



150 DOUGLAS DRIVE  
ROSEDALE, TORONTO

150



# REIMAGINED. REFINED. REMARKABLE.

## THIS IS ROSEDALE LIVING AT ITS ABSOLUTE BEST.

A rare blend of heritage charm and modern sophistication, 150 Douglas Drive is a bespoke residence that perfectly captures the essence of Rosedale living-refined, timeless, and deeply connected to nature.

Meticulously redesigned by renowned architect Johnson Chou, this home exudes warmth and intention. Interiors are elevated by sculpted ceilings with ambient lighting, in-floor radiant heating, and fully integrated Control4 smart home technology, including fully automated lighting and irrigation systems. Built-in sound spans most of the home and outdoors, complemented by a home theatre system in the family room. The living room is anchored by a striking quartzite fireplace, while the elegant dining room stuns with a custom wine feature.

The Poliform kitchen is a dream for the home chef, complete with a large island, premium appliances, and a sunlit breakfast area overlooking the backyard oasis. The adjacent family room offers a relaxed and inviting space to unwind.

Outside, a resort-style backyard awaits with a heated Bonavista pool, waterfall feature, and expansive composite deck. A cabana, pergola with built-in television, fire table, and curated lighting create a private outdoor retreat.

Upstairs, the primary suite offers vaulted ceilings, dual walk-in closets, and a spa-inspired ensuite. Two additional bedrooms and a stylish family bath complete the second floor. The third floor features a large bedroom and a flexible second room that can serve as either a den or an additional bedroom, along with a full bathroom.

The lower level offers excellent ceiling height, a separate entrance, recreation room, office, bedroom, full bath, and bright laundry with pet shower.

Additional features include heated front pad and walkways, and a wide mutual drive with backyard access. Beautifully situated on a prime stretch of Douglas Drive, just steps from Chorley Park, ravine trails, and Summerhill shops.



























## PROPERTY OVERVIEW

An architectural gem in one of Toronto's most iconic neighbourhoods. Completely redesigned and masterfully built, this home offers the perfect balance of intelligent luxury and refined style.

- 5+2 bedrooms | 5 bathrooms
- Custom design by Johnson Chou, construction by MDK
- Designer kitchen by Poliform w/ premium appliances
- Control4 smart automation throughout
- Resort-style backyard with pool, cabana & retractable awning
- Heated front walkway + parking pad
- Finished basement w/ separate entrance + caregiver suite

## INTERIOR FEATURES

### Main Floor:

- Spacious foyer with LED mirror wall + walk-in storage
- Living room with quartzite fireplace
- Dining room with bespoke wine bar and storage
- Family room with gas fireplace, integrated speakers + LED ceilings
- Custom Poliform kitchen with Sub-Zero, Bosch, Gaggenau, Miele appliances
- Sculpted ceilings with ambient lighting
- Walk-out to expansive composite deck
- Powder room with Toto washlet

### Second Floor:

- Primary suite with walk-out terrace, dual walk-in closets & 6-piece spa ensuite
- Two additional bedrooms
- Renovated family bathroom

### Third Floor:

- Oversized bedroom with ensuite
- Fifth bedroom/office

### Basement:

- Recreation room/home gym
- Guest bedroom and 4-piece bath
- Office/den
- Laundry room with pet shower
- Full side entrance

## EXTERIOR FEATURES

### Outdoor Living:

- Resort style pool by Bonavista with LED lighting, waterfall & automation
- Cabana with skylight, folding glass wall & pot lights
- Composite deck with retractable awning
- Pergola w/ retractable awning
- Custom laser-cut steel privacy wall
- Fully landscaped with oversized beech hedging
- Irrigation & lighting systems
- Heated walkway + parking pad
- Integrated bike/storage shed



**Smart Home & Tech Features:**

- Control4 full-home automation system
- Built-in speakers (main, primary, backyard, rec room)
- Alexa voice & mobile app control
- Lighting, HVAC, security cameras & alarm system
- LED valance lighting throughout
- Architectural glass railings w/ LED lighting
- Radiant heating system

**NEIGHBOURHOOD****Welcome to Rosedale.**

Located steps from Chorley Park, Summerhill Market, and Evergreen Brick Works, 150 Douglas Drive sits in one of Toronto's most storied neighbourhoods. With access to ravine trails, TTC, top public and private schools, and the downtown core, this is the perfect place for family life, nature, and connection.

**Neighbourhood Amenities:**

- Chorley Park & Ravine Trails
- Summerhill Market
- Rosedale Heights, Branksome Hall, Whitney Jr. PS
- TTC + access to downtown core
- Summerhill & Yonge boutiques/restaurants

**QUICK FACTS****BEDROOMS**

- 5 + 2

**BATHROOMS**

- 5

**LOT SIZE**

- 40 FT x 138.16 FT

**HEATING & COOLING**

- Radiant & Central AC (Split Units in Basement)

**PARKING**

- Mutual Drive

**BACKYARD**

- Deck, cabana, pergola

**POOL**

- Heated, with App-Controlled Automation, and Waterfall Feature

**SECURITY**

Full Control4, Cameras, Locks, Alarm





## ELEVATE YOUR EXPECTATIONS



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