



500 SHAW STREET

PALMERSTON - LITTLE ITALY

WELCOME TO 500 SHAW STREET

A masterclass in contemporary urban living, 500 Shaw Street represents a rare freehold opportunity in one of Toronto's most vibrant and culturally rich neighbourhoods. Thoughtfully crafted by acclaimed designers Ciccone Simone and Richard Wengle, this striking residence spans nearly 3,000 square feet across four refined levels, delivering a seamless blend of clean architectural precision and warm, inviting interiors.

Set in a premium location in Little Italy, the home offers exceptional privacy with panoramic city skyline views, including the CN Tower, from multiple vantage points. Inside, the space is defined by soaring ten-foot ceilings, an architecturally significant floating steel staircase with integrated lighting, and a floor plan that balances open-concept flow with intelligent, custom design moments.



At the heart of the home is a bespoke Selba kitchen, a refined yet functional space equipped with Miele appliances, Corian and quartz countertops, and integrated storage solutions—ideal for both intimate family meals and elevated entertaining. The main level's open living and dining areas transition effortlessly to the outdoors, where a professionally landscaped garden awaits.

This backyard oasis features a custom deck, tranquil water feature, and ambient lighting, creating the perfect place to unwind, entertain, or simply enjoy a moment of calm amid the city's energy.

Upstairs, the second level offers two spacious bedrooms, a versatile den, and a full bath, offering flexibility for families, work-from-home setups, or guest accommodation. The entire top floor is dedicated to the primary suite, a peaceful, light-filled retreat complete with a private terrace, a custom California Closets dressing room, and a spa-inspired ensuite featuring a freestanding jetted tub, double rain shower, and heated floors.

The lower level provides a self-contained suite with its own entrance, making it an ideal guest retreat, nanny quarters, or income-generating rental. Modern conveniences such as smart home automation, integrated Sonos audio, enhanced security systems, and an oversized detached garage off the laneway—offering exceptional functionality, storage, and ease of access in a sought-after urban setting.

All of this is situated just moments from Trinity Bellwoods Park, College Street's cultural corridor, and a host of premier schools and amenities. 500 Shaw Street isn't just a home—it's a statement in architectural excellence and a lifestyle of meaningful connection to the city.











SMART LIVING: TECHNOLOGY, SECURITY & COMFORT

Thoughtfully outfitted for modern living, this home offers a seamless blend of comfort, security, and convenience. A fully integrated home automation system allows central or remote control of lighting, climate, and audio via in-wall touchscreens or mobile devices—perfect for daily ease or peace of mind when travelling.

- Lutron lighting system offers programmable settings on both main floor and exterior lighting, controlled via keypad or app
- Automated blinds in the living room with remote control access
- ADT security system with full perimeter coverage, including all main floor windows, exterior doors, and second and third floor balconies
- Custom-designed Sonos sound system with built-in Phantom speakers in all rooms and rear garden, allows listening to different sources in each room
- Exterior night-vision security cameras are monitored via mobile or desktop
- An efficient zoned climate system allows personalized temperature control per floor
- Fully separate heating and cooling system in the lower level
- Discreetly located A/C unit positioned on the roof for minimal sound impact
- Heat Recovery Ventilation (HRV) system ensures constant fresh air circulation

ADDITIONAL FEATURES

- New flooring and tile in the lower level
- Double wall construction with upgraded acoustical sound insulation installed in both demising walls on all four levels
- Energy-efficient tankless water heater with additional storage tank (rental)
- Interior sliding, bedroom, laundry and furnace room doors upgraded to solid wood
- All interior stair handrails upgraded to brushed stainless steel
- Professionally landscaped gardens
- Freshly painted

INTERIOR FEATURES

MAIN FLOOR

- 10-foot smooth ceilings
- Custom floating steel staircase with LED lighting and glass walls
- Large format 12"x24" matte porcelain tile with textured inserts
- Seamless indoor-outdoor flow to landscaped rear garden

DINING ROOM

- Built-in banquette with custom cushions and under-seat storage
- In-ceiling speakers and Hunter Douglas blinds
- In-wall automation touchpad

KITCHEN

- Custom-designed by Selba with soft-close Blum hardware
- Dramatic Corian centre island with seating for two
- Miele appliance package with five-burner gas cooktop
- Quartz and Corian surfaces, Blanco double sink with magnetic faucet
- Pull-out shelving and abundant storage
- Recessed halogen and LED lighting
- In-ceiling speakers

LIVING ROOM

- Custom Selba media and storage unit
- Automated roller blinds and custom drapery
- Double-width sliding doors open to the rear deck and garden

POWDER ROOM

- Toto dual-flush toilet
- Custom Corian sink

SECOND FLOOR

- 9-foot smooth ceilings
- Wide plank engineered white hardwood flooring
- Open den with in-ceiling speakers, LED lighting, and in-wall automation control

REAR BEDROOM

- Double closets with custom shelving
- Recessed lighting and a ceiling fan
- In-ceiling speakers

FRONT BEDROOM

- Double closets with custom shelving
- Sliding door to covered balcony with electrical outlet
- Recessed lighting and capped outlet for future ceiling fixture
- In-ceiling speakers

MAIN BATHROOM

- Deep soaker tub with rain head shower and Maax sliding glass doors
- Italian porcelain tile flooring and surround
- Custom vanity with integrated Corian sink and Riobel wall-mounted faucet
- Toto dual-flush toilet

LAUNDRY ROOM

- Full-size stacked Samsung washer and dryer
- Laundry sink, upper cabinets, folding counter
- Floor drain with curb and adjacent linen/storage closet

THIRD FLOOR: PRIMARY SUITE

- 9-foot smooth ceilings
- Skylight with roof access
- Engineered wide plank white flooring
- Stainless steel and glass stair railings

PRIMARY BEDROOM

- Sliding glass walk-out to private balcony with electrical outlet
- Unobstructed CN Tower and skyline views
- Modern lighting, recessed fixtures, in-ceiling speakers, and in-wall touchpad

DRESSING ROOM

- Custom-designed by California Closets
- Bianco Carrara marble counters
- Recessed and statement lighting

PRIMARY ENSUITE

- Six-piece spa-inspired layout
- Heated Italian porcelain tile flooring
- Oversized glass-enclosed shower with dual rain heads and handheld wand
- Built-in Corian bench and niche
- Freestanding jetted air tub with LED chromotherapy lighting
- Separate water closet with Toto dual-flush toilet and frosted glass enclosure
- Two large custom storage cabinets
- Hunter Douglas blinds
- In-ceiling speakers

LOWER LEVEL: SELF-CONTAINED FLEX SPACE

- Private front entrance
- 8.5-foot ceilings
- Full kitchen with Quartz countertops and stainless steel appliances
- Three-piece bathroom
- New flooring and tile throughout
- New Samsung washer and dryer
- Additional sound insulation in ceilings and interior walls
- Recessed lighting
- Rough-in for alarm on exterior/interior doors and bedroom window
- Existing door frame allows easy reconnection to the main house if desired

INCLUSIONS

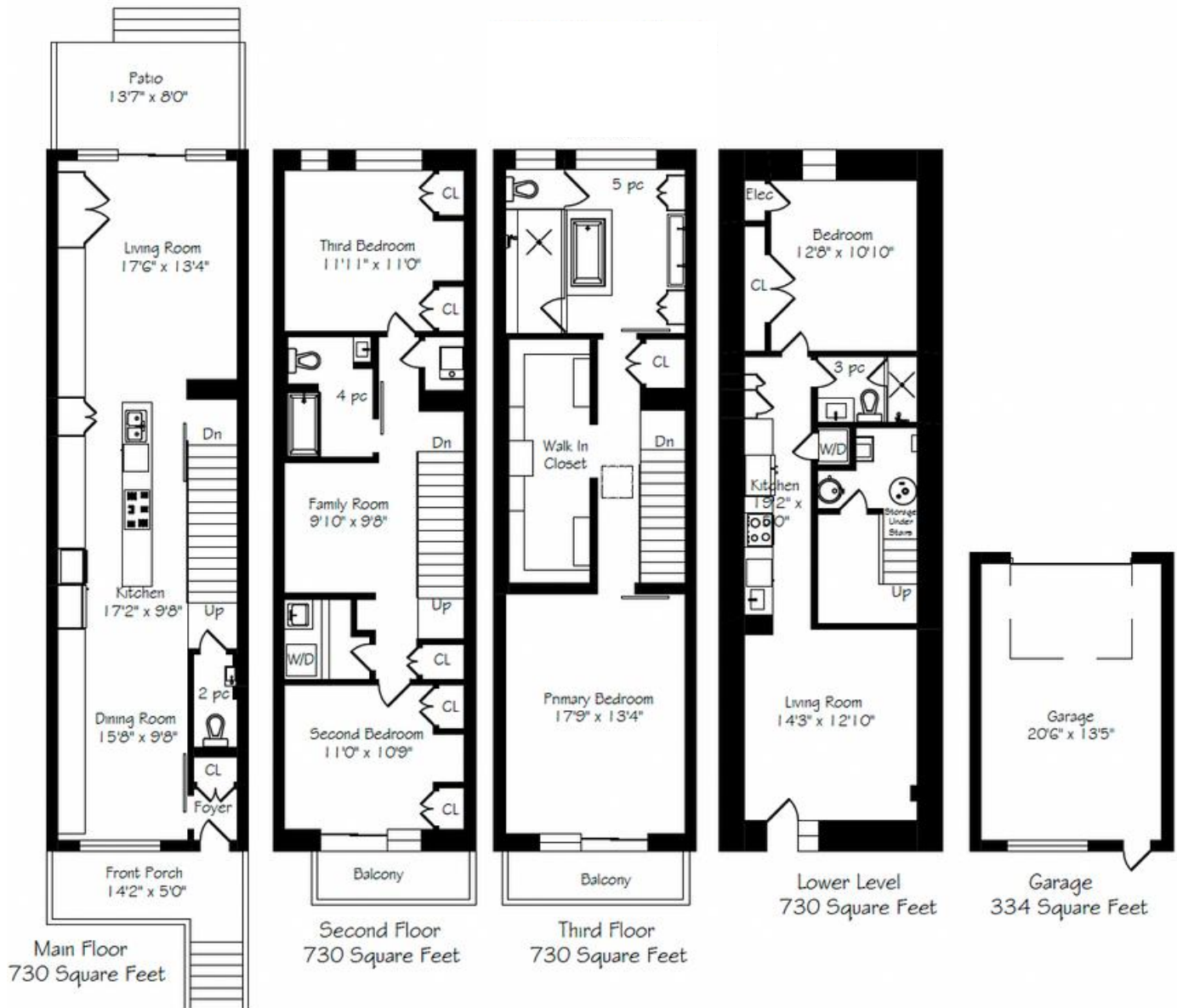
- Miele fridge
- Miele convection wall oven
- Miele integrated dishwasher
- Miele gas cooktop
- Miele rangehood
- Panasonic microwave
- Samsung front load washer
- Samsung front load dryer
- Frigidaire fridge
- Frigidaire range
- Frigidaire dishwasher
- Sanyo microwave
- New Samsung front load washer (lower level)
- New Samsung front load dryer (lower level)
- All light fixtures (except where excluded)
- All custom window coverings & draperies
- Power window blind with remote (living room)
- Lutron lighting system
- All closet organizers
- Home sound system with built-in speakers
- Three in-wall touch panels
- Ring Camera

EXCLUSIONS

- Dining room white light fixture
- All TVs & TV mounts

500 SHAW STREET

Floor Plans



PROPERTY OVERVIEW

- **Price:** \$2,495,000.00
- **Taxes:** \$9,105.63 (2024)
- **Type:** Freehold Townhouse
- **Bedrooms:** 3+1
- **Bathrooms:** 4
- **Lot Size:** 14.17 x 118 FT
- **Possession:** 30-60 Days
- **Basement:** Finished, Separate Entrance
- **Parking:** 1 via Laneway
- **Garage:** Oversized Detached
- **Cooling:** Central Air
- **Heating:** Forced Air (Gas)
- **Monthly Rental Items:** Hot Water Tank (\$60)



ELEVATE YOUR EXPECTATIONS



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