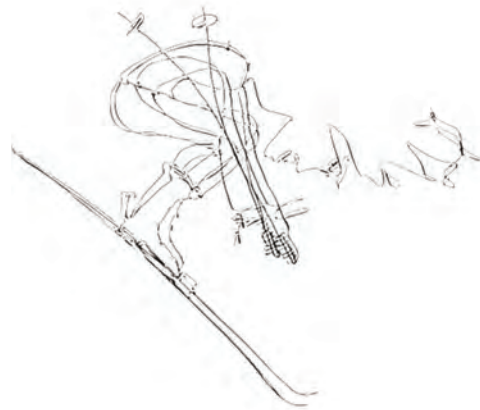


71 Heath Street West

TORONTO



**Paul
Johnston**
unique urban homes



WELCOME

71 Heath Street West is a bright and contemporary residence in Deer Park, meticulously designed and built to an exceptional standard. Thoughtfully proportioned, the home centres around an expansive open-concept main floor featuring 10-foot ceilings, floor-to-ceiling windows, and beautifully connected living and entertaining spaces. Premium finishes throughout, including white oak hardwood flooring, a Trevisana kitchen with Miele appliances and an oversized island, extensive custom millwork, two gas fireplaces, and luxurious bathrooms. Every detail reflects a timeless, modern aesthetic. At the heart of the home is a striking open-riser staircase, crowned by a dramatic skylight that fills the interior with natural light. The upper level offers three bedrooms, including a serene primary suite nestled within the treetops, complete with a generous walk-in closet and a spa-inspired ensuite featuring a soaker tub. 2 additional bedrooms, each feature custom built-ins and generous proportions. The fully finished lower level provides exceptional flexibility, ideally suited as a family room / office or guest bedroom thanks to a full bathroom at this level. Meticulously maintained by its original owners and enhanced with recent mechanical updates, this low-maintenance residence offers exceptional space, comfort, and design in one of Toronto's most established and sought-after neighbourhoods.

Available For Sale.















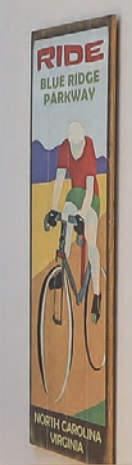
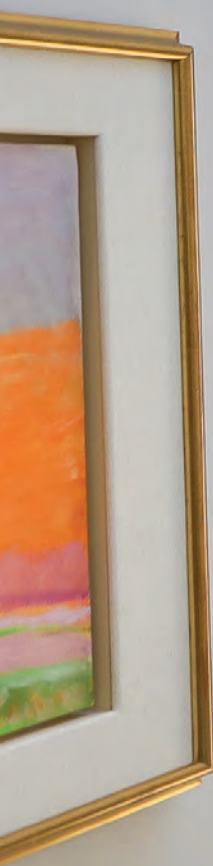






CALUMET























71 Heath Street West

Some notable features and finishes

RECENTLY UPDATED

- Heat Pump and Furnace (2026)
- High Efficiency On-Demand Hot Water Heater (2024)

EXTERIOR FRONT

- Custom Colour Blend Endicott Brick in Smooth Modular and Indiana Limestone
- Trespa siding and panels
- Solid white oak front entrance door made by TILTCO
- USA Custom Made Mailbox by Moda Industria
- Fully Landscaped
- Interlocking UNILOCK permeable paved driveway
- Garage includes hot and cold water access, electrical outlet and Tesla Electrical Outlet (for electric car, convertible for other makes)

REAR PATIO

- Secure Gas Line for BBQ
- Hose bib & Irrigation system installed
- Exterior Electrical Outlet
- Interlocking UNILOCK patio stones
- Privacy fence in Tiger wood and pressure treated outer fence with access from front through side gate
- Landscaped with easy care turf.

INTERIOR DETAILS

- Wood European Douglas Fir veneer 8' high solid core interior doors
- Multi-locking front Door
- Site finish engineered rift and quarter cut white oak hardwood floors
- Soaring skylight above main stairs 11 Feet long
- Solid Poplar baseboards
- Solid Poplar door jambs
- Solid Oak wood stairs and architecturally designed glass railings with solid Oak handrail
- European designed Tilt & Turn Larch wood and aluminum clad windows crafted with pre-finished triple laminated (no finger joints) frames and sashes with dual weather seals and glazing with / LoF / Argon
- 3M PR70 UV film installed on windows (by current owner)
- R24 insulation on exterior walls
- R50 insulation in attic
- Poured concrete demising wall with safe and sound insulation and resilient channel
- MVAC Central vacuum access on all 3 levels

ENTRANCE FOYER

- Stunning 1 ½ storey foyer with pot lights
- Luxury heated stone floor in Umbra Natural Limestone
- Custom built Italian cabinetry by Trevisana (Trevisana cabinets also in bathroom vanities and all storage units in home)
- Junction Box in ceiling
- Security alarm pad

MAIN LEVEL

- Soaring 10' ceilings
- Site finish engineered rift and quarter cut white oak hardwood floors
- Solid poplar baseboards
- Video for doorbell with Door Bird App

KITCHEN

- Italian Trevisana cabinetry with extended height upper cabinetry
- Caesarstone kitchen counter top and backplash in Statuario Maximus
- Double stainless steel sink
- Miele panel ready built-in fridge
- Miele built-in wall oven
- Miele convection/microwave oven
- Miele panel ready dishwasher
- Miele 5 Burner Gas Cooktop
- Eat-in breakfast area with allocated space for flat screen TV
- Built-in speakers to work with Sonos / or compatible with alternate home sound systems.
- Oversized window and door overlooking front garden
- LED Potlights

LIVING ROOM

- Gas fireplace with custom designed Italian cabinetry and clad in Bianco Lasa Fantastico Marble
- Oversized window and door overlooking backyard garden
- Built-in speakers to work with your own system
- Potlights

DINING ROOM

- 3 Junction Boxes in ceiling

UPPER LEVEL

- Skylight above stairs
- 10' ceilings
- Solid poplar baseboards

MASTER BEDROOM

- Site finish engineered rift and quarter cut white oak hardwood floors
- Walk-in closet with Italian cabinetry
- Built-in Speakers

MASTER ENSUITE

- 5 piece set including: Freestanding tub (all Tubs are from Vanico a Quebec Company), Frameless glass shower, Rain shower head and custom built Corian shower base, Comfort seat one piece toilet by DXV-Lyndon, 6' double vanity by Trevisana, Sink by Vanico and Hansgrohe faucet.
- Exquisite natural stone in Spumoni Marble on walls and floors
- Heated floor controlled by thermostats in Mechanical Room
- Built-in Speaker

SECOND BEDROOM

- Hardwood, Site finish engineered rift and quarter cut white oak hardwood floors
- Closet with Italian cabinetry

THIRD BEDROOM

- Hardwood, Site finish engineered rift and quarter cut white oak hardwood floors
- Closet with Italian cabinetry

SECOND BATHROOM

- 5 piece set including: Freestanding tub by Vanico, Shower with frameless glass shower door, Rain shower head and custom shower base, Comfort seat one piece toilet DXV SEAGRAM, double vanity by Trevisana and Aquabraxs Faucets
- Exquisite natural stone in Oriental White on floors and Snowsicle on walls
- Heated floor

LOWER LEVEL

- Heated floors throughout excluding mechanical room, garage and storage
- Solid poplar baseboards

RECREATION ROOM

- 11' ceilings
- Site finish engineered rift and quarter cut white oak hardwood floors
- Gas fireplace with Italian built-in cabinetry and faced with Pietra Cardoso Marble
- Built-in surround sound speakers
- Oversized lift and slide doors are by Tiltco
- Walk out to at-grade patio
- Potlights

LOWER LEVEL BATHROOM

- Stunning stone floor in Umbra Limestone Tile
- Toilet by DXV-Lyndon
- 3 piece set including: Rain shower head, Custom Corian shower base, Italian Trevisana cabinetry with integrated sink
- Potlights

LAUNDRY ROOM

- Porcelain floor tile
- Full size Washer and Dryer by LG
- Shelving and cabinetry by Trevisana
- Potlights
- Sink

LOWER FOYER & LANDING

- Stone Umbra Limestone floor tile and Slab nosings
- Polights

STORAGE AREA

- Porcelain floor tile in Vein
- Italian cabinetry
- Potlights



67

71

73

GVCP-175

**Paul
Johnston**
unique urban homes

Paul Johnston
416.391.3232 office
416.897.5480 direct

paul@pauljohnston.com