

16 Rumsey Road

Leaside

www.16rumsey.com



\$2,249,000



THE MILLS TEAM
FOR ALL YOUR REAL ESTATE NEEDS

Sue Mills* Alex Mills** Katie Mills*
Sarah O'Neill* Jill Fewster-Yan*



Jill Fewster-Yan Alex Mills Sue Mills Katie Mills Sarah O'Neill

 **Prudential**

Sadie Moranis
Realty, Brokerage

416-487-4343

themillsteam@sadiemoranis.com

*Sales Representative **Broker



Living Room



Dining Room



Kitchen



Kitchen & Breakfast Area



Breakfast Area



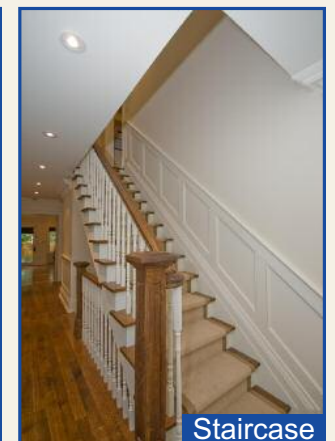
Family Room



Family Room

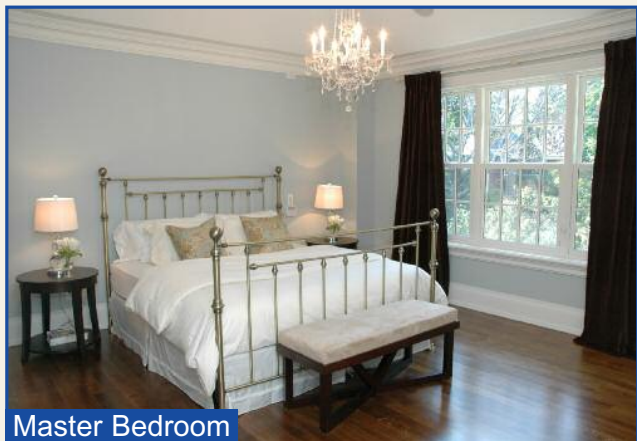


Mud Room



Staircase

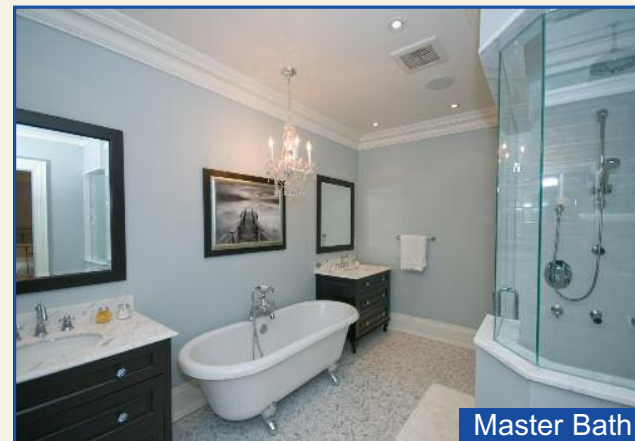
Welcome to 16 Rumsey Road



Master Bedroom



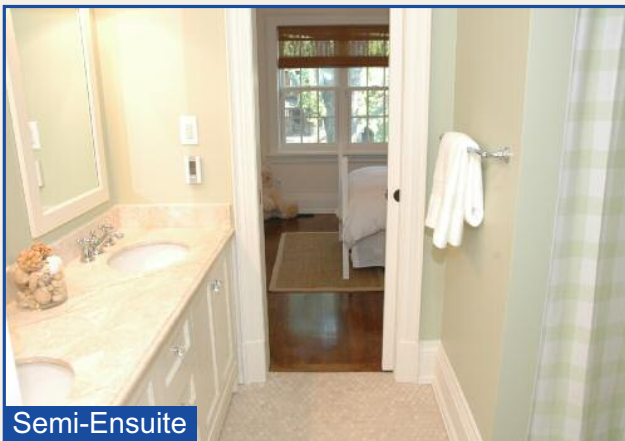
Master Closet



Master Bath



Bedroom 2



Semi-Ensuite



Bedroom 3



Upper Hallway



Bedroom 5



Recreation Room



16 RUMSEY ROAD

MAIN LEVEL

Foyer

- ~ Oak staircase to upper and lower levels with Berber-style broadloom runner
- ~ Wainscotting, cornice mouldings, halogen pot lights, hardwood floor

Living Room

13' x 11'6"

- ~ Open marble gas fireplace
- ~ Bay window, built-in speakers
- ~ Open to dining room, moulded doorways
- ~ Cornice mouldings, halogen pot lights, two wall sconces, hardwood floor

Dining Room

14'7" x 11'6"

- ~ Two leaded glass windows, moulded doorways
- ~ Built-in speakers, open to living room
- ~ Recessed ceiling, wainscotting, cornice mouldings, halogen pot lights, hardwood floor

Powder Room 2pc

- ~ Pocket door, pedestal sink
- ~ Cornice mouldings hardwood floor

Mud Room

8'8" x 5'7"

- ~ Direct access to garage, walk-out to side
- ~ Built-in bench seat opens for storage below with coat hooks & shelving above
- ~ Pocket door, halogen pot lights, limestone floor

Rear Hallway

- ~ Double closet with auto lighting and built-in organizers
- ~ Cornice mouldings, halogen pot lights, hardwood floor

Kitchen

20'3" x 11'

Open concept

- ~ Open to breakfast area and family room
- ~ KitchenAid panelled french door refrigerator, Wolf 6-burner stainless steel gas stove with stainless steel hood exhaust, Panasonic stainless steel microwave
- ~ Centre island with KitchenAid built-in panelled dishwasher and oversized sink with garburator and spray faucet
- ~ Centre island also features a garbage/recycling drawer, granite countertop and breakfast bar
- ~ Custom "Florentine" designed kitchen cabinetry with roll-outs, built-ins, lighting and anti-slam cabinet doors
- ~ Two upper cabinets with leaded glass doors
- ~ Halogen countertop task lighting, tumbled marble backsplash and granite countertops
- ~ Breakfast area with built-in desk and double window overlooking rear yard
- ~ 8'9" ceiling, cornice mouldings, halogen pot lights, hardwood floor

Family Room

16'7" x 15'1"

Open concept

- ~ Wall-to-wall "Florentine" cabinetry, centered marble gas fireplace with Sharp Aquos LCD television above
- ~ Built-in speakers, double window
- ~ 8'9" ceiling, cornice mouldings, halogen pot lights, hardwood floor
- ~ Walk-out to rear patio with heated stone bbq area and convenient gas line

UPPER LEVEL

Master Bedroom

16'4" x 14'7"

- ~ Walk-in closet with pocket door, built-in organizers, halogen pot lights & hardwood floor
- ~ 11' cathedral ceiling, built-in speakers, built-in niche with Sharp Aquos LCD television
- ~ Triple window, alarm keypad, chandelier, cornice mouldings, halogen pot lights, hardwood floor

Ensuite 7pc

- ~ Clawfoot tub with hand held shower spray
- ~ Separate glass enclosed steam shower with rainfall showerhead, adjustable wall showerhead, three body spray jets and built-in bench
- ~ His and hers furniture quality vanities with marble tops & mirrors above, separate water closet,
- ~ Built-in speakers, double window
- ~ Cornice mouldings, halogen pot lights, heated mosaic-style marble tile floor

Bedroom 2

11'8" x 9'2"

- ~ 11' cathedral ceiling, double window
- ~ Double closet with organizers and auto lighting
- ~ Cornice mouldings, halogen pot lights, hardwood floor

Ensuite 4pc

- ~ Pocket door, window
- ~ Tub/shower with adjustable wall showerhead
- ~ Pedestal sink, cornice mouldings, halogen pot lights, mosaic-style ceramic tile floor

Bedroom 3

11' x 10'8"

- ~ 11' cathedral ceiling, window
- ~ Double closet with organizers and auto lighting
- ~ Cornice mouldings, halogen pot lights, hardwood floor

Semi-Ensuite 5pc

- ~ Shared with bedrooms 3 & 4
- ~ Wall-to-wall marble vanity with double sinks and two built-in pull-out step stools
- ~ Tub/shower with adjustable wall showerhead and skylight above, halogen pot lights
- ~ Heated mosaic-style marble tile floor

Bedroom 4

11'2" x 10'8"

- ~ 11' cathedral ceiling, triple window
- ~ Double closet with organizers and auto lighting
- ~ Cornice mouldings, halogen pot lights, hardwood floor

UPPER LEVEL CONTINUED

Laundry Room

- ~ Whirlpool Duet front loading washer and dryer
- ~ Built-in cabinetry, granite countertop and single sink
- ~ Window, limestone floor

Servery

- ~ Built-in cabinetry and drawers, granite countertop and KitchenAid stainless steel bar refrigerator

Hallway

- ~ Skylight with leaded glass detail over staircase
- ~ Linen closet, wainscotting, cornice moulding, halogen pot lights, hardwood floor

LOWER LEVEL

Recreation Room

25'3" x 20'3"

- ~ Built-in "Florentine" entertainment unit/cabinetry, built-in speakers
- ~ Large double window in oversized well
- ~ 8'5" ceiling, cornice mouldings, halogen pot lights, heated limestone floor

Bedroom 5

13'9" x 10'10"

- ~ Wall-to-wall closets with organizers and auto lighting
- ~ 8' ceiling, recessed ceiling (9'9") at window
- ~ Cornice moulding, halogen pot lights, heated limestone floor

Bathroom 4pc

- ~ Tub/shower with adjustable wall showerhead
- ~ Vanity with marble top, halogen pot lights, heated limestone floor

Hallway

- ~ Storage closet under staircase
- ~ Linen closet, built-in cabinetry
- ~ Halogen pot lights, heated limestone floor

Roughed-in

Wine Cellar

- ~ Brick walls, auto lighting
- ~ Just add cooling unit and shelving

This level is completed with a large storage room (13'8" x 7'6") and a utility room (12' x 10'10").

RENOVATIONS & IMPROVEMENTS

This stunning, spectacularly finished home was designed by Architect Peter Higgins and built by Sherwood Custom Homes. The existing home was completely gutted “back to the bricks” and a 3 storey addition was added across the back of the home. The renovations were completed in September 2007.

Enjoy the features of a “new home” with this outstanding custom renovation.

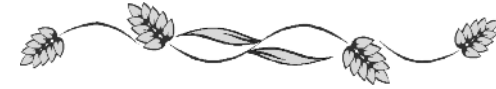
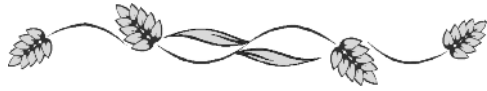
Mechanics:

- *Cedar shingled roof plus all new eavestroughs, soffits and fascia*
- *Enlarged front porch with the addition of new trim work around exterior of house and wrought iron railings*
- *New front walkway and driveway with limestone edging*
- *Inground sprinkler system*
- *Professionally landscaped*
- *State-of-the-art hybrid hydronic forced air/hot water heating system*
- *Heated floors in recreation room, basement bedroom & bathroom, master ensuite and semi-ensuite bathrooms*
- *Central air conditioning*
- *Heat recovery ventilator system*
- *Heated rear patio stones in bbq area plus exterior gas hook up*
- *200 amp service with circuit breakers and all new copper wiring*
- *Upgraded water supply pipe to 3/4” copper, plus sump pump installed in basement*
- * Insulated to R40 value*
- *All new windows (Kolb & Kolb) and doors*
- *Skylights in upper hallway & semi-ensuite*
- *Security system with key pads at front door, back door, mud room and in master bedroom*
- *Garage door opener with external key pad*



Finishings:

- *Gorgeous quarter cut White Oak, 3/4” plank hardwood flooring was installed on main and second floors*
- *Plaster baseboards and cornice mouldings throughout*
- *Extensive pot lights and custom lighting in living room, dining room, kitchen, bedrooms & bathrooms*
- *Custom window coverings*
- *Custom Florentine cabinetry in kitchen, family room, mud room, laundry room and recreation room*
- *All new hardware throughout, including doors, cabinets and hinges*
- *7 new high end appliances (KitchenAid panelled french door refrigerator, Wolf 6-burner stainless steel gas stove with stainless steel hood exhaust, KitchenAid built-in panelled dishwasher, Panasonic stainless steel microwave, upper level KitchenAid stainless steel bar refrigerator, Whirlpool Duet front loading washer and dryer)*
- *Two Sharp Aquos LCD televisions*
- *Automatic lights and closet organizers*
- *2 gas fireplaces with remotes*
- *Vaulted 11’ ceilings in all 2nd floor bedrooms*
- *Spa like 7-piece ensuite with custom cabinetry, marble counters, steam shower, separate water closet and heated mosaic tile floors*
- *2nd floor laundry with raised washer & dryer and storage below plus “servery” with built-in fridge and additional storage*
- * Custom “hidden” pull out kids sink stools (2) in semi-ensuite bathroom*
- *Direct access from garage into mud room with seating, storage bench, shelves and coat hooks*
- *Separate side entrance*
- *Heated limestone floors in lower basement area*
- *Roughed – in wine cellar with electricity*



HOME ELECTRONICS & AUTOMATION

Lighting Control:

An integrated lighting system allows all lighting in the house to be programmed to work together in any combination, in preset sequences, or on prearranged schedules to suit any lifestyle.

Multi-room Audio and Video:

Components of this high tech system are housed in the main floor family room. The multi-room audio system allows for multiple sources to be played in multiple rooms, giving each family member the freedom to listen to what they want, where they want. Multiple sources, such as AM/FM tuners, satellite tuners, cable and satellite TV, CD Players and even a personal computer can be connected to the 8 source/8 room distribution processor and each of the sources can then be played independently in one or many rooms. Built-in speakers are in the living room, dining room, kitchen, family room, master bedroom plus ensuite and recreation room.

Custom Designed Remote:

Incorporates all of these systems into one easy to use interface. All audio and lighting components are conveniently controlled by a master remote control.

Smart Wired:

The entire house is structure wired. This intelligently designed system allows ultimate flexibility and is "future proof", making provisions for many new technologies and additions that may be desired in the future.

Surveillance System:

A Watchnet day and night colour vandal proof dome camera provides the home owner the ability to view live colour images of visitors on any television.

Teledoorbell System:

The doorphone feature provides convenience and security as the doorbell can be answered from any phone in the house.

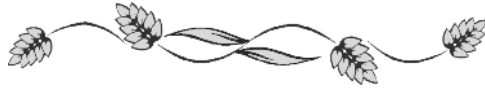
Home Theatre System:

Installed in the main floor family room, master bedroom and roughed-in in the basement recreation room. For your convenience the seller is including 2 LCD tv's and their existing components in the family room and master bedroom.

Note:

Connectrix designed and installed all the wiring, lighting and audio components at 16 Rumsey Rd. They will provide the new buyer/home owner a 1 hour complimentary service on how to use and personalize these systems. Please call Adam Hepworth at Connectrix (416) 730-0021





LEASIDE COMMUNITY HIGHLIGHTS

RECREATION AND PARKS

Trace Manes Park: It hosts the community centre, library and the Leaside Tennis Club. This park also has a tot's playground and splash pad, a baseball diamond and an outdoor ice rink which is used from late December until the end of February.

Leaside Memorial Community Gardens: A multi-recreational complex that includes an indoor ice arena, indoor swimming, a curling rink and an auditorium.

Serena Gundy Park and Sunnybrook Park: Enjoy nature and fitness activities in these beautiful adjoining parks. They offer ideal picnic spots, sports fields, exercise trails, horseback riding stables and a licensed snack bar.

HEALTH CARE

Sunnybrook-Women's College Health Science Centre, Lyndhurst Hospital, University of Toronto.

TRANSPORTATION

Public: Adjacent bus routes connect to the Eglinton, Davisville and St. Clair stations on the Yonge-University-Spadina line.

By Car: Motorists have quick and easy access downtown and to the Don Valley Parkway via Eglinton Ave or the Bayview Extension, and the 401 via Leslie St., Bayview Ave. or the DVP.

NEARBY ATTRACTIONS

Downtown access to Harbourfront, Rogers Centre and the Air Canada Centre.

LOCAL SHOPS AND CONVENIENCES

Take a stroll along Bayview Avenue to antique shops, clothing boutiques, home furnishing stores and conveniences: Home front, Shopper's Drug Mart, Flower Nook, Whitehouse Meats, Nunzio's Market, Badalis Fruit Market, Pagnellos Antiques, Merchant of Tennis, Flying Dragon Bookshop, Newsome Photography, Hairstylists and more!

Enjoy a vast array of local shops and conveniences on the corner of Bayview Ave. & Eglinton Ave. such as Dominion, Curves, Women's Fitness, Pharma Plus, Black's, Roger's Video, Home Hardware, Radio Shack, Gymboree, Brewers Retail, McDonald's, Second Cup and Subway.

Take advantage of Winners and Staples (at Eglinton Ave. E. and Brentcliffe Rd.) Storage Now, Home Depot, Linen N'Things, Best Buy, Sobeys and the LCBO are located at nearby Brentcliffe Rd and Wicksteed Ave.

Leaside Centre: A collection of National retail stores located on the south-east corner of Laird Drive and Eglinton Avenue. Enjoy browsing through Pier 1, Future Shop, Canadian Tire, Pet Smart and The Giant Carpet Store.

LOCAL RESTAURANTS

Enjoy a wide selection of dining options from cafes and bakeries, to fine dining: Second Cup, Starbucks, Baskin & Robbins, Hollywood Gellatto, Fukui Sushi, Dinner 55, Lemongrass, Verdi Trattoria, Trastevere Ristorante, Riz-Pan Asian Cuisine and Rahier Patisserie just to name a few!



COMMUNITY SCHOOLS

Toronto District School Board 416-397-3000
www.tdsb.on.ca

JK-6 Rolph Road School 416-396-2435
31 Rolph Rd.
7-8 Bessborough Dr. E. & M.S. 416-396-2315
211 Bessborough Dr.
9-12 Leaside High School 416-396-2380
200 Hanna Road

Toronto Catholic District School Board 416-222-8282
www.tcdsb.on.ca

JK-8 St. Anselm Catholic School 416-393-5243
182 Bessborough Drive
9-12 Marshall McLuhan Catholic Secondary 416-393-5561
1107 Avenue Road

French Emersion Programs

www.tdsb.on.ca
JK-8 Northlea E. & M.S. 416-396-2395
305 Rumsey Road
9-12 Leaside High School 416-396-2380
200 Hanna Road

Toronto Post Secondary Schools

www.sbinfo.edu.gov.on.ca
University of Toronto -27 Kings College Circle 416-978-2011
York University, Glendon Campus - 2275 Bayview Ave. 416-487-6710
George Brown College, St. James Campus - 200 King St. E. 416-415-2000
Ryerson University - 350 Victoria St. 416-979-5000

Toronto Private Schools

www.edu.gov.on.ca/eng/general/elemsec/privschr/index.html
PreK-12 Toronto French School - 296 Lawrence Ave. E. 416-484-6533
3-12 Crescent School (Boys) - 2365 Bayview Ave. 416-449-2556
JK-12 Havergal College (Girls) - 1451 Avenue Rd. 416-483-3519
JK-6 Sunnybrook School - 469 Merton St. 416-487-5308
1-12 Upper Canada College - 200 Lonsdale Rd. 416-488-1125

ADDITIONAL INFORMATION

Property Taxes: \$9,422.91 (Annual in 2008)

Lot Size: 34.5 feet x 120 feet

Parking: Private driveway with parking for 2 cars plus built-in single car garage with direct access to house through convenient mud room

Possession: 30-60 days or to be arranged

Heating: Hot water/forced air gas hydronic system featuring heated floors in recreation room, basement bedroom & bathroom, master ensuite and semi-ensuite bathrooms plus central air conditioning

Utility Costs

Hydro Costs: Approx \$188/month (2008)

Gas Cost: Approx \$219/month (2008)

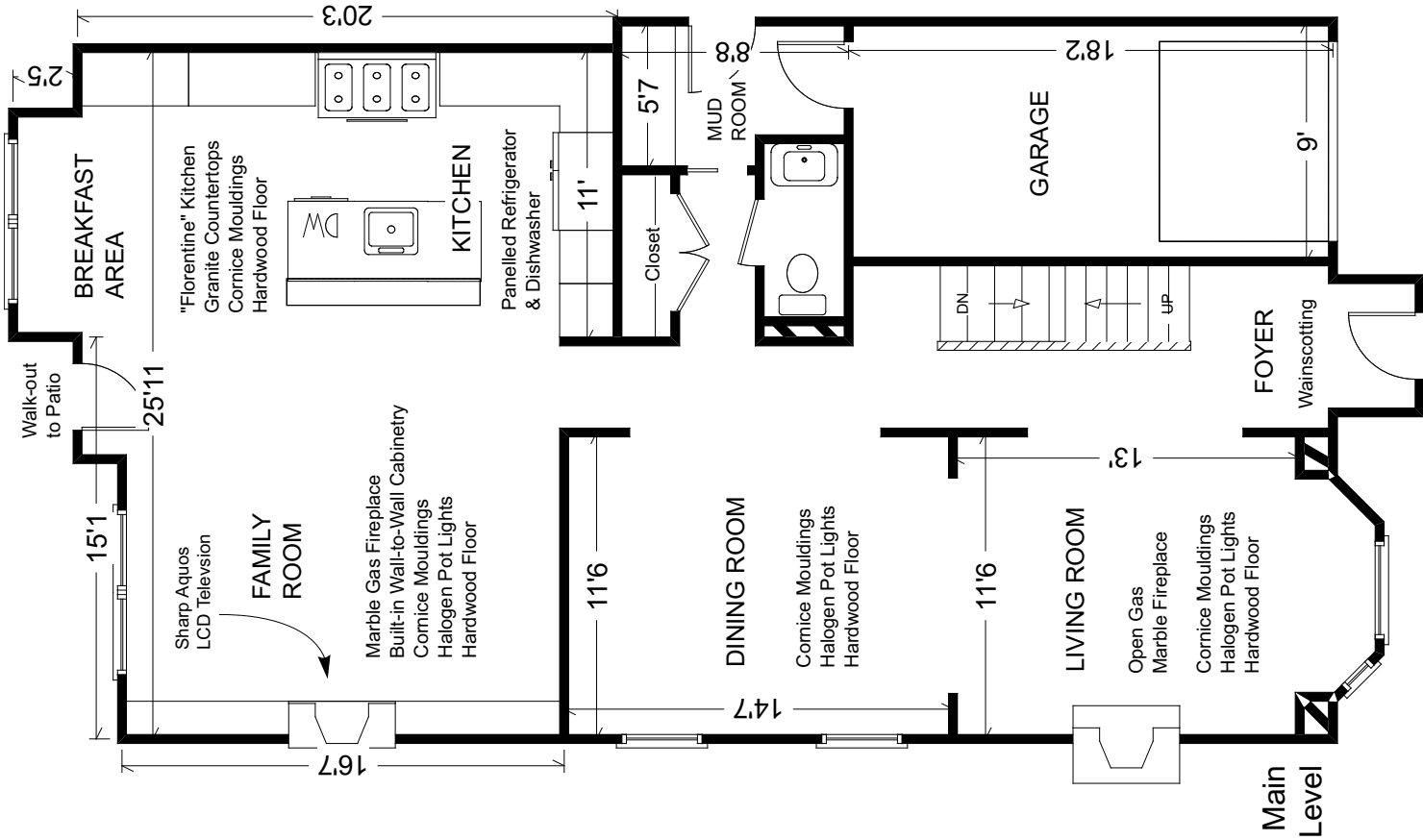
Inclusions: KitchenAid panelled french door refrigerator, Wolf 6-burner stainless steel gas stove with stainless steel hood exhaust, KitchenAid built-in panelled dishwasher, Panasonic stainless steel microwave, upper level KitchenAid stainless steel bar refrigerator, Whirlpool Duet front loading washer and dryer, garburator, 2 Sharp Aquos LCD televisions in family room and master bedroom, all lighting and audio components currently at the property, satellite dish, hot water tank (owned), all built-in shelving and closet organizers, built-in bench and cushion in mud room, central vacuum and equipment, electric garage door opener with external keypad, front door security camera and Avente security system (Buyer to arrange monitoring), inground sprinkler system (front & back), all electric light fixtures and window coverings

A Home Inspection Report dated September 16th, 2008 is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion.

E&OE

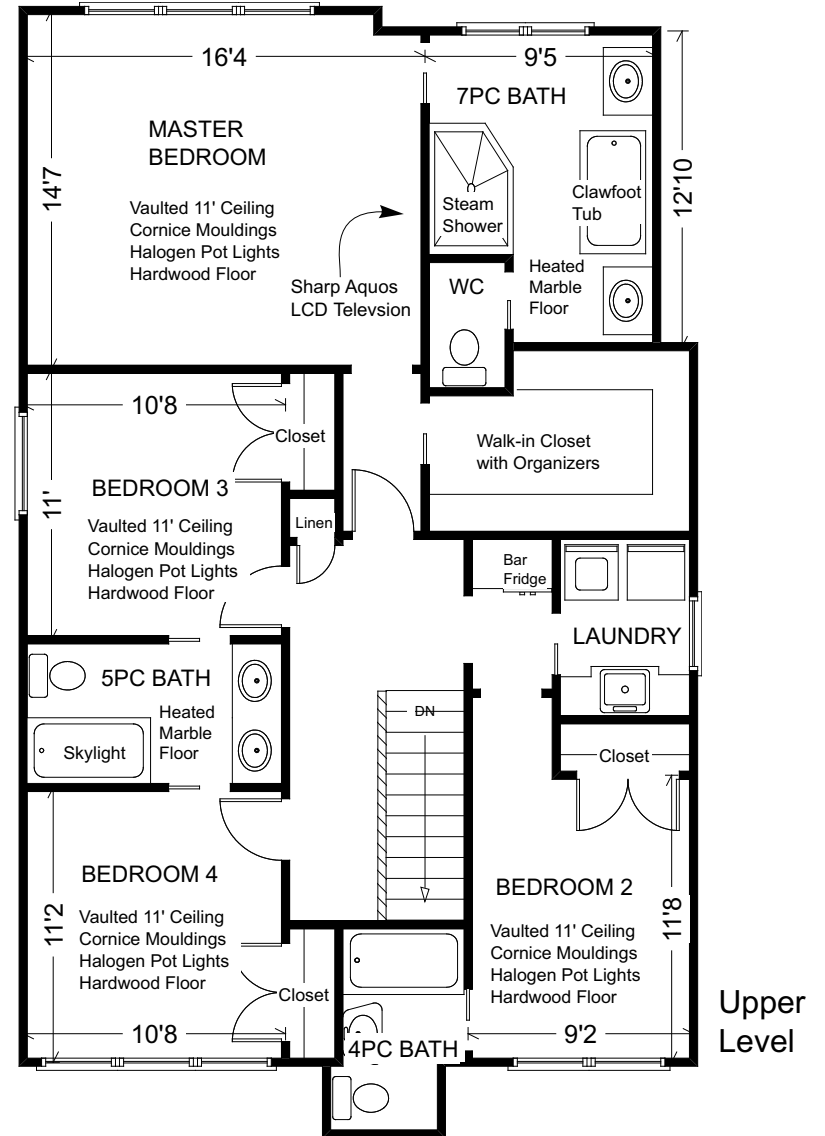
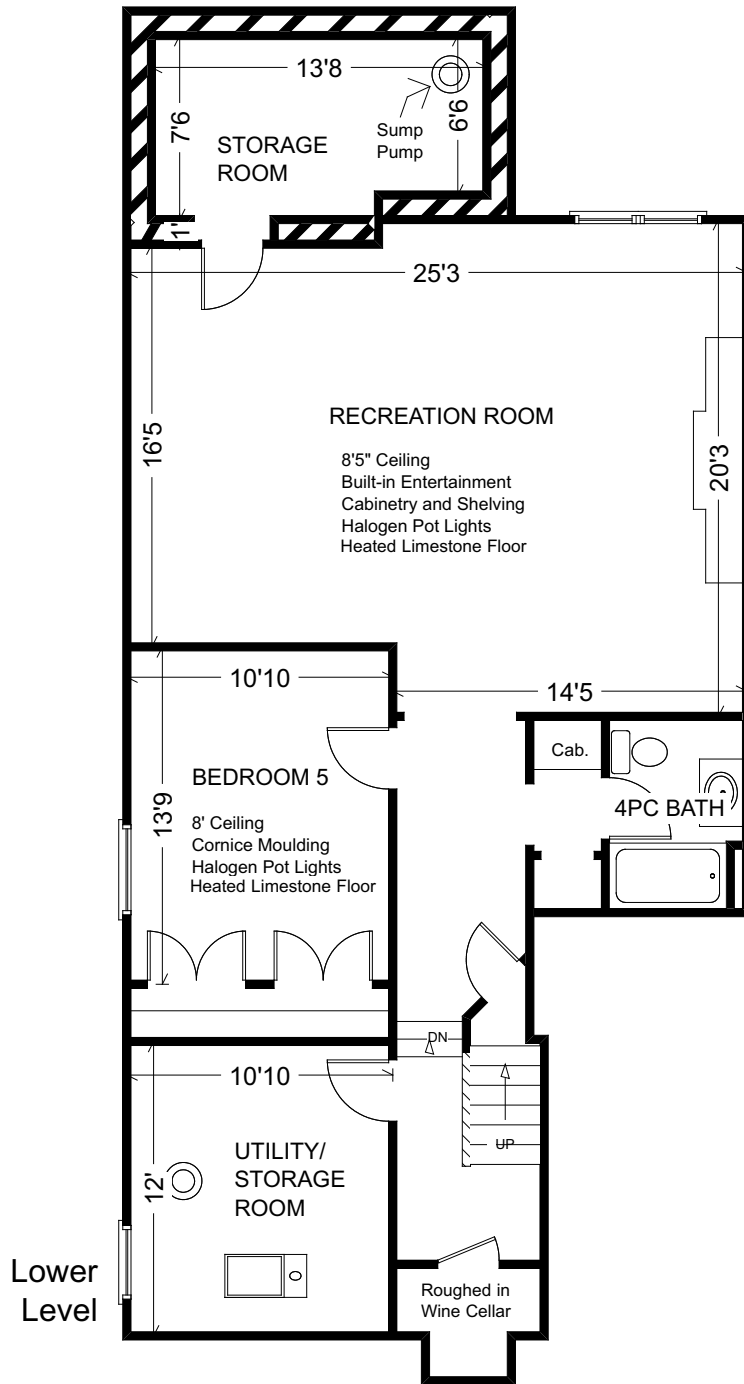
The information contained in this feature sheet has been prepared as a guide to prospective purchasers. Purchasers should satisfy themselves as to the accuracy of the information presented in the feature sheet. Not intended to solicit properties currently listed for sale. Prudential Sadie Moranis Realty is an independently owned and operated broker member of Prudential Real Estate Affiliates, Inc., a subsidiary of Prudential Insurance Company of America, owner of Trademarks.

16 Rumsey Road



Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guideline only.

16 Rumsey Road



Measurements may not be 100% accurate.
 Floor plans are provided for convenience and are to be used as a guideline only.