



Hammond International Properties Ltd.

75 Truman Road, Toronto

Welcome to Villa Lunaire, an exquisitely renovated residence where timeless sophistication meets resort-inspired living. Thoughtfully reimagined with exceptional attention to detail, this remarkable home offers a lifestyle defined by luxury, comfort, and unforgettable outdoor experiences.

Estate Overview

- Approximately 7,000 sq. ft. of finished living space
- Approximately 5,000 sq. ft. above grade
- Approximately 2,000 sq. ft. finished lower level
- Expansive 60' × 267' private lot
- Five bedrooms plus one additional lower-level bedrooms
- Five full bathrooms and two powder rooms
- Lower-level nanny/in-law kitchen
- Attached two-car garage
- Professionally designed interiors by the acclaimed design firm Qumunicate
- Approximately \$1.3 million invested in renovations and capital improvements*

Chef's Kitchen

- Custom designer kitchen fully renovated in 2022
- Fisher & Paykel refrigerator
- Bosch gas cooktop
- Bosch wall oven
- Bosch combination convection oven and microwave
- Bosch dishwasher
- KitchenAid wine refrigerator
- Marvel beer tap refrigerator
- Instant hot water tap

Private Resort-Style Grounds

- Professionally landscaped private backyard retreat
- 18' × 36' saltwater swimming pool
- Built-in hot tub
- Composite entertainment deck
- Cabana with granite countertop and sink
- Outdoor electric heat lamps
- Extensive premium hardscaping
- Landscape lighting throughout the property
- Irrigation system
- Repaved driveway (2019)

Recent Pool Upgrades

- New pool heater (2024/2025)
- New pool pump (2024/2025)
- New pool automation system (2024/2025)

Smart Home Technology

- Sonos integrated whole-home sound system
- Indoor and outdoor audio zones
- Lutron Caséta smart lighting system
- Five wireless security cameras
- Eight hardwired Lorex IP surveillance cameras
- 3M security film installed on select windows
- Central vacuum system

Infrastructure & Recent Capital Improvements

- Major renovation completed in 2012
- Roof replaced and updated (2012 & 2021)
- Windows replaced (2012)
- New garage door and garage door opener (2025)
- Generac whole-home backup generator (2018)
- 200-amp electrical service
- Garage pre-wired for EV charging
- Instant hot water tank
- Hot water tank (rental)
- New Samsung washer and dryer

A Coveted Bayview Village Address

- Walking distance to Bayview Village Shopping Centre
- Walking distance to Bayview TTC Subway Station
- Close proximity to Toronto's premier private schools, including Toronto French School (TFS), Crestwood School, Crescent School, and Bayview Glen School
- Minutes to The Granite Club and The Donalda Club, two of Toronto's most prestigious private clubs
- Convenient access to major highways, parks, fine dining, and upscale shopping

**Seller advises approximately \$1.3 million has been invested in renovations and improvements over time.*