

11 Beaumont Road

CUSTOM FEATURES & SYSTEMS

OVERVIEW

Bespoke Architecture	Peter Clewes Of Architects-Alliance
Custom Build	Bruce Clemmensen - Clemmensen & Associates Ltd.
Engineering	Blackwell Structural Engineers (New Steel Structure on All 4 Corners of the Home, Structure Re-Made East/West to Enlarge Width)
Storm Management	CANDARAS
Geotechnical & Environmental	Forward Engineering, Haddad Geotechnical Inc.
Build Envelope	WSP
Civil	Doris Casullo
Mechanical	BER-COOL
Waterproofing	Bothwell-Accurate
Lighting	Designed by Dark Tools (Glen Boccini) Lutron Lighting System, Control All Through App
Windows/Doors	Stouffville Glass - Frameless Inside, Oak Exterior
Floors	Basalt Stone, Oak Wood - European Flooring Group (Verona Floors - Atelier Collection - Alpen) Hand Oiled Finish 100% Made in Netherlands Select Grade Beveled Edge Wide Plank 8 5/8" Long Planks of 6-8 Feet (Italian Marble in Bathrooms)
Cabinetry	FENIX Material (DCL Woodworking) /Kitchen - Poliform
Elevator	UT Elevator; 2021 Award-Winning Frameless Glass Elevator on Pulley System Skylight Above & Spotlight Below to Light Up Elevator Shaft
Interior Stone Stairs	PICCO Engineering
Landscaping	Holbrook & Associates Landscape, then All Weather Landscape Co. Researched Native Plants of Ravine Urban Tree Care (Removal of Non-Native Species)
Deck	IPE Wood
Ravine	Worked with the City & Ravine Strategy to Ensure Proper Drainage & to Protect the Slope and In Exchange For More Deck Space
Lot Size	174.98 X 313.67 Over 1.5 Acres of Land
Square Footage	~ 7,020 Sq Ft of Living Space

Notable Facts

Previously Owned By Renowned Architect, Eberhard Zeidler, Award-Winning Projects Include The Eaton Centre, Ontario Place, Hamilton University Health Science Centre.

East Property	Roughly 100 x 400 Ft Lot Owned by the City of Toronto/Region Conservation Authority designated as Conservation Authority Land
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MAIN FLOOR FEATURES

Radiant Floor Heat
Basalt Stone Floors
Powder Room w/Corian Cabinetry & Vola Accessories
Spa Area (Wood Sauna With Harvia Heater, Shower And Change Room)
Wine Cellar Holding ~250 Bottles, Temp & Humidity Controlled
UT Elevator

LIVING ROOM

Open Concept

DINING ROOM

Oversized Dining Room
Floor-To-Ceiling, Wall-To-Wall Windows

KITCHEN

Kitchen in Centre Ensures Natural Light From All Sides
Custom Poliform Kitchen
Custom Kitchen KRION Countertop
Custom Eat-In Kitchen W/ Breakfast Area
Massive Skylight
Oversized Island W/ Storage
Small Appliance Garage in Built-in Cabinets
1 Gaggenau Dishwashers
1 Miele Dishwasher
Gaggenau Convection Oven
Gaggenau Steam Oven
Gaggenau Warming Drawer
Gaggenau Five Burner Induction Cooktop
Gaggenau Fridge and Freezer
Miele Front Loading Washer and Dryer

Built-in Wall BOSE Sound System

SECOND FLOOR

European Wood Floors
Radiant Floor Heat
4 Piece Main Bathroom w/Corian Cabinetry & Vola Accessories
Laundry Room w/Miele Front Loading Washer & Dryer
UT Elevator

PRIMARY BEDROOM

Private Suite with Abundant Natural Light from East & West Windows
South Floor-to-Ceiling Windows & Walk-Out to Deck
Gas Fireplace - Element 4
Built-in Wall BOSE Sound System
5 Piece En-Suite w/Corian Cabinetry & Vola Accessories & Italian Stone

SECOND BEDROOM

Floor-To-Ceiling, Wall-To-Wall Windows
Wall-To-Wall Closets



THIRD BEDROOM

Floor-To-Ceiling, Wall-To-Wall Windows
Wall-To-Wall Closets W/Murphy Bed

FOURTH BEDROOM/OFFICE

Floor-To-Ceiling, Wall-To-Wall Windows
Wall-To-Wall Closets

TOP FLOOR

Garage w/2nd Washer, Dryer & Sink
Mudroom w/Custom Cabinetry
Zen Room w/ Wall-to-Wall Closets
UT Elevator
Green Roof w/Lights

WALK-OUT - LOWER LEVEL

Basalt Stone Floors
Radiant Floor Heat Throughout
Family Room With Element 4 Gas Fireplace Integrated with Italian Marble Slabs
Games Room With TV and Built-in Wall BOSE Sound System
Sitting Area In Atrium with Soaking Glass Walls Overlooking Ravine
Powder Room w/ Corian Cabinetry & Vola Accessories

ELECTRICAL

400 Amps / 2- 200 Amps
Auxiliary 200 Amp in Pool House
Wiring Copper Grounded
High Quality Lutron System
Generator (All Electrical Systems of House In Case of Power Failure)

HEATING

Hot Water Radiant In-Floor Heat on All Levels & Driveway
New 4 Year Old Gas Fired Hot Water Boilers (Radiant Floor Heat On All Levels)
2 Boilers in Lower Level, 2 Boilers in Garage
2 HRVs (Heat Recovery Ventilator)
Multiple Zones Of Temperature & Humidity Control (Separate For Bedroom & Bathrooms) Controlled by Phone Apps or Manually on Stations (Entrance at Office Desk & Lower Level)

COOLING

New 4 Year Old Air Conditioners - 5 Units
5 Forced Air Handlers W/Hydronic Heat Exchanges Includes Ice Melting For Driveway

PLUMBING & OTHER

Automation Systems
Water Filtration System
Copper And Plastic Supply Plumbing (High Quality Washrooms & Kitchen Insulation)
1 Sump Pump
Central Vacuum BOWLES Built-in System – Multiple Outlets



HOME SECURITY

Natural Gas Detectors
Smoke & CO2 Detectors
Alarm System & Cameras

NETWORK/AUDIO

Multi-Zoned Built-in Wall BOSE Sound System
Control with Speakers in:
Kitchen
Dining Room
Primary Bedroom
Lower Level Games Room
System Connects to Any iPhone or Android Device & is Internet Based
Bell & Rogers Hardwired

EXTERIOR

Simple Gooder Roof
Ginkgo Green Roof
Landscaped With 99% Native Species (Lighting & Sound System Integrated)
Irrigation System Throughout & Temporarily used as needed for the Ravine
Path & Driveway Lit Up
Bonavista Swimming Pool
Custom Hot Tub Designed by Ron Holbrook with Local Stones
Shower With Wooden Bench
Barbecue Integrated Stainless Steel Counter And Cabinets
Sitting Area With Element 4 Gas Fireplace
Second Gas Fireplace On South Deck, Extension of Inside Fireplace to Integrate Inside/Outside Living
Generator for all Electrical System In Case Of All Electrical
Pool Equipment Room
Plenty Of Storage Room Under Decks
Half Tennis Court With Professional Lights
Stairs Going Down The Ravine To Brickworks

GARAGE/PARKING

Heated Double Car Garage & Additional Parking
Storage In Garage
Heated Driveway

INCLUSIONS:

1 Gaggenau Dishwashers
1 Miele Dishwasher
Gaggenau Convection Oven
Gaggenau Steam Oven
Gaggenau Warming Drawer
Gaggenau Five Burner Induction Cooktop
Gaggenau Fridge and Freezer
Miele Front Loading Washer and Dryer
Built-in Wall BOSE Sound System: Kitchen/dining room, Master bedroom & bathroom, bedroom /projector room , pool table room/living room.
BBQTEK BBQ
Central Vacuum & Attachments
All Electric Light Fixtures



All Window Coverings and Blinds with Remotes, etc.
Electric Garage Door Opener with Remotes
Home Security (Detectors, Cameras)
Electric Generator
BonaVista Pool & Hot Tub

Prospective Purchasers & Agents should satisfy themselves regarding the accuracy of the information contained herein re: 80 Mathersfield Drive
Not intended to solicit anyone under contract.

