

A modern, two-story house with a mix of materials. The ground floor features horizontal wood paneling and a large glass door. The upper floor has grey brickwork and large windows. A concrete walkway leads to a set of stone steps up to the entrance. A brick pillar with the number '102' is visible on the right. Lush green foliage is on the right side of the frame.

102 ROBERT STREET

ARBORD VILLAGE

102





102 ROBERT STREET

Welcome to 102 Robert Street, a spectacular contemporary home in the heart of Harbord Village sitting on a rare 33 ft lot. Designed by Taylor Smyth Architects, this extraordinary residence redefines urban living offering a quiet sanctuary in the heart of the city. World class design meets function and thoughtful execution with timeless finishes, generous living spaces and wonderful natural light throughout.

This architectural marvel features a stunning brick facade with Oak Prodemia that seamlessly unifies the garage, front wall, and door, presenting a unified front. Zinc cladding wraps around the striking bay window, enhancing the home's bold exterior.

Inside, you are greeted by a flawless fusion of modern elegance and elevated design. The home is set around a dramatic double-height dining room, topped by a continuous linear skylight that floods the space with natural light. The sunken living room boasts oak hardwood floors, high ceilings, and a wood-burning fireplace set into a marble landing. A wall of sliding glass doors opens to manicured back gardens. Adjacent to the dining room is a stylish powder room, fitted with a marble vanity.



The heart of the home lies in the gourmet kitchen, a culinary haven equipped with top-of-the-line appliances, sleek Bianca Asiago marble countertops and backsplash, and abundant storage. The kitchen **includes a large island with extensive seating** and customized wall-to-wall built-in cabinetry. Notable features include an oversized Wolf stovetop with a middle grill, a Wolf convection oven and microwave, a Sub-Zero fridge, and a Bosch dishwasher.





On the second level, discover a bright family room filled with natural light and unique views of the main floor. At the rear of the home, a lux primary suite awaits. This serene space features hardwood floors, high ceilings, and views of the back garden. The custom-designed dressing room offers ample storage, while the luxurious five-piece ensuite epitomizes tranquility. The awe-inspiring ensuite includes heated tile floors, an oversized floating vanity, a large freestanding soaker tub, and a spa-like shower. At the front of the home is a well-appointed bedroom with built-in closets, an oversized window, and high ceilings as well as a hidden laundry room.







On the third floor, lies an open-concept den, the third bedroom, a four-piece washroom and the expansive rooftop deck, accessed via wraparound sliding doors and overlooking the back gardens. The zinc-clad overhang provides shade, while the large deck enjoys abundant afternoon sun. A wet bar with an integrated mini-fridge adds convenience to this space.

Descending to the lower level, the quality of finishes and thoughtful design continues. The recreation room includes a kitchenette, gym area, three-piece bathroom, and ample storage. Stone tile floors, high ceilings, and pot lights create a welcoming atmosphere, and the kitchenette, with an undercounter wine fridge, makes this a great space for entertaining. A side door at the top of the stairs provides easy access to this level, and the utility room and generous storage options complete the floor.

Outside, the home's striking facade and professionally landscaped gardens create a captivating backdrop. The rear yard serves as a private oasis, seamlessly extending the living space via the sliding glass doors. A concrete patio, complete with room for a barbecue and column cedars for privacy, is perfect for entertaining.

INCLUDED FEATURES

- Built in 2010 with warm modern finishes in-mind.
- Oversized living room with wood-burning fireplace, high ceilings, and a wall of sliding glass doors that leads to the private back garden.
- The dining room features soaring 20 foot ceilings and a show stopping pendant light fixture with gorgeous oak hardwood floors.
- The luxury gourmet kitchen is the pinnacle of elegance. Fitting with bianca asiago marble countertops, a large custom island and an oversized Wolf stovetop. Ample storage space and top-of-the-line appliances are also found in the magnificent kitchen.
- Convenient side entrance easily accessible to downstairs.
- Access to the single-car garage is tucked behind the grand staircase.
- The second level hosts the luxurious primary retreat. With gorgeous oak hardwood floors, high ceilings and serene views of the back garden. A large custom, walk-through closet provides ample storage. A spa-like five piece bathroom features a sleek floating vanity, freestanding soaker tub, and a large walk-in shower.
- Second floor family room filled with natural light and unique views of the main floor.
- The second level also hosts a well appointed bedroom, including built-in closets and oak hardwood floors with beautiful views of the front treetops. A three-piece bathroom and laundry room complete this floor.
- Ascending to the third level, lies an open-concept den, the third bedroom, a four-piece washroom and the expansive rooftop deck, accessed via wraparound sliding doors and overlooking the back gardens
- The lower level with extra high-ceilings is home to a recreation room with a kitchenette, gym area, three-piece bathroom, and ample storage space.
- Professionally manicured, private back gardens with a concrete terrace, with room for a barbeque and raised garden beds.
- Private, extra wide lot with beautifully manicured trees.

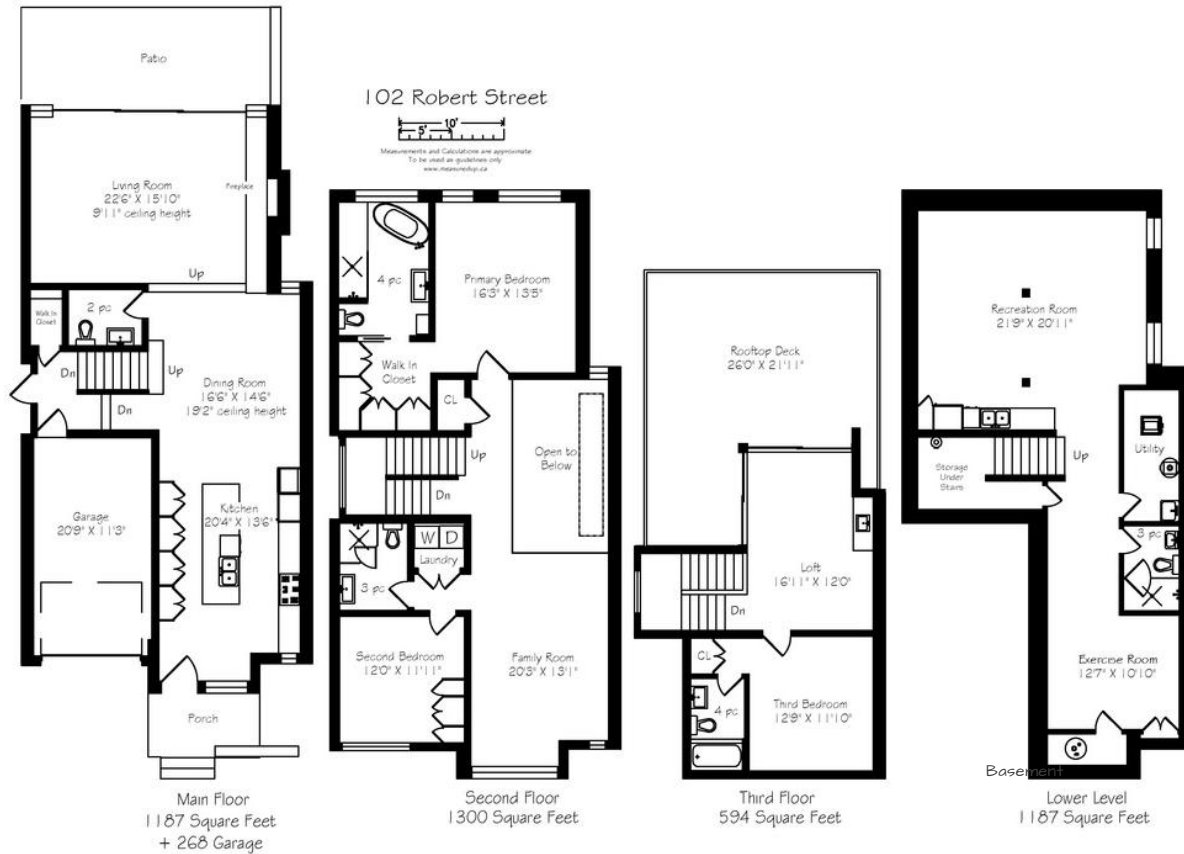
INCLUSIONS

- Wolf Stovetop With Middle Grill
- Wolf Convection Microwave
- Bosch Dishwasher
- Sub Zero Fridge and Freezer Combination
- Wolf Convection Stove
- Huebsch Washer
- Huebsch Dryer
- Undercounter Built-In Marvel Fridge (Third Floor)
- Undercounter Danby Wine Fridge (Basement)
- Frigidaire Fridge (Basement)
- Stand Up Frigidaire Freezer (Basement)
- Steam Shower in Basement (As Is)
- Built in Sonos Speakers
- All existing light fixtures
- All existing window coverings

EXCLUSIONS

- All artwork

102 ROBERT STREET



COOLING

- Forced Air

POSSESSION

- Immediate/TBD

LOT SIZE

- 33.55ft x 98.72ft

TAXES

- \$17,982.36

HEATING

- Gas, Central Air

PARKING

- Private Driveway with 1 single car garage + 1 driveway spot





ELEVATE YOUR EXPECTATIONS



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