



18 Eckardt Avenue Historic Unionville



THIS SPECTACULAR CUSTOM BUILT EXECUTIVE HOME IS LOCATED ON ONE OF THE PREMIER STREETS IN HISTORIC UNIONVILLE

Located on a premium ravine lot on sought after Eckardt Avenue in the heart of Olde Unionville this home is surrounded by other million dollar plus homes. This small cul-de-sac is perfectly situated between Main Street and the Rouge River Ravine and is a very prestigious Unionville address. Steps to shops, restaurants, pubs, art galleries, schools, Unionville Library, Arena, Unionville Curling Club and Toogood Pond. This truly is a wonderful place to call home!!!

Presented By: Roger Kortschot Sales Representative

This Five Bedroom home is a custom built masterpiece with exceptional attention to detail, luxurious solid wood and stone features and quality hand crafted workmanship. Elegantly designed this one-of-a kind home truly has a unique character. Beautifully situated on a 165 foot deep lot siding on the Rouge River Ravine this property offers the ultimate in privacy.



Main Level

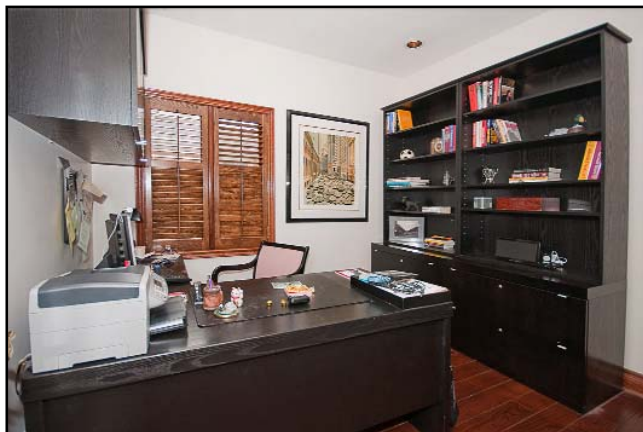


The Living Room 6.00 x 3.25 m

The Living room has a fabulous open concept design with double french door entry. The hardwood flooring is strip oak with variable width pattern. Cornice moulding and 6" baseboards add to the elegance of this room. The large front bay window make this room very bright and provide beautiful views of the property and ravine.

Dining Area 4.80 x 3.25 m.

The dining area is located adjacent to the kitchen thru a french pocket door and is a perfect formal dining space. The room features two large windows overlooking the ravine, strip oak hardwood flooring with variable width pattern, cornice moulding, decorative columns and 6" Victorian style baseboards.



Office 3.30 x 3.10 m.

The office area has a french door entry, hardwood floors, pot lights, built-in cabinetry and a large window.

Kitchen 5.90 x 4.30 m.

The gourmet kitchen has granite counters, white lacquer cabinets, tumbled marble backsplash, a granite topped island and a sundrenched greenhouse breakfast area with california shutters and gorgeous views of the backyard and ravine. The top-of-the-line appliances include a Subzero Fridge, built-in Miele Oven, a Miele duel gas/electric Cooktop, retractable rangehood, built-in AEG dishwasher and built-in Microwave.



Family Room

5.90 x 3.25 m.

The family room has pegged oak flooring, a beautiful fireplace with granite surround and oak mantle, cornice moulding, pot lighting, glass block wall accents and california shutters.

Laundry Room 2.90 x 2.45 m.

The laundry room has loads of built-in cabinets, a built-in laundry sink, ceramic backsplash and flooring and includes a washer and dryer. The room also functions as a mud room with large closet and entry from the garage.

Upper Level



Master Retreat 6.00 x 3.60 m.

The master bedroom retreat features new berber broadloom, a spacious main room with stunning windows with decorative half moon top and vaulted ceiling, makeup area with overhead skylight, his and hers walk-in closets and an adjacent sitting room. The 6pc ensuite has a jacuzzi style soaker tub with overhead skylight, granite countertop with two sinks and new fixtures, white marble wall tiles, bidet and separate shower with glass door.



2nd Bedroom 4.40 x 3.35 m.

The 2nd bedroom has new berber broadloom, double closet, window overlooking the backyard and ravine and access to a tandem 4pc bathroom shared with the 3rd bedroom.

3rd Bedroom 4.10 x 3.35 m.

The 3rd bedroom has new berber broadloom, walk-in closet, large window and access to a tandem 4pc bathroom shared with the 2nd bedroom.





4th Bedroom 3.85 x 3.35 m.

The 4th bedroom has new berber broadloom, a double closet and a large casement window overlooking the ravine.



5th Bedroom 3.90 x 3.35 m.

The 5th bedroom has new berber broadloom, two closets, large front window overlooking the front yard and ravine and bi-folding doors thru to the master suite.



Lower Level



Recreation Room 7.80 x 4.95 m.

The recreation room has a fabulous open concept design with berber broadloom, stone fireplace, huge above ground windows and high ceilings. Perfect for entertaining!



Kitchen/Bar Area 4.5 x 2.45 m.

This second full sized kitchen provides all the amenities for the lower level including stylish cabinetry, full sized fridge and stove, ceramic flooring, stainless steel sink, pot lights and peninsular counter with bar stools.

Dining/Games Area 3.5 x 3.3 m.

The dining area is located adjacent to the kitchen with an open concept design. The room features a large above ground window facing the ravine, berber broadloom and high ceiling.



6th Bedroom 3.20 x 3.05 m.

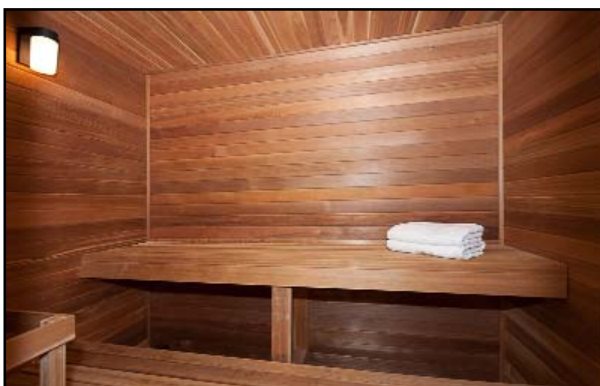
Berber broadloom, double closet, high ceiling and above ground window facing the ravine.



Workout Room (7th Bedroom)

3.25 x 3.05 m.

Laminate flooring, high ceiling and above ground window facing ravine.



Sauna

Full cedar lined sauna with electric heating and water supply.



Extras and Upgrades

- Custom Stone Exterior
- Hi-efficiency gas furnace
- Central Air Conditioning Unit
- Central Vacuum and Equipment
- Granite Countertops in kitchen and bathrooms
- Custom White Lacquer Kitchen Cabinets with granite topped island
- Tumbled marble backsplash
- Subzero Fridge with Decorative panels matching cabinets
- Built-in AEG Dishwasher, Miele Built-in Oven, Miele duel gas/electric Cooktop, built-in microwave and Miele retractable vent
- Washer and Dryer included
- Roof resingled (2009)
- 200 Amp electrical service
- Pot lights and Wall Sconces
- Cornice Moulding and 6' Baseboards
- Multiple Skylights
- California Shutters, Custom Blinds
- Strip oak flooring with variable width pattern, pegged oak flooring
- Fireplace with granite surround and oak mantle
- Fireplace with stone surround
- New Luxurious Berber Broadloom on the upper level
- Oversized ensuite jacuzzi style soaker tub with skylight overhead
- Deluxe taps and plumbing fixtures
- Solid oak spiral staircase to second floor with berber runner
- Solid oak staircase to lower level
- Custom two tiered wrap-around deck overlooking the backyard and ravine
- Double car garage with garage door opener and remotes and entry to the house
- Garden Shed
- Interlocking Brick Driveway/walkways
- One-of a kind lot surrounded by ravine and park setting





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Lot Size 14.95 x 50.14 Metres

Taxes: \$6442.60

Offered at: \$1,395,000



For more information, please Contact

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www.18eckardt.com for virtual tour