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ANA + SARA

Features for 66 Thorncrest Road

- 95Ft x 200Ft Lot
- Home set back from the street for full privacy
- Double Car Garage
- 11ft main except family room lower
- Foyer featuring 20' Ceilings
- Family Room with real timber beams 25'
- Lower Level 8 ½ Ft Ceilings
- Wall to Wall, Floor to Ceiling Windows along the entire back of the home for stunning views of the backyard from anywhere in the living space

List Of Inclusions & Extras

Kitchen

- Architect designed custom kitchen, oversized centre island, granite countertop, comfortably seats seven
- Dual Fuel Wolf Range with 6 burners, griddle, and double convection ovens
- Panelled Sub-Zero side-by-side fridge/freezer
- Panelled Marvel 2 - Drawer water/pop
- Panelled Marvel Wine Cooler
- Asko Dishwasher
- Sharp - Built-in Drawer Microwave
- Built-in Pantry with pullouts
- Appliance Garage
- Brizo Matt Gold Pull-Down Faucet
- Brizo Matt Gold Pot Filler
- Built-in Hood Fan
- Instant Hot Tap

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 **HARVEY KALLES**
REAL ESTATE LTD., BROKERAGE

2316 Bloor St W Toronto, Ontario M6S 1P2
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- Extra Wide White Oak Open Stairs to 2nd Level - Stone Tile 7 1/2" White Oak Engineered Flooring throughout Main & 2nd Floor
- 2'x4' Stone Tile honed porcelain tile in entrance, all bathrooms (except basement)
- Polished Hydronic Heated Concrete in Family Room, Dining Room & Entire Lower Level
- Exposed Wood Beams in Living Room & Kitchen
- 2'x4' Stone Tile honed porcelain tile in entrance, all bathrooms (except lower level), polished heated concrete in the family room and the entire lower level
- Custom Hunter Douglas Silhouette Blinds Thru-Out

Ensuites In All Bedrooms - Total 7 Bathrooms

- 1 - 6pc - Upper-Level Primary Bathroom - Electric Heated Floor
- 1 - 4pc - Main Floor Primary Bathroom - Electric Heated Floor
- 5 - 3pc - Main Floor Ensuites & Main Hall Bath- Electric Heated Floor
- 2 - Laundry rooms with sinks - Lower Level (Hydronic Heated Floor) and Main
- Floor Laundry Room (Unheated)

Primary Bedroom - Upper Level

- Expansive, Secluded 2nd Floor Primary Bedroom with Balcony/Lighted Glass Railing O/L Pool Area/w/His & Hers Walk-In Closets Featuring Complete Custom Built-Ins
- Oversized Spa-like Primary Ensuite with Large Windows, Storage Cabinet, Floating Vanity, Backlit Mirrors, Quartz Counter
- Large Shower, Separate Bidet/Toilet Area Enclosed/with Frosted Privacy Glass Doors and Frames
- Soaker Tub and 2 Under-Mount Sinks

Lower Level

- Bar Fridge
- Dishwasher
- Double Sink
- Neutral Quartz Countertop/W/Breakfast Bar - Seats Four

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- Rough-in for Future Cooktop
- Ducting/Rough In for Future Exhaust Fan
- Full Laundry Room with sink, Pull Down Faucet, Granite Top, Over Sized Washer/Dryer
- All Existing Light Fixtures, Pendants & Wall Sconces To include:
- 36" Moooi Heracleum (dining room) - EXCLUDED
- Two Moooi Raimond II Z - Stairs to 2nd Level
- 100's LED Pot Lights
- Art Lighting in Living, Main Floor Hallways, & Great Room
- Lutron Dimming System Thru-Out-With-5 Wireless Table Top Controllers

Exterior

- Rare and Extremely Private 95 Ft. X 200 FT. Lot
- In-Ground Concrete Humpback Kidney Shaped Pool
- New Pump 2025
- Pool was completely re-done 2018
- 2018 all new interlock and patio
- Wood Gazebo/w/Metal Roof/BBQ, Fridge, Drawers, Granite Top
- Stone/Stucco Cabana/Pool Equipment Room
- Exterior Stone Fireplace Mantel and Surround
- Fully Fenced
- Built-In Raised Stone Flower Beds in Rear and Front 2023
- Cabana Chandelier
- Professionally Landscaped
- In Ground Sprinklers
- Detailed & Extensive Landscape Lighting, Soffit Pot Lighting All Connected to Lutron Dimming System
- 2 Car Garage with Epoxy Garage Flooring, 3' Tiled Walls, GDO, Stained Cedar Garage Door

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Security

- 14 Exterior + 6 Interior Cameras - Viewing panel of a scenes on kitchen monitor
- 3M Security Film on all windows and doors that have glass
- Alarm System
- HVAC Systems
- Kohler 30kw Generator
- Boiler complete with Air Handlers
- 2 Furnaces
- 2 Air Conditioners
- Thermostats connected to Lutron System
- 2 - Gas Fireplaces - Lower Level & Great Room
- 2 - 100 Inch Linear Electric Fireplace in Living Room & Upper Level Primary Bedroom Suite
- Floor-to-Ceiling Windows in Great Room, Dining & Kitchen
- Walk Outs to Pool Area from Kitchen & Great Room - Tons of Natural Light
- Built -Ins in all closets, except laundry hall closet
- Sonos Fixed Speakers in Dining Room & Great Room
- Surround Sound in Great Room
- Heated Floors in all Bathrooms (Electric), Great Room (Hydronic) Basement (Hydronic), Dining (Hydronic) & Front Porch (Electric), Heated Garage
- Garden Shed at the Rear of the Property

Renovations To Home

- 2018
- Home was fully gutted right back to the brick, re-insulated and finished
- Full Basement underpinned from 7 ft to 8 1/2 ft height

All New

- Electrical
- Plumbing

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- Mechanical
- Data wiring
- Security
- Cameras
- Insulation
- New 200 amp electrical service
- 1 inch water line
- 30 kw Kohler Generator added
- New sump pump added 2025 with alarms (2 sump pumps)
- 3M security film added to all new windows
- Irrigation system
- Lighting system & Sonos system fully integrated thru Siri & cell phones

Exterior - All Redone

- Home wrapped in New Limestone & Ariscraft Stone and Stucco
- All New Landscaping (soft and hard scape)
- Driveway widened and Paved
- Pool Renovated
- Salt water
- 9 ft deep end
- New stone coping & tile
- Re-marble lite
- New pool cover 2024
- Hot Tub 2018
- New Jacuzzi Cover 2025

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