



199 BALMORAL AVENUE

SOUTH HILL





# WHERE LUXURY AND SERENITY MEET

Prepare to be awestruck as you step into this breathtaking architectural masterpiece nestled in the heart of South Hill. This four-level marvel of modern design, meticulously crafted by the award-winning visionaries at Studio AC, unfolds like a work of art before your eyes. Your gaze will be immediately drawn to the sculptured floating staircase, a dramatic centrepiece that sets the tone for the unparalleled elegance that awaits.





## SEAMLESS LIVING SPACES

As you explore this luxurious abode, you'll be struck by the abundance of natural light pouring in through the double-height glass atrium, illuminating the expansive open spaces. The intimate main floor layout is ideally suited for relaxed daily living and grand-scale entertaining. The gourmet kitchen's sleek lines and high-end finishes invite culinary creativity, complete with a breakfast bar and walk-in pantry/catering room. Envision hosting unforgettable gatherings in the spacious yet intimate dining room with built-in bookcases and nooks awaiting artwork and treasures.









# INNOVATIVE DESIGN

As you cross the main floor, a playful touch awaits in the powder room, where a bluemarine sink adds a vibrant pop of personality. Convenient access to the built-in garage and backyard ensures seamless transitions between indoor and outdoor living.

The bedroom layouts offer endless versatility to accommodate your unique needs. The primary retreat, nestled on the second floor, serves as your private sanctuary. Indulge in the luxury of the massive dressing room, complete with a centre island and chic aquamarine countertop. The second floor is complete with three additional bedrooms for family or guests. This sumptuous space is perfect for preparing for your day or unwinding before bed. The third floor reveals an open-concept space perfect for yoga practice, a home office, or a cozy den. Two further bedrooms and a four-piece bathroom ensure ample space for everyone to unwind

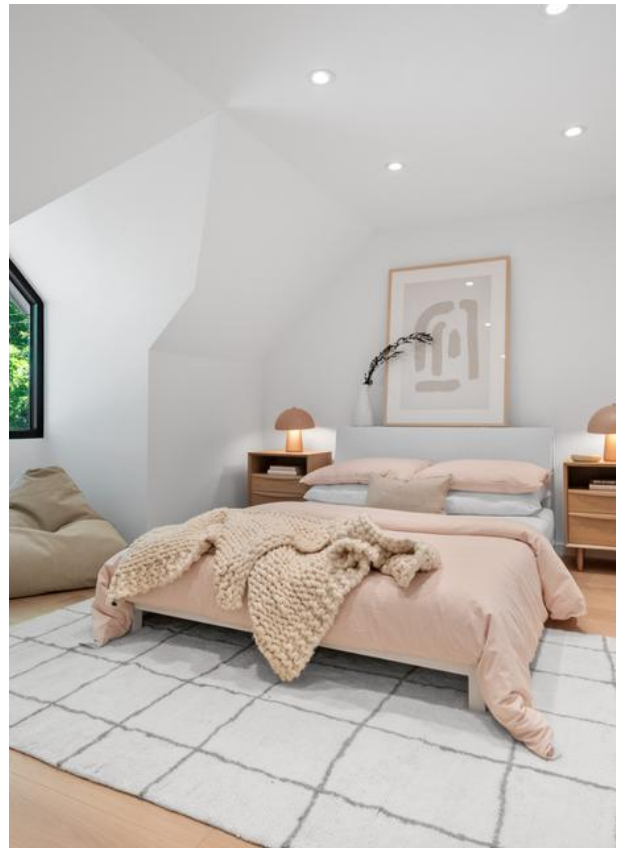
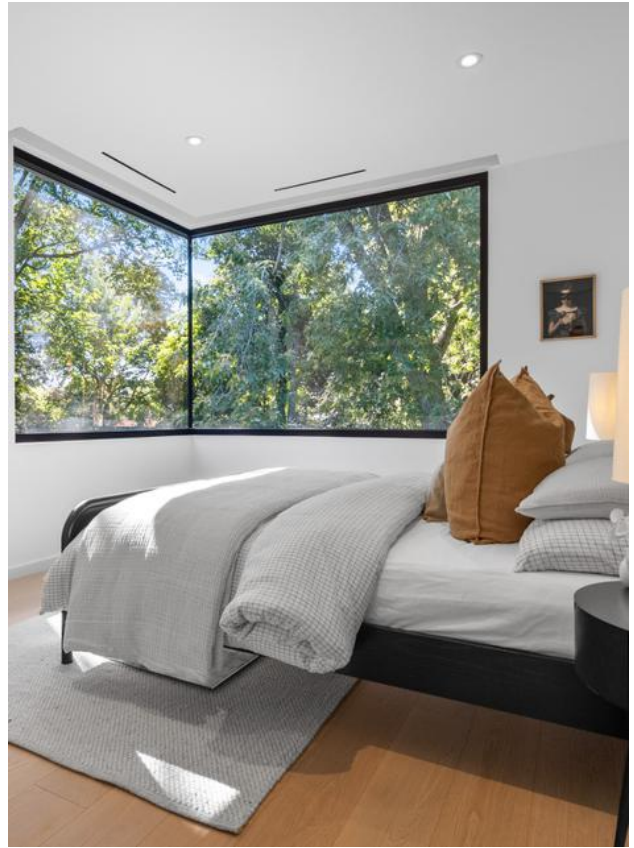
Throughout this exceptional residence, cutting-edge details like the micro-cement walls further accentuate the exclusivity and sophistication of the new home. This is a rare opportunity to acquire a truly unique property, a space where design, luxury, and serenity converge. The expansive yard offers a serene oasis in this premium corner locale, accessed by two legal driveways. There is potential for a pool and cabana surrounded by lush greenery, or you can explore the possibility of a garden suite with a private driveway





















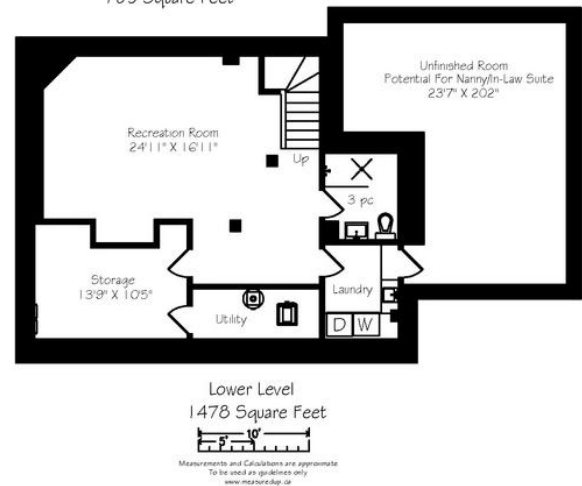
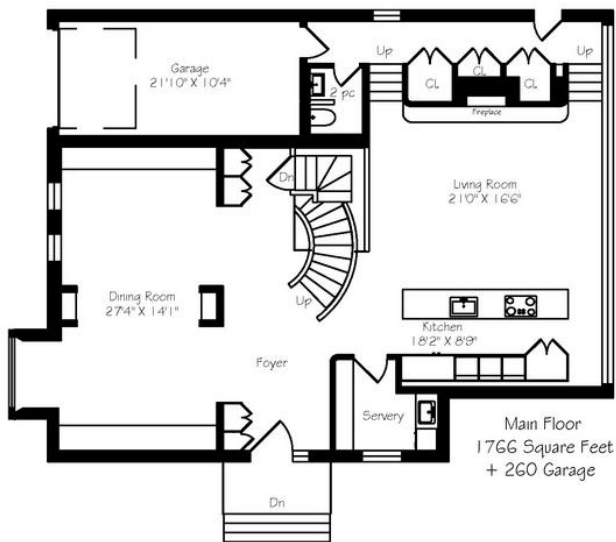
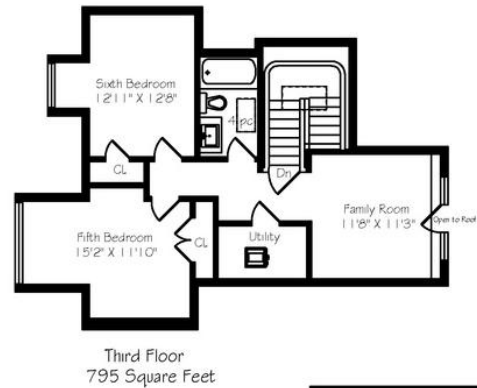
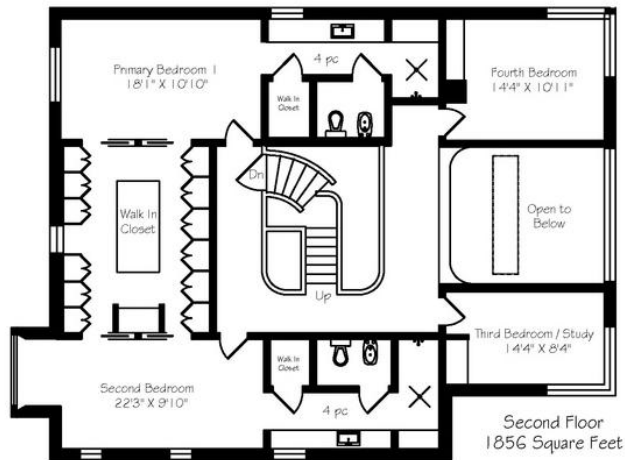
# FEATURES

- Four-level architectural home crafted by award-winning Studio AC
- Sculptured floating staircase as a dramatic centrepiece
- Abundance of natural light through double-height glass atrium
- Expansive open spaces ideal for relaxed living and entertaining
- Custom herringbone white oak floors and flush wall doors throughout
- Gourmet kitchen with custom millwork, stainless steel centre island, hidden breakfast bar, walk-in pantry/catering room and Gaggenau appliances
- Open concept living room with travertine surround gas fireplace and custom floor-to-ceiling windows overlooking the backyard
- Spacious, intimate dining room with curved ceiling, built-in bookcases, floating cabinetry with a travertine counter - ideal for entertaining
- Playful powder room with a custom bluemarine marble vanity and micro cement walls
- Convenient access to built-in garage and backyard for seamless indoor-outdoor living
- Primary retreat on the second floor with a 'dream come true' dressing room featuring a custom-made bluemarine marble centre island with four piece ensuite including two sinks in a floating travertine vanity, walk shower with micro cement walls and separate water closet.
- Three additional versatile second-floor bedrooms, perfect for family, guests or office space
- Two further bedrooms and a four-piece bathroom located on the third floor with an open family room or yoga room
- Expansive private yard offers a serene oasis in a premium corner locale
- Potential for pool, cabana or garden suite
- Nestled in the heart of South Hill
- Close proximity to top rated private and public schools
- Easy access to downtown and TTC

# INCLUSIONS

- Gaggenau built-in oven
- Gaggenau cooktop
- Gaggenau range hood
- Gaggenau built-in microwave
- Gaggenau built-in coffee maker
- Gaggenau integrated fridge
- Gaggenau integrated freezer
- Bosch built-in dishwasher
- Marvel integrated beverage fridge
- LG washer and dryer
- All electric light fixtures

# 199 BALMORAL AVENUE



## LOT

- 50x160 feet

## TAXES

- \$25,950.88 (2024)

## HEATING

- Forced Air Gas - dual furnaces with built-in air purifier and humidifier

## POSSESSION

- 60-90 Days Flexible

## COOLING

- Central Air Conditioning

## PARKING

- Two private driveways, one built-in garage and one detached garage, total of six car parking

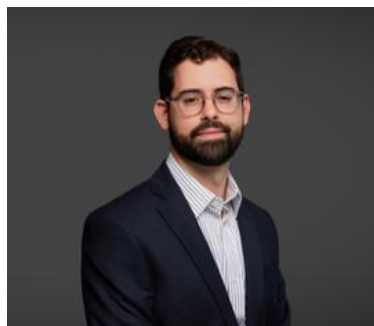




## ELEVATE YOUR EXPECTATIONS



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