



210 POPLAR PLAINS ROAD  
SOUTH HILL



# 210 POPLAR PLAINS ROAD

## UNDERSTATED LUXURY IN SOUTH HILL



Welcome to 210 Poplar Plains Road, a home that blends architectural refinement with effortless livability in one of Toronto's most coveted enclaves. With five bedrooms, six bathrooms, and more than 6,500 square feet of beautifully finished space, this residence offers the rare combination of scale, sophistication, and warmth.

Thoughtful design defines every detail, from its impressive two-storey foyer to its versatile indoor-outdoor living spaces. Set on a generous 50 x 135 foot lot with parking for six, the property offers both elegance and ease—perfectly tailored for modern family life.





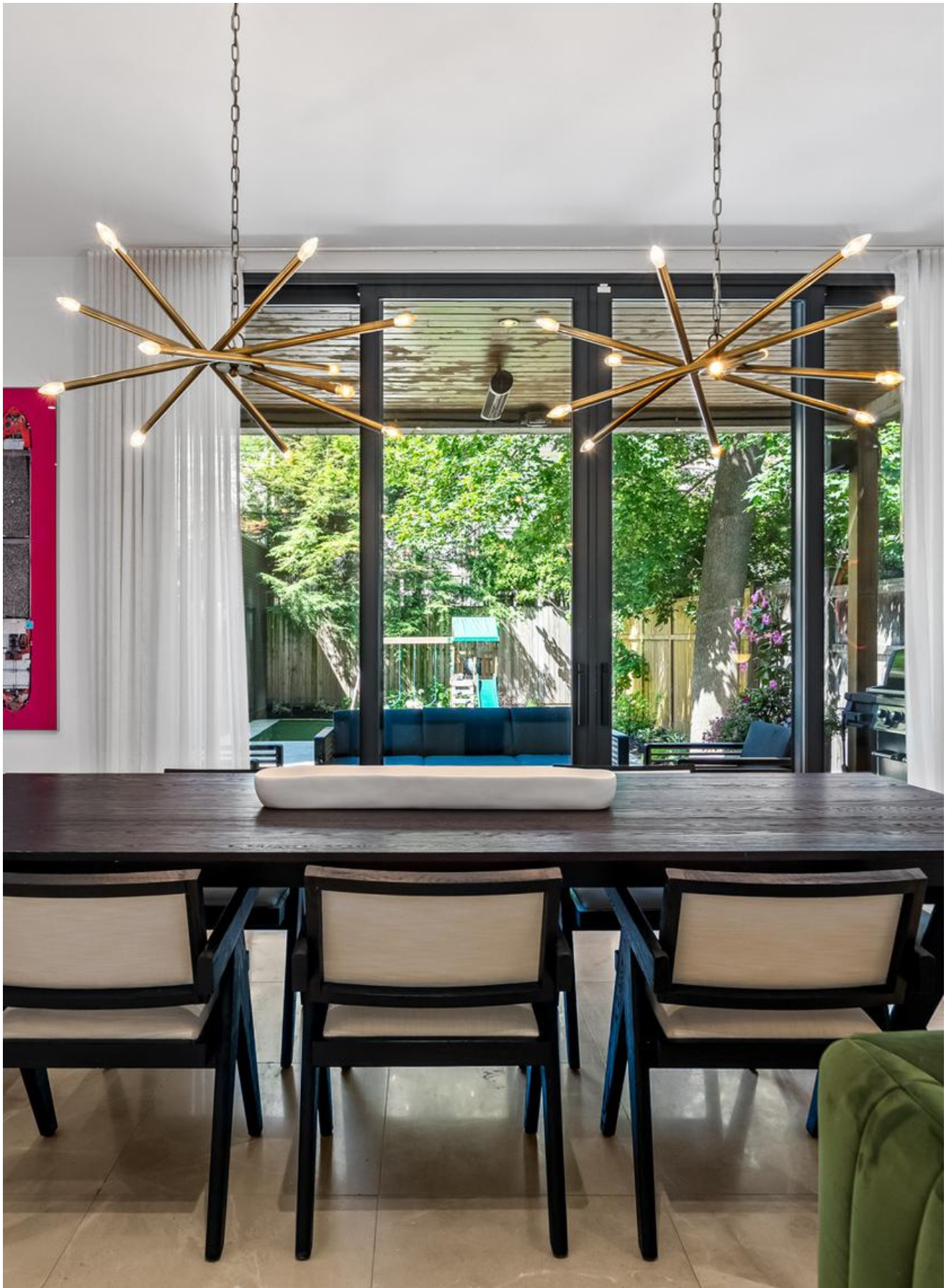
## MAIN FLOOR — FLOW AND FUNCTIONALITY

Stepping through the front door, you're greeted by a sense of volume and light. The soaring two-storey foyer with travertine floors immediately establishes the home's refined yet welcoming tone. A private office with full-height windows sits discreetly to the side, ideal for quiet work, while the main living area unfolds in an airy, fluid sequence. Anchored by a classic wood-burning fireplace with cedar surround, the living room connects seamlessly to the dining and family rooms, all bathed in natural light from the floor to ceiling custom windows.

The kitchen is a focal point, both visually striking and highly functional. Custom cabinetry and gleaming quartz countertops complement premium appliances, while the oversized central island offers space for both meal prep and casual gatherings. The main level is further enhanced by thoughtful storage solutions, a powder room, and well-placed closets, making daily life as effortless as entertaining. Expansive sliding doors open onto a flagstone patio, setting the stage for al fresco dinners, weekend lounging, or lively evenings under the stars.



















## **Second Floor — Retreat and Comfort**

The primary suite is a true sanctuary. Beyond the double door entrance, hardwood floors lead to a custom walk-in closet and a striking two-way fireplace, which adds both warmth and architectural distinction. The spa-inspired ensuite offers a deep jacuzzi tub, rainfall shower, heated floors, and a floating double vanity—crafted for both luxury and everyday ease. A private balcony overlooks the treetops, creating an uncommon retreat within the city.

The second floor also includes a flexible den, ideal for a lounge, study, or library. A second bedroom features its own fireplace, private ensuite, and expansive windows. Together, these spaces create an upper level defined by comfort, privacy, and refined design.











### Third Floor – Light and Versatility

Three additional bedrooms on the third floor each showcase distinct character, with skylit hallways, custom closets, and hardwood floors. A second covered balcony offers sweeping treetop views, extending the living experience outdoors. Practicality is equally considered, with a large, well-designed laundry room ensuring efficiency and convenience for daily routines.















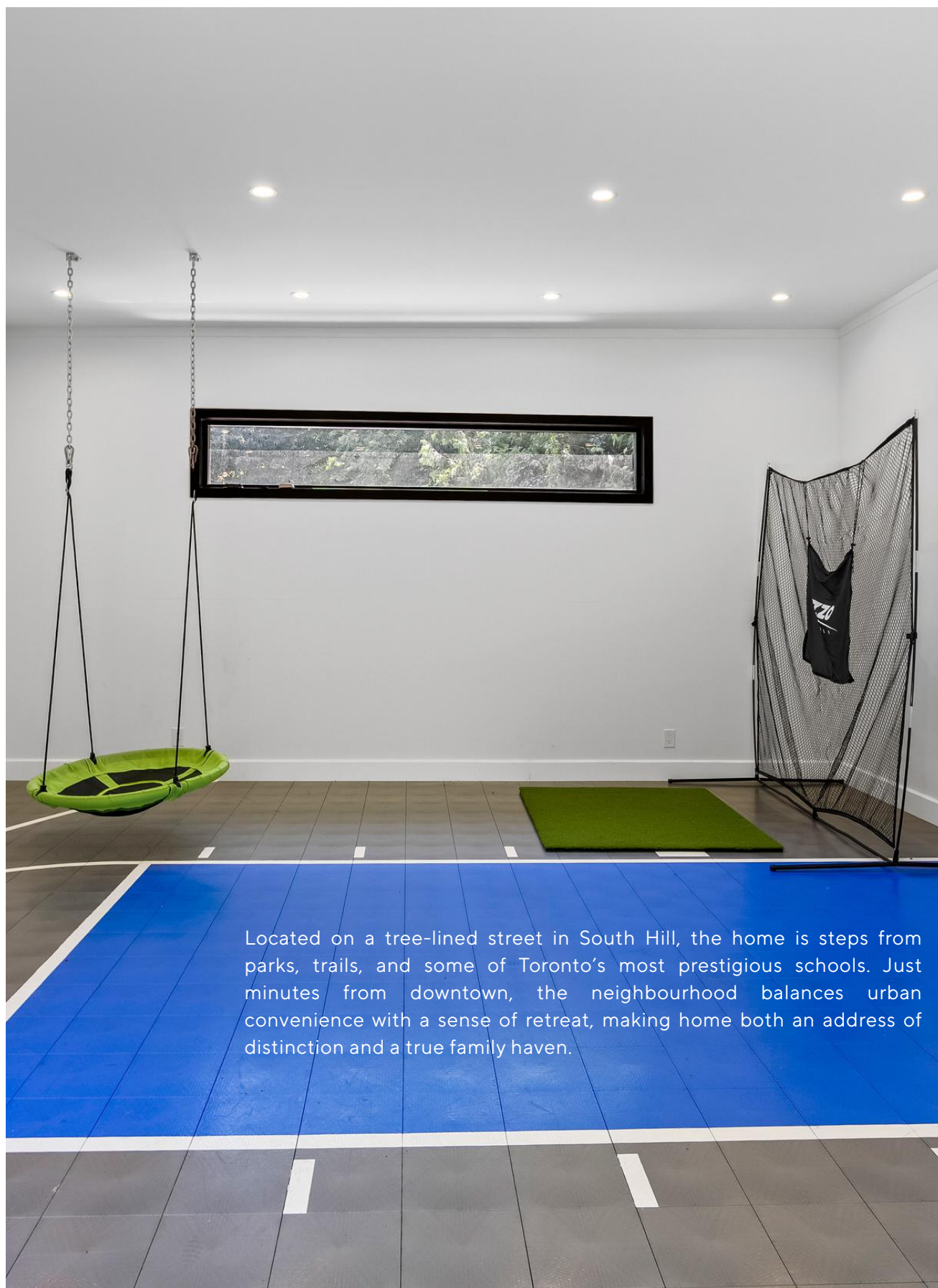


## Outdoor Living + Neighbourhood

Outdoors, the property is as versatile as it is beautiful. Professionally landscaped front and rear gardens frame a synthetic lawn, designed for year-round family enjoyment. The rear deck features built-in heat lamps for extended seasonal use. At the back, a converted garage redefines flexibility: the front section offers built-in storage for sports and gardening equipment, while the rear has been transformed into a climate-controlled sports court—ideal for basketball, hockey, or golf, regardless of the season.







Located on a tree-lined street in South Hill, the home is steps from parks, trails, and some of Toronto's most prestigious schools. Just minutes from downtown, the neighbourhood balances urban convenience with a sense of retreat, making home both an address of distinction and a true family haven.



## FEATURES OF THE HOME

- Over 6,500 square feet of finished living space
- Five bedrooms, six bathrooms across four levels
- Dramatic two-storey foyer with soaring ceilings and travertine floors
- Classic wood-burning fireplace with cedar surround in main living area
- Custom sliding doors opening onto flagstone patio and landscaped gardens
- Gourmet kitchen with custom cabinetry, quartz countertops, and premium appliances
- Central island with breakfast bar and abundant storage
- Powder room and multiple built-in closets on main floor
- Primary suite with two-way fireplace, walk-in closet, and private balcony
- Spa-inspired ensuite with jacuzzi tub, rainfall shower, heated floors, and floating double vanity
- Second-floor den for flexible use as study or lounge
- Third floor with three bedrooms, skylit hallways, and a second balcony
- Lower level with heated concrete floors, wet bar, gym, playroom, and media room
- Roughed-in sauna/steam room or wine cellar option
- Converted garage with climate-controlled sports court and integrated storage
- Professionally landscaped front and rear gardens with irrigation and lighting
- Outdoor deck with built-in heat lamps for year-round enjoyment

## IMPROVEMENTS OF THE HOME

- Freshly painted throughout
- Decks and balcony recently re-stained
- Custom Ridley windows installed (2019)
- Converted garage into climate-controlled sports court
- Built-in storage added to front section of garage
- Professionally re-landscaped front and rear yards
- Heat lamps installed on rear deck
- New roof membrane on main house
- Re-insulated third-floor ceiling
- Custom cabinetry installed in lower level

## INCLUSIONS

- Subzero fridge and freezer
- Panasonic Inverter microwave
- Wolf built-in oven
- Wolf four-burner stovetop with Ventahood range
- Miele built-in dishwasher • Kitchen bar fridge + Danby bar fridge
- LG Direct Drive washer and dryer
- Built-in speakers
- Ring doorbell
- Security system (monitoring not included)
- All heating and cooling equipment
- All window treatments
- All existing light fixtures
- Irrigation system and landscape lighting (as-is)
- Barbecue gas line hookup
- Garage door remote
- Sonos system

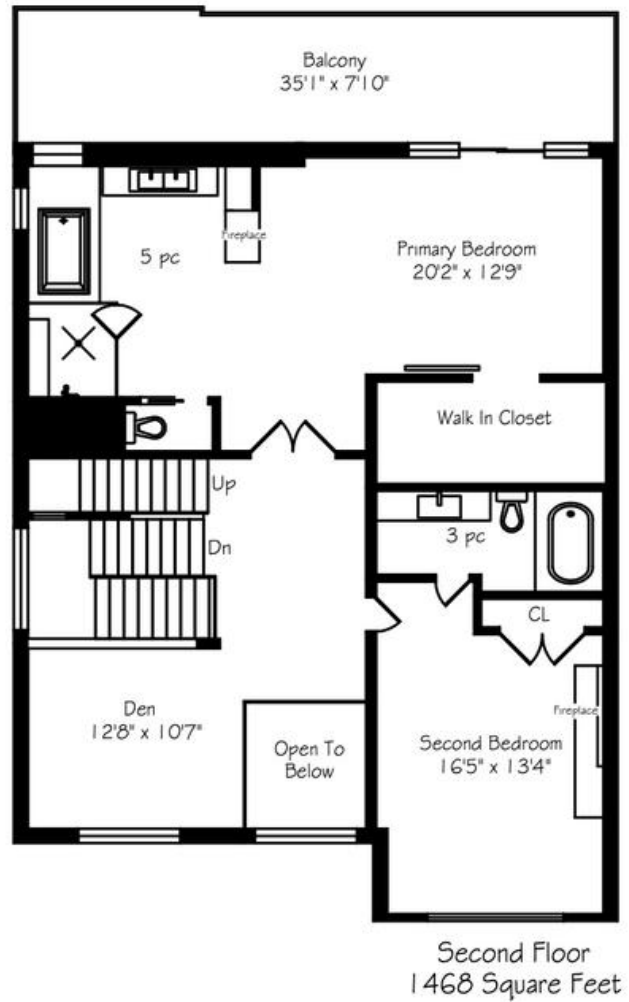
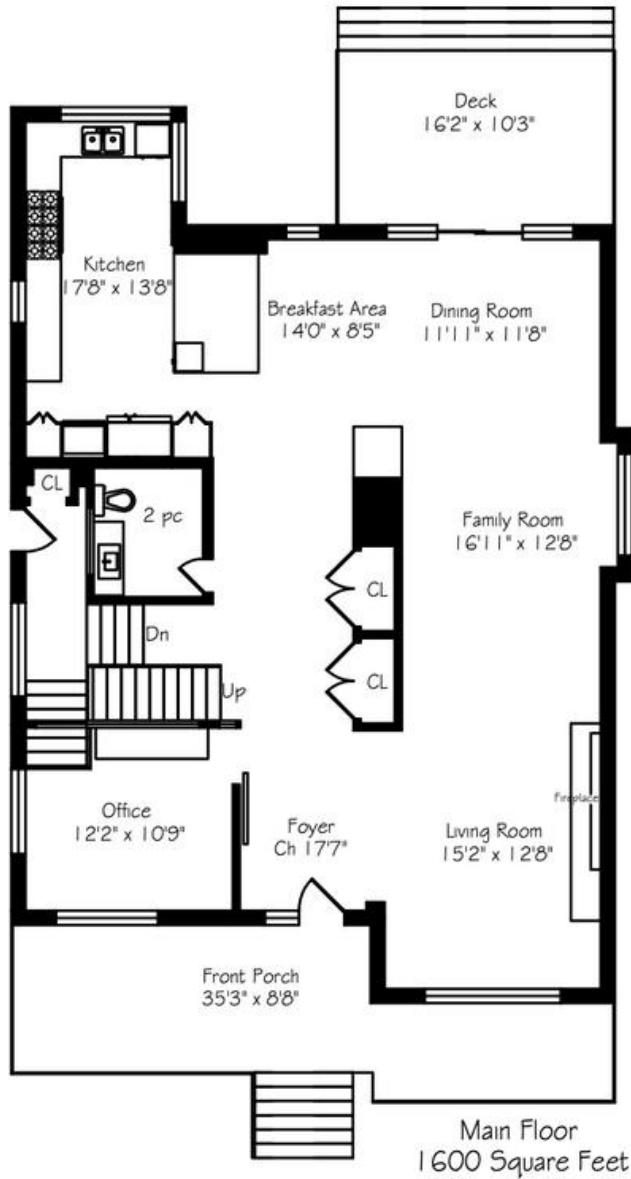
## EXCLUSIONS

- All artwork
- All sculptures
- All Televisions and wall mounts



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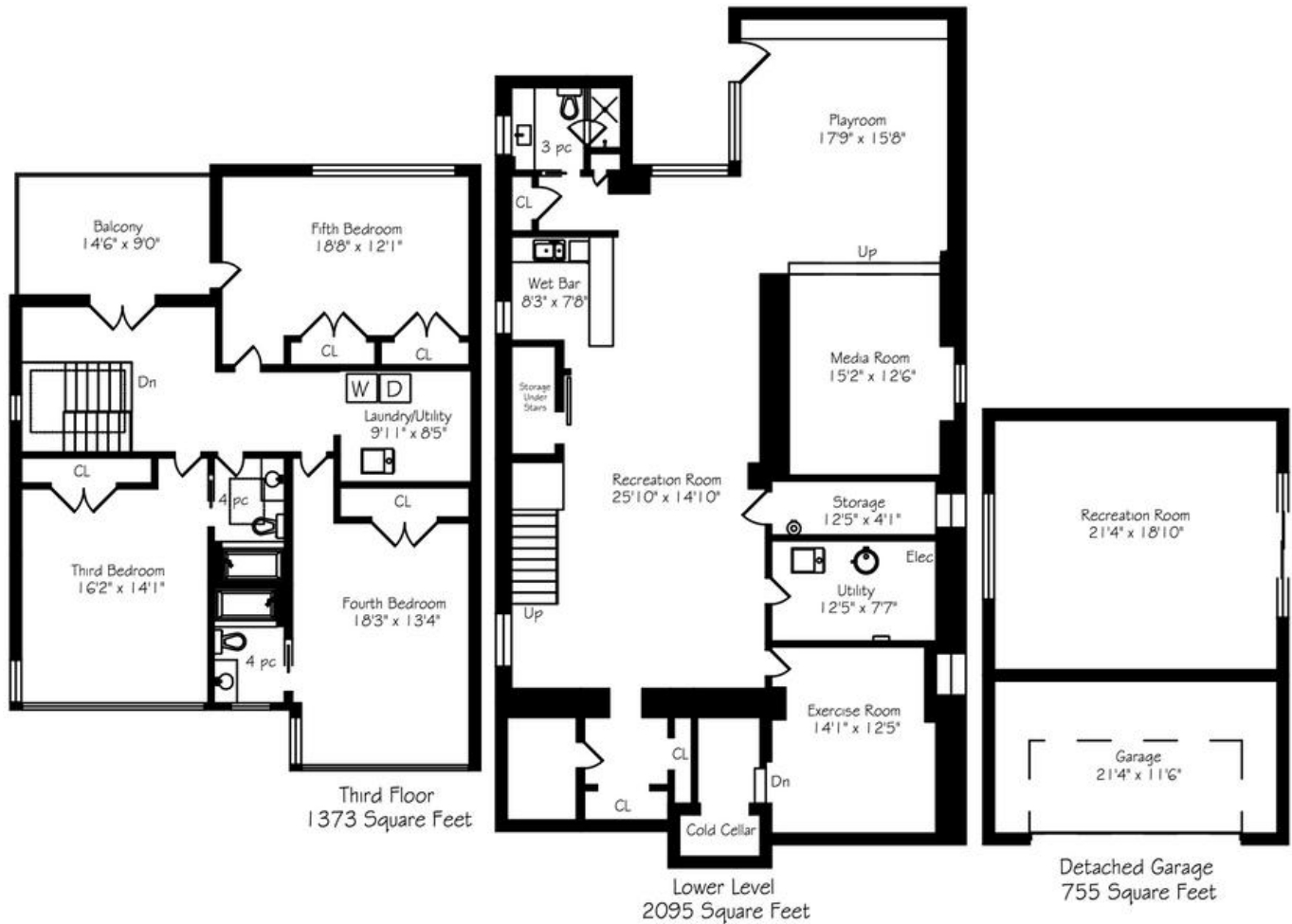
## FLOOR PLANS





# 210 POPLAR PLAINS ROAD

## FLOOR PLANS



### LOT SIZE

- 50 FT x 135 FT

### TAXES

- \$23,130 (2024)

### HEATING

- Forced Air Gas with two furnaces

### COOLING

- Central Air Conditioning & wall unit

### SQUARE FT

- 6,530 Sq Ft (Total Finished Living Space)

### POSSESSION

- 90 - 120 Days

### PARKING

- Private driveway with parking for six; garage can be converted back to accommodate up to four cars





## ELEVATE YOUR EXPECTATIONS

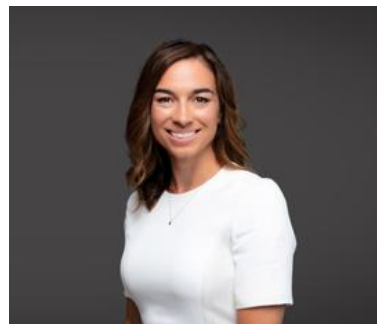


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