

## WELCOME TO 122 CASSANDRA BOULEVARD

Rarely does a property of this caliber come to market. 122 Cassandra is a luxury residence set on an extensive 60x120 private ravine lot in the desirable Donalda community. Quietly backing onto the natural beauty of Brookbanks Park & Deerlick Creek, a lush forest provides a serene backdrop for this exceptional residence. The property has been extensively upgraded from top to bottom with no expense spared and over \$300,000 recently invested in luxury features. The home's backsplit layout provides exceptional living space flowing over multiple levels, with four bedrooms, four bathrooms and over 3,800 square feet of living space. Engineered hardwood flooring runs throughout the home, complemented by beautiful crown moulding and wainscoting, while a Sonos multi-zone audio system and dimmable pot lights are built in across the home. A beautiful living room with a wood-burning fireplace and a bay window with custom upholstered bench flows seamlessly into the formal dining room, making an ideal setting for hosting family and friends. At the heart of the home is the chef's kitchen, designed for someone who truly appreciates quality. Italian marble flooring, custom cabinetry, granite countertops, a stone tile backsplash and a skylight are outfitted with top-tier integrated appliances: a Wolf induction cooktop, steamer and hood, a Sub-Zero PRO refrigerator, wine storage and two beverage drawers, Miele speed ovens, coffee system and dishwasher, and a KitchenAid trash compactor. A side door leads to the backyard, where you'll find the BBQ equipped with a gas line for easy grilling.

The upper-level features three spacious bedrooms, each with custom closets and serene views of the ravine. The primary retreat enjoys two custom sliding-door closets and an additional wardrobe. Its renovated three-piece ensuite features a beautiful walk-in rain shower and spacious vanity. The newly finished five-piece family bathroom is beautifully appointed with a double vanity, soaker tub with rain shower and white scallop tile detailing.

The walk-out lower level is designed to extend your living space, with a beautiful fireplace feature wall with built-in Napoleon electric fireplace, a wet bar with Thor Kitchen wine cooler, and an oversized sliding glass door opening directly to the backyard, allowing the interior to flow seamlessly into the outdoors. A fourth bedroom can be found on this level, along with a renovated three-piece bathroom with walk-in rain shower and laundry closet. With a separate back entrance, this area offers excellent in-law/nanny suite potential. A few steps below, the home continues with an impressive home gym with rubber flooring, wall mirror, and anchored wall hook for TRX training. Generous storage spaces with an oversized crawl space make the home extremely functional.

The backyard is private, lush, and designed for low-maintenance enjoyment and includes an irrigation system. Backing directly onto the ravine, it offers a peaceful green outlook framed by cedars, hydrangeas, mature trees, and a wooden privacy fence. A two-tiered interlock stone patio creates multiple outdoor entertaining zones, while the turf putting green allows you to practice your game away from the course. The home is safe and secure for your family, with solid steel and fibreglass doors with secondary lock systems, steel roof and shatterproof security film on the principal windows. The two-car garage provides easy access into the house and includes an electric car charger.

Located in a quiet, established pocket of Parkwoods-Donalda, the home offers a rare balance of ravine serenity and city convenience. The neighbourhood's nearby trails, parks and green space offer a true connection to nature, while the area also provides access to respected schools, Donalda Golf Club, and the Shops at Don Mills, with the DVP and 401 making transit in any direction a breeze.

# FEATURES OF THE HOME

## ENTRY

- Tile flooring
- Fibreglass front door with reinforced steel frame & secondary security lock
- Garage door remote
- Pot lights & pendant lighting
- Skylight
- Crown moulding & wainscotting
- Entry to garage

## LIVING

- Engineered hardwood flooring
- Wood burning fireplace with stone feature wall
- Bay window with custom upholstered bench & roller shades
- Crown moulding & wainscotting
- In-ceiling speakers
- Pot lighting on dimmer switches

## DINING

- Engineered hardwood flooring
- Southwest facing window with roller shades
- Pot lighting on dimmer switches
- Crown moulding & wainscotting

## KITCHEN

- Italian marble flooring
- Granite countertops with stone tile backsplash
- Pot lighting on dimmer switches
- Custom cabinetry with under cabinet lighting
- Chef's kitchen with top-of-the-line appliance package: built-in Wolf 5-burner induction cooktop with built-in & plumbed Wolf steamer, Wolf cooktop wall hood, Sub Zero 48" PRO refrigerator/freezer with glass door, built-in Miele convection speed oven, built-in Miele convection oven with plumbing connection, built-in Miele plumbed coffee machine (as is), Sub Zero paneled wine storage, two panelled Sub Zero beverage drawers, KitchenAid trash compactor, Miele paneled dishwasher
- Dual zone stainless sink with pull down faucet, soap dispenser & Sorso water filtration drinking system
- Northeast window with roller shades
- Side door entry to side yard for easy access to grill
- Skylight

## PRIMARY BEDROOM

- Engineered hardwood flooring
- Pot lights on dimmer switches
- In-ceiling speakers
- Ravine view window with roller shades
- Two custom double closets
- Wardrobe
- Crown moulding
- Three-piece ensuite bathroom

## THREE-PIECE ENSUITE BATHROOM

- Tile flooring
- Pot lights & wall sconces on dimmer switches
- Vanity with under-mount sink & chrome faucet
- Wall mirror
- Glass enclosed walk-in rain shower with adjustable height handheld
- Window with privacy glass

## SECOND BEDROOM

- Engineered hardwood flooring
- Pot lighting on dimmer switches
- In-ceiling speakers
- Three acrylic floating bookshelves
- Ravine view window with roller shades & drapery
- Crown moulding
- Double door custom closet

## THIRD BEDROOM

- Engineered hardwood flooring
- Pot lighting on dimmer switches
- In-ceiling speakers
- Three acrylic floating bookshelves
- Ravine view window with roller shades & drapery
- Crown moulding
- Two double door custom closets

# FEATURES OF THE HOME

## FIVE-PIECE BATHROOM

- Tile flooring & tiled walls
- Pot lights & scone lighting
- Double sink vanity with under-mount sinks & stone countertop with chrome faucets & linen chest
- Wall mirror
- Deep soaker tub & rain shower with adjustable height handheld & glass door
- Window with privacy glass

## FOURTH BEDROOM

- Engineered hardwood flooring
- Pot lights on dimmer switches
- Backyard facing window with roller shades
- Wardrobe
- Double door entry

## LOWER LEVEL HALLWAY

- Engineered hardwood flooring
- Pot lights & pendant lighting
- Backdoor entry
- Security system (not monitored)
- Extra deep double door closet

## THREE-PIECE BATHROOM & LAUNDRY

- Tile flooring
- Pot lighting & wall sconces
- Glass enclosed walk-in rain shower with adjustable height handheld
- Vanity with under-mount sink & chrome faucet
- Wall mirror
- Double door Laundry closet with stacked LG washer & dryer
- Window with privacy glass

## FAMILY ROOM

- Engineered hardwood flooring
- Pot lighting on dimmer switches
- In-ceiling speakers
- Napoleon electric fireplace & feature wall
- Built-in wet bar with quartz countertop and backsplash
- Thor Kitchen wine fridge (as is)
- Oversized sliding glass door to backyard with drapery

## RECREATION ROOM

- Engineered hardwood flooring
- Flush mount lighting
- Extra large storage closet

## THREE-PIECE BATHROOM

- Tile flooring
- Vanity with wall mirror
- Glass enclosed walk-in shower

## EXERCISE ROOM

- Rubber gym flooring
- Pot lighting on dimmer switches
- In-ceiling speakers
- Wall mirror
- Wood burning fireplace with stone surround
- Windows with roller shades

## GARAGE

- Two car garage
- Electric car charger
- Irrigation system
- Built-in storage cabinets
- Side door entrance & entrance into home

## LIST OF UPGRADES

- Exterior door, secondary security locks system (2026)
- Wolf 5-burner induction cooktop (2025)
- Bathroom renovation (2025)
- Lower-level living fireplace feature wall with built-in Napoleon electric fireplace (2025)
- Shatterproof security window film on all main floor & walkout windows (2025)
- Living room upholstered bay window bench (2025)
- Driveway paving (2024)
- Kitchen Sorso water filtration drinking system (2023)
- Lower-level pot lights (2022)
- Extensive exterior landscaping with irrigation system (2021)
- Sonos home audio system (2020)
- Light filtering roller shades throughout (2020)
- Lower-level sliding door (2020)
- All interior doors (2020)
- Staircase banister & spindles (2020)
- Custom closets by Organized Interiors (2020)
- Engineered hardwood flooring throughout (2020)

### **ADDITIONAL UPGRADES (BY PREVIOUS HOMEOWNER)**

- Insulated high-lift garage door with silent mechanism (2016)
- Soffits (2016)
- Backwater valve (2016)
- Basement three-piece bathroom (2016)
- Fibreglass front door with reinforced steel multipoint lock frame (2015) & steel doors at rear entrance & side door (2016)
- Kitchen renovation (2015)
- Exterior fence (2015)
- Windows (2014)
- Insulation: spray foam R92, peach compound & R40 fiberglass (2014)
- Exterior waterproofing (2014)
- Steel roof rated for winds up to 150km/h (2014)
- Cement poured floor in garage (2014)

# INCLUSIONS & EXCLUSIONS

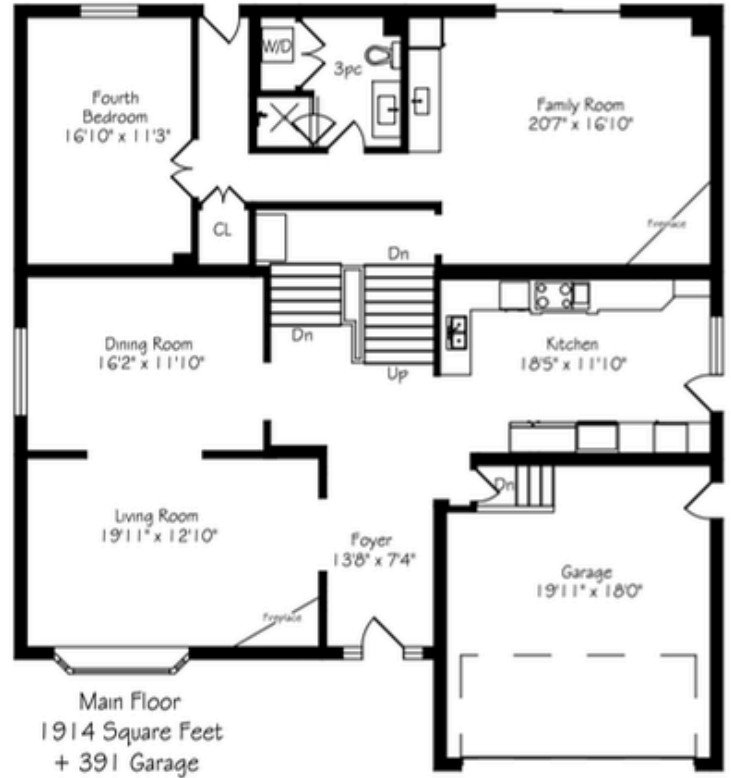
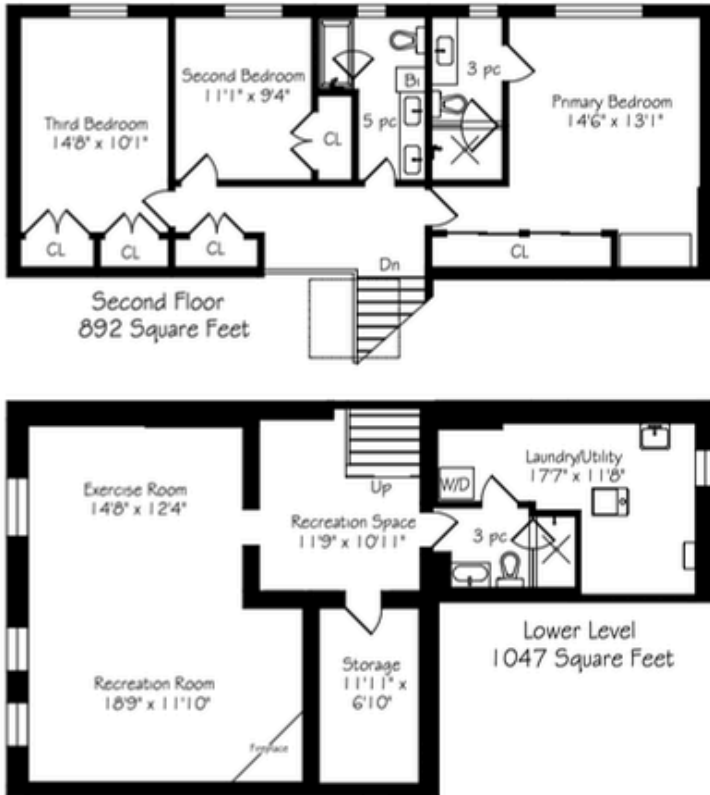
## INCLUSIONS

Wolf 5-burner induction cooktop w/Wolf steamer, Wolf range hood, Subzero refrigerator/freezer, Sub Zero refrigerator drawers, Miele built-in microwave oven, Miele built-in speed oven, Miele built-in coffee machine (as is), Sub Zero wine storage, 2 Sub Zero beverage drawers, Miele dishwasher, KitchenAid trash compactor, primary bedroom wardrobe, bedroom 2 & 3 acrylic floating book shelves, basement Thor Kitchen wine fridge (as is), Napoleon electric fireplace & remote, LG washer & dryer, Miele washer & dryer, bedroom 4 wardrobe, lower level landing wardrobe, security system (not monitored), Sonos system with in-ceiling speakers throughout, smart thermostat, garden shed, irrigation system & equipment, electric car charger, all electrical light fixtures (except dining room chandelier, bedroom 2 & 3 chandeliers), all bathroom mirrors, all window coverings, blinds & rods, all heating and cooling systems & equipment, garage door opener

## EXCLUSIONS

Dining room chandelier and bedroom 2 & 3 chandeliers, BBQ

## 122 CASSANDRA BOULEVARD



### PROPERTY TYPE

Detached, Backsplit

### LOT SIZE

60 x 120

### SQUARE FOOTAGE

3,853 (2,806 above grade, 1,047 below grade)

### PROPERTY TAXES

\$10,158.00 (2025)

### HEATING, COOLING & ROOF

Furnace: 2012, Air Conditioner: 2012

Tankless Water Heater: 2022, Steel Roof: 2014

### RENTAL ITEMS:

Hot water tank: \$64.84/month