25 Sifton Court

A ravine-lot family home in Bayview Village: your cottage in the middle of the city

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Location

- **Yonge/Bayview corridor** on quiet, family-friendly Sifton Court
- **5-minute walk to Bessarion Subway Station.** It's two stops to Yonge Street, with easy access to downtown – 35 minutes to the University of Toronto as well as Toronto Metropolitan University
- **Rapid highway access:** Minutes to Highways 401 and 404 via the Bayview or Leslie interchanges
- **Proximity to Oriole GO Station:** Offers free parking and a 25-minute direct commute to Union Station
- **Top-ranked school districts:** Walking distance to Elkhorn Public School and a 10-minute drive to the renowned Earl Haig Secondary School (buyer to verify school boundaries)
- **Well suited to families.** A quiet court where children can play, and the neighbours are caring and quiet, easy access to the ravine for hiking enthusiasts

Lot & Grounds

- **Premium ravine lot with a superb view.** One of the largest tablelands in Bayview Village
- **Mature ravine trees** form a natural canopy over the backyard
- **Generous garden space** in both the front and back yards
- **Brazilian Ipe two-level deck** with a natural gas BBQ connection
- **Driveway parks 6 cars**, and there is ample additional court parking

Exterior & Construction

- **Cape Cod-style triple gables** with a natural stone and brick façade
- **Enviro-shake roof:** high end, extra heavy shingles made from recycled polymer infused with cedar
- **Exterior-grade MDF soffits:** Weather-resistant construction for long-term structural protection
- **Triple-pane windows:** Engineered for superior acoustic insulation and optimized energy efficiency
- **Grand entryway:** Custom 48" x 8' solid oak front door featuring an impressive 2¼" thickness

Energy Efficiency

This home was engineered to perform in the coldest winters and the hottest summers.

- **Thermal bridging minimized:** rigid foam insulation between the studs and the exterior sheathing
- **Insulated basement slab** with a vapour barrier, so the basement stays comfortable year-round
- **Roxul (mineral wool) insulation throughout.** It won't sag or settle, so its performance lasts
- **Spray foam above the garage ceiling**, with 3 ft of foam around the perimeter walls
- **High-efficiency furnaces and A/C units**, with two thermostats for zoned climate control

Garage

- **Double garage with extra-wide, extra-tall doors** that fit any SUV
- **Two quiet wall-mounted openers**, a keypad and two remotes
- **Natural gas garage heater**

Interior Layout

- **Multi-level main floor** with a distinctive, open design
- **Every bedroom has its own ensuite**
- **Three bedrooms with custom walk-in closets or built-in organizers**
- **Coffered ceilings with designer plaster mouldings** in all bedrooms
- **Nanny suite (or 6th bedroom)** with its own 3-piece bath, frameless glass shower and soap niche
- **Two laundry rooms**
- **Mud room built for busy family life**, with hanging space, closets and open shelving

Private Home Office / In-Law Suite

- **Separate entrance** with a solid oak door
- **Fully isolated from the living area** by a mud room and two doors
- **Private 3-piece bath** with a frameless glass shower and soap niche
- **Two built-in wall units** with doors, open shelving and file drawers
- **Easily converts to a 5th bedroom or in-law suite**

Gourmet Kitchen

- **Chef-Inspired Design:** Engineered for high-volume culinary performance and seamless entertaining; large island/breakfast area/walk out to the deck
- **Taj Mahal Quartzite Countertops:** Rare natural quartzite pairing elegant veining with exceptional durability and heat/scratch resistance.
- **Bespoke Two-Tone Cabinetry:** Custom millwork outfitted with dovetail solid wood drawers, undermount soft-close glides, and premium European hardware.
- **Appliance Package: Wolf:** 6-burner commercial-grade gas range/oven, **KitchenAid:** Ultra-quiet, high-efficiency built-in dishwasher, **AEG:** Built-in convection microwave oven, **KitchenAid:** Full-size side-by-side refrigerator with exterior filtered water and ice dispenser, Two high grade stainless steel sinks with designer selected pull-down faucets

Bathrooms

- **Estate-Scale Capacity:** 8 luxuriously appointed washrooms throughout the property
- **Designer fixtures:** Premium Grohe and Toto hardware installed throughout
- **Primary ensuite:** Features a luxury air-jet tub
- **Spa amenities:** Steam showers installed in two bathrooms
- **Main floor powder room:** Features a wall-mounted toilet, custom vanity, glass vessel sink, and an imported translucent quartz countertop
- **Lower-level powder room:** Finished basement access for entertaining
- **Instant hot water recirculation:** Connected to all bedroom showers and vanities for immediate comfort

Finishes & Craftsmanship

- **¾" solid natural oak flooring**
- **Solid oak staircase** with extra-thick treads, solid poplar posts and extra-wide handrails
- **Solid wood doors** with oversized decorative hardware and heavy-duty ball-bearing hinges
- **8" solid poplar baseboards** and **4½" solid poplar casings**
- **Designer light fixtures** from top Toronto lighting boutiques. All fixtures and mirrors are included
- **All designer window coverings included**

Entertainment & Connectivity

- **Hardwired internet, phone and cable** in every room
- **15-ft family room wall unit** with a built-in network connection
- **5.1 surround sound systems** with built-in speakers in both the family room and the basement

Mechanical Systems

- **Two mechanical rooms**, one in the basement and one in the attic
- **Attic mechanical room is soundproofed** and vibration-isolated from the structure
- **200-amp service** with an auxiliary panel on the 2nd floor
- **Wirsbo PEX plumbing**, a commercial-grade system
- **Individual shut-off valves** for each bathroom, located in the mechanical room
- **Backflow preventer installed**, with a formed-in-place sump pit
- **GFCI-protected bathroom outlets**
- **Central vacuum** with two Hide-a-Hose retractable outlets

Security

- **12 exterior cameras** with remote monitoring
- **2 remote-controlled exterior lights**
- **Two additional security features**, disclosed once an offer is made

Storage

- **Storage spaces:** 2 basement storage rooms, 3 top-floor storage areas, spacious exterior storage under the deck, and storage space in the parking area

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