

THE
ASHBY POOLE TEAM



229 SHELDRAKE
BOULEVARD

welcome to

229 SHELDRAKE BOULEVARD

A serene city retreat where natural light,
fine craftsmanship, and modern function
come together seamlessly.



interiors
MAIN LEVEL

FEATURES

Approximately 1,105 sq. ft. of finished living space with 10’ ceilings and southern exposure overlooking the private backyard. Featuring Northern Wide Plank ‘Dover’ European oak wide-plank flooring paired with custom wood floor vents, solid-core doors with matte black hardware, high-quality millwork, black drapery hardware, and layered lighting including recessed pot lights, monopoint art lighting, an integrated Sonos system with 12 ceiling speakers and 5.1 surround sound, Ecobee Premium smart thermostat and Wi-Fi extender.

FOYER

- 9’ entry door with frosted glass for privacy and natural light
- Matte black lever set and hinges
- Double-door entry closet
- Reverse staircase with white oak handrail, white spindles, integrated step lights and frosted windows on the main/ second floor landings
- Open sightlines to principal rooms
- Control pad for home security
- Video doorbell

LIVING ROOM

- Regency gas fireplace within custom curved fluted wood surround and deep mantel
- Two monopoint dimmable lights positioned to highlight artwork above the fireplace
- Extra-tall 9’ windows with black drapery hardware overlooking front gardens
- Ideal space for reading, entertaining, or working, separated from the main family room

DINING ROOM

- Open-concept dining area connected to kitchen for daily living and entertaining
- Full-height custom white cabinetry with Gloria White Quartzite slab backsplash and countertop
- Glass display uppers lit from above and below for showcasing glassware and special pieces
- Dimmable under-cabinet lighting with hidden electrical outlets
- Soft-close dovetailed drawers
- Kohler stainless steel sink, Brizo pull-down spray faucet in polished nickel, integrated Thermador dishwasher, and concealed four-compartment waste/recycling system
- One of two appliance pantries with pull-out shelving for small appliances or coffee station

- Custom Luminaire Authentik dome pendants above dining table in matte-taupe finish

KITCHEN

- Custom white cabinetry with full-height uppers, integrated paneled appliances, and dovetailed soft-close drawers
- Central island with waterfall-edge Gloria White Quartzite counters, seating for three to four, Kohler stainless steel undermount sink, Brizo pull-down faucet in polished nickel, Thermador under-counter wine fridge, built-in Panasonic microwave with trim kit, and hidden outlets
- Gloria White Quartzite carried through on perimeter counters and slab backsplash
- Thermador Pro NG 36” six-burner gas range with Sirius vent hood
- Integrated Thermador refrigerator and freezer with built-in ice maker
- Second appliance pantry with outlets and adjustable shelving for convenient food or small appliance storage
- Pull-out spice/oil organizer, tray dividers, and double pull-out waste system
- Dining and kitchen cabinetry wall includes four touch-latch upper units providing ample storage for infrequently used items
- Two monopoint dimmable lights positioned to highlight oversized artwork
- Open layout connecting to dining room, family room, and backyard

FAMILY ROOM

- Rear of home with southern exposure and views over the private landscaped backyard
- Floor-to-ceiling fluted fireplace wall with 60” Regency linear gas fireplace and space for an integrated recessed TV above with two monopoint dimmable lights to highlight millwork details
- Ethernet port located behind TV for concealed connectivity
- 9’ sliding glass doors with screen for seamless indoor-outdoor connection
- Built-in wall-to-wall cabinetry with textured doors, concealed storage, outlet for printer inside and two monopoint dimmable lights to highlight millwork details
- Black drapery hardware with intentional space for drapery to stack on either side of the sliding door system

MUDROOM, POWDER ROOM AND SIDE ENTRY

- Strategically located a few steps below the main living spaces, providing privacy and separation from the main living zones

POWDER ROOM

- Ceiling height 11’6”
- Floating custom vanity with three dovetailed drawers opened from below, featuring a seamless fluted detail
- Custom wall-to-wall mirror with matching trim creates a reflective backdrop for the extra-long hanging Luminaire Authentik pendant lighting in matte-taupe finish, on a separate dimmable switch from pot lights
- White Stone Quartz countertop and backsplash with integrated undercounter Kohler sink
- Rubinet widespread faucet in polished nickel
- Kohler one-piece comfort-height toilet
- Neutral porcelain linen-look tile

MUDROOM / SIDE ENTRY

- Ceiling height 11’6”
- Private side entry from heated driveway and walkway
- Custom cabinetry with slatted/reeded wood doors for ventilation and texture
- Built-in Panasonic 180° pullout rotating shoe rack offering double-sided shoe storage
- Two Rev-A-Shelf pullout coat racks and cubbies for school bags and accessories
- Two full-height touch-latch upper cabinets for seasonal storage
- Neutral porcelain linen-look tile
- Control pad for home security
- Quick access to outdoor heated walkway and waste/recycling bins



interiors

SECOND LEVEL



FEATURES

Approximately 929 sq. ft. of finished living space with 9’ ceilings. Featuring Northern Wide Plank ‘Dover’ European oak wide-plank flooring, solid-core doors with matte black hardware, high-quality millwork, and built-in storage. Linen closet with custom aproned shelving, remote-operated white blinds on majority of windows, recessed hidden drapery hardware, pot lighting throughout, Ecobee Premium smart thermostat and Wi-Fi extender.

PRIMARY BEDROOM (SOUTH-FACING)

- Southern exposure with full-height windows overlooking treetop and city views, featuring recessed hidden drapery track
- Tray ceiling with recessed lighting
- Rough-in for wall-mounted television
- Ethernet port for wired connectivity
- Control pad for home security

5-PIECE PRIMARY ENSUITE WASHROOM

- Double vanity with custom fluted millwork, featuring six deep dovetailed drawers for ample storage, two undermount Kohler sinks, Riobel widespread faucets in polished nickel, and White Stone Quartz countertop
- Separate custom fluted millwork make-up vanity with three dovetailed drawers and two tall pull-outs with built-in storage on both sides for hair dryers and personal items
- Glass-enclosed Dolomite marble shower with Riobel rain head, slide-bar handheld, wall-to-wall marble shelf, and double-sided towel bar, all in polished nickel
- Neptune Monaco freestanding soaker tub with Riobel floor-mount tub filler and hand shower in polished nickel
- Catalano Sfera wall-hung toilet (Made in Italy)
- Dolomite marble floor and wall tile with marble pencil trim throughout
- Electric heated floor
- Two large Fleurco Halo illuminated mirrors with built-in defoggers and concealed on/off switches
- Large window with southern exposure and remote-operated white blind

WALK-IN CLOSET

- Floor-to-ceiling custom cabinetry with hanging space for long and short garments
- Twelve dovetailed drawers of various depths for clothing, accessories, and jewellery
- Built-in Panasonic 180° pullout rotating shoe rack offers double-sided shoe storage

- Upper shelving for purses, hats, and luggage
- Cabinet doors to keep items protected and dust-free

SECOND BEDROOM

- Full-height windows with remote-operated blinds and recessed hidden drapery track
- Triple-door custom closet with four dovetailed drawers, side shelving, single and double hanging, and upper shelves
- Tray ceiling with recessed lighting
- Ethernet port for wired connectivity

3-PIECE ENSUITE WASHROOM

- Custom white oak vanity with fluted top panel and two deep dovetailed drawers
- Undermount Kohler sink with White Stone Quartz countertop and backsplash
- Rubinet widespread faucet in polished nickel
- Kohler mirror in matte black paired with Kohler Components double sconce in polished nickel
- Glass-enclosed Dolomite marble shower with Rubinet rain head, slide-bar handheld, built-in marble soapbox, and double-sided towel bar, all in polished nickel
- Kohler one-piece comfort-height toilet
- Dolomite marble floor with electric heating
- Remote-operated window blind
- Pocket door entrance

LAUNDRY ROOM

- Pocket door entrance
- Full-size Whirlpool stacked washer and dryer
- Blanco undermount sink with White Stone Quartz countertop
- Delta pull-down faucet in chrome finish
- Statuario penny round mosaic backsplash and hexagon mosaic floor tile
- Concealed upper cabinetry with adjustable shelves and two dovetailed drawers below sink for laundry supply storage
- Full-height millwork cabinet providing storage for central vacuum and additional household items
- Overhead cabinetry above washer/dryer stack for infrequently used items





interiors
THIRD LEVEL

FEATURES

Approximately 486 sq. ft. of finished living space with 8’ ceilings plus a 266 sq. ft. rooftop terrace. Featuring Northern Wide Plank ‘Dover’ European oak wide-plank flooring with custom wood vents, solid-core doors with matte black hardware, high-quality millwork and built-in storage, remote-operated white blinds, pot lighting throughout, Ecobee Premium smart thermostat and Wi-Fi extender.

THIRD BEDROOM

- Accommodates a double bed between two built-in wardrobes connected by a millwork bridge
- Two pot lights within bridge on a separate bedside switch for convenient lighting control
- Right-side wardrobe includes a built-in bedside nook with outlet, light switch, and space for a drink
- Each wardrobe features a hanging bar, four dovetailed pull-out drawers of varying heights, and an upper shelf
- Full-height window with remote-operated blind
- Ethernet port for wired connectivity

FOURTH BEDROOM (SOUTH-FACING WITH VIEW OVER TERRACE AND BEYOND)

- Accommodates a twin bed between two built-in wardrobes connected by a millwork bridge
- Two pot lights within bridge on a separate bedside switch for convenient lighting control
- Left-side wardrobe includes a built-in bedside nook with outlet, light switch, and space for a drink
- Each wardrobe features a hanging bar, four dovetailed pull-out drawers of varying heights and an upper shelf
- Full-height south-facing window with remote-operated blind
- Space for a desk in front of the window overlooking the terrace and beyond
- Ethernet port for wired connectivity

THIRD-FLOOR BATHROOM (SHARED)

- Pocket door entrance
- Extra-long three-section vanity with eight operating dovetailed drawers
- Catalano Zero undermount sink (Made in Italy) with White Stone Quartz countertop and backsplash
- Rubinet faucet and levers in polished nickel
- Large Fleurco Halo illuminated mirror with built-

in defogger and concealed on/off switch

- Luminaire Authentik custom wall sconces in matte-taupe finish
- Walk-in glass shower with privacy-band frosted glass panels, Rubinet rain head, and slide-bar handheld in polished nickel
- Coordinated marble mosaic flooring on the shower floor
- Separate water closet with privacy-band frosted glass panel and Kohler one-piece comfort-height toilet
- Shower and water closet each include double-sided towel bars
- Neutral porcelain linen-look tile extends through the shower and water closet walls and across the entire bathroom floor
- Remote-operated window blind

ROOFTOP TERRACE (17’9” X 15’ - 266 SQ. FT.)

- Walk-out through glass door to wood deck enclosed with clear glass panels and coordinated black posts and railing
- City and treetop views
- Two exterior wall sconces, durable cladding, and roofing
- Space for lounge and dining furniture

interiors
LOWER LEVEL

FEATURES

Approximately 1,117 sq. ft. of finished living space with 9’ ceilings. Luxury vinyl flooring with radiant in-floor heating, pot lights throughout, wet bar with integrated KitchenAid bar fridge and dovetailed drawers, nanny suite/exercise room with 3-piece bathroom, roughed-in secondary laundry/mudroom/storage area, professional mechanical room and Wi-Fi extender.

RECREATION / MEDIA ROOM

- Feature wall pre-wired for flat-screen TV and soundbar, with ethernet port located behind TV for optimal connectivity
- Custom built-in wet bar with Arabescato marble backsplash, White Stone Quartz countertop, undermount Kohler sink, and Brizo pull-down spray faucet in matte black
- Floating shelves with integrated light bars to illuminate display items

- Left section includes integrated KitchenAid beverage fridge
- Center section features two large dovetailed drawers
- Right section conceals three hidden dovetailed pull-out drawers behind a matching door
- Flexible space ideal for playroom, teen hangout, or home theatre
- Two windows provide natural light and ventilation

LOWER-LEVEL GUEST BEDROOM / NANNY SUITE / EXERCISE ROOM

- Generous-sized room
- Two closets
- Left closet includes double hanging bars and upper shelf
- Right closet houses electrical panel and offers ample storage for large items such as luggage
- Ethernet port for wired connectivity

3-PIECE WASHROOM

- Modern black vanity with fluted top panel and two operating dovetailed drawers with black fingertip edge pulls
- White Stone Quartz countertop and backsplash with undermount Kohler sink and Aquabraxx lavatory faucet in polished chrome
- Kohler mirror in matte black with Kohler Components double sconce in polished nickel
- Frameless glass shower with Aquabraxx rain head, slide-bar handheld, and double-sided towel bar on shower door, all in polished chrome
- Marble mosaic shower floor and off-white porcelain tile shower walls
- Porcelain linen-look light gray floor tile with electric heat
- Kohler one-piece comfort-height toilet

ROUGHED-IN SECOND LAUNDRY / MUDROOM / STORAGE ROOM

- Plumbed and wired for secondary washer, dryer, and laundry sink
- Space for double hanging bars on both sides, mudroom-style cabinetry, or shelving
- Large-format porcelain tile flooring

UNDER-STAIR STORAGE

- Deep closet ideal for seasonal décor, tools, or general household storage



additional
INFORMATION

ELECTRICAL / DISTRIBUTION CLOSET (WITHIN BASEMENT BEDROOM CLOSET)

- Siemens main electrical panel with labeled circuits
- Adjacent low-voltage controls and conduits; access hatch in ceiling
- Snow melt manifold with shut-offs for efficient zone isolation and maintenance
- Sewage backwater valve

MECHANICAL ROOM (PROFESSIONAL-GRADE)

- Navien high-efficiency boiler for air handler heating, hydronic floor heating, heat pump (exterior), hot water and snow melt
- iFLOW air handler for reliable three-zone forced-air distribution
- Hot water storage tank
- Acu-Steam humidifier integrated with HVAC
- Fantech HERO HRV for continuous fresh air exchange
- Tekmar WiFi Snow Melting Control 670 and Tekmar Switching Relay 304P for automated driveway/walkway/ porch heating
- Organized radiant manifolds with labeled zone valves for basement radiant floor heating
- Orbit central vac system
- Utility sink and floor drain
- Audio rack with Sonos Port, Russound Amp, TP-Link 24-port switch, and video camera recorder
- Renpark security system

SECURITY & SMART SYSTEMS

- Integrated security system with motion sensors, window and door contacts, glass break detectors, exterior cameras, and video doorbell
- Control pads located at the front door, side door, and principal bedroom
- Hardwired smoke and carbon monoxide detectors
- Two fire-rated shutters on the west side of the home for added safety and protection
- Heated private driveway, porch, and walkway operated by Tekmar snow-melt system
- Wi-Fi extenders on each floor for optimized coverage
- Ethernet ports in all bedrooms and behind both TV's

EXTERIOR & LANDSCAPING

- Landscaped urban garden with stone terrace and lush plantings
- Brick garden structure mirroring the home's architecture, creating a refined backyard focal point
- Natural gas BBQ line
- Front yard landscaping with boxwoods, hydrangeas, and illuminated birch tree
- Fully zoned irrigation and landscape lighting in front and back (wi-fi enabled)
- Exterior water taps

DRIVEWAY

- Interlock private driveway
- Full snow-melt system on driveway, front porch, and side walkway

INCLUSIONS

- All installed kitchen, wet bar, and laundry appliances (Thermador 36" gas range, Thermador refrigerator and freezer, Thermador dishwasher, Thermador wine fridge, Panasonic microwave, KitchenAid beverage fridge, Whirlpool stacked washer and dryer)
- All rough-ins for secondary laundry
- All installed plumbing fixtures and fittings
- All electric light fixtures (interior and exterior)
- All mirrors
- All built-in cabinetry and organizers
- All remote-operated blinds on applicable windows
- All drapery hardware only (draperies excluded)
- Integrated Sonos system (except as excluded), Russound amplifier, and speakers
- Wi-Fi extenders on each floor
- All security and camera hardware (video doorbell, cameras, sensors, control pads)
- Two fire shutters on west side of home
- All mechanical and HVAC equipment
- In-ground sprinkler and exterior lighting system in front and back (wi-fi enabled)
- Custom backyard brick garden shed

EXCLUSIONS

- All draperies
- Televisions (family room and lower-level recreation room)
- Denon AVR (main floor)
- Sonos ARC/Subwoofer (lower level)
- All outdoor furniture and umbrella
- Four planters (two rear, two front)
- BBQ
- Backyard fire table

LOT SIZE

- 24.95 ft x 124.44 ft

LIVING SPACE

- 3,637 SF total
- 2,520 SF above grade

HVAC

High-efficiency forced air with radiant in-floor heating

ELECTRICAL

200 AMP

TAXES

\$13,754.55 (2025)

DRIVEWAY

Private heated interlock driveway, walkway and front porch

POSSESSION

To be determined

OFFER DETAILS

- Seller kindly requests certified cheque or bank draft and survey to accompany offer.
- Carson Dunlop pre-listing home inspection available upon request.



ERIN ASHBY

SALES REPRESENTATIVE

D: 416.276.4849 | O: 416.925.9191

E: erinashby@rogers.com

BRITTANY POOLE

SALES REPRESENTATIVE

D: 647.822.5730 | O: 416.925.9191

E: brittany@theashbypooleteam.com


**CHESTNUT
PARK**
REAL ESTATE BROKERAGE

Chestnut Park® Real Estate Limited, Brokerage | chestnutpark.com
1300 Yonge Street, Suite 100 | Toronto, ON M4T 1X3