



HAMMOND INTERNATIONAL PROPERTIES
LIMITED, BROKERAGE

PROPERTY OVERVIEW

Lot Dimensions

Front: 100 ft. | Rear: 112 ft. | Depth: 287 ft.

Interior Living Space

Approx. 7,600 sq. ft.

Parking & Garage

3-car garage, complete with Floortex coating and Scuff-X paint. Accommodation for approximately 20 vehicles total

Architectural Highlights

- Dramatic cantilevered kitchen design
- Two sculptural catwalks leading to the upper terrace
- Concrete walls and ceilings softened by bespoke wood slat detailing
- Seamless walk-up from the lower level to the backyard

Setting

Backing directly onto the 4th green of St. George's Golf and Country Club, with unobstructed views spanning multiple fairways—an ever-changing natural backdrop of rare privacy and prestige

HVAC & MECHANICAL SYSTEMS

Heating & Climate Control

- Forced air heating with 4 independent thermostats
- Radiant floor heating throughout the entire residence
- Radiant heating extends to garage and gym
- Zoned climate control: 5 interior zones plus dedicated controls for garage and gym

Mechanical Infrastructure

- Dual boiler system with hydronic air handlers
- Boilers service both radiant flooring and air systems via hydronic coils



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Cooling

- 5 separate air conditioning units for optimal comfort

Pool Heating

- Dedicated boiler system for seasonal pool heating

Snow Melt System

Automated system across 5 exterior zones:

- Driveway
- Front entrance stonework
- Backyard patio
- Pool area
- Outdoor dining terrace

Additional Systems

- Engineered drainage system with sump pump rough-in and 3 ft. crushed stone base
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ROOFING

Modified Bitumen Roofing System

A premium, multi-layer solution designed for flat and low-slope applications, offering:

- Superior waterproofing and durability
 - Flexibility in cold climates
 - High resistance to impact and wear
 - Energy-efficient reflective properties
 - Estimated lifespan exceeding 30 years with proper maintenance
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EXTERIOR FEATURES

Building Envelope

- Refined combination of slate and zinc cladding
- Galvanized architectural elements (east elevation)
- Statement cascade stone wall (west elevation)



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Landscaping & Grounds

- Professionally curated front and rear landscapes
- Sculptural front entry elements
- Eramosa stone patio
- Gas fire pit designed for outdoor entertaining

Outdoor Living

- Expansive rear grounds with direct golf course exposure
- Walk-out lower level
- Two upper terraces in IPE wood with integrated plumbing and electrical

Pool & Cabana

- Gunite pool with integrated seating
- Custom stone diving board with fountain rough-in
- Cabana with sink (hot/cold), electrical, and TV connectivity

Additional Enhancements

- New LED landscape lighting (front and rear)
- Custom-designed shed with zinc cladding and IPE wood, featuring pocket doors
- Tarrison industrial-grade BBQ

INTERIOR FEATURES & FINISHES

Construction

- Steel frame construction for enduring structural integrity

Materials & Detailing

- Concrete structure with custom wood slat architectural accents
- Slate feature walls and flooring elements
- Douglas Fir trim throughout

Flooring

- Terrazzo flooring with radiant heating (kitchen & family room stairs)
- Slate tile in foyer and powder room



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Windows & Doors

- German-engineered systems with soundproofing and UV protection

Lighting & Water Systems

- Fully upgraded LED lighting throughout
 - Whole-home water softener
 - Kinetico K5 water purification system (kitchen)
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GOURMET KITCHEN & APPLIANCES

Appliance Package

- Thermador cooktop and warming drawers (2)
- Gaggenau steamer
- Dacor wall ovens (2)
- Miele dishwashers (2)
- Sub-Zero refrigerator
- TRUE wine fridges (3)
- Marvel beverage fridges (2)
- Brema ice maker
- LG washer & dryer

Additional Features

- Dedicated refrigerated cooler room with built-in shelving
 - Secondary prep station with sink for seamless entertaining
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LOCATION & AMENITIES

- Moments to Toronto Pearson International Airport
- Close proximity to Humbertown Shopping Centre and boutique amenities
- Surrounded by nature, including nearby parklands and trails
- Convenient access to transit, including the Bloor subway line and upcoming Eglinton LRT
- Situated within a highly regarded school district, offering top-tier public, Catholic, and private education options