



74 ROXBOROUGH STREET WEST  
SUMMERHILL



# UNDERSTATED LUXURY MEETS POLISHED PERFECTION IN THE HEART OF SUMMERHILL

74 ROXBOROUGH STREET WEST

OFFERED AT: \$4,895,000

SUMMERHILL | SEMI-DETACHED | 4+1 BED | 4 BATH | 25 X 150 FT

## The Home

Step inside this impeccably curated, designer-owned residence and discover a striking blend of modern minimalism and timeless detail. Set on a coveted, tree-lined block in the heart of Summerhill, 74 Roxborough Street West was originally built in the early 1900s on the most sought after block of the street, the house was meticulously renovated back to the brick as a sophisticated Urban Retreat, with every detail thoughtfully planned.

A classic brick façade opens into a sun-filled, sophisticated interior where herringbone-laid white oak floors, gallery walls, and create a cohesive and elevated aesthetic throughout. The formal living room centres around a wood-burning fireplace with oversized front windows, while the heart of the home – an open-concept family room, dining area, and kitchen – walks out to the private rear garden.

The chef's kitchen is a minimalist masterpiece, designed with marble slab backsplash, integrated Gaggenau appliances, and clean-lined cabinetry that disappears into the wall. Natural light flows freely throughout the space, accentuated by soaring ceiling heights and thoughtfully placed openings.

## Outdoor Living

The backyard is a rare and private urban retreat. Set on a deep 150-foot lot, it has been transformed into a lush oasis with mature landscaping, tall fencing, and a stunning year-round Salt water Lap/plunge pool and spa – ideal for both summer entertaining and winter spa nights. A large deck off the family room expands the home's footprint and invites seamless indoor-outdoor living.

## The Private Quarters

The second level features three generously sized bedrooms, a five-piece bath, laundry area, and an oversized terrace overlooking the garden. The third level is reserved entirely for the serene and sunlit primary suite, featuring a fireplace, dual walk-in wardrobes, and a luxurious five-piece ensuite with soaking tub and walk-in shower. Potential to expand footprint and add more square footage out into terrace.

## The Lower Level

Fully finished and highly functional, the lower level offers a spacious recreation room, a fifth bedroom with closet, a three-piece bathroom, full laundry, and utility/storage space – ideal for guests, a nanny suite, or additional family living.

## The Location

Ideally located directly between Toronto's foremost neighborhoods: Rosedale and Yorkville, Summerhill represents the perfect confluence of all the finest in cultured urban living, refined culinary experience, upscale shopping and expansive green space. Often referred to as "Centre Court", Roxborough Street West is a very much sought-after location.



























## **FEATURES OF THE HOME**

### **MAIN FLOOR**

- Updated Scavolini Kitchen cabinetry 2025
- Gaggenau appliances
- White oak Herringbone floors
- Updated Windows/Doors - Metal double pane
- Statuario Marble clad fireplace and countertops
- Almost 10 foot ceilings
- SONOS hub - integrated sound system & built in speakers throughout
- Belgian Cube lighting
- Single cut alabaster 3 foot circumference dining room fixture
- Wall hung Duravit eco flush toilet
- Oversized aluminum noise reduction, custom Low-E double-pane windows and garden doors
- Cantilevered awning

### **SECOND FLOOR**

- Secondary Laundry
- Large patio/deck with cantilever umbrella covering over hammock
- Belgian cube lighting
- Alabaster wall lighting
- White oak Herringbone floors
- SONOS hub - integrated sound system & built in speakers throughout
- Aluminum noise reduction Low-E double pane windows and garden doors

### **THIRD FLOOR**

- Integrated biofuel fireplace - micro-cement finish
- White oak Herringbone floors
- 9 foot ceilings
- SONOS hub - integrated sound system & built in speakers throughout
- Wall hung Duravit eco toilet
- Custom closets
- Alabaster wall hung lighting

### **LOWER LEVEL**

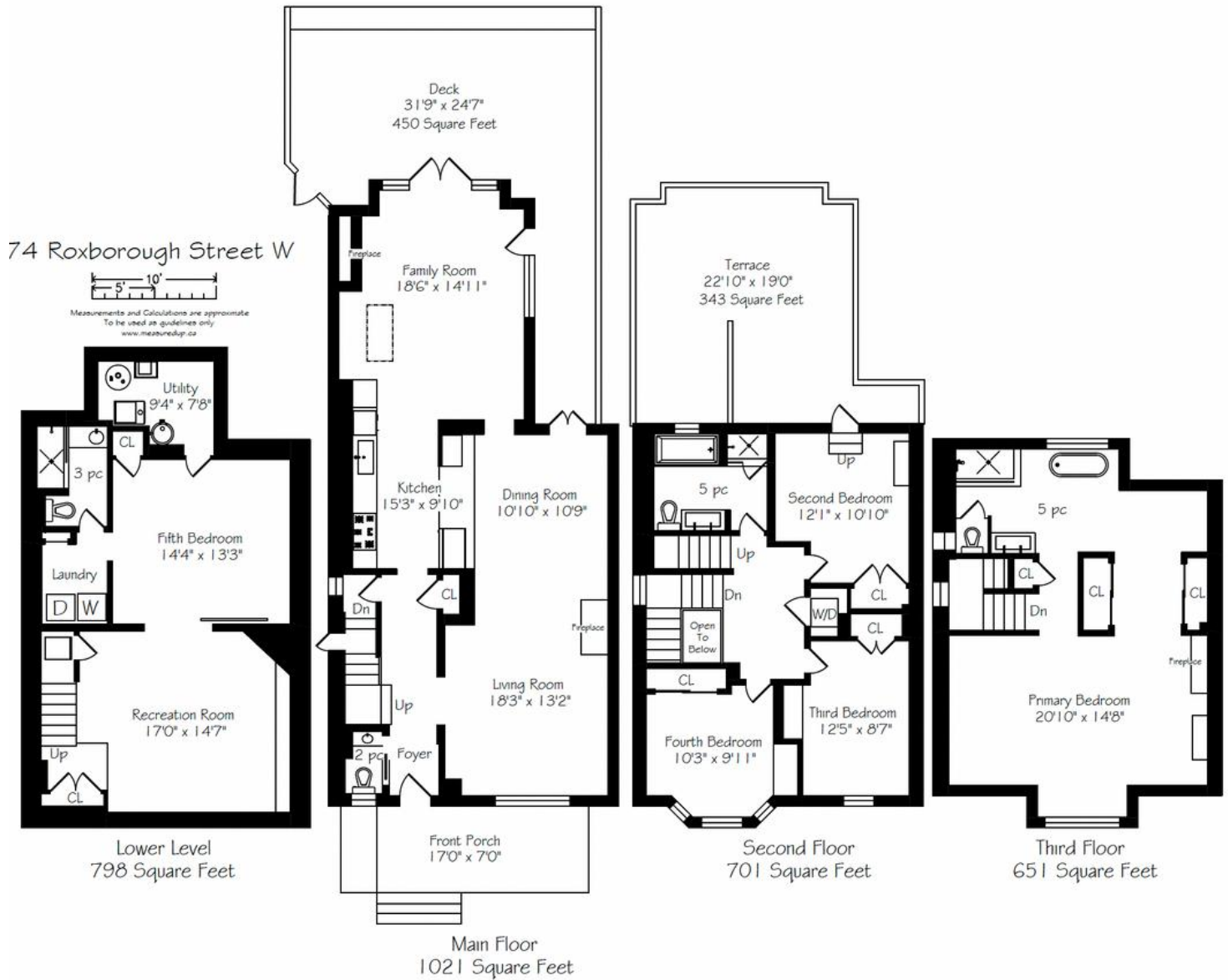
- Built in SONOS & surround sound system and speakers
- Optimal storage space
- Main laundry room
- Potential space for gym or nanny suite/guest bedroom
- Wall hung biofuel fireplace
- Separate side entrance

### **LANDSCAPING & BACK GARDEN**

- Professionally designed and manicured, low maintenance gardens
- Integrated Hue garden lighting with remote App control and Access
- Salt water lap pool and spa - concrete clad in imported Italian porcelain tile and premium integrated equipment
- Separate Waterfall remote control
- Shallow end spa jets in L seating
- Pentair integrated system - oversized to enable immediate heated pool through winter months
- App controlled Screenlogic Command centre for intellichlor: lights, pumps, schedules, outputs
- Enclosed secure pool shed
- Fully renovated garage with potential to expand to two parking spaces

# 74 ROXBOROUGH STREET WEST

## FLOOR PLANS







## ELEVATE YOUR EXPECTATIONS



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