

5 WHITEHALL ROAD

ROSEDALE







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Are you ready to embark on your own Parisian love story? Welcome to a breathtaking and a rare new custom-built residence in the prestigious North Rosedale neighbourhood, offering 7,200 square feet of timeless elegance inspired by classic European architecture, designed and built by the reputable Saaze Building Group and architecture by Stan Makow. From the moment you step inside, it feels as if you've entered an artistic masterpiece—not in the 7th arrondissement, but in the heart of one of Toronto's most sought after communities. Masterfully crafted, this home radiates luxury and sophistication, with every detail exuding curved designs. The interior is adorned with Venetian plaster and warm earthy tones, that beautifully harmonize the allure of classic French architecture with modern touches ensuring a lasting impression at every turn.

Upon entering the grand foyer, you're immediately captivated by the arched entryways with intricate ceiling design, rich black finished doors, and custom built closets providing both practical storage and a stylish aesthetic. The classic black and white checker stone flooring extends into the hallway, complementing soaring 11-foot ceilings, ornate wall paneling, and Venetian plaster design. Access to all levels of the home is effortlessly achieved from a nearby elevator or to the second floor from a stunning curved staircase, combining functionality with modern design, enhanced by its smooth finish.

At the forefront of the home, the living room is a stunning space for welcoming guests, featuring architectural details from the detailed French mouldings, designer wall sconces that are bathed in natural light from floor-to-ceiling windows. This room is a versatile canvas, perfect for showcasing cherished art pieces or family portraits, providing a serene setting for relaxation. The dining room is equally impressive, with beautifully detailed ceilings creating a refined atmosphere, perfect for enjoying meals with guests. A convenient pocket door leads to the pantry, allowing you to effortlessly close off the cooking and catering areas from the dining space, ensuring an uninterrupted fine dining experience.

The state-of-the-art kitchen is a culinary masterpiece, effortlessly blending modern elegance with functionality. A striking center island with gorgeous green and white marbling doubles as a workspace and gathering hub, complete with waterfall countertop, integrated sink and muted green cabinetry that elevate the luxurious ambiance. Rounded marble flows seamlessly from the countertop to the backsplash, beautifully framing high-end appliances, including a custom-colored La Cornue stove, creating a cohesive aesthetic. The adjacent pantry mirrors this sophisticated design, featuring matching marble surfaces, integrated sink, and built-in marble shelving for organized storage. With the nearby breakfast room, perfect for enjoying morning family gatherings or quick snacks, overlooks the garden, adding to the kitchen's appeal.

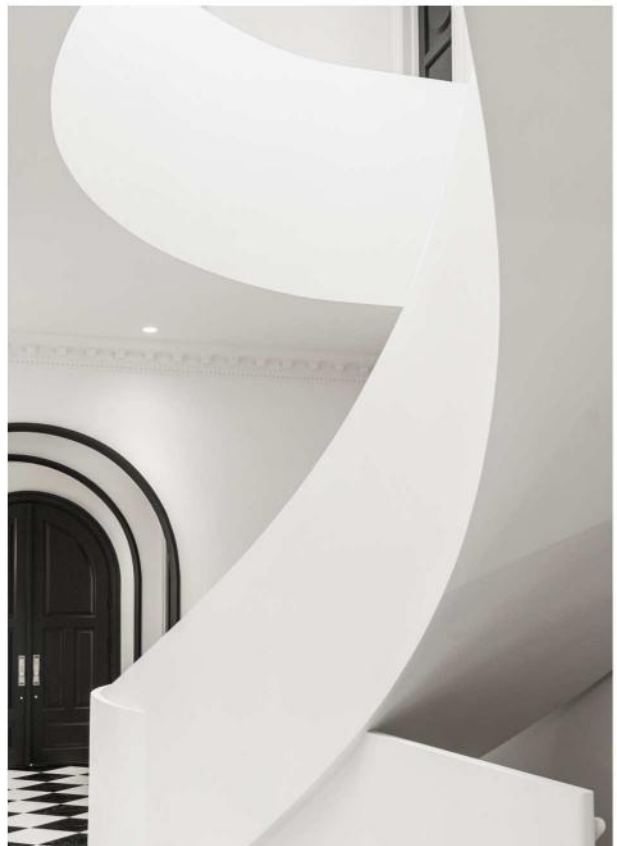
The family room is perfect for hosting gatherings and entertaining guests, featuring an impressive 23-foot ceiling that highlights an intricate coffered design and a stunning floor-to-ceiling fireplace that is an impressive focal point giving the room a distinctive beauty reminiscent of a gallery. The space is further elevated by green and gray built-in shelving, built-in speakers integrated into the ceiling, while a Venetian plaster accent wall with intricate rounded edges adds a touch of refined elegance to the room's grandeur. The space seamlessly transitions to the patio, framed by tall floor-to-ceiling windows, creating the perfect indoor-outdoor living experience. The backyard continues the home's opulence, featuring an outdoor kitchen equipped with a Hestan barbeque, fridge, and fireplace, perfect for alfresco dining. Designed for year-round enjoyment, the property includes a snowmelt system for the backyard walkout, basement, and upper porches.

As you ascend to the curved staircase, you're greeted by an architectural masterpiece, illuminated by natural light pouring in from an expansive oculus skylight above. The second floor landing overlooks the family room below, setting the stage for dedicated comfort and luxury. Herringbone flooring runs throughout, complemented by recessed in-floor lighting in the hallway that casts a warm glow. The grand primary bedroom exudes serenity and luxury with its soft green tones with antique mirror panels, featuring an elegant fireplace, built-in speakers and a walkout to an enclosed balcony, ideal for unwinding. The spacious walk-in closet is a standout with a massive center island, two built-in full length mirrors and an amazing focal center skylight elevates the space. Following that is the luxurious five-piece en-suite bathroom adorned in green onyx from the floor to the ceiling, creating a truly exquisite retreat. This level also boasts three generously sized bedrooms, with high ceilings each with their own walk-in closet, built-in organizers, and ensuite bathrooms uniquely styled with distinctive marble designs, ensuring style and comfort.



SEAMLESS LIVING SPACES

The lower level has an astounding 10 feet ceiling, thoughtfully designed to blend convenience with entertainment. The state-of-the-art home theater is fully sound insulated, ideal for hosting private movie nights with friends and family, creating an immersive viewing experience. Beautifully crafted wine cellar provides the perfect space to showcase your wine collection with discreetly covered hidden door access to the cold storage room. An additional bedroom can be utilized as a guest or live-in nanny, complete with its own walk in closet and ensuite bathroom. Arched doorways lead to a spacious home gym, ready to be equipped with your personal fitness gear, enhanced by recessed lighting and a large mirrored wall. The recreation room carries the same Parisian inspired aesthetic, providing a versatile space that can be customized to suit your family's needs. Backyard is accessible from a walk-up with a nearby outdoor closet, ideal for storing seasonal gear or pool accessories.









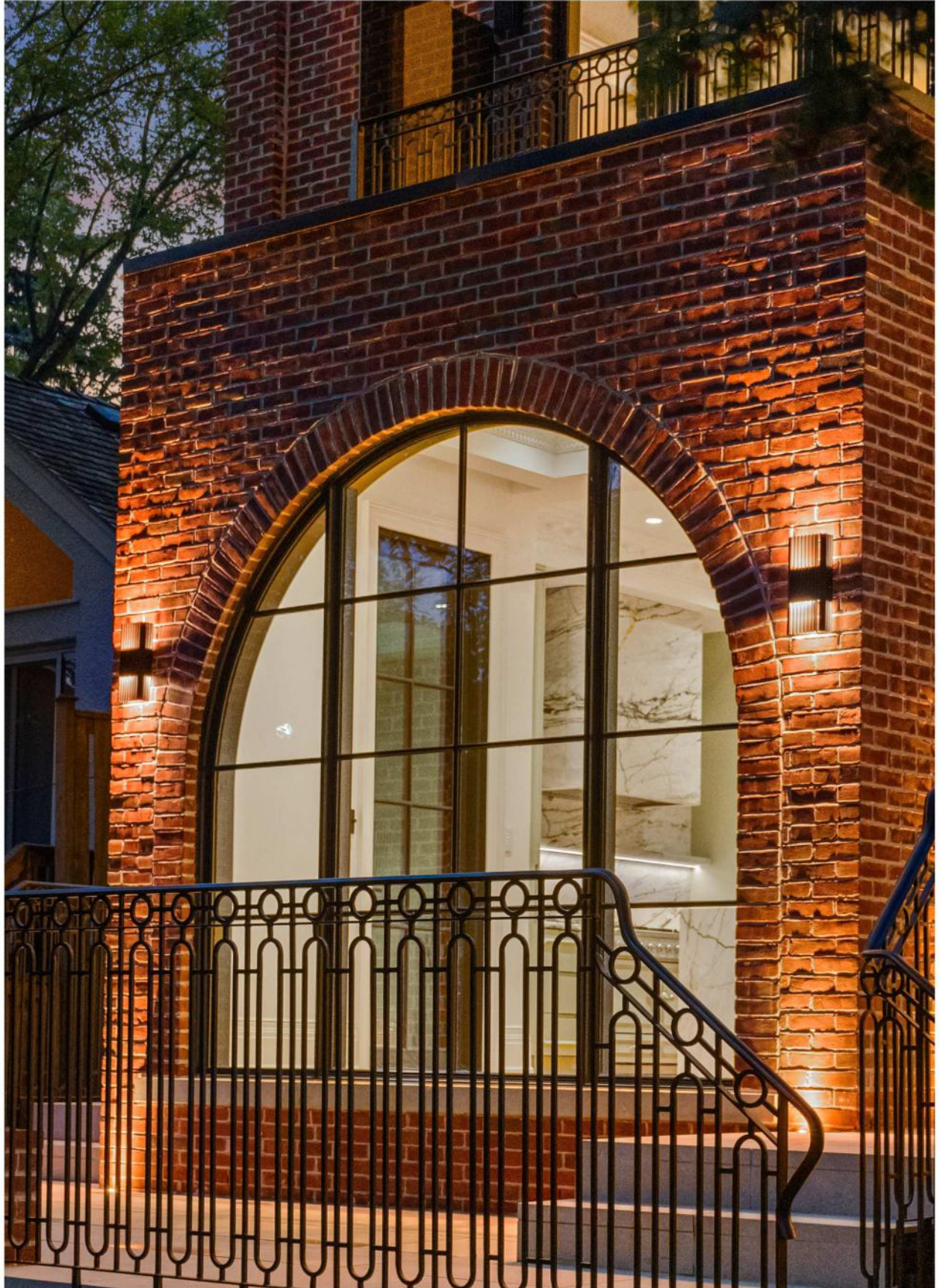
This home delivers an extraordinary living experience, with every detail meticulously crafted in one of Toronto's finest communities. With easy access to top public and private schools, lush green spaces like Chorley Park, and scenic ravine trails leading to Evergreen Brickworks, every day feels like a retreat. The proximity to Summerhill Market, along with top-tier schools like Branksome Hall, UCC, and Havergal College, makes this an ideal location for families. With quick access to major highways and downtown Toronto, convenience and luxury go hand in hand in this Parisian-inspired masterpiece. This is a rare opportunity to own a home that beautifully blends European architectural beauty with modern amenities.

Bringing together the very best in classic French design and meticulous craftsmanship, this home represents a once-in-a-lifetime opportunity where the dream truly is in the details.











INCLUDED FEATURES

- Over 4,300 sqft of luxury heritage transitional finishes on two storeys and basement with 2,785 sqft, spacious to entertain guests on all levels
- Designed by the renowned Stan Makow and custom built & designed by Saaze Building Group
- Soaring 11 feet ceiling on the main floor, 10 feet height on both the second floor and basement, over 22 feet ceiling family room, creating an open and spacious ambiance on all levels
- Custom cut Indiana Limestone facade with Custom Modular GlenGarry Bricks
- Custom herringbone flooring all throughout made with Listone Giardano biscuit with wall light fixtures ideal for showcasing beloved art pieces or portraits around the home
- Lutron based automation with smart zone lights and built in speakers throughout
- Security system present with cameras installed in both the interior and exterior
- Cambridge elevator with stops on all levels of the home including garage
- Spacious foyer with heated black and white checker natural stone flooring and built in wall cabinet with desk
- Two powder rooms on the main level, with one of them having mirror vanity wrapped in green marble creates a unique and luxurious vibe
- Warm and inviting living room feels as if walking into an art gallery with gas burning fireplace, French moulding and round ceiling medallion enhances the room
- Formal dining room offers an ideal setting for hosting intimate family gatherings and entertaining guests with excellent views of the front gardens and catering can be done discreetly from convenient pocket door to pantry
- Luxurious high end kitchen with striking green and white marble countertop is the highlight with matching massive waterfall kitchen island and custom cabinetry that complement the space
- Plug outlets flush against marble finishes in kitchen and pantry
- Nearby pantry boasts open shelving, integrated sink with matching backsplash
- High End Appliances: Panelled Subzero 30" Fridge, 30" Freezer and 24" wine cooler, La Cornuue custom color stove, two paneled Bosch dishwashers, Wolf Microwave drawer
- Office space can effortlessly be transformed into a library, featuring built-in open shelving and desk, all enhanced by elegant crown molding and pot lights with French door
- Mudroom features a built-in closet and bench painted in a warm red accent matching the adjacent powder room cabinetry, setting it apart from the rest of the home
- Access from the outside from side entrance in mudroom along with direct access to the garage
- Grand curved stairwell is an architectural marvel featuring gracefully curved handrails and is illuminated beautifully by a circular overhead skylight that feels akin to ascending the next floor of a museum
- Second floor has four oversized bedrooms with high vaulted ceilings, private walk in closet and ensuite bathroom styled with different colored marbling creates a unique and distinct style for each room
- Primary bedroom immersed in a variation of green tones and textures with matching natural pistachio onyx accent surrounding the fireplace creates a sophisticated and elegant vibe to the space
- Expansive walk in closet with massive center island and luxurious five piece ensuite enclosed with green onyx creates a cohesive aesthetic in the primary room
- Mechanical room located on the second floor
- Washer and dryer located on both the second and basement level both with laundry sink
- The lower level offers a sound insulated home theatre with gorgeous ceiling lighting that is reminiscent of watching evening stars and private entertainment experience

INCLUDED FEATURES

- Beautifully crafted wine cellar, with hidden door access to cold storage
- Home gym with recessed linear lighting, epoxy flooring and glass doors
- Grand recreation room with wet bar continues the Parisian aesthetic present on both the first and second floor creating a seamless living area on all levels
- Walk up from the basement recreation room to back garden with nearby exterior storage closet ideal for storing gardening or pool supplies
- Outdoor kitchen equipped with a Hestan barbeque, fridge, and fireplace, creates the perfect dining experience on the patio garden views
- Possible to add in Gibsan Pool size 13x28 with custom waterfall and smart panel
- Exposed aggregate concrete driveway with in grade lighting
- Smart snowmelt system on double driveway, steps, porch and sidewalk and at the top porches
- Over 30 landscape and exterior lighting
- Heated and insulated garage with car lift capability
- Located in the much desired North Rosedale community steps to all the wonderful amenities the neighborhood has to offer
- Within walking distance to iconic Chorley Park and the city's prime, breathtaking greenspaces
- Situated in close proximity to the top private schools and public schools including Whitney Jr. Public, Branksome Hall and Rosedale Heights School of the Arts.
- Minutes to downtown core and TTC
- Stroll the picturesque tree-lined streets of North Rosedale and enjoy the wonderful sense of community and neighbours

INCLUSIONS

- All electrical light fixtures and window coverings
- Smart Snowmelt System on double driveway, steps and front porch, also backyard: porches, walkout and around the pool
- Exterior Surveillance System
- Over 20 landscape and exterior lighting
- Heated and insulated garage with car lift capability and elevator stop inside garage
- Outdoor kitchen including: Hestan BBQ, Fridge and Fireplace
- Custom fencing and multiple exterior lighting
- R/I for Generator
- Lutron Based Automation with smart zone lights, speaker throughout, security system, cameras interior and exterior
- Custom Cambridge Elevator
- Appliances: Panelled Subzero 30" fridge, 30" freezer and 24" wine cooler, La Cornuue custom colour stove, 2 Bosch panelled dishwashers, Wolf microwave drawer, 2 LG Washer and Dryers
- Double Height over 23 feet of Open to Above on Family Room
- Garage door opener
- Remote for star ceiling
- Remote for strip ceiling lighting in media room

5 WHITEHALL ROAD



COOLING

- Central Air Conditioning

HEATING

- Forced Air/Gas

POSSESSION

- Immediate/TBD

PARKING

- Built in single car garage with private driveway fitting four cars

RENTAL ITEMS

- Combi Core HWT



ELEVATE YOUR EXPECTATIONS



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REAL ESTATE TEAM

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