 1
Highland sits proudly at the front of the
estate, benefiting from beautiful terrace
gardens and the added advantage of
three distinct exposures. Providing well
over 5,000 square feet of living space,
coupled with private gardens and views
to the ravine. The home presents a series
of dramatic spaces from the mansion's
past, including the home's original dining
room which today serves as the dramatic
living room.

Welcome to this unique urban home.

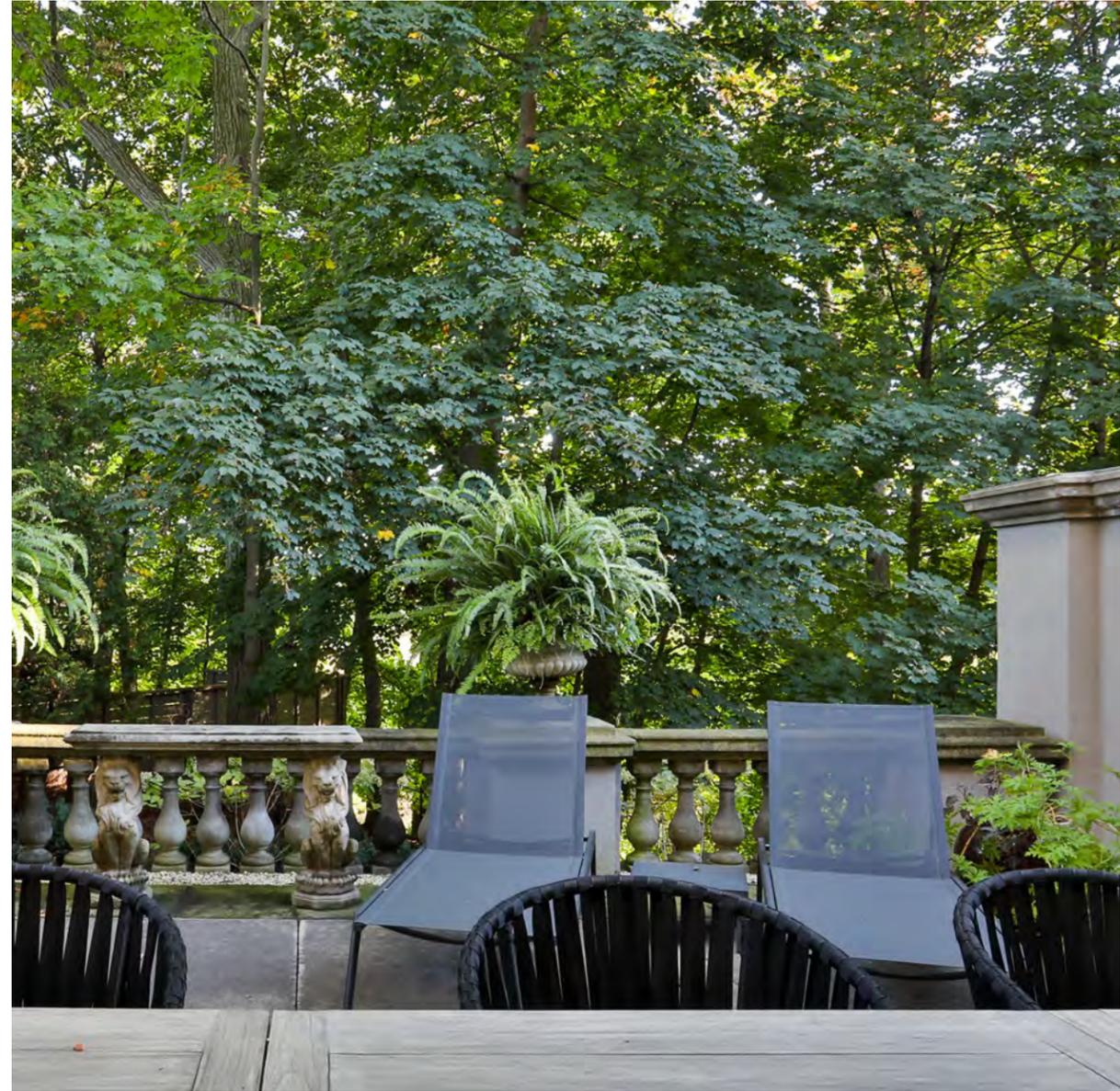


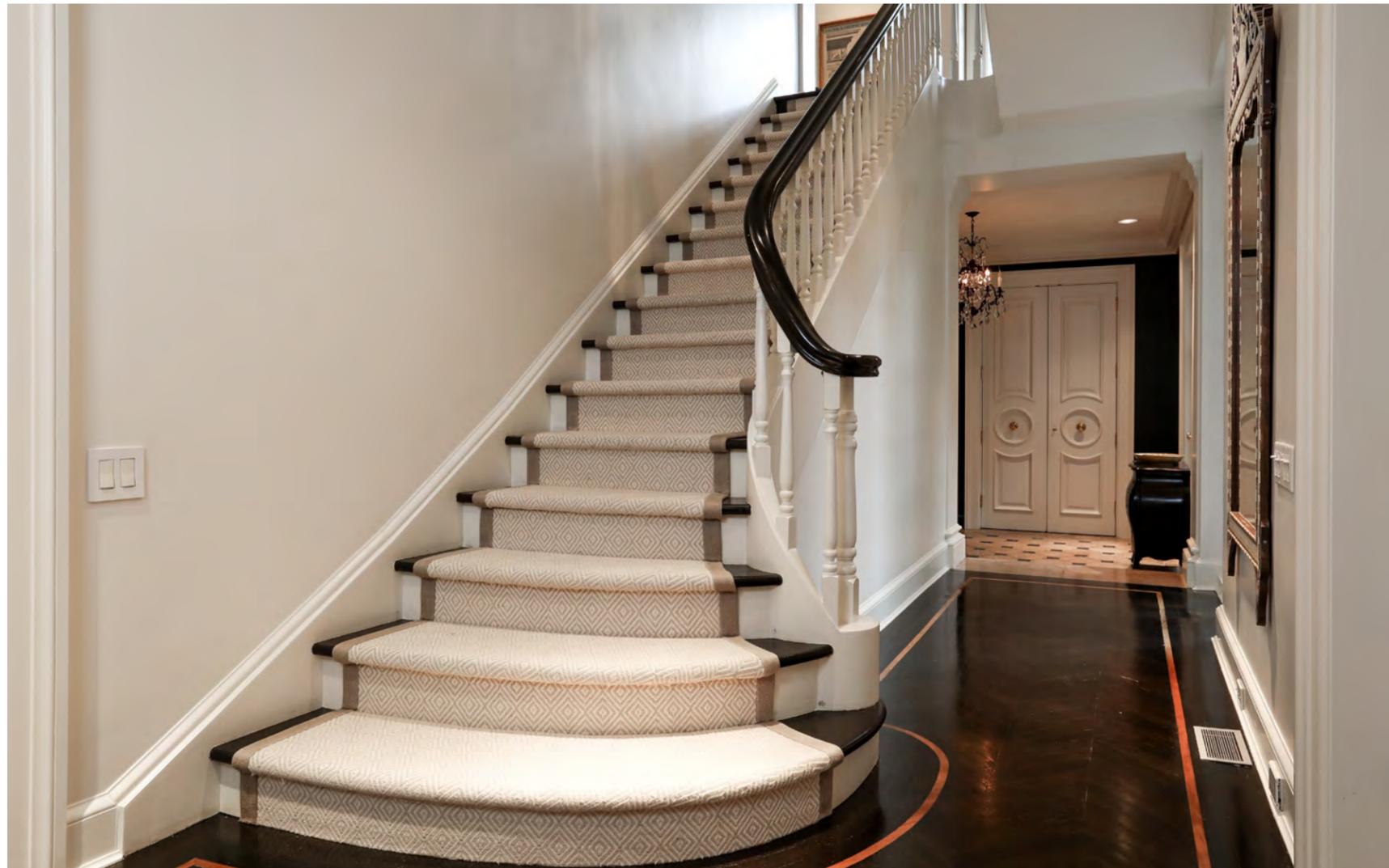
WELCOME































1 Highland Avenue, Toronto

Some notable features and finishes

A heritage home of rare origin and craftsmanship, set on a private and tranquil ravine lot on one of the most-admired streets in Rosedale.

General Features

- Two and One-Half storey executive home on a 76' x 265' mature lot
- 3+1 bedrooms / 5 full bathrooms plus main-floor powder
- Multiple wood burning fireplaces
- Extensive Cornice mouldings
- Pot lights in all rooms and hallways
- Optional Nanny or Staff Suite with separate entrance
- Security system
- Forced Air Gas Heating (2 furnaces) / Central Air (2 units)
- Professionally landscaped gardens
- Double garage with direct access to the home through the side entrance / Two additional parking spaces plus visitor parking

Main Floor (10'6" Ceiling)

Foyer (11'6" x 10'9") Grand and light-filled, offering wonderful sightlines towards the formal entrance hall

- Custom east facing double entry door
- French Doors leading to the garden /south exposure
- Imported French Limestone pillowed tiles
- Cornice moulding
- Chandelier
- Double closet (off the hallway leading to the side entrance)
- 2-piece powder room (discreetly located off the hallway leading to the side entrance)

Entrance Hall (22' x 4'9") Offers a formal introduction to the house with double doors leading to principal rooms

- South-facing French Doors to the garden
- Herringbone pattern hardwood with inlaid edge trim
- Double door entry to Living Room and the Den
- Traditional curving staircase leading to Second Level with painted wood railing and spindles

Living Room (26'8" x 17') Graceful and wonderfully proportioned with exquisite period details

- Three pairs of French Doors leading to Garden
- Wood burning fireplace with 18th century French Limestone Mantel, Limestone Hearth and Surround
- Moulded ceiling with restored Cornice Moulding and Frieze
- Pot lights and ceiling-mounted accent lighting
- Dark stained hardwood

Dining Room (25'2" x 11'2") A proper and grand formal dining room

- Three pairs of arched French Doors leading to stone terrace
- Cornice Moulding
- Pot lights and ceiling-mounted accent lighting
- Dark stained hardwood

Den / Family Room (18'2" x 14'8") Unparalleled comfort

- French Doors leading to private courtyard
- Double Doors to Living Room, Kitchen and Entrance Hall
- Wood burning fireplace with traditional mantle, Limestone Surround and Hearth
- Built-In bookcases with display shelving / built-In storage cabinetry
- Pot lights and architectural lighting fixture
- Dark stained hardwood

Kitchen (21'4" x 11'4") An expansive and wonderfully bright two-cooks kitchen with professional grade appliances

- French Doors leading to private courtyard
- Double Doors from Den and Entrance Hall
- Pocket Door leading to side entrance hall and Powder Room
- Integrated premium appliances-48" Wolf Range with dual ovens & 6-burner gas cooktop + grill with S/S "back-splash" and range hood/ 30" Subzero Over and Under Refrigerator with glass door / 24" Viking Dishwasher (Double Freezer Drawer + Three Refrigerated Coolers + Sink located in Garage-ideal for Catering Service)
- Marble countertops
- Over-Sized S/S Apron Sink with Goose-Neck Faucet
- 10' Island with two Moooi "Drum" Chandeliers
- Ample storage including two glass-door display cases flanking the double doors to the Den
- Light-stained Hardwood

Side Entrance

- Door with overhead oval window leading to 2-car Garage
- Double closet

- Imported French Limestone Pillowed Tiles

Powder Room

- Custom Vanity with Wall Sconces
- French Doors overlooking Garden
- Imported French Limestone “Pillow” Tiles

Second Floor (10’6” Ceiling)

Library (Optional Office) (20’5” x 11’5”) A light-filled quiet retreat offering exquisite views

- South, North and East-Facing Windows with views over the Gardens
- Wood Burning Fireplace with Custom Mantle with Limestone Hearth and Surround
- Built-In Floor to Ceiling/Wall to Wall Bookcase
- Cornice Moulding & Pot lights
- Wide-Plank, Wire-Brushed Dark-Stained Hardwood

Primary Bedroom (25’5” x 15’3”) Remarkable scale and reminiscent of fine European hotels

- Double South-Facing French Doors with Juliette Balconies overlooking the ravine
- Two east-facing French Doors affording morning light
- Wood burning fireplace with Limestone mantel, hearth and surround
- Double Doors to Ensuite and to the Dressing Area
- Cornice Moulding & Pot lights
- Wide-Plank, Wire-Brushed Dark-Stained Hardwood

Dressing Area with Sitting Room (18’11” x 13’11”) Private and luxurious

- Double doors from Primary Bedroom affording quiet privacy / double doors to Ensuite
- Lined His & Her closets with built-In organizers with two Fitted full length mirrors
- Wood burning fireplace with Limestone hearth + fitted mirror over mantle
- East-facing French Doors with Juliette Balcony overlooking Garden
- Wide-Plank, wire-brushed dark-stained hardwood

Ensuite Bath (6-piece) Offering decadent luxury

- Double Doors from Primary Bedroom and Dressing Area
- Custom double vanity table with marble surface
- Custom built-In cupboards with drawers
- Separate over-sized walk-in shower with marble surround

- Double mirrored doors concealing an optional laundry area suitable for compact stacked washer/dryer
- Pocket door leading to water closet including Bidet / Soaker Tub
- Herringbone pattern tiles
- Pot lights and wall sconces

Second Bedroom (14’4” x 11’3”) Private setting

- 4-piece ensuite with north-facing window
- Walk-In closet
- Two windows with views over the Garden
- Pot lights and chandelier
- Wide-Plank, wire-brushed dark-stained hardwood

Third Floor

Third Bedroom or Sitting Room (16’3” x 14’11”) Private setting

- Double east-facing French Doors with Juliette Balconies
- Double doors leading to Sitting Room
- Light-stained hardwood

Sitting Room or Third / Fourth Bedroom (15’10” x 11’6”) Private setting

- 3-pc ensuite with over-sized shower / skylight / Pot lights and wall sconces
- Large Closet
- Arched south-facing French Doors leading to Balcony
- Light-stained hardwood

Lower Level

Fourth Bedroom / Games Room / Home Gym (19’10” x 18’1”) Private setting

- 3-pc Ensuite with over-sized shower
- Wall to Wall fitted closets with additional walk-in closet
- Pot lights
- Wide-Plank, wire-brushed hardwood

Wine Cellar (Optional Home Gym) (20’3” x 11’3”) Private setting

- Configured as a traditional Wine Cellar
- Additional storage closet

Laundry Room (11'11" x 10'9")

- Double entry door from landing
- Full Size Samsung washer & dryer
- Ample countertop and cupboard space
- Double S/S sink
- Tile floor
- Electrical rough-Ins on the south wall allowing for conversion to Kitchen for Live-In Help

Storage Room (11' x 6'10") + Separate Utility Room (12'7" x 5'1")

- Double door from Landing
- Wide Plank, wire-brushed hardwood
- Leads to separate Utility Room with dog bath

Nanny or Staff Quarters (14'10" x 11'1")

- Separate walk-Up entrance
- 4-pc Ensuite
- Closet
- Window
- Wide-Plank, wire-brushed hardwood

Grounds

- 76' x 265' lot with mature plantings offering complete privacy
- Walled front garden
- Private courtyard garden with access from Den and Kitchen. Gas Service
- Expansive stone terrace with access from Dining Room
- Tableland and Ravine

Garage

- Double Attached with power doors
- Built-In storage cabinets
- Double Freezer/ Three Refrigerated Coolers / Sink / Butcher Block Counter-Ideal for Catering Service
- Private two-vehicle parking in front of garage + one visitor space. Trades park off shared drive

Comfort Systems

- Interior common wall is a double wall-no joists connecting from top to bottom
- On #1 Highland side-each cement block is filled with sand to mitigate any sound transfer
- Central vacuum system
- Security system including "Glass Break" and "Stay" option for at home occupancy
- Two furnaces and two air conditioning systems



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