



7 HOLLYHOCK COURT

DON MILLS



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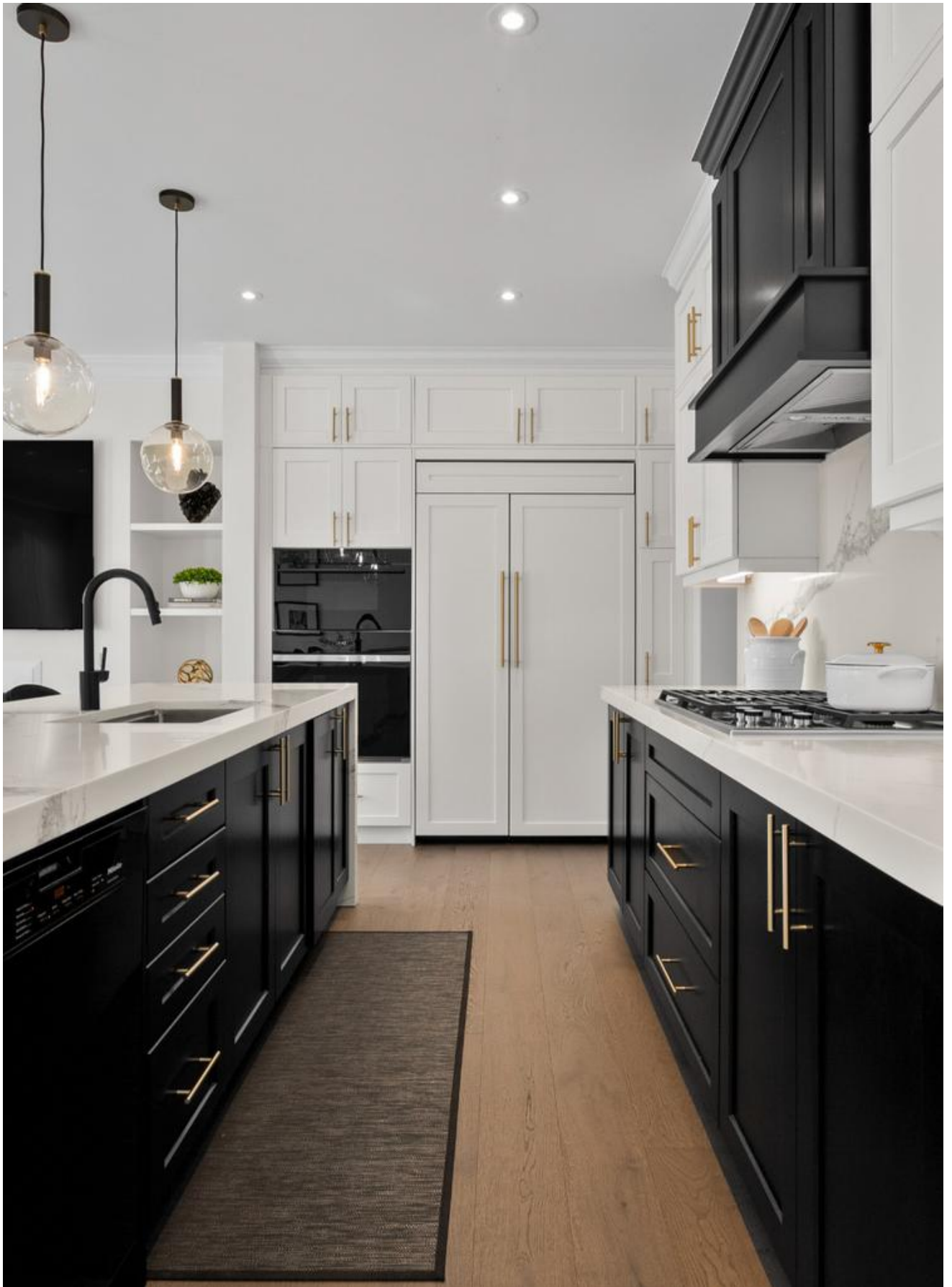
This newly built custom home offers over 3,446 square feet of exceptional living space with custom details and high-end finishes throughout. Every element has been carefully curated to embody elegance and perfection in every portion of the home. Ideally located amongst the tranquility of the neighbourhood, yet walking distances to all the shops, amenities and restaurants in the shops of Don Mills and in close proximity to green spaces, parks and trails.





ELEGANT LIVING SPACES

One is immediately smitten upon entering the foyer with soaring ceiling heights and a closet with custom built-ins and a walk-up to the expansive living room with hardwood floors, crown moulding and custom window coverings. The living room opens into both the formal dining room with crown moulding and waffled ceilings, a large servery with additional cabinetry, a beverage centre and sink. The chef's kitchen is located at the rear of the home with a large 9 foot centre island with waterfall Caesarstone countertops, high-end appliances including a 48" integrated panel side by side fridge/freezer Wolf gas top and oven, and Miele built-in dishwasher. The kitchen overlooks the family room which boasts a gas fireplace flanked by custom built-ins. A two piece private and tucked away powder room with a custom vanity completes the main level.

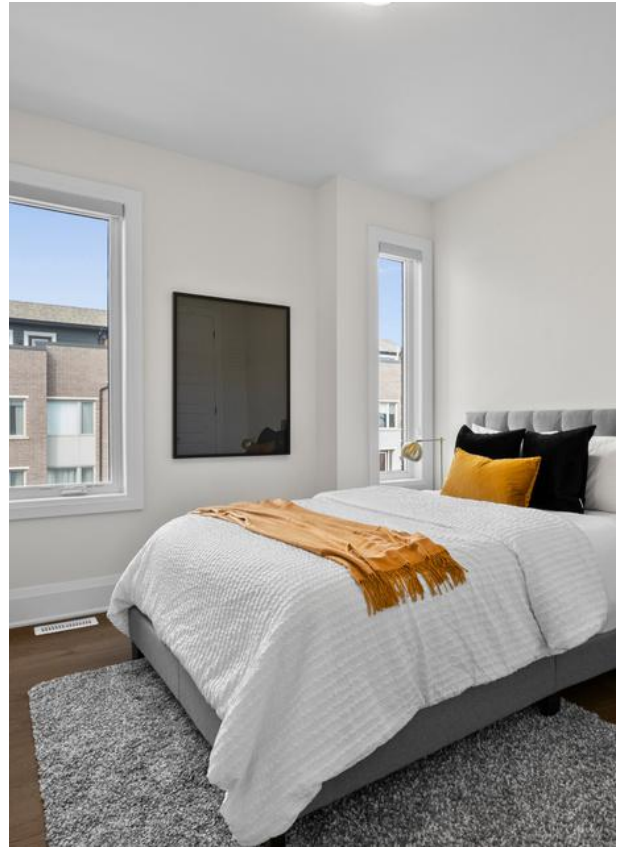


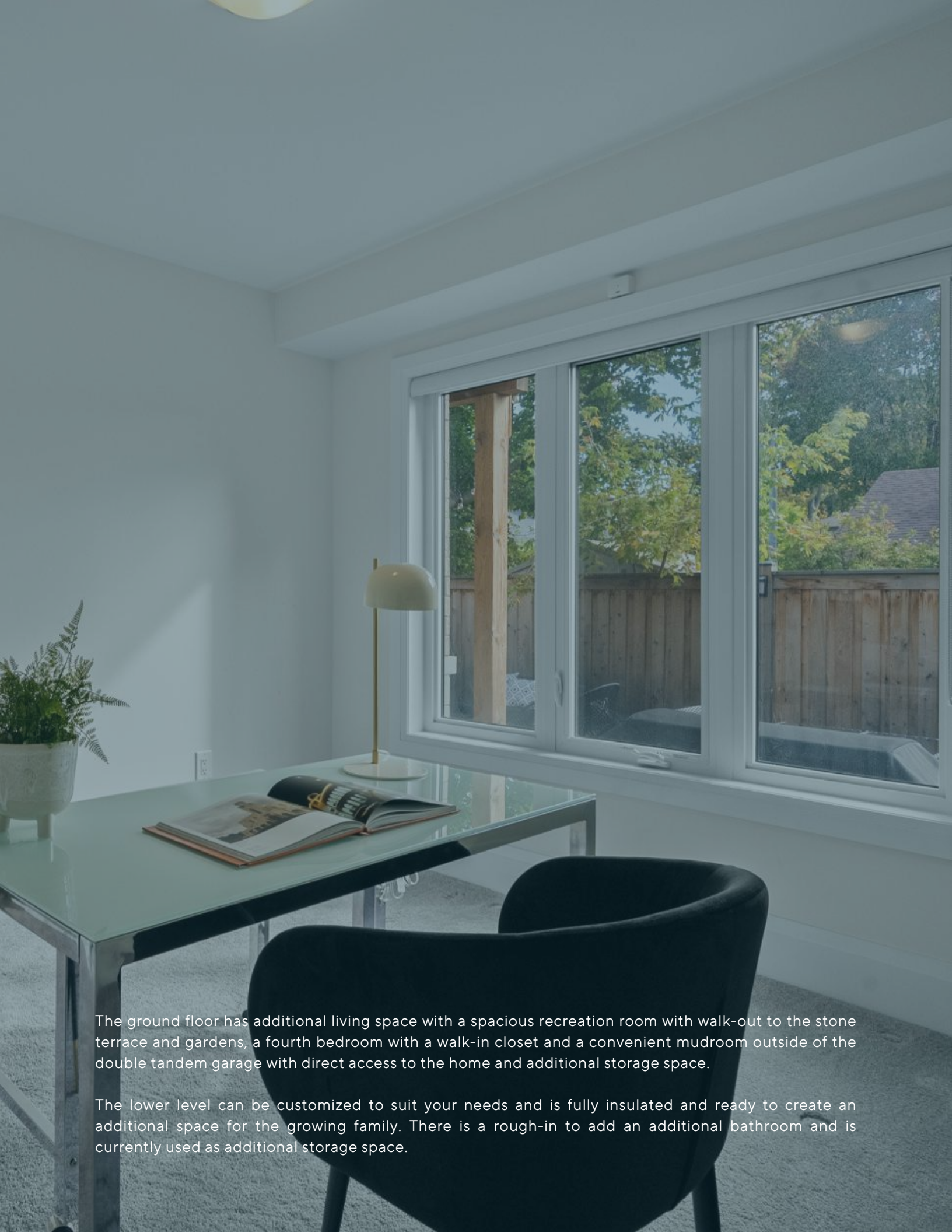




The upper level offers a spacious primary bedroom with an oversized walk-in closet, a large spa inspired five piece ensuite and large picturesque window overlooking the rear professionally landscaped gardens. Two other well proportioned bedrooms with ample closet space have direct access to a modern and sleek four piece bathroom. The upper level laundry room complete with front loading washer and dryer and a deep laundry sink with an additional walk-in closet for linens and storage offers modern day conveniences.

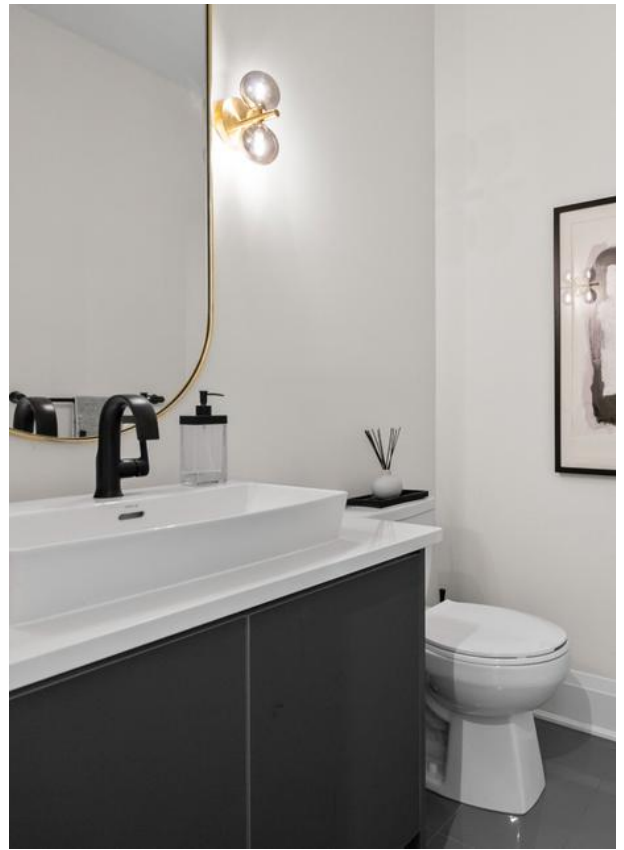
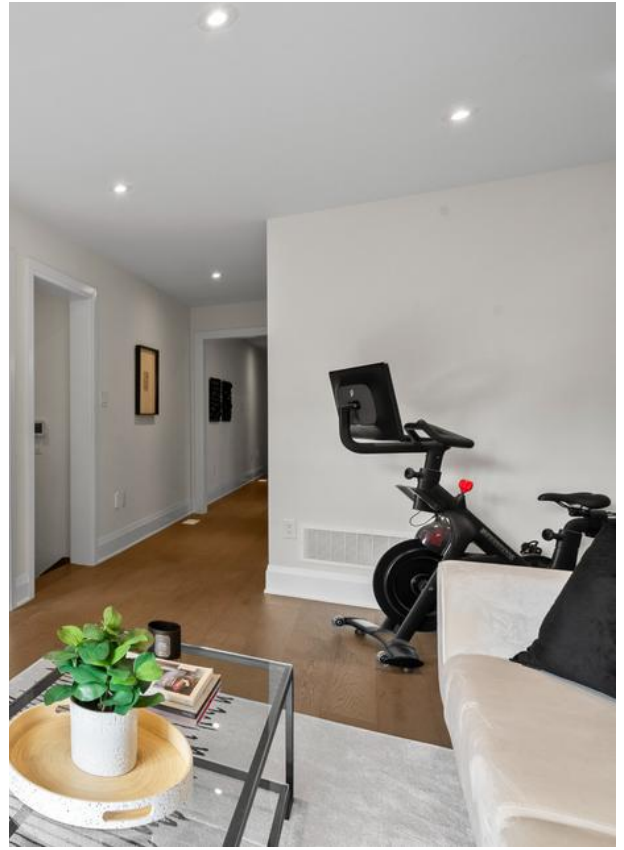






The ground floor has additional living space with a spacious recreation room with walk-out to the stone terrace and gardens, a fourth bedroom with a walk-in closet and a convenient mudroom outside of the double tandem garage with direct access to the home and additional storage space.

The lower level can be customized to suit your needs and is fully insulated and ready to create an additional space for the growing family. There is a rough-in to add an additional bathroom and is currently used as additional storage space.





INCLUDED FEATURES

- Beautiful curb appeal with professional landscaping, a private driveway with built-in two car tandem garage with direct access to the home
- Welcoming foyer with soaring ceiling height and stunning light fixture
- Spacious living room with hardwood floors, crown moulding, pot lights and custom drapery (currently being utilized as a dining room)
- Formal dining room with coffered ceilings, crown moulding and pot lights
- Chef's kitchen with oversized 9 foot island with Calacatta Caesarstone waterfall countertops with ample seating, custom cabinetry with plenty of storage, and high end appliances with custom hood fan and panelled 48" refrigerator and freezer
- Stunning family room with pot lights, gas fireplace flanked by built-in cabinetry and wall to wall windows with custom drapery with walk-out to balcony
- Servery seamlessly connects the living room and kitchen with additional cabinetry and Caesarstone countertops with beverage centre
- 7" wide hardwood throughout
- 68 pot lights throughout
- Spacious two piece powder room with ceramic tiled floor, custom vanity and high ceilings
- Primary bedroom with 10 foot ceilings, a double sized walk in closet with custom built-ins and five piece ensuite with his and hers sinks, glass enclosed shower with shampoo niche and deep soaker tub
- Second bedroom with hardwood floors, walk-in closet with custom built-ins and large picture window overlooking the front gardens
- Third bedroom boasts hardwood floor, a closet and double windows with silhouette custom window coverings
- A four piece bathroom with double sinks, ceramic tile floor and bathtub/shower combination servicing the two bedrooms
- Convenient upper laundry with deep laundry sink and additional storage
- Spacious recreation room with hardwood floors, pot lights and walk-out to rear terrace with low maintenance backyard and custom stone terrace
- Ground floor fourth bedroom with broadloom, walk-in closet and custom window coverings
- Four piece bathroom with bathtub/shower combination and custom vanity
- Convenient mudroom with a double tandem garage with direct access to the house
- Additional storage
- Lower level is current unfinished with 10"8 ceiling height, insulation and bathroom rough ins offer 884 square feet of additional living space
- Central vacuum with kitchen island toe kick
- Professionally landscaped rear garden with walk-out from recreation room with new fence with fence lighting
- Gas line for barbecue



IMPROVEMENTS/UPGRADES

- Installed crown moulding on main floor and 7" baseboards
- Waffle ceiling in formal living room
- Coffered ceiling in primary bedroom
- Waterfall 9 foot kitchen island and backsplash
- Imported gold baluster on staircase
- Upgraded all appliances: Wolf wall speed oven, Wolf oven, Wolf gas wolf cooktop, Miele dishwasher, Integrated 48" Jennair side by side panelled refrigerator, freezer, beverage refrigerator, LG washer/dryer
- Professionally landscaped backyard with flagstone
- Custom built-in cabinetry in primary and guest bedroom.
- Pot lights throughout main floor, ground floor and primary rooms
- Installed four camera wireless security system on the exterior of the home
- Speaker home theater surround sound in family room.
- Custom drapery and window coverings, including velvet panels with high quality sheers
- Tesla / electric vehicle charging station installed

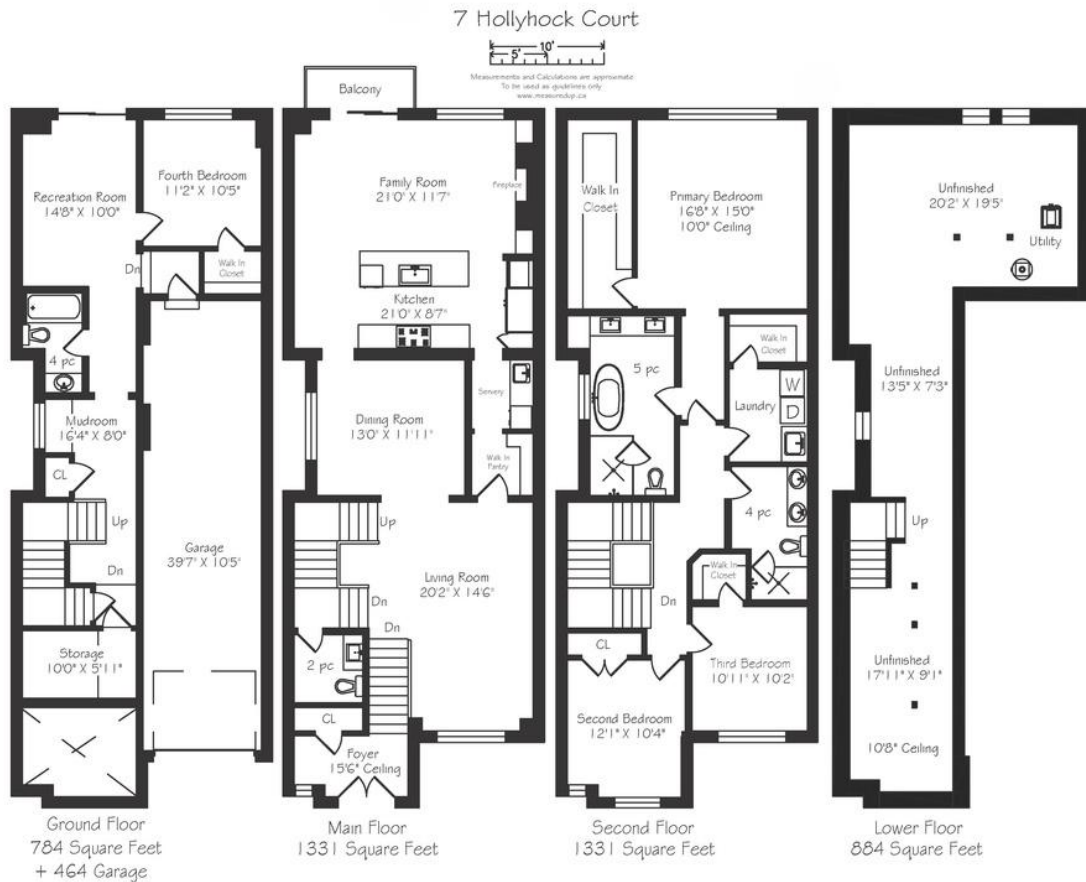
INCLUSIONS

- Wolf wall speed oven
- Wolf oven
- Wolf gas cooktop
- Miele dishwasher
- Integrated 48" Jennair side by side refrigerator and freezer
- Beverage centre in servery
- LG washer and dryer
- Central vacuum and equipment
- Surround sound in family room
- All electric light fixtures
- All window coverings including custom drapery, quality sheers, blackout blinds (cost of \$20,000)
- Tesla / electric vehicle charging station
- Four wireless security cameras on exterior (monitoring extra)
- Gas Furnace and equipment
- Air Conditioner and equipment

EXCLUSIONS

- Mirrors in dining room

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TAXES

- \$12,653.47 (2024)

POSSESSION

- 60 days or TBD

RENTAL

- Hot water tank (\$49.99 monthly)

LOT SIZE

- Irregular 27.26ft. x 93.72ft. x 31.14ft. x 23.35ft. x 70.71ft.

HEATING

- Forced Air Gas

COOLING

- Central Air Conditioning

PARKING

- Private driveway with built-in two car tandem garage



ELEVATE YOUR EXPECTATIONS



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