



148 Munro Blvd

148 MUNRO BOULEVARD

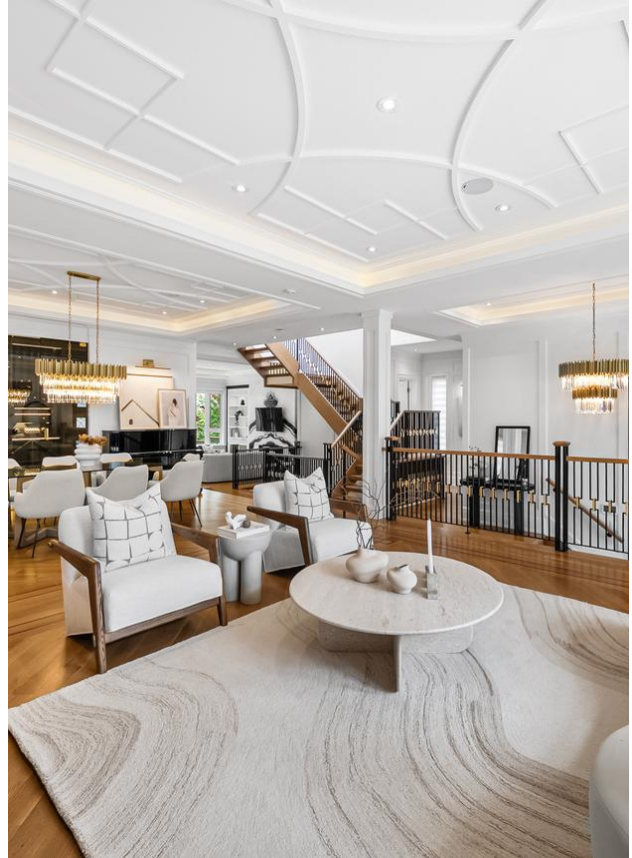
ST. ANDREW-WINDFIELDS

INTRODUCING 148 MUNRO BOULEVARD -

An iconic showpiece by Casa Unique Homes, ideally nestled in the heart of York Mills on a dead-end street. This newly built 4 plus 1 bedroom, 7 bathrooms custom residence showcases unparalleled craftsmanship, refined design, and luxurious functionality across approximately 6300 square feet of living space.

The stately natural limestone façade and handcrafted mahogany front door create an unforgettable first impression, complemented by a built-in garage that blends seamlessly with the home's refined architectural design.

Inside, sophistication and innovation converge with wide-plank oak flooring, dramatic ceiling heights, a private elevator to all levels, and meticulously selected finishes that elevate every inch of the home. A custom staircase adorned with 14K gold accents and brass inlay marble foyer further exemplify the home's bespoke artistry.



The open-concept family room is anchored by a striking gas fireplace with marble surround, and flows effortlessly into the dining area, which features a stunning built-in wine display elegantly encased in glass. The State-of-the-art kitchen is a striking fusion of form and function, designed to impress and perform, featuring a grand center island with natural Italian marble countertops, top-tier Wolf and Sub-Zero appliances, and bespoke ArtHaus cabinetry. Flowing seamlessly from the kitchen at the rear of the home, the family room offers a natural extension of the living space with a showstopping book matched Panda marble gas fireplace and flows effortlessly into a sunlit breakfast area with walkout to the rear deck, offering tranquil views of the manicured gardens. Additional highlights include a sophisticated powder room, ample closet space for storage, ceiling speakers throughout, and a private elevator that services all levels—offering both convenience and a sense of grandeur.

The serene primary retreat offers a marble-clad fireplace, two walk in closets, a spa-inspired six-piece ensuite complete with a steam sauna, smart bidet toilet, Rubinet brass fixtures, and heated floors; plus, a walk-out balcony.

The walk-out lower level extends the luxury experience with heated floors, a fifth bedroom with full ensuite, second laundry room, wet bar with leathered stone countertops, pet wash station, and a tranquil spa zone with cedar sauna, jacuzzi, and tranquility garden.

The beautifully landscaped, pool-sized backyard includes a fire pit and lounge area, with a city-approved pool permit already secured and installation underway. This rare offering is just steps from top schools, the Granite Club, fine dining, shopping, and major highways.

MAIN FLOOR

The main floor blends sleek modern design with high-end comfort and refinement. Upon entry, the grand foyer welcomes you with radiant heated porcelain floors, soaring ceilings, and exquisite millwork and paneling that set the tone for the home's sophisticated design. Rich oak floors flow throughout, creating a warm and cohesive ambiance. Just off the foyer, a refined office offers a tranquil view of the manicured front gardens and features custom built-in shelving, cabinetry, and a bespoke bench—perfect for a serene workspace.

The formal living and dining rooms are thoughtfully connected, creating a graceful flow ideal for entertaining. The living room centers around a dramatic gas fireplace, features a coffered ceiling with built in speakers, and a large picture window that floods the space with natural light. The adjacent dining room is elevated by a striking glass-encased wine feature wall, marrying style with utility. A discreetly tucked-away pantry leads seamlessly into the chef's kitchen, a masterpiece of design and functionality. Anchored by a striking oversized island topped with natural Italian stone, this exceptional kitchen is outfitted with premium stainless-steel appliances—including a 6-burner Wolf cooktop with a brass pot filler, Sub-Zero fridge and freezer, and Wolf built-in wall ovens. Dual sinks with bronze fixtures, bespoke cabinetry with integrated organizers by ArtHaus, and a recessed ceiling with elegant inset lighting complete the space with both style and function.

SECOND FLOOR

A striking open-riser oak staircase leads you to a sun-filled landing, illuminated by a dramatic skylight. The upper-level features four generously sized bedrooms, each with its own walk-in closet and private ensuite—ideal for family living or hosting guests with ease.

The primary suite spans the entire rear of the upper floor, offering a serene retreat with oversized windows overlooking the lush backyard. A built-in window bench with integrated storage, a sleek gas fireplace, and double doors leading to a private balcony enhance the suite's sense of refined tranquility. The suite also includes a spacious dressing room with tailored organizers, an additional walk-in closet, and an outstanding spa-like six-piece ensuite. It features a marble-clad shower with steam and sauna function, smart bidet toilet, Rubinet brass fixtures, heated floors, and custom-designed vanities with refined millwork - designed for daily indulgence. Completing the upper level is a thoughtfully designed laundry room, equipped with built-in cabinetry, a dedicated sink, and ample counter space for everyday convenience.

LOWER FLOOR

The expansive walk-out lower level is designed for both luxurious living and practical comfort. At the heart of the lower level is a spacious multi-media recreation room, outfitted with a projector and screen —perfect for movie nights, gaming, or casual entertaining in a state-of-the-art setting. The entertainer's wet bar is a standout, finished with a striking natural leathered stone countertop, center island, sleek cabinetry, and open shelving for display. A private in-law or guest suite offers a serene retreat with its own ensuite and built-in storage. The spa-inspired wellness zone offers the ultimate in relaxation, complete with a Zen garden, cedar-lined dry sauna, jacuzzi, and dedicated shower—all accented by premium designer tiles and ambient lighting to evoke a true retreat experience. A thoughtfully designed pet station includes a dog wash and shower area, combining convenience with care.

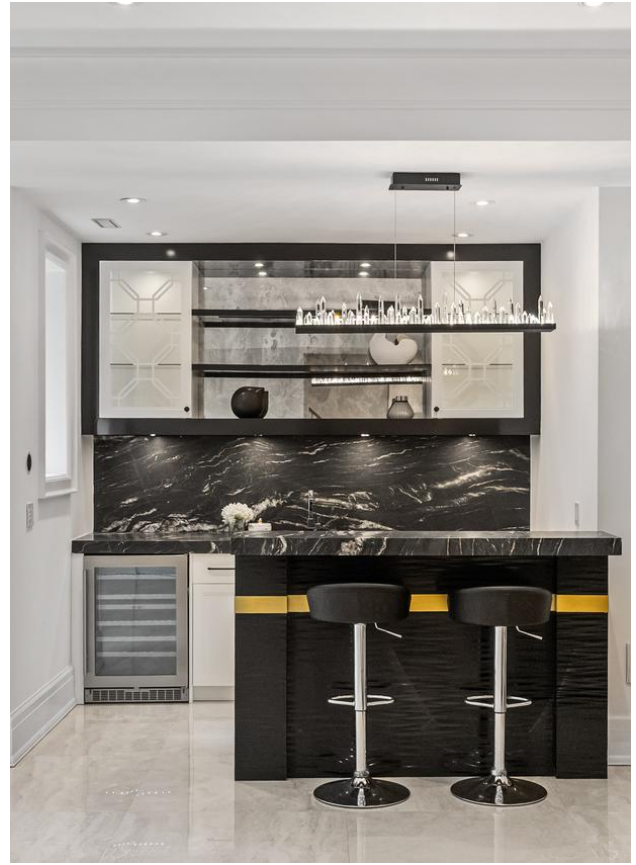












KEY FEATURES

- Gorgeous oak hardwood flooring throughout the main and second floors
- Excellent ceiling heights on all levels
- A stunning foyer featuring marble floors with brass inlay, exquisite millwork, and paneling
- Striking office just off the foyer, features custom built-in shelving, cabinetry, and a bespoke bench
- Smart home system with Control4 Alexa
- Remote controlled custom automated window smart blinds
- Built-in speaker system throughout
- Wifi- extenders
- Smart Snowmelt driveway
- Central vac system in garage with integrated hose
- EV car charger in garage
- Smart home security system
- Custom walk-in wine display in dining room with glass door
- The uber convenient pantry features custom cabinets and wine fridge; connecting the dining and kitchen spaces perfectly
- Top-notch stainless-steel kitchen appliances featuring a Wolf 6 burner cooktop with dual built in Wolf wall ovens, Subzero fridge and freezer
- Walk out to rear deck from breakfast area
- Open concept family room overlooking the lush rear gardens featuring oversized windows
- Open riser oak staircase with integrated lighting
- Oversized skylight, flooding the upper level with natural light
- Four generous bedrooms, each with their own ensuite and walk-in closets
- Outstanding primary suite with gas fireplace, walk out balcony, and two walk in designer closets
- Spectacular 6-piece ensuite showcasing heated floors, a marble-wrapped steam shower with steam sauna function, multiple jets, a sleek standalone tub, smart bidet toilet, and luxurious Rubinet brass fixtures. Custom-designed vanities with elegant millwork and premium finishes complete this spa-inspired retreat
- Walk-Out Basement
- Fifth bedroom with 3-piece ensuite
- 2nd Laundry Room , and the 7th bathroom
- Full Wet Bar with island, natural Leathered Stone Countertop and wine fridge
- Dog Wash & Pet shower
- Zen Garden situated at the bottom of the staircase
- Spa With Dry Cedar Sauna, Jacuzzi, dedicated Shower, finished with designer tiles
- Garage access from the lower level
- Security System

INCLUSIONS

- As Per Schedule B

EXCLUSIONS

- As Per Schedule B

LOT SIZE

- 50 Feet x 136 Feet

TAXES

- \$24,692 (2024)

PARKING

- 4 Car Parking via Private Drive, Plus 2 Car Parking in Built-in Garage

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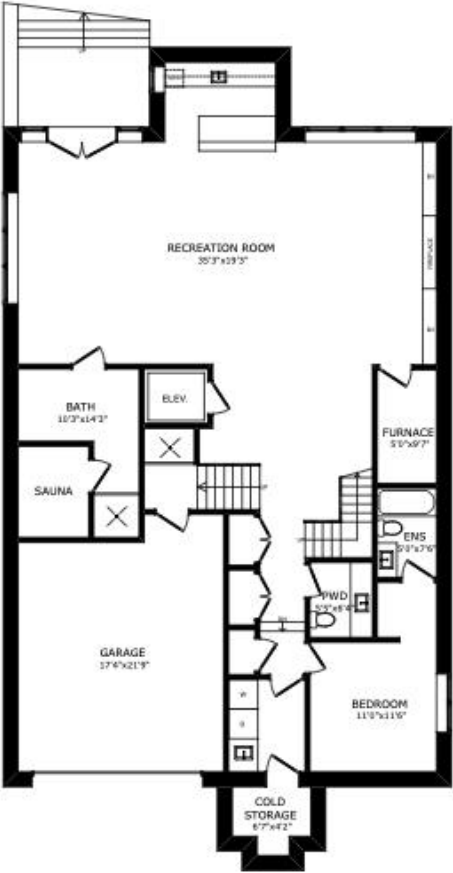
Floor Plans



MAIN FLOOR



SECOND FLOOR



LOWER FLOOR



ELEVATE YOUR EXPECTATIONS



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