



60 Ellis Park Road

Lot Size	40'x120' irreg* (68.86' at rear)	Heating	Hot Water Boiler/Radiant - Gas
Possession	60-75 days	Cooling	Central Air
Square Footage	2,340 s.f. Total	Plumbing	Copper & Plastic
Taxes	\$12,031.16 (2024)	Electrical	200 AMP
Bedrooms	1+1	Roof	Asphalt Shingles/Metal
Bathrooms	2 Full	Driveway	Private, with Snow Melt
Year Built	1957	Garage	Attached, Double Heated
Fireplace	1 - Gas	Parking	6

Welcome to 60 Ellis Park Road.

Sensational brick home perched above High Park, situated on a tranquil 40' x 120' ravine lot. Renovated by Menatwork in 2022, this home features brilliant interior spaces, beautiful park vistas, cutting-edge home technology and 2,340 sq. ft. of exceptional design across three levels.

The bright open-plan main level features a gourmet kitchen with high-end appliances including a Sub-Zero fridge, Wolf double electric oven, Wolf 6-burner gas range, Miele dishwasher, and a Sub-Zero wine fridge integrated into the island; a breakfast nook that offers peaceful views; and a spacious living area highlighted by a stunning 3-sided Savannah glass fireplace, perfect for combining your living and dining spaces. Motorized blinds provide comfort and convenience at the touch of a button. The upper level is dedicated to the primary suite and is a true retreat. Features include a dressing room with ample closet space and built-ins, a spacious sitting area with a 50" Samsung Frame TV, and a spa-inspired ensuite bathroom with steam shower and dual rain heads, a double floating vanity and ensuite Miele laundry. The lower level provides a versatile and stylish living space with extensive built-ins and features a family room complete with a wall-mounted 75" Samsung TV, an office/bedroom with solid walnut sliding door, a California Closets Murphy bed, and updated 3-piece bathroom.

This home offers a tech-enhanced lifestyle with an automated lighting system, TELUS Smart Home Security, app-controlled irrigation & landscape lighting, central sound system with in-ceiling Bowers & Wilkins speakers indoors & outdoors.

The large elevated front terrace offers a low-maintenance composite deck and breathtaking views of High Park. A heated driveway and open grate metal stairs require no winter shoveling and there is a heated double garage with direct access to the lower level.

Front and back gardens landscaping by Lucin with low maintenance plantings. The back terrace includes a built-in BBQ creating the perfect setting for outdoor entertaining.

Across from High Park and Grenadier Pond and steps to Bloor West Village, Runnymede subway, Rennie Park and Lake Ontario. Excellent neighbourhood schools include Swansea PS, Humberside CI and Western Tech. Quick access to the Gardiner, Billy Bishop and Pearson airports. A rare opportunity to own a magnificent home on one of the west end's best streets!

MAIN LEVEL

- Foyer open to living area with built-in closet, window and herringbone tile flooring.
- Living/dining room with 5' wide three-sided Savannah glass gas fireplace, large tri-view window overlooking front yard, metal double French doors leading to backyard, open to kitchen and breakfast room.
- Kitchen with centre island, porcelain backsplash, countertops & cabinet doors, undermount double stainless steel sink with gooseneck pull-out faucet and water purification faucet, dual view window overlooking backyard, and stainless steel appliances: built-in double Wolf electric oven, Wolf gas cooktop, Sirius range-hood, Sub-Zero fridge, Sub-Zero wine cooler and Miele dishwasher.
- Breakfast area open to kitchen with windows facing front yard.
- Floating walnut staircase with stair lights and glass wall to upper and lower levels.
- Pot lights and engineered white oak hardwood flooring throughout.
- Motorized privacy blinds on front windows.

SECOND LEVEL

- Hallway with cathedral ceilings, built-in dresser and artwork spotlight.
- Primary suite including a dressing room with built-in wardrobe, custom faux leather finish closet doors, sitting area with 50" Samsung Frame TV + Sonos soundbar
- Ensuite with double floating vanity with Cambria quartz countertops, backlit mirror, window, walk-in shower with tile wall surround, two rain shower heads, steam shower, bench, glass doors and LED light borders, wall-mounted toilet, laundry closet with Miele washer & dryer, and tile floors.
- Windows with black-out blinds overlooking front & backyard.
- Pot lights and engineered white oak hardwood flooring throughout.

LOWER LEVEL

- Bedroom/office with walnut sliding barn door, California closets custom Murphy Bed, window, pot lights, built-in desk, cabinets and shelves and centre light fixture.
- Family room wall-mounted 75" Samsung + Sonos soundbar, two windows, geometric centre light fixture, pot lights, built-in closet, built-in room divider and tile floors.
- Three piece bathroom with free-standing vanity with Cambria quartz countertops, concrete vessel sink, mirror, hanging light fixture, toilet, rain & hand held shower head with tile wall surround and glass enclosure and window.
- Access to the garage.
- Tile floors throughout.

EXTERIOR

- Frosted glass front door & basement entrance (2023)
- Front yard with sloped landscape with metal stairs leading to the front door.
- Front porch with new composite decking (2023).
- Full custom landscaping (Lucin) with low maintenance planting (2022).
- Landscaped reverse ravine backyard with garden, mature tree, concrete paver patio, built-in Wolf BBQ.
- Heated, attached double-car garage with 12-panel glass garage door (2022)
- Heated driveway, hydronic system with glycol, sensor in driveway
- Brick exterior.

UPDATES & FEATURES

- Automated lighting system, in every room and exterior. Upgraded central controller & switches (2024)
- TELUS Smart Home Security alarm system, sensors on all windows and doors, including overhead garage door, doorbell camera, garage level camera, backyard camera. Includes flood sensors, smoke and carbon monoxide sensors (2024)
- California closets, custom double wall bed in lower level (2023)
- In-floor hydronic radiant heating throughout, boiler & central piping replaced (2023)
- Kitchen island installed and faucet (2022)
- Bathrooms (2022)
- Engineered hardwood flooring (2022)
- Boiler system, hot water tank, glycol tank for hydronic systems (2022)
- App controlled landscape lighting (2022)
- App controlled irrigation system (2022)
- Upgraded hot water tank in (2023) (300L)
- Upgraded Honeywell thermostats (four zones, app-controlled)
- Renovation included upgraded stone kitchen cabinets, full bathroom renovations, upgraded engineered white oak flooring, custom built in storage & slat wall in basement (2022)

Inclusions: Built-in double Wolf electric ovens, Wolf gas cooktop with Wolf backsplash, Sirius range-hood, Sub-Zero fridge, Sub-Zero wine cooler and Miele dishwasher, alarm system, Samsung 75" + Sonos soundbar (lower level), 50" Samsung Frame TV + Sonos soundbar, mounted on custom pole + Sonos sound system with TV soundbars, in-ceiling Bowers & Wilkins speakers in ensuite bathroom, upper bedroom, kitchen & dining room (4) and back yard (2), motorized blinds on main level, blackout blinds on second level, all window covering and hot water boiler.

Exclusions: Dining light fixture, wall mounted mirrors in upper bedroom, black coat hook in bedroom, outdoor furniture, all portable Sonos speakers.

Rentals: TELUS SmartHome Security ~\$60/month

Schools: Complete list of schools with live links on babiakteam.com