



31 GOVERNORS ROAD
LEASIDE



31 Governors Road is a European-inspired contemporary villa designed by Francesco and Aldo Piccaluga, the award-winning brothers whose work helped shape a distinct era of Toronto architecture. Conceived of as a villa in the city, the home is a study in contrasts: privacy without loss of light, openness alongside clearly defined rooms, and natural materials set against brick and concrete.

Completed in the early 1990s and cared for by only two families since, the home balances architectural pedigree & high design with remarkable adaptability. The current owner has infused elements of play and light, yet the design could easily accommodate traditional, contemporary, or eclectic sensibilities.

At its core, a dramatic marble staircase anchors the flowing layout. The custom Valcucine kitchen is finished with natural stone and high-end appliances, opening seamlessly to a 600-square-foot entertaining terrace. The expansive living room, warmed by a wood-burning fireplace, is softly lit through glass block throwing light against Venetian plaster walls, creating intimacy and comfort.

Upstairs, the serene primary suite features a six-piece spa-like ensuite and a walk-in closet with striking boudoir. The lower level continues the theme of retreat and versatility: a saltwater indoor pool and exercise area invite restoration, while an oversized recreation room with kitchenette can readily adapt to serve as an in-law or teen suite. Ingeniously designed moats flank the foundation, allowing full-sized windows that fill the lower level with light and fresh air.

Outside, Mediterranean hues of burnt clay and soft white highlight the bold geometric volumes so emblematic of the Piccaluga Brothers work. The result is both iconic and timeless.

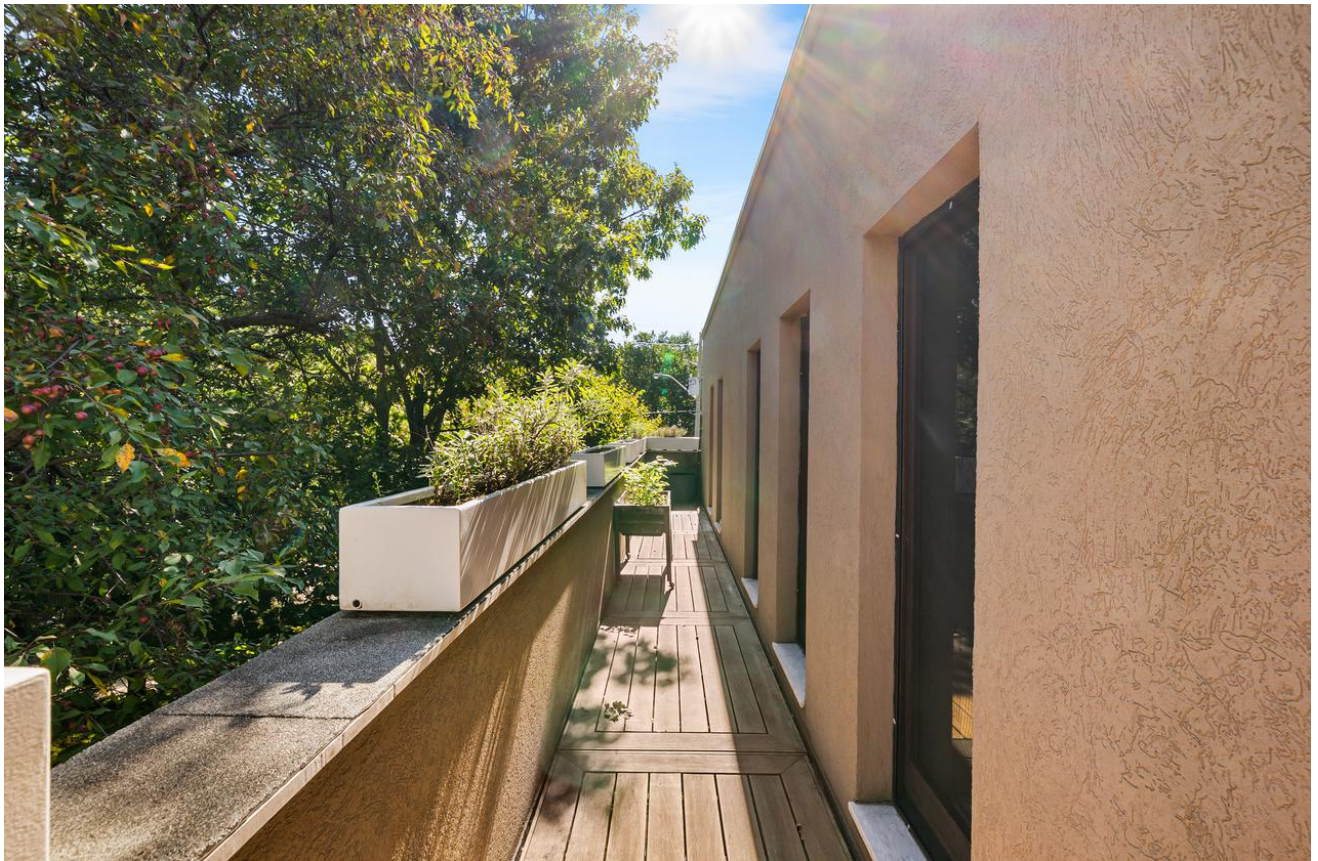
31 Governors Road is an architectural triumph and an enduring postmodern masterpiece in the heart of Toronto that is not to be missed.

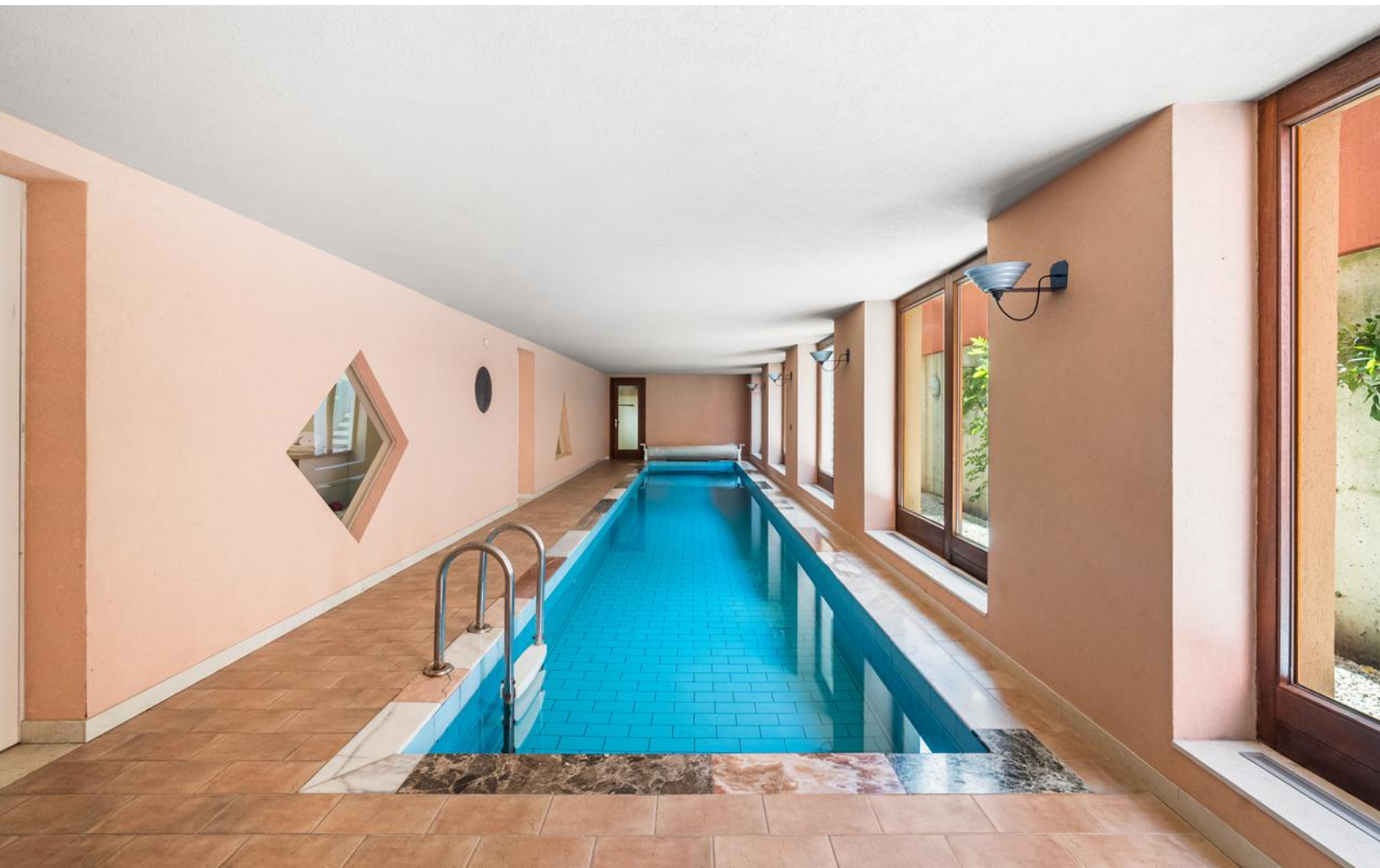














Property Features

Design & Architecture

- Striking contemporary design by the award-winning Piccaluga Brothers, featuring clean modern lines and exceptional curb appeal
- Constructed with premium materials including concrete pillars, exposed imported brick, natural stone, and Italian tile flooring with in-floor radiant heating
- Elegant Venetian plaster walls throughout the home
- Custom Italian Panto marine-grade mahogany tilt-and-turn windows invite an abundance of natural light
- Beautifully landscaped gardens enhance the home's sophisticated presence
- Distinguished property recognized and featured in multiple premier magazine publications

Interior Highlights

- **Main Floor**
 - Luxurious Valcucine open-concept kitchen, showcasing natural stone countertops, a grand centre island, and top-of-the-line Wolf and Miele appliances
 - Dining area with seamless at-grade walkout to a stunning 600 sq ft stone patio, anchored by a statement portal window
 - Inviting living room with wood-burning fireplace and space designed to accommodate a range of configurations, opening to a parterre front garden with a sitting area
 - Stylish powder room, spacious pantry, and generous storage throughout
 - Dramatic marble staircase leading to the second level
- **Second Floor**
 - Luxurious primary retreat with a spa-inspired ensuite featuring a soaker tub, rainfall shower, and dual closets (one walk-in and one walk-through leading to a skylit boudoir/meditation space)
 - Extended balcony accessible from each bedroom with tranquil east-facing views of lush greenery overlooking the park
 - Two additional east-facing bedrooms offering excellent separation and privacy from the primary suite with a separate washroom and linen closet
- **Lower Level**
 - Expansive recreation room with kitchenette (240V conversion ready)
 - Spectacular 40' indoor saltwater pool illuminated by wall-to-wall windows looking into the landscaped moat with walk-out
 - Dedicated exercise room, mudroom, storage areas, and laundry room with Miele appliances
 - Natural clay block wine cellar
 - Solar-electric and solar hot water rough-ins completed

Comfort Systems

- Commercial-grade, roof-mounted central air conditioning
- Three-zone in-floor radiant heating powered by a Viessmann condensing boiler
- Heated private driveway and walkway to the lower-level mudroom entrance
- Whole-home gas-fired backup generator
- On-demand recirculating hot water system
- Whole-house water softener and filtration system (2019)
- Advanced security system with integrated smoke/carbon monoxide detection
- 200 Amp electrical service with 1-inch copper water main
- Hybrid-ready power supply in driveway (currently 120V, easily upgraded)

Outdoor Living

- Mature, private, and low-maintenance backyard with stone patio and privacy-enhancing stucco wall
- Two-car carport, heated driveway, and utility shed with separate storage
- Walkouts and balconies on multiple levels create seamless indoor-outdoor living

Location

- Nestled in a quiet, sought-after pocket within walking distance to Evergreen Brickworks, the Moore Park/Rosedale ravine trails, and Bayview Avenue shops
- Within catchment of OLPH and Bennington Heights Elementary, two of Toronto's most highly regarded public schools
- Close proximity to the city's top private schools including Branksome Hall, UCC, Toronto French school, Crescent, Havergal, BSS, and Greenwood

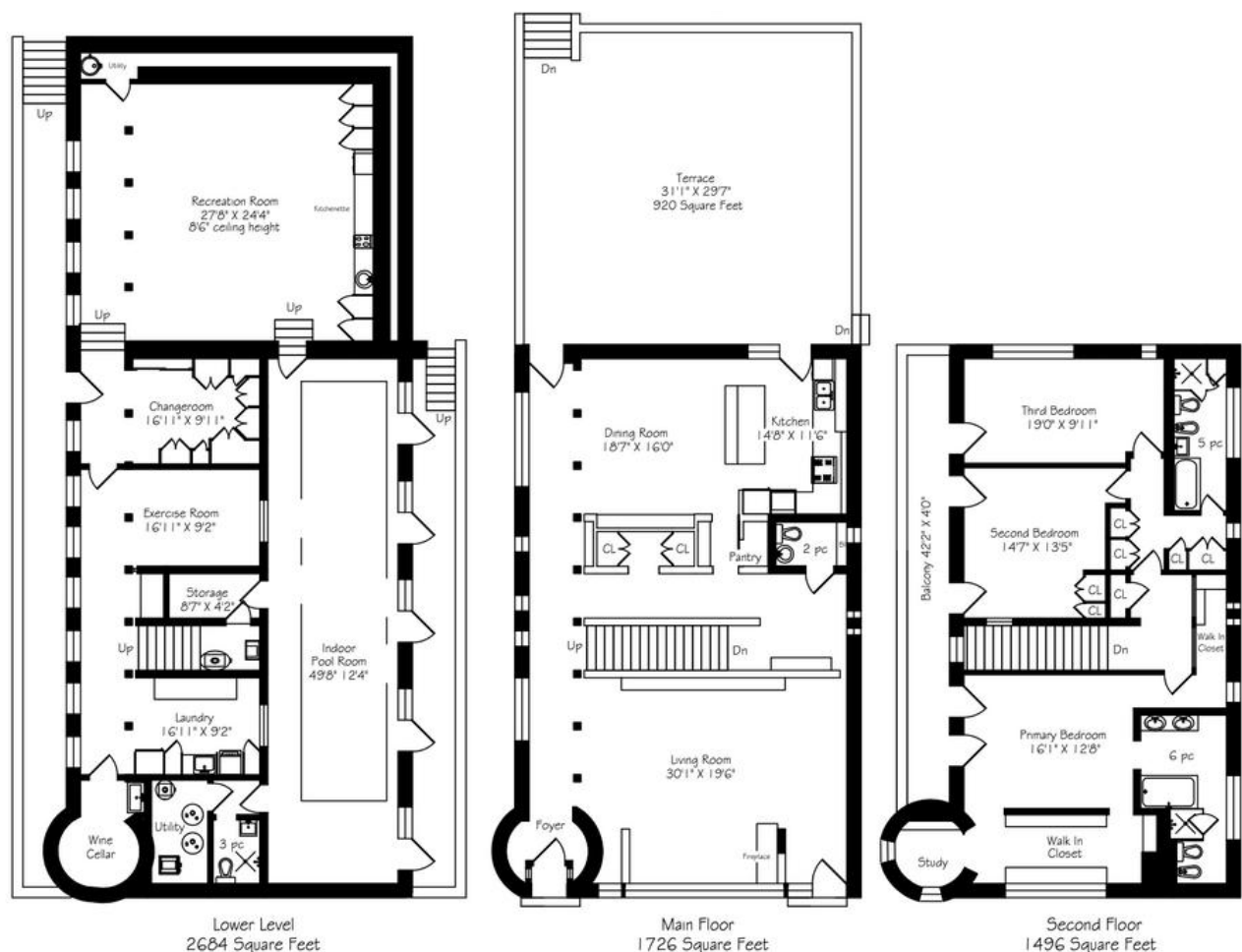
Heating

- In-floor radiant heating, controlled separately on each level

Cooling

- Commercial-grade central air conditioning

Floor Plans





ELEVATE YOUR EXPECTATIONS



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