

17 High Park Boulevard

Key Details

Lot Size	45.92 ft x 140 ft	Heating	Gas-Fired Boiler
Possession	45-90 Days/TBA	Cooling	Central Air, 2 Units
Square Footage	6,030 s.f. Total	Plumbing	Copper & Plastic
Taxes	\$14,599.05 (2024) ♦	Electrical	200 AMP Service
Bedrooms	6	Roof	Asphalt Shingles & Modified Bitumen
Bathrooms	6	Driveway	Private Double
Year Built	1912	Parking	2 Spaces
Fireplace	Gas - 2 Units	Transit Score	99
Bike Score	85	Walk Score	93

HOME INSPECTION REPORT at babiateam.com

Edwardian Elegance in High Park-Roncesvalles

Welcome to this magnificent three-storey Edwardian home that is a testament to timeless elegance & architectural brilliance. Located steps to High Park, this landmark residence possesses outstanding curb appeal highlighted by an enchanting turret and an impressive covered porch entry. Set on an elevated, sunny 45.92 ft x 140 ft lot, it features a double private drive and professionally landscaped gardens front and back. After a meticulous "back to the bricks" rebuild, the home offers over 6,000 sq ft of luxurious living space across four levels and includes grand principal rooms, sophisticated interiors, 6 bedrooms, 6 baths, and exceptional original details.

A short walk to vibrant Roncesvalles Village, High Park, the lakefront & top neighbourhood schools. Enjoy easy access to the Bloor subway, GO & UP Express and the Martin Goodman Trail.

An extraordinary and rare opportunity to own one of the finest homes in West Toronto!

Upgrades & Premium Features

General Features

- Andersen doors & windows with energy efficient Low-E glass and argon gas
- All stained, leaded, and etched glass windows meticulously restored and winter-proofed
- Beautiful site-finished ¾" Jatoba - Brazilian cherry hardwood floors throughout
- Coffered ceilings
- Above grade ceiling heights ranging from 8'6" to 12'8"
- Custom window coverings
- LED pot lights & upgraded lighting throughout
- Sonos built-in speaker system in most rooms
- Central vacuum system
- Hardwired smoke and carbon sensors
- Security & Smart Home Features:
 - Security system with interior motion sensors, door and window sensors, and DVR recording system
 - 3 RING doorbells + 1 camera in parking area

Major System & Structural Upgrades

- "Back to the bricks" rebuild completed in 2010, including complete reframing and foam insulation
- Full roof rebuild 2010 with new design, joists, shingles (25-year rating), rafters, and hurricane hangers
- All new wiring, including upgraded hydro service, 200 AMP panel with surge protector, and two sub-panels (Laundry & Outside Shed)
- Rough in for emergency standby generator located near garden shed
- New (2010) sanitary drain lines and plumbing throughout
- Entire lower level waterproofed and underpinned with 7'9" ceiling height
- All marble and travertine flooring heated hydronically with separate zone sensors and controls
- HVAC & Air Quality:
 - Two A/C units (9 yrs)
 - High-efficiency gas-fired hot-water boiler (Triangle Tube | Prestige) with separate storage tank (Triangle Tube | Smart)
 - Two air handlers (lower & 3rd floor) with hydronic heat exchangers
 - VanEE HRV (Heat Recovery Ventilator) & AprilAire Humidifier

A Closer Look

MAIN FLOOR

The stunning main level features a grand foyer with marble floors, wainscotting, period light fixture, double coat closet; a formal living room with a gas fireplace, period light fixture, and a turret alcove with splendid stained glass bay windows. The beautifully appointed "dinner-party" dining room is highlighted by a coffered ceiling, opulent chandelier, custom built-in cabinetry, server, leaded glass windows and a terrace walkout. The fabulous gourmet kitchen boasts high-end appliances, wine fridge, pantry, and an expansive granite island with a breakfast bar. Adjacent is the inviting family room with custom built-ins and a gas fireplace. French doors open to a private, professionally landscaped, south-facing garden with a limestone terrace and built-in Weber Summit BBQ, ideal for al fresco dining. A guest powder room and mudroom complete the space.

Restored Original Features

- Stately front door with decorative stained and leaded glass panel
- Grand staircase with carved posts and decorative pillars frame the living room
- Exquisite Art Nouveau floral stained glass windows
- Elegant oval leaded glass sidelight
- Two sets of interior French doors with tempered glass panels

Chef's Kitchen with Premium Finishes:

- Granite countertops including a 99"x 45" granite island that seats four and has a built-in Marvel wine fridge, open wine racks and Blanco prep sink with InSinkErator food waste disposer
- Deep Blanco 30"x18" double sink with KitchenAid food waste disposer. Both sinks have Perrin & Rowe gooseneck faucets.
- Soft-closing doors and drawers for seamless functionality
- Central vacuum automatic dustpan for easy cleanup
- High-end appliances, including:
 - Wolf 48" gas cooktop with six burners, griddle, pot filler and a tempered, antiqued, and smoked glass backsplash
 - Wolf 45" exhaust hood
 - Wolf integrated electric wall oven, warming drawer & stacked Wolf microwave
 - Integrated Sub-Zero double-door fridge
 - Miele integrated dishwasher

Separate Walk-In Pantry:

- Floor-to-ceiling storage for ultimate organization
- Durable stone countertop workspace
- Additional refrigerator for extra convenience

SECOND FLOOR

The second level offers 4 spacious bedrooms, 3 baths and laundry. The sumptuous primary retreat features two walk-in closets, built-in cabinetry, a balcony overlooking the garden & a spa-like 6-piece ensuite. A lovely guest bedroom has leaded glass bay windows, two double closets & a modern ensuite bath. A generous third bedroom, designed by top Canadian interior designer, Candice Olson, features charming french provincial decor, sconce lighting, chandelier, lovely upholstered window bench seating with lift-top storage, custom window coverings, and a walk-in closet. The fourth bedroom with leaded bay windows and custom window coverings is a perfect space for an office. A luxurious 4-piece family bath with Versace tile floors & surround rounds out this level.

- Primary Suite: Pocket door to one of the walk-in closets, electric fireplace, and a south-facing balcony for morning light and garden views
- Primary Ensuite Details: Marble countertops, double vanity, heated floor, heated towel rack, sconce lighting, walk-in shower and a Victoria & Albert clawfoot tub
- Lux three piece ensuite bath in guest bedroom
- Family Bath - 4- piece with tub, Versace tiles and premium Grohe fixtures and Toto toilet
- Laundry Room: Miele front-loading washer and dryer, fuse panel, granite counter, built-in cabinetry and automatic dustpan

THIRD FLOOR

The bright skylit third level boasts a wonderful top-of-the-turret office/bedroom with 12.5 foot soaring ceiling, sparkling leaded glass bay windows and a walk-in closet. A separate bedroom features a walk-in closet, full ensuite bath with vaulted ceiling, skylight, and a walk out to a large 19.5' x 14.5' deck with south & west vistas, perfect for watching the fireworks, air show, or admiring the CN Tower & cityscape.

- Impressive custom millwork in the office with built-in cabinets, drawers and granite counters ; Velux skylights with rain sensors and remote controls for easy light adjustment
- The office includes a casual seating area with wall mounted television screen and built-in cabinets
- Bedroom: Attic hatch in bedroom for access to additional storage
- Deck & Outdoor Living: Large deck with expansive views of the south and east cityscapes

LOWER FLOOR

The superbly finished lower level includes high ceilings, heated floors, a home theatre, exercise room, craft room, full bath with a steam shower and a premium climate-controlled 1,400 bottle wine cellar.

- Craft Room: Heated travertine floors, built-in speakers, and a small sink; access to wine cellar
- Home Theatre & Media Room: Fully soundproof media room for optimal viewing and listening; media centre/hub with connections for satellites, fibre, and cable
- Utility & Storage: Nilfisk central vacuum system for efficient cleaning; cedar storage room for added organization; commercial-grade humidifier to maintain perfect air quality
- Additional Work Area: Work room roughed-in for a kitchen with Corian countertops; plumbing for "Mr. Steam" shower system; fire alarm system for added safety

EXTERIOR

This stately corner lot offers stone walls, wide walkways, and well-maintained lawns. Double car side-by-side parking off Sunnyside leads to a fully fenced backyard, complete with a wooden pergola, Wiarton stone terrace, and a power retractable awning for added comfort. The space is perfect for outdoor living, with a built-in Weber natural gas BBQ, attached storage shed, and thoughtful landscaping throughout. Shrubs and perennial gardens frame the home, adding a touch of greenery and charm.

Inclusions

Security System: Interior motion sensors, door and window sensors, and DVR recording system

Cameras: 3 RING doorbells + 1 camera in parking area

Central Vacuum: System & attachments

Sound System: Sonos built-in speakers in various rooms

HVAC: Two A/C units, gas-fired hot-water boiler & equipment, storage tank, and two air handlers

Air Quality: HRV (Heat Recovery Ventilator) and humidifier

Kitchen Appliances:

- Wolf stove, exhaust hood, wall oven, warming drawer & stacked microwave
- Sub-Zero fridge
- Miele dishwasher
- Marvel wine fridge
- Pantry fridge

TVs & Equipment: All TVs and wall mounts

Wine Cellar: All wine racks and associated equipment

Fireplaces: Gas fireplace x 2, electrical fireplace x 1

Irrigation system ("as is") ♦ ♦ City of Toronto crew accidentally dug up a waterline.

All electrical light fixtures & window coverings (excluding sheers in primary bedroom and ensuite bath)

♦ Buyer to verify

♦ ♦ Currently inoperable; being sold in "as is" condition