

266 DOUGLAS DRIVE ROSEDALE

Property Details

Lot Size:	62.25 x 235 feet (irregular at the street)
Taxes:	\$32,480.28 / 2026
Square Footage:	Approximately 5,825 sq. ft. across all levels
Closing Date:	120 days / TBD
Parking:	Attached garage for two tandem cars & four car parking in the driveway

Inclusions: Pro series 48" side-by-side fridge freezer by Sub-Zero, 27" built-in panelled fridge with 2 freezer drawers by Sub-Zero, 60" gas stove with double oven by La Cornue, venthood, built-in coffee maker by Miele, steam oven by Miele, microwave drawer by Sharp, two dishwashers by Miele; washer & dryer by Electrolux; built-in speakers & Sonos sound system; all window coverings; built-in cabinetry/attached shelves & closet organizers; bathroom vanity mirrors (except where excluded); pool pump, filtration and heater system; security system & cameras; Whisper Cool Platinum 4000 digital cooling system in wine room; irrigation system; outdoor fire table; Cloud9 Tech Stack for AV systems 4 televisions (family room, basement rec room, gym and primary bedroom); Avante alarm system; Control4 remote operated system; outdoor Infratech heating system.

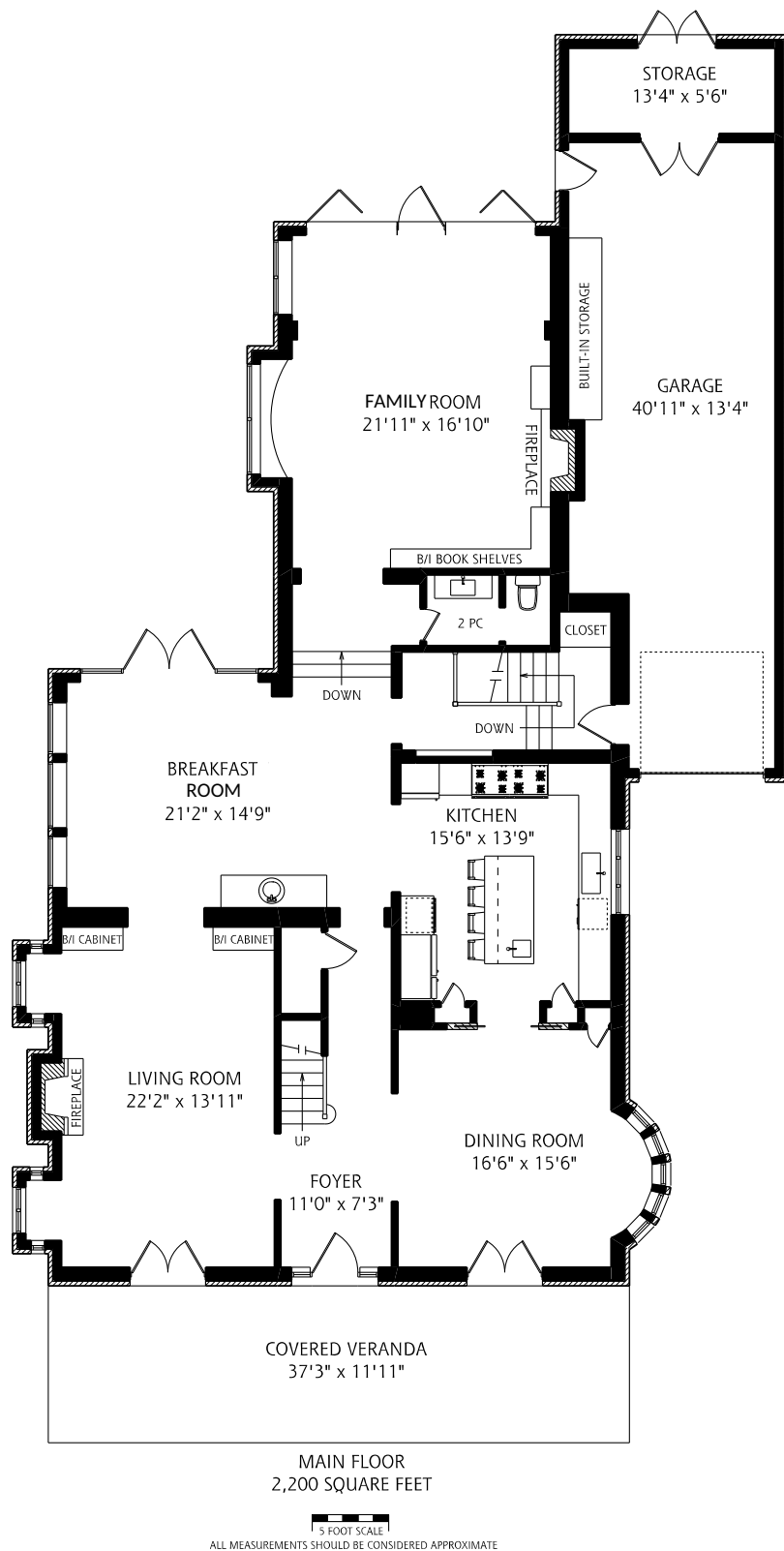
Exclusions: any and all artwork; all indoor and outdoor furniture; all area rugs; second bedroom pinboard; mirror in foyer; beveled glass mirror in primary bedroom; beveled glass mirror in second bedroom; chandelier in living, dining and family room; all indoor and outdoor planters, pots and containers (including contents).

Pertinent Property Details:

- Enviroshake composite roofing
- Lead-coated copper with cast brackets eavestroughs & downspouts
- Poured concrete snow melt driveway
- Radiant floor heated garage (separately controlled)
- Keypad entry into garage
- Square-cut Hampton limestone terraces & patio
- Heated inground concrete pool with attached hot tub, heater and covers
- Cabana with two change rooms
- Inground sprinkler system
- Landscape lighting (front/side/back), connected to Control4
- Motion detector lighting in driveway & rear backyard
- Vine covered serpentine shaped brick privacy wall on South side of garden
- Solid wrought iron railings on balcony & side entrance gate with lock
- Updated Ridley wood windows and doors
- Security system with cameras
- Nest thermostats
- HRV unit
- 5/8" fire-rated drywall throughout
- Sound-attenuation insulation on all interior walls
- Kayne designed renovations throughout house
- Custom-designed solid core interior doors
- All interior door hardware is Classic Brass
- Stucco over masonry construction
- Gas BBQ hook-up
- Garage: custom cabinetry, bike racks and refinished and epoxy flooring (2026)

Comfort Systems:

- 200 amp electrical panel
- Updated plumbing
- Veissman gas fired boiler
- Hi-Velocity forced air conditioner & heating. One air conditioning unit for 2nd floor and one for main and lower level
- Hot water radiant heated flooring throughout entire house
- Multimedia air filtration with UV purification
- Two steam humidifiers attached to air handlers (One in lower level, one in 3rd floor mechanical room)
- West facing stone patio with snow melt system (outside the family room)
- Backup generator for entire house
- Sonos sound system: 8 zones - (1) dining/living room; (2) family room; (3) kitchen/breakfast; (4) gym; (5) basement rec room; (6) primary bedroom/bathroom/dressing room; (7) cabana; (8) backyard lounge area
- In-ceiling speakers throughout house
- 6 outdoor speakers mounted on cabana ceiling, family room accordion doors and backyard French doors from kitchen eating area
- Avante alarm system - 3 DSC touch screen security panels (front door, garage door and primary bedroom entry), Control4 remote operated system and Ring system for front door
- Nest thermostats
- All lights including outdoor, pool and hot tub, wired to Control4 system with remotes and wall panel controls (scene and dimming functions throughout)



For more information regarding this property, please contact Christian, Paul at (416) 960-9995

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Foyer

- Solid white Oak entry door with two side windows
- 7" quarter-sawn white Oak hardwood flooring
- White marble flooring
- Built-in floating marble shelf
- Plaster mouldings

Living Room

- 7" quarter-sawn white Oak hardwood flooring laid in a herringbone pattern
- French doors
- Walk-out to front verandah
- Built in lacquer finished cabinetry with dual Calacatta marble inlay, mirrors and custom lighting
- Gas fireplace with original re-stored antique marble mantel (chimney steel liner installed by Carlton Chimney 2019)
- Original / restored plaster ceiling moulding
- Bay leaded glass windows (installed 2019)
- Connected to Breakfast / Family Room
- Built-in ceiling speakers
- Recessed lighting
- Wall sconces

Dining Room

- 7" quarter-sawn white Oak hardwood flooring
- Panelled walls
- Hidden storage cabinets
- Bow window with linen window coverings & leaded glass windows
- French doors
- Walk-out to verandah
- Plaster mouldings
- Built-in ceiling speakers
- Soft-closure pocket doors to Kitchen
- Recessed lighting

Kitchen

- 7" quarter-sawn white Oak hardwood flooring
- Open to Breakfast / Family Room
- Centre island with sink
- Custom cabinetry
- Calacatta marble countertop and backsplash
- Two custom built-in glass-fronted display cabinets
- Pro series 48" side-by-side fridge freezer with glass door by Sub-Zero
- Built-in panelled fridge with two freezer drawers by Sub-Zero
- 60" stainless-steel gas stove with double oven by La Cornue

- Custom wood canopy vent hood
- Large stainless-steel sink by Meka
- Faucets and hot water tap by Dornbracht
- Stainless-steel coffee maker by Miele
- Stainless-steel steam oven by Miele
- Stainless-steel microwave drawer by Sharp
- Built-in stainless-steel dishwasher by Miele
- Hot water spout (2024); water filtration system (2026)
- Built-in pantry
- Built-in ceiling speakers
- Ceiling pendant over centre island
- Recessed lighting

Breakfast Room

- 7" quarter-sawn white Oak hardwood flooring
- Built-in bar with dishwasher by Miele, stainless-steel sink and marble countertop
- Built-in speakers
- French doors
- Walk-out to stone patio
- Wall of windows
- Crown mouldings
- Round coffered ceiling
- Recessed lighting

Family Room

- Heated natural stone flooring
- Samsung t.v. with surround sound
- Built-in bookcases and cupboards
- Fireplace with glass polished nickel glass screen and marble face backing by Carlton Chimney Thassos
- Built-in speakers
- Wall of floor-to-ceiling accordion door/windows that fold and fully open to garden & terrace
- 4 polished nickel picture lights
- Recessed lighting

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PROPERTY DETAILS | MAIN FLOOR

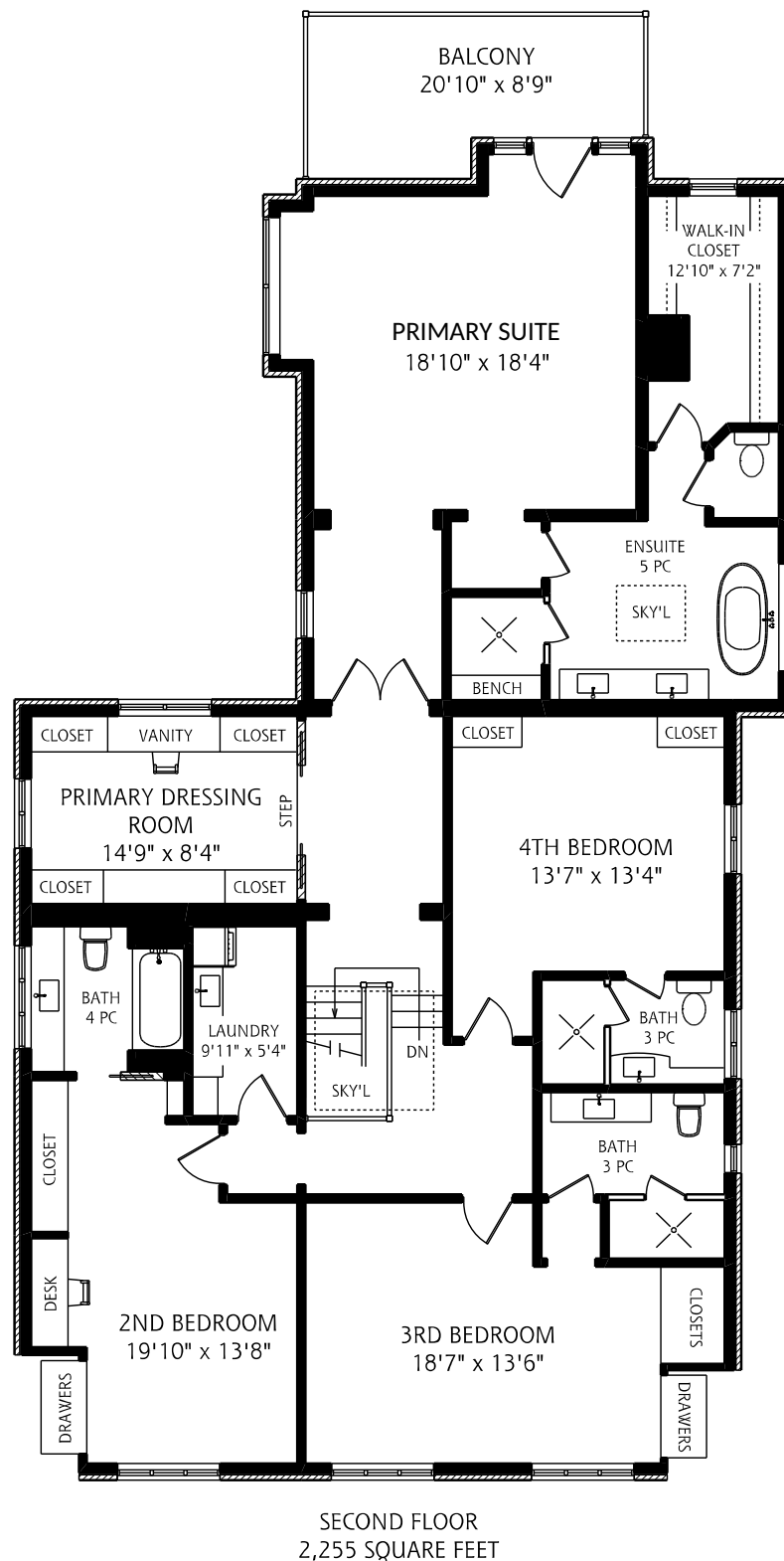
Mudroom

- Polished concrete flooring
- Entry from garage
- Custom closet with drawers
- Storage cupboards
- Pantry cupboards
- Built-in bookshelves in hallway
- White Oak custom refrigerated wine cellar

Powder Room

- Heated tumbled marble tile flooring
- Custom vanity with marble countertop
- Undermount sink by Duravit
- Polished nickel faucets by LeFroy Brooks
- Toilet by Toto
- Custom wall panelling
- Two wall sconces

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Upper Foyer

- Vaulted ceiling
- Custom steel skylight frame
- Chandelier

Primary Bedroom Suite

- Double entry doors
- 7" quarter-sawn white Oak hardwood flooring
- Double doors to large balcony overlooking garden & pool
- Samsung t.v. with surround sound
- Foyer with coffered ceiling & oval window
- Automated blinds
- Blackout linen drapery
- Built-in speakers
- Chandelier

Her Dressing Room

- 7" quarter-sawn white Oak hardwood flooring laid in a herringbone pattern
- Soft-closure pocket doors with dressing mirror
- Custom closets with organizers
- Make-up vanity with marble countertop & undermount porcelain sink
- Window overlooking garden
- Roman shades
- Closet strip lighting
- Curved ceiling
- Two chandeliers

His Walk-In Closet

- Heated marble tile flooring
- Custom cabinetry with organizers & shoe shelves
- Oval window
- Recessed and closet strip lighting

Five-Piece Primary Bedroom Ensuite Bathroom

- Heated marble tile flooring
- Custom vanity with marble countertop & two undermount sinks by Kohler
- Polished nickel Rohl faucets
- Recessed medicine cabinet with mirror
- Soaker tub by Victoria & Albert
- Oversized steam shower with glass enclosure, marble surround, bench and designer faucets
- Water closet with toilet by Toto
- Skylight
- Chandelier
- Recessed lighting

Second Bedroom

- 7" quarter-sawn white Oak hardwood flooring
- Overlooks Chorley Park
- Custom built-in closet, cabinets & desk
- Linen Roman shade and blackout blinds
- Chandelier
- Recessed lighting

Second Bedroom Ensuite Bathroom

- Four piece
- Heated marble tile flooring
- Combined tub & shower with glass surround
- Custom vanity with Corian countertop
- Undermount sink by Kohler
- Window
- Toilet by Toto
- Arched window
- Linen Roman shade
- Polished nickel sconces
- Polished nickel vanity hardware
- Glass pulls on built-in cabinetry
- Chandelier
- Recessed lighting

Third Bedroom

- 7" quarter-sawn white Oak hardwood flooring
- Overlooks Chorley Park
- Built-in cabinetry & closet
- Linen Roman shade and blackout blinds
- Recessed lighting

Third Bedroom Three-Piece Ensuite Bathroom

- Heated marble tile flooring
- Custom vanity with Caesarstone countertop
- Undermount sink by Kohler
- Window
- Large glass shower
- Toilet by Toto
- Linen Roman shade
- Two wall sconces
- Chandelier

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Fourth Bedroom

- 7" quarter-sawn white Oak hardwood flooring
- Built-in cabinetry & closet
- Window
- Chandelier
- Recessed lighting

Fourth Bedroom Three-Piece Ensuite Bathroom

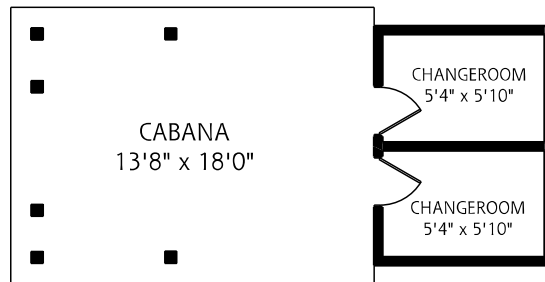
- Heated mosaic marble tile flooring
- Custom vanity with undermount marble sink by Kohler
- Window
- Shower with glass surround
- Two wall sconces
- Recessed lighting

Laundry Room

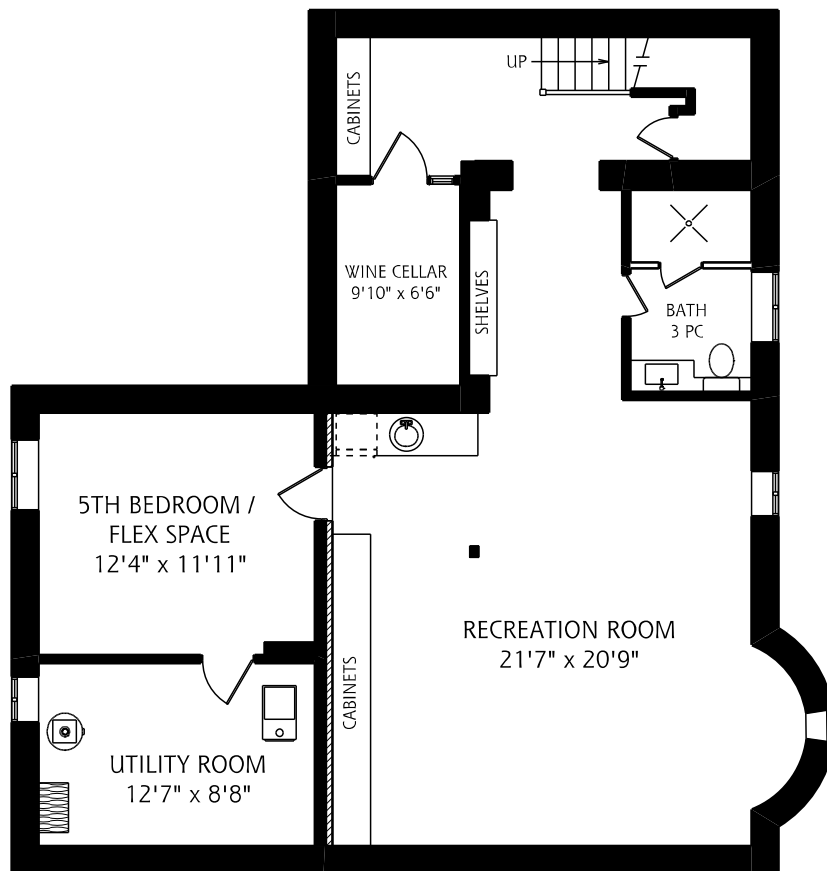
- Heated porcelain tile flooring
- Custom cabinetry
- Caesarstone countertop
- Stacked front loading washer and dryer by Electrolux
- Laundry sink
- Designer wallpaper
- Attic hatch with retractable staircase to dust free storage area
- Two light fixtures

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OUTDOOR CABANA



LOWER LEVEL
1,370 SQUARE FEET

Recreation Room

- Heated polished concrete flooring
- 8' ceilings
- Painted brick masonry wall
- Bar sink
- U-Line wine fridge
- Samsung t.v. with surround sound including ceiling speakers
- Built-in drawers & shelves
- Two windows

Wine Cellar

- Walk-in custom white oak wine cellar with storage for 500+ bottles
- Custom white Oak cabinetry
- Tasting bar with black leathered stone counter
- Whisper Cool Platinum 4000 digital cooling system
- Custom black metal frame doors with thermal glass to ensure climate control
- Strip lighting over tasting bar and chandelier

Fifth Bedroom (currently used as a gym)

- Heated polished concrete flooring
- T.V. with wall-mounted sound bar
- Wallpaper
- Window
- Recessed lighting and light fixture with dimmer system

Three-Piece Bathroom

- Steam shower ready
- Heated polished concrete flooring
- Custom vanity with undermounted sink
- Large walk-in shower with rain showerhead, adjustable showerhead, shampoo niche, subway tile surround and glass enclosure
- Framed mirror
- Window with blind
- Two wall sconces
- Recessed lighting

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OUTDOOR LANDSCAPING

FRONT AND SIDE YARD

- Stepping stone path from driveway to main walkway
- Stepping stone path from main walkway to side of house / back garden
- Custom painted wood anchored screens on sides of front porch
- Irrigation system front and side
- 35+ Yew shrubs and other plantings including dwarf Magnolia tree, Dogwood tree, Japanese forest grass, and Foerster grass

BACKYARD

- Anchored painted cedar fence closing entire yard
- Painted cedar enclosure for pool equipment
- Rooftop planter with Yews
- Irrigation system side and back
- Outdoor faucets with lead-coated copper downspouts (matching eaves)
- Gas BBQ hook up
- Outdoor fire table
- Privacy hedges including 30+ Hydrangea plantings, European Hornbeams, Katsura, Hemlock, Red Bud, Norway Maples, Cedars, Dogwood, Japanese Lilac trees, 3 Birch Trees, 10+ Beech Trees, 2 Japanese maples, 6 Hinoki cypress, 20+ Yew shrubs, all ground cover

CABANA

- Updated roof
- Refinished and painted
- Lighting - 2 chandeliers over table
- Dressing room lights and hardware
- 2 Infratech overhead space heaters
- Dedicated Sonos zone with 2 custom black speakers

POOL

- Heater (2023)
- Re-surfaced with PebbleTech Fina and re-tiled (2023)
- Custom pool and spa cover with anchors (2023)

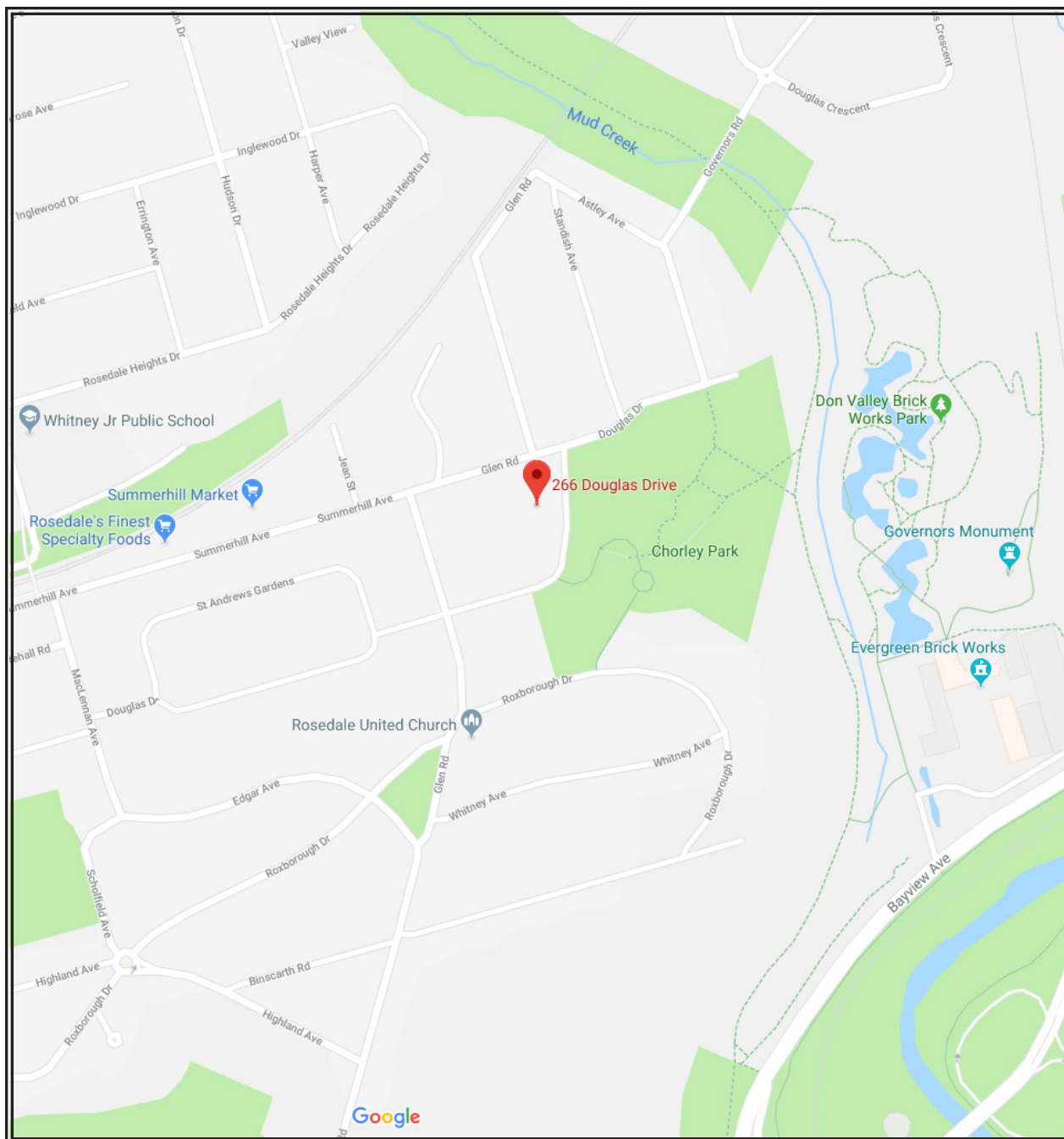
LIGHTING

- Front, side and back yards including pool and spa — all connected to Control4
- Motion detector lighting in driveway and far back yard

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