



12 Westmount Park Avenue

CUSTOM FEATURES & SYSTEMS

OVERVIEW:

The House Was Built In 1983 And Partially Renovated Within Recent Years. Your Own Private Retreat On A Quiet Stunning Tree Lined Street With Access To The Best Schools In The West End, Tiktok Viral Restaurants, Bakeries And 5 Minutes From Luxury Golf Courses And Country Clubs.

Lot Size	100.13 Ft X 448 Ft
Interior Square Footage	~12,603 Sq Ft Total Living Space
Taxes	\$23,046.61 /2024
Parking	Private Drive W/Double Garage Plus Additional Driveway Parking
Custom Highlights	Custom Plaster Cornices, Painted Wall & Ceiling Finishes & Plaster Columns. Custom Gold Leaf Dining Room Paint Finishes. Rear Solarium Walkout.

MAIN FLOOR

9' Ceilings
Solid Oak Hardwood Floors
Open Riser Staircase
Plaster Columns & Cornices
Oversized Sitting Room With Colorado Stone Floors, Brick Walls, Cathedral Ceilings & 3 Skylights

FOYER

Granite Floors & Decorative Walls Enclosed With Double French Doors Leading To The Expansive Foyer
Custom Double Front Doors With Side Glass Transoms For An Abundance Of Natural Light

Renovated Powder Room With Custom Antique Vanity
Oversized Walk In Mud Room w/ Built Ins By California Closets
Laundry Room w/ LG Front Load Washer & Dryer & Ample Storage

LIVING ROOM

Grand Room w/ Corner Glass Windows To Give The Room A Unique Look
Bespoke Trim Work
Additional Windows To Allow Ample Natural Light

DINING ROOM

Formal Room w/ Space For 16 At Dinner
Convenient French Butler Door To Kitchen
Custom Gold Leaf Paint Finishes
Double French Doors To Foyer For Entertaining Privacy

KITCHEN

Granite Floors
Custom Kitchen w/ Maple Cabinetry And A "Venetian Style" Finish & Interior Maple Shelving
Built-In Stainless Steel Appliances
Kitchenaid Counter Depth Built In Refrigerator W/ Bottom Freezer
Kitchenaid 6 Burner Gas Range Plus Griddle & Double Ovens 2023
Thermador Exhaust Hood
Kitchenaid Trash Compactor
Miele Dishwasher

Garburator
Granite Slab Countertops And Tumbled Marble Backsplash
Oversized Island With Breakfast Bar
Lovely Bar Sink Area
Ceiling W/ Murano Glass Shrouds, Wrought Iron/Brass/Art Glass Suspended Ceiling Lighting
Open Concept Kitchen W/ Family Room & Sunroom With Walk Out To Yard.

BREAKFAST AREA

Large Open Concept Breakfast Area
Overlooks The Beautiful Sunroom By Four Seasons w/ Heated Granite Floors

FAMILY ROOM

Gas Fireplace w/ Granite Surround & Stone Mantle
New York Spiral Staircase To Basement Recreation Room
Open Concept With Kitchen
Walk Out To Oversized Patio

OFFICE

Formal Double Doors For Entry
Wall To Wall Canadian Made Solid Wood Custom Bookcases & Cabinetry & Desk
Designer Wallpaper
2 Windows For Natural Light

SECOND FLOOR

9' Ceilings
Oak Strip Hardwood Floors
Main Hall Skylight
Open To Below Sitting Room
Custom Oak Millwork

PRIMARY BEDROOM

Grand Entrance Via Double Doors
Oversized His And Her Walk In Closets By California Closets 2017 & Floor To Ceiling Windows
Ample Windows For Abundance Of Natural Light
Custom 5 Piece Ensuite

PRIMARY ENSUITE

Renovated in 2017
Custom Double Sink Vanity With Ample Storage
Glass Door Shower w/ Rain Head, Hand Held & 4 Wall Water Sprays
Claw Foot Soaker Tub Overlooking Garden
Water Closet With Frosted Door

SECOND BEDROOM

Ample Closets
3 Piece Ensuite With Ceramic Floors And Walls
Round Window Open To Below

THIRD BEDROOM

2 Double Closets
2 Windows

FOURTH BEDROOM

2 Double Closets

2 Windows

FIFTH BEDROOM

Double Closet

3 Piece Ensuite With Ceramic Floors And Walls

5-PIECE BATHROOM

Porcelain Floors And Walls

Pedestal Sink

Oversized Bathtub

Linen Closet

LOWER LEVEL

9' & 13' Ceiling Height

Laminate Floors

Open Concept W/ Sitting And Play Rooms

3 Piece Bathroom w/ Separate Shower Room

Oversized Windows

Storage Room Under Garage

Walk In Cedar Closet

Walk In Pantry w/ Cabinetry & Fridge & Stand Alone Freezer

Walk Out To Yard

Excavated Below Garage For Storage

RECREATION ROOM

Gas Fireplace W/ Stone Surround & Mantle

Oversized Windows

Glass Blocks

Wall Unit w/ Ample Storage

KITCHEN

Open Concept

Cabinetry w/ Abundance Of Storage

Granite Countertops

Stainless Steel Exhaust Hood

Stainless Steel Appliances (Fridge, Stove & Dishwasher)

BEDROOM

Oversized Combined w/ Sitting Room

3 Piece Ensuite W/ Custom Vanity & Ceramic floors

Ikea Closets

GYM

Oversized w/ 3 Skylights

Cedar Wood Ceilings & Concrete Decorative Blocks

Ceiling Fans

Floor To Ceiling Windows Overlooking Garden

Hot Tub

Bar Sink & Fridge

Cedar Change Room

Separate Additional Door To Gym Area From Outside & Sliding Doors To The Deck

WINE CELLAR

Glass Door

Custom Built-In Wine Racking & Cabinetry

Holds 500+ Bottles

GARAGE

Indoor Access

2 Garage Doors

Storage Room

Electric Garage Door Opener With Remote

Electric Vehicle Plug In Outlet

EXTERIOR FEATURES

Interlocking Circular Driveway For Ample Parking And Stone Front Porch

Professionally Landscaped w/ Waterfall Front Garden

Backyard Stoned Patio w/ Built In Wood Burning Fireplace

Enclosed Yard

Professional Sized Tennis Court & Bocci Court

Irrigation System Front, Sides & Back

Outdoor Built In Bbq's (Charcoal & Gas)

Gazebo w/ Lighting

HVAC & SYSTEMS

400 Amp Service

Three Luxaire Forced-Air Gas Furnace & 1 Amana Furnace (1 Unit Per Floor & 1 For The Gym)

Three Air Conditioner Units (2 Goodman Company & 1 American Standard) (1 Unit Per Floor)

Hot Water Heater 2020 (Rental) \$45.51/Month + HST

INCLUSIONS:

Kitchenaid Counter Depth Built In Refrigerator w/ Bottom Freezer

Kitchenaid 6 Burner Gas Range Plus Griddle & Double Ovens 2023

Thermador Exhaust Hood

Kitchenaid Trash Compactor

Miele Dishwasher

Garburator

Front Load LG Washer & Dryer

Basement Fridge, Stove & Dishwasher

Basement Pantry Fridge & Stand Alone Freezer

Bar Fridge In Gym

Basement Wall Units

Hot Tub

Canadian Made Solid Wood Custom Bookcases & Cabinetry & Desk In Office

Electric Light Fixtures

Window Coverings

Electric Garage Door Opener W/ Remotes

Alarm System (Monitoring Extra)

Irrigation System

Outdoor Built In Bbq's (Gas & Charcoal)

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