



HAMMOND INTERNATIONAL PROPERTIES
LIMITED, BROKERAGE

30 Edenbrook Hill

A seamless expression of craftsmanship and modern sophistication unfolds throughout the home, where every finish has been thoughtfully selected and meticulously executed.

INTERIOR FEATURES

- White oak engineered hardwood flooring throughout, offering warmth and continuity
- Expansive Pella windows and doors, including floor-to-ceiling glazing that floods the interiors with natural light
- Open-concept kitchen and dining area, designed for both everyday living and refined entertaining
- Fully integrated Control4 smart home automation system

Mechanical & Comfort

- Three fully independent climate zones, each with dedicated furnaces and air conditioning systems

Kitchen & Millwork

- Designer kitchen appointed with Gaggenau appliances
- Custom walnut millwork throughout, including striking book-matched walnut paneling
- Quartz countertops with clean, contemporary detailing

Bathrooms & Wellness

- Heated floors in all bathrooms, extending across every tiled surface, including the lower level
- Primary ensuite designed as a private retreat, featuring:
 - Full-height stone slab feature wall
 - Heated floors
 - Deep soaker tub
 - Secondary bath finished with glass mosaic tilework and heated flooring
 - Premium Brizo plumbing fixtures throughout

Living Spaces & Details

- Gas fireplace with marble surround anchoring the family room
- Electric fireplace feature in the primary suite
- Custom built-in cabinetry and shelving in the media room, sitting room, and mudroom
- Architectural lighting selections curated throughout
- All closets complete with custom built-ins for elevated organization
- Minimalist Aria vents for a seamless aesthetic

Technology & Security

- Comprehensive security system with integrated cameras
- Hardwired DoorBird smart entry system

EXTERIOR FEATURES

- Contemporary façade featuring architectural composite metal panels and limestone
- Premium Nialbec wood siding paired with custom cedar detailing
- Pella windows continuing the home's architectural language

Garage & Parking

- Two-car garage with a durable three-part epoxy-finished slab
- Insulated aluminum-clad garage doors
- Total parking for up to six vehicles on the heated driveway

LANDSCAPING & OUTDOOR LIVING

- Professionally designed front and rear landscaping



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- Fully lined, mature treed lot offering privacy and year-round greenery
- Cor-Ten steel planters for a modern, sculptural edge
- Full irrigation system for effortless maintenance
- Custom granite stone patio and Thermory wood decking
- Built-in dining bench, ideal for outdoor entertaining
- Fire pit feature for intimate evenings outdoors
- French drain system installed at both front and rear of the property

NEIGHBORHOOD & AMENITIES

- Backing onto St. George's Golf & Country Club, one of Canada's most celebrated championship courses and host of the Canadian Open
- Surrounded by an exceptional collection of renowned clubs, including Weston Golf & Country Club and Lambton Golf & Country Club, Islington Golf & Country Club
- Located within a top-tier school district, with access to highly regarded public and private institutions, ideal for families seeking exceptional education
- Minutes to The Kingsway and Bloor West Village, offering a curated selection of boutique shopping, cafés, and fine dining
- Close proximity to premium grocers, specialty markets, and everyday essentials
- Easy access to major highways, downtown Toronto, and Toronto Pearson International Airport, ensuring seamless travel and connectivity
- Surrounded by lush ravine systems, scenic walking trails, and parkland, offering a rare balance of urban convenience and natural beauty
- Access to the Humber River trail network for walking, cycling, and outdoor leisure