



55 Valecrest Drive



Style. Grace. Elegance... There simply are not enough superlatives to sufficiently capture the breathtaking appeal of 55 Valecrest Drive. This exquisite residence, spanning approximately 9,300 square feet of meticulously appointed living space, is nestled within an exclusive enclave of estates in the Humber Valley neighbourhood and stands regally, perched over the serene river valley for which the surrounding neighbourhood is named. The lush and leafy ravine setting not only serves as the most calming and picturesque backdrop, but also affords the utmost privacy to the home's residents, as well as spectacular views from every room.

Established in the early 20th century by the developer Robert Home Smith, Edenbridge-Humber Valley has long been regarded as a jewel along the eponymous Humber River – a reputation that continues to this day, making it a highly coveted location for discerning residents in search of supreme privacy and natural beauty.



Entering through the grand foyer and into the circular rotunda set beneath a glimmering chandelier, 55 Valecrest impresses both residents and guests at first sight. The first level is an entertainer's delight, with an expansive eat-in kitchen featuring wall-to-wall windows overlooking the ravine, a regal dining room with servery, a formal living room with three walls of windows and elegant fireplace, and a sunken family room to unwind and spend time with loved ones. The floor plan ingeniously positions each room with access radiating from the central rotunda, contributing to a natural sense of flow through the space and a keen awareness of how the rooms might be used by family and guests.

The lower level of the home is an ideal escape to relax and play. An expansive catering kitchen with sub-zero industrial refrigerator is complemented by an impressive wine cellar with a roughed-in system to ensure your collection's utmost care and organization. In warmer months, walk out the double doors that flow out to the flagstone patio and swimming pool overlooking the river valley; as temperatures dip, curl up by the stone-clad fireplace, play a game of billiards or retire to the cigar lounge or media room.



In designing 55 Valecrest particular care and attention was paid to ensuring a seamless and frictionless lifestyle; automated entry gates, and a heated built-in three-car garage ensure security and comfort on chilly days, with a mudroom and laundry room to keep the outside from coming in.

Upstairs, five impressive bedrooms await – including an elegant primary suite, and four of which offer walk-in closets and ensuite bathrooms of their own. The exterior of the home is set-up for 360-degree video security with a fenced-in yard and separately-fenced pool terrace, all overlooking the river valley ensuring both peace of mind and the utmost in privacy and comfort.

IMPROVEMENTS

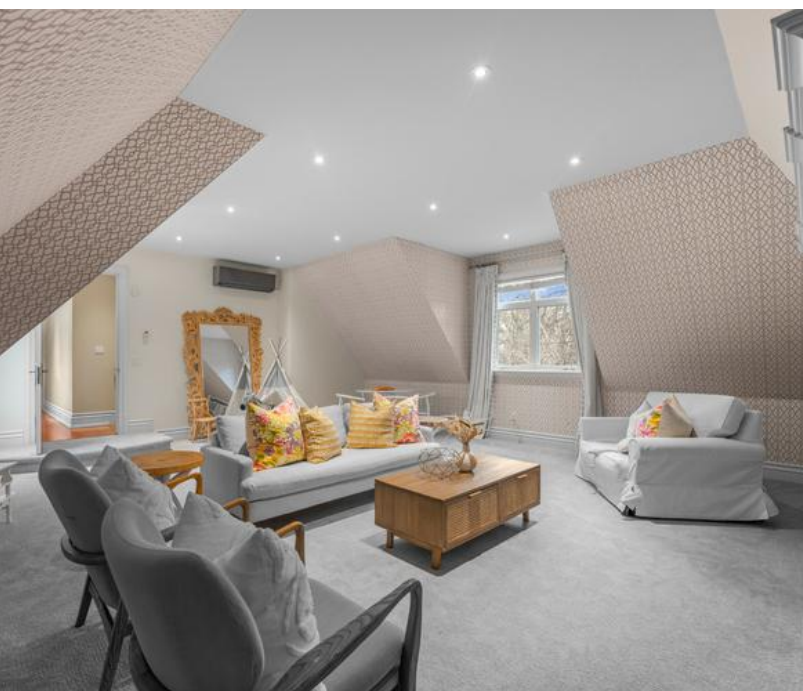
- Sprawling five bedroom estate perched above a tributary of the Humber River
- Heated driveway with gated access and three car temperature controlled garage
- Double height entry foyer with custom millwork and walk-in closet
- Sunken family room with built-in media unit and stained glass windows
- Oversized eat-in kitchen with top of the line appliances, dining area and large island
- Breakfast area with built-in desk and walk-out to stone terrace overlooking the ravine
- Main floor laundry room with side entrance and garage access
- Elegant primary suite with Juliette balcony overlooking the pool and ravine
- Six piece primary ensuite with heated marble floors, water closet, Ultra freestanding bath, his and hers walk-in closets and expansive shower stall
- Custom wine room with storage for thousands of bottles, temperature control and organization system
- Catering kitchen overlooking recreation room with stone hearth and walk-out to pool deck
- Temperature controlled cigar lounge with built-in humidors
- Media/entertainment room with wall-to-wall built-in media unit and broadloom



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INCLUSIONS

- Sub-zero refrigerator and freezer
- KitchenAid convection oven
- KitchenAid microwave oven
- Wolf six burner gas range with oven and vent hood
- Bosch dishwasher
- KitchenAid dishwasher
- SubZero refrigerated drawers (x2)
- SubZero refrigerator
- Built-in dishwasher in catering kitchen
- Woods freezer
- DCS five burner gas range
- SubZero wine fridge
- Whirlpool washer & dryer
- Central vacuum
- Garden shed
- Pool cabana
- In-ground pool and accessories
- Integrated sprinkler system
- Security system with cameras (monitoring not included)
- All electrical light fixtures
- All window coverings

EXCLUSIONS

- Kitchen chandelier



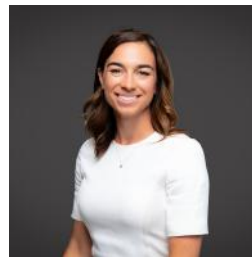
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CAILEY HEAPS
BROKER OF RECORD
416.424.4910
cailey@heapsestrin.com



AMANDA GASKEY
REAL ESTATE AGENT
416.424.4910
amanda@heapsestrin.com



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