330 PALMERSTON BOULEVARD

Property Details

Taxes:	$21,834 (2026)
Lot Size:	33 x 127 feet + R.O.W.
Square Footage:	4,848 square feet across all levels
Closing Date:	60 / 90 days / TBD
Parking:	Detached garage for two cars from laneway

Inclusions: Wolf six-burner gas stove with griddle, Panasonic microwave, Marvel wine fridge, side-by-side Sub-Zero fridge/freezer, built-in Samsung TV, built-in Miele coffee station, Miele dishwasher; Sub-Zero beverage fridge, Bosch dishwasher in second bedroom; two Magnum Celler wine fridges; LG washer and dryer; outdoor kitchen: RCA fridge, Sedona gas BBQ, commercial grade extraction fan and Big Green Egg BBQ; televisions and brackets; all electric light fixtures (except where excluded); all window blinds and draperies; lawn irrigation system; automatic garage door opener and remote; two air handlers; two air conditioning units; outdoor banquette cushions

Exclusions: Carlsberg sign in outdoor kitchen, Mezcaleria neon sign in the lower level, back garden statue, any and all artwork, indoor and outdoor furniture, and chandelier in the outdoor kitchen.

Rentals: <NONE>

Pertinent Details:

- Architecture and interior design by Studio Pyramid
- Carson Dunlop pre-listing home inspection report

Mechanics:

- Two air handler units by Direct Air
- Two air conditioning units
- Alarm system
- Central vacuum by Centra Lux
- Audio / visual equipment
- Lutron lighting system
- Four floor elevator with openings on adjacent sides
- LiftMaster automatic garage door openers

MAIN FLOOR - ceiling height 9'3" - 10'10"

Foyer
- Front paneled metal entry door with side windows and antique wrought iron accents
- Enter from large covered front porch
- Elevator access in the hallway (services all four floors)
- Stone tile flooring
- Double closet
- Spectacular sculptural open staircase
- Window
- Crown mouldings
- Contemporary light fixture
- Recessed lighting

Living Room
- Open concept
- Double smoked European Oak engineered hardwood flooring, from Stone Tile
- Wood-burning fireplace with contemporary marble mantel
- Bay window with grass blinds
- Built-in ceiling speakers and individual Sonos controller
- Crown mouldings
- Recessed lighting

Dining Room
- Open concept
- Double smoked European Oak engineered hardwood flooring, from Stone Tile
- Hand blown Magi scope glass partition wall, by Feliciano Bejar
- Custom buffet cabinet
- Bay window with grass blinds
- Brass contemporary light fixture by Baxter
- Overlooks the family room below
- Crown mouldings
- Recessed lighting

Eat-In Kitchen
- Heated porcelain tile flooring
- 14-foot-high ceilings
- Built-in breakfast table with walnut tabletop
- Custom cabinetry
- Quartz countertop and backsplash
- Dramatic porcelain tile backsplash detail in blue tiles, by Surrealejos
- Undermounted stainless-steel sink
- Wolf six-burner gas stove with griddle
- Panasonic microwave
- Marvel wine fridge
- Side-by-side Sub-Zero fridge/freezer
- Samsung television
- Built-in Miele coffee station
- Miele dishwasher
- Pantry cupboard with pull out drawers
- Two pendant light fixtures
- Built-in ceiling speakers and individual Sonos controller

Family Room
- Heated porcelain tile flooring
- 14-foot-high ceilings
- Wall-to-wall folding glass doors (the entire wall opens up)
- Walk-out to back deck and patio
- Samsung television
- Built-in ceiling speakers
- Recessed lighting

Powder Room
- Tile flooring
- Designer wallpaper by Cole & Sons
- Toto dual with Geberit wall mounted control
- Floating Wenge vanity and floating sink (with emerald wall mounted faucet by Gessi)
- Large mirror
- Smokey glass pendant light fixture

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SECOND FLOOR

Elevator access

Primary Bedroom

- Double smoked European Oak engineered hardwood flooring, from Stone Tile
- Designer wallpaper feature wall by Porter Teleo
- Bay window with black-out blinds and custom drapery
- Walk-in closet with pocket door and custom organizers
- Additional three closets
- Gas fireplace with marble surround
- Samsung television
- Built-in ceiling speakers and individual Sonos controller
- Recessed lighting

Five-Piece Ensuite Bathroom

- Heated stone tile flooring
- Double vanity (with Wenge cabinets, marble countertop and two undermounted sinks, and wall mounted faucets)
- Freestanding cast iron soaker tub, with polished steel surround
- Walk-in shower (with two showerheads, adjustable shower wand, thermostatic controls, shampoo niche, privacy wall and textured porcelain tile surround)
- Large mirror with medicine cabinets, built in lighting and television
- Toto toilet with Geberit wall mounted control
- Bay window with blinds
- Television
- Built-in ceiling speakers and individual Sonos controller
- Window with privacy glass
- Contemporary light fixture
- Recessed lighting

Second Bedroom / Office

- Easily converted into another bedroom
- Double pocket doors
- Double smoked European Oak engineered hardwood flooring, from Stone Tile
- Custom built-in cabinetry with desk
- Wet bar area (with custom cabinetry, Sub-Zero beverage fridge, Bosch dishwasher, bar sink and quartz countertop)
- Large window with glass garden doors, drapery and walk-out to large rooftop terrace
- Samsung television
- Built-in ceiling speakers
- Recessed lighting

Three-Piece Ensuite Bathroom

- Porcelain tile flooring
- Floating vanity with one-piece integrated sink
- Large mirror with integrated medicine cabinet
- Walk-in shower (with rain showerhead, adjustable wand, porcelain tile surround and glass enclosure)
- Valance lighting
- Recessed lighting

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THIRD FLOOR

Double smoked European Oak engineered hardwood flooring from Stone Tile, contemporary light fixture and elevator access

Third Bedroom

- Double smoked European Oak engineered hardwood flooring, from Stone Tile
- Closet
- Glass garden doors with black-out blinds and walk-out to rooftop terrace

Three-Piece Ensuite Bathroom

- Porcelain tile flooring
- Floating vanity with quartz countertop and surface mounted sink
- Walk-in shower (with handheld shower head, shampoo shelf, olive colour porcelain tile surround and glass enclosure)
- DXV toilet
- Large window with blind
- Contemporary pendant light fixture

Fourth Bedroom

- Double smoked European Oak engineered hardwood flooring, from Stone Tile
- Large double closet
- Large window overlooking the front yard

Four-Piece Ensuite Bathroom

- Porcelain tile flooring
- Floating vanity with one-piece integrated sink
- DXV toilet
- Tub + shower combination (with handheld shower head and blue porcelain tile surround)
- Mirrored medicine cabinet
- Valance lighting

LOWER LEVEL

Elevator access, slate tile flooring laid in herringbone pattern, storage under stairs, window

Wet Bar / Tasting Area

- Slate tile flooring in herringbone pattern
- Custom cabinetry with quartz countertop and bar sink
- Magnum Celler double wine fridges with 300 bottle capacity
- Window
- Under-cabinet lighting
- Recessed lighting
- Built-in ceiling speakers and individual Sonos controller

Fifth Bedroom

- Double smoked European Oak engineered hardwood flooring, from Stone Tile
- Closet
- Window
- Recessed lighting

Three-Piece Bathroom

- Slate tile flooring
- Floating vanity with one-piece integrated sink
- Walk-in shower (with orange porcelain tile surround and glass enclosure)
- DXV toilet
- Large mirror / medicine cabinet
- Recessed lighting

Laundry Room

- 24” x 24” porcelain tile flooring
- Built-in cabinetry
- Quartz countertop
- Stainless-steel sink
- LG washer and dryer
- Window
- Hanging rack
- Recessed lighting
- Access to large crawl space (for amazing storage)

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BACK GARDEN

- Designed by Premier Landscaping
- Ipe deck and stone patio
- Double car garage
- Fully landscaped
- Gas fireplace
- Built-in banquettes with cushions
- Irrigation system
- Outdoor speakers with individual Sonos controller

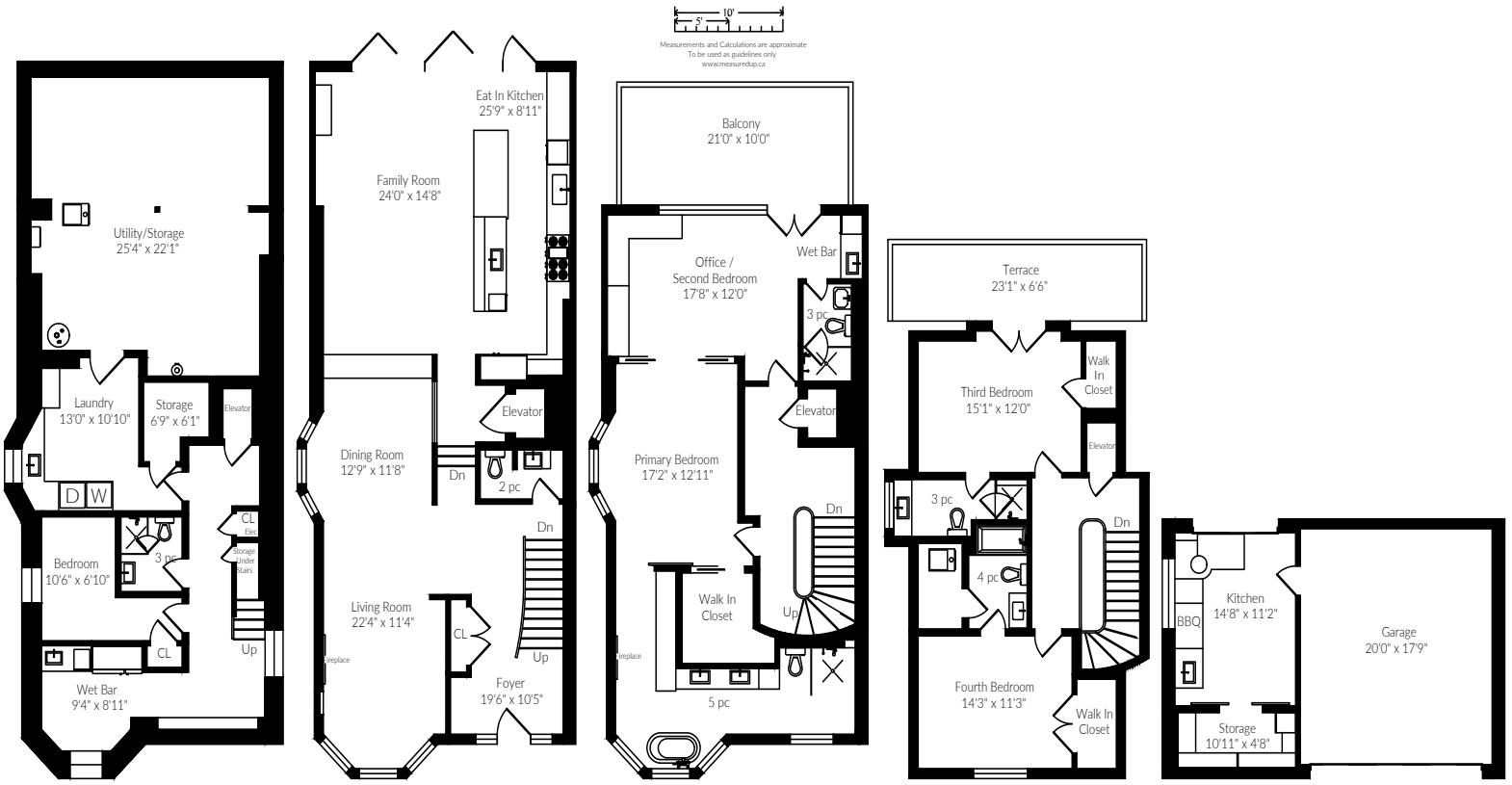
Outdoor Kitchen

- Granite countertops
- Storage closet
- Up-cycled wainscotting and doors (original from house)
- Stainless-steel sink
- Sedona gas BBQ
- Commercial grade extraction fan
- Big Green Egg BBQ
- Outdoor heater
- Samsung television
- Roll up style exterior garage door with remote
- Access to double car garage

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FLOOR PLANS | 330 PALMERSTON BOULEVARD

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Lower Level
1444 Square Feet

Main Floor
1444 Square Feet

Second Floor
1145 Square Feet

Third Floor
815 Square Feet

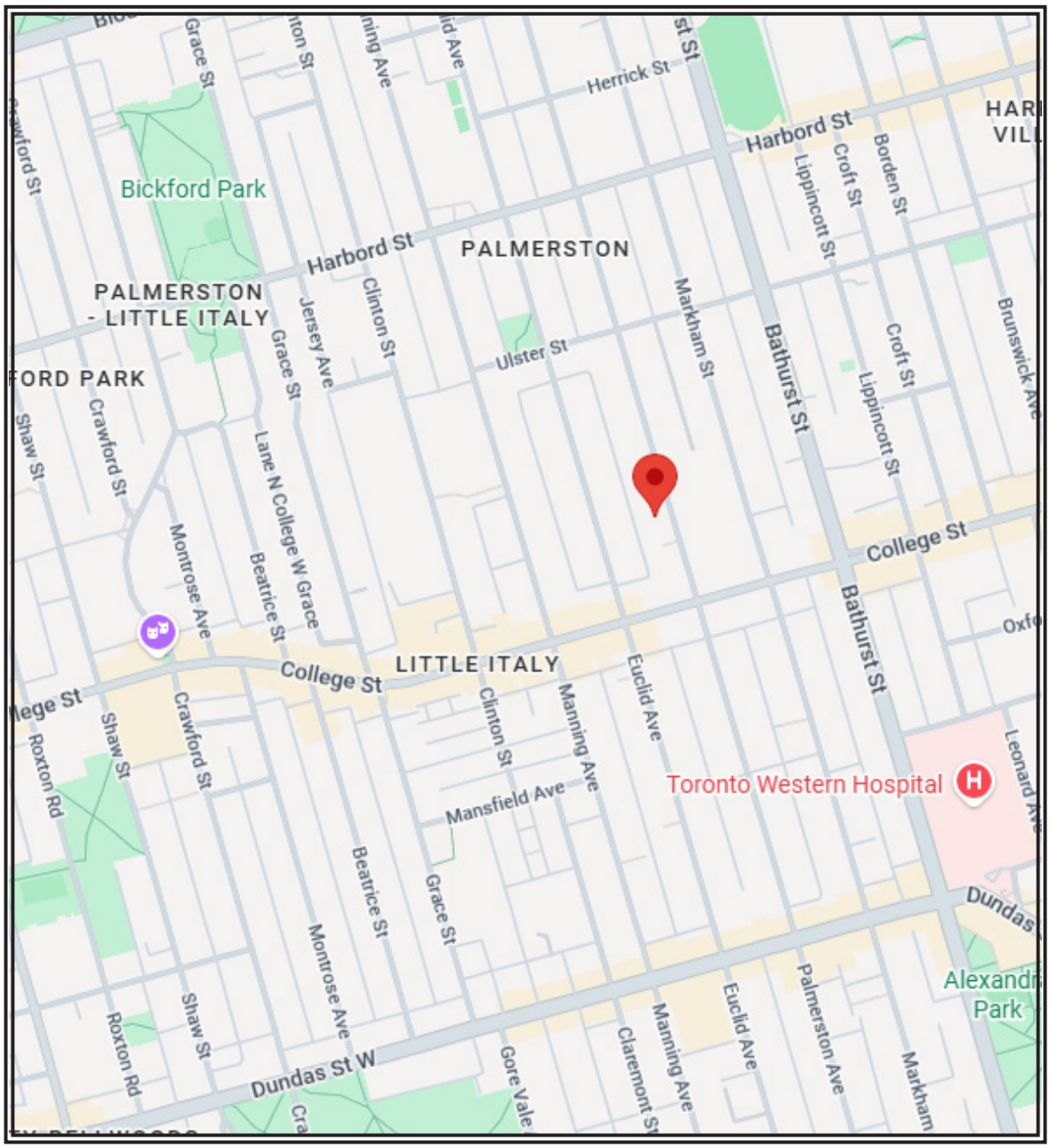
Garage
697 Square Feet

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MAP | 330 PALMERSTON BOULEVARD

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