159 CORTLEIGH BOULEVARD
LAWRENCE PARK SOUTH

Property Details

Taxes:	$21,162.44 (2026)
Lot Size:	50 x 110 feet
Square Footage:	5,352 square feet across all levels
Closing Date:	30 days / to be determined
Parking:	Private driveway and built-in single car garage

Inclusions: Dacor suite of kitchen appliances: paneled fridge, double wall oven, induction cooktop, microwave, and dishwasher; extraction fan; Maytag front loading washer and dryer; all electric light fixtures; all window blinds; LiftMaster auto garage door opener; hot water boiler; two HVAC units for heating and cooling.

Exclusions: Any and all artwork; all audio-visual equipment; all household and outdoor furniture.

Rentals: <None>

Other Pertinent Details:

- Exterior: Natural Indiana limestone front and back with brick on two sides
- Built-in single car garage
- Roughed in for future heating of driveway and front walkway
- Energy efficient
- Windows are triple and quad-pane glass throughout, from Europe
- Two sump pumps
- All the seams of Siga Adhero were sealed with Tescon Vana
- The foundation for basement and the walk-out walls, along with the patio, are made with AMVIC 8" thick R30 ICF foundation
- Under the basement slab, for incredible comfort, first layer is Sopra XPS 30 - R5 insulation, on top of that insulation, installed is the Amvic Ampex2015F R10 insulated floor panels for the heated floors in the basement
- These heated panels and pipes are also installed in the driveway, the steps to and front porch as well (snow melt boiler not included)
- Insulation: the first and second floor exterior walls of the house have 5.5 inches of spray foam insulation between the 2x6 framed walls. The plywood sheathing was then covered a continuous vapour barrier using a product called Siga Adhero 3000
- Over that wrap another 1 inch of insulation was added with the Sopra XPS 20- R5
- The window openings and sills were wrapped with Extoseal Encors
- All window frames in the house are made with AluProf Mb 104 which are certified Passive House by the Passive House Institute
- All fixtures are Riobel except powder room which is Webert
- All of the doors in the house are solid core doors
- Automated WiFi controlled irrigation system for front and back lawns

Mechanicals:

First Floor and Lower Level

- Mitsubishi ZUBA CENTRAL PVA-A36AA7, multi-position indoor air handler, vertical floor standing, 36.000 B.T.U, 208/1/60
- Mitsubishi ZUBA CENTRAL PUZ-HA36NKA heat pump, 36.000 B.T.U., 208/1/60 with HyperHeat (heating up to -25C / cooling up to -15C), DC Inverter
- Back up heat is EH10-MPA-LB – ZUBA 10kW resistive electric heat kit MOP 60A 240V
- VanEE AI Series ERV

Second Floor HVAC

- Mitsubishi ZUBA CENTRAL PVA-A36AA7, multi-position indoor air handler, vertical floor standing, 36.000 B.T.U., 208/1/60,
- Mitsubishi ZUBA CENTRAL PUZ-HA36NKA heat pump, 30.000 B.T.U., 208/1/60 with HyperHeat (heating up to -25C / cooling up to -15C), DC Inverter

Back-up Heating System

- EH08-MPA-MB – ZUBA 8kW resistive electric heat kit MOP 50A 240V
- 2 zoned system for second floor. One zone for primary and ensuite. Second zone for front bedrooms.
- VanEE air exchanger
- AOSmith high efficiency hot water tank
- Aprilair Steam humidifier in 2nd floor
- Aprilaire humidifier in basement.
- Two electric panels: 200 amp rated in basement and 100 amp rated in laundry room.

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MAIN FLOOR

Foyer
- European front door with multi-point locking system
- Side security glass and triple glazed windows
- Large quad-pane windows with automated blinds
- 7.5-inch-wide plank white Oak engineered hardwood flooring
- Oak custom cabinetry with open shelves, bench and storage cupboards
- Soaring 2-storey ceiling height
- Skylight
- Two wall sconces
- Dramatic LED rope-style chandelier

Powder Room
- White Oak engineered hardwood flooring
- Floating vanity (with Silestone countertop, undermounted sink and Italian faucet by Webert)
- Kohler toilet
- Mirror
- Valance lighting

Home Office / Study
- Solid core 9-foot double door entry
- 7.5-inch White Oak engineered hardwood flooring
- Large quad pane window with automated blinds
- Overlooking the front yard
- Custom Italian cabinetry with cupboards and open shelves with recessed lighting

Dining Room
- Open concept
- 7.5-inch White Oak engineered hardwood flooring
- Clerestory quad-pane window
- Chandelier
- Recessed lighting

Eat-in Kitchen
- Open concept
- 7.5 inch White Oak engineered hardwood flooring
- Large centre island with breakfast bar and built in Dacor microwave in graphite stainless steel
- Oak custom made kitchen extraction fan hood, accents of cabinets also made of Oak along with the kitchen island doors
- Quartz countertops and backsplash
- Dacor suite of appliances (including 36” paneled fridge, 36” freezer, 30” double wall oven / steam assist in graphite stainless steel, electric induction cooktop, microwave, and dishwasher)
- Breakfast area with square bay quad pane European tilt-and-turn window overlooking the back garden, with European made security glass skylight
- Coffee station with open shelves and custom Oak reeded drawers
- Stainless-steel undermounted sink
- Custom slim shaker style cabinetry
- Under-cabinet lighting
- Elongated pendant light fixture over island
- Recessed lighting

Family Room / Great Room
- Open concept
- 7.5-inch white Oak engineered hardwood flooring
- Electric fireplace with porcelain slab surround
- White Oak rift cut custom built-in cabinetry with open shelves with LED recessed lighting
- Oversized 9 feet by 13 feet European lift-and-slide sliding glass doors with walk-out to backyard terrace

Mudroom
- Black and white tile flooring with motion-sensor activated lighting and LED lights in custom built-in cubbies
- Access to the garage with LiftMaster WiFi smart enabled garage door opener
- Electric car charger

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

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SECOND FLOOR

Open white Oak 42-inch staircase lighted with motion sensor activated LED foot lights, custom black metal railing, glass balustrade overlooking below, art display niche, four wall sconces and art gallery style.

Skylight with custom European pyramid/hip frame aluminum skylight with triple glazed security glass

Primary Bedroom

- 7.5 inch White Oak engineered hardwood flooring
- Custom made white Oak walk-in closet with organizers lighted with LED motion sensor lighting
- Large quad pane tilt-and-turn window with automated remote-controlled blinds overlooking the back garden
- Two wall sconces
- Pendant light fixture

Five-Piece Primary Ensuite Bathroom

- Heated large slab porcelain tile flooring (electric)
- Oversized two-person walk-in shower (with two rain showerheads and adjustable wands, shampoo niche, floating bench, linear drain, zero threshold entry, LED lighting, tile surround and glass enclosure)
- Free standing soaker tub
- Large quad pane tilt-and-turn window with remote control black-out blinds overlooking the back garden
- Water closet with smart toilet
- Elongated vanity (with quartz countertop, two undermounted sinks, Riobel faucets and Oak reeded drawers)
- Two mirrors
- Two wall sconces
- Pendant light fixture

Laundry Room

- Designer tile flooring
- Maytag front loading washer and dryer
- White Oak rift cut custom cabinetry
- Quartz countertop
- Laundry sink with Riobel faucet
- Drum light fixture

Second Bedroom

- 7.5-inch white Oak engineered hardwood flooring
- Walk-in closet
- Large quad pane tilt-and-turn window with automated remote controlled black out blinds overlooking front yard
- Two wall scones
- Semi-pendant light fixture

Three-Piece Ensuite Bathroom

- Heated tile flooring (electric)
- Floating vanity (with quartz countertop, undermounted sink and reeded drawers)
- Walk-in shower (with Riobel rain showerhead, Riobel adjustable shower wand, shampoo niche, linear drain, zero threshold entry, tile surround and glass enclosure)
- Kohler toilet
- Mirror
- Valance lighting

Third Bedroom

- 7.5-inch white Oak engineered hardwood flooring
- Large tilt-and-turn quad pane window with remote controlled blind
- Pendant light fixture

Fourth Bedroom

- White Oak engineered hardwood flooring
- White Oak custom made built-in desk
- Large tilt-and-turn quad pane window with automated remote controlled black out blinds overlooking front yard
- Two wall scones
- Semi pendant light fixture

Four-Piece Jack and Jill Shared Ensuite Bathroom

- Heated porcelain tile flooring (electric)
- Double floating vanity with two undermounted sinks
- Handy separate water closet with Kohler toilet
- Walk-in shower (with Riobel rain showerhead and adjustable shower wand, LED lighting in shower/ shampoo niche, linear drain, zero threshold entry, tile surround and glass enclosure)
- Mirror
- Two wall sconces

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LOWER LEVEL

High performance designer wood-look flooring, black metal railing and glass balustrade, storage under stairs, with motion sensor activated LED foot lighting on stairs

Recreation / Games Room

- Heated high performance designer wood-look flooring
- Lift-and-slide glass sliding doors with walk-up to backyard
- Large square bay window quadruple pane tilt-and-turn
- Three quadruple paned windows
- Recessed lighting
- Rough-in for future kitchen

Three-Piece Semi-Ensuite Bathroom

- Heated porcelain tile flooring
- Floating vanity (with quartz countertop and undermounted sink)
- Walk-in shower with (Riobel rain showerhead and adjustable shower wand, shampoo niche, zero threshold entry, tile surround and glass enclosure)
- Kohler toilet
- Mirror
- Valance lighting

Fifth Bedroom

- Heated high performance designer wood-look flooring
- Double closet
- Large quad pane window
- Overhead lighting
- Access to semi-ensuite

Gym

- High performance designer wood-look flooring
- Recessed lighting

Home Theater

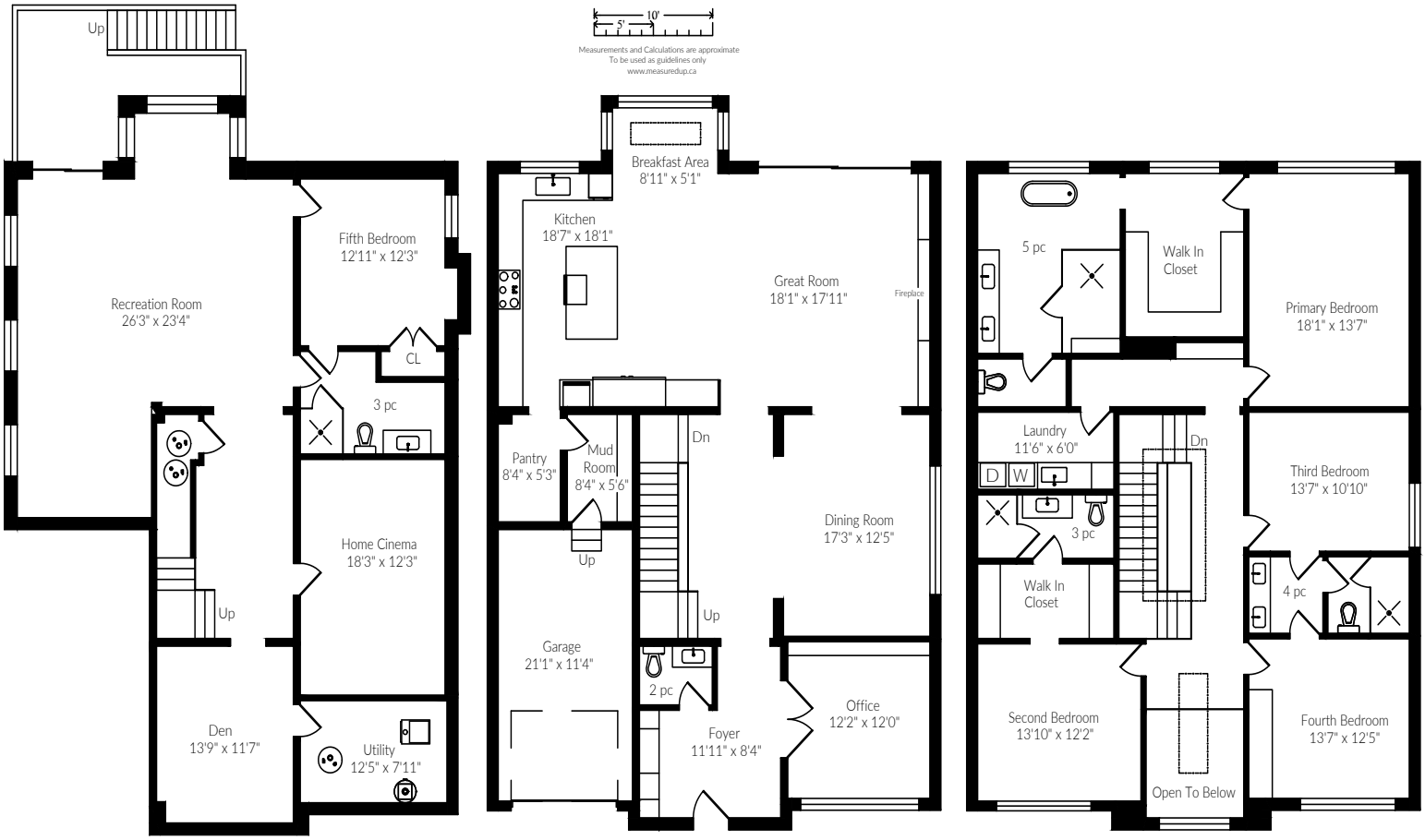
- High performance designer wood-look flooring
- Recessed lighting

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FLOOR PLANS | 159 CORTLEIGH BOULEVARD

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Lower Level
1740 Square Feet

Main Floor
1734 Square Feet
+ 266 Garage

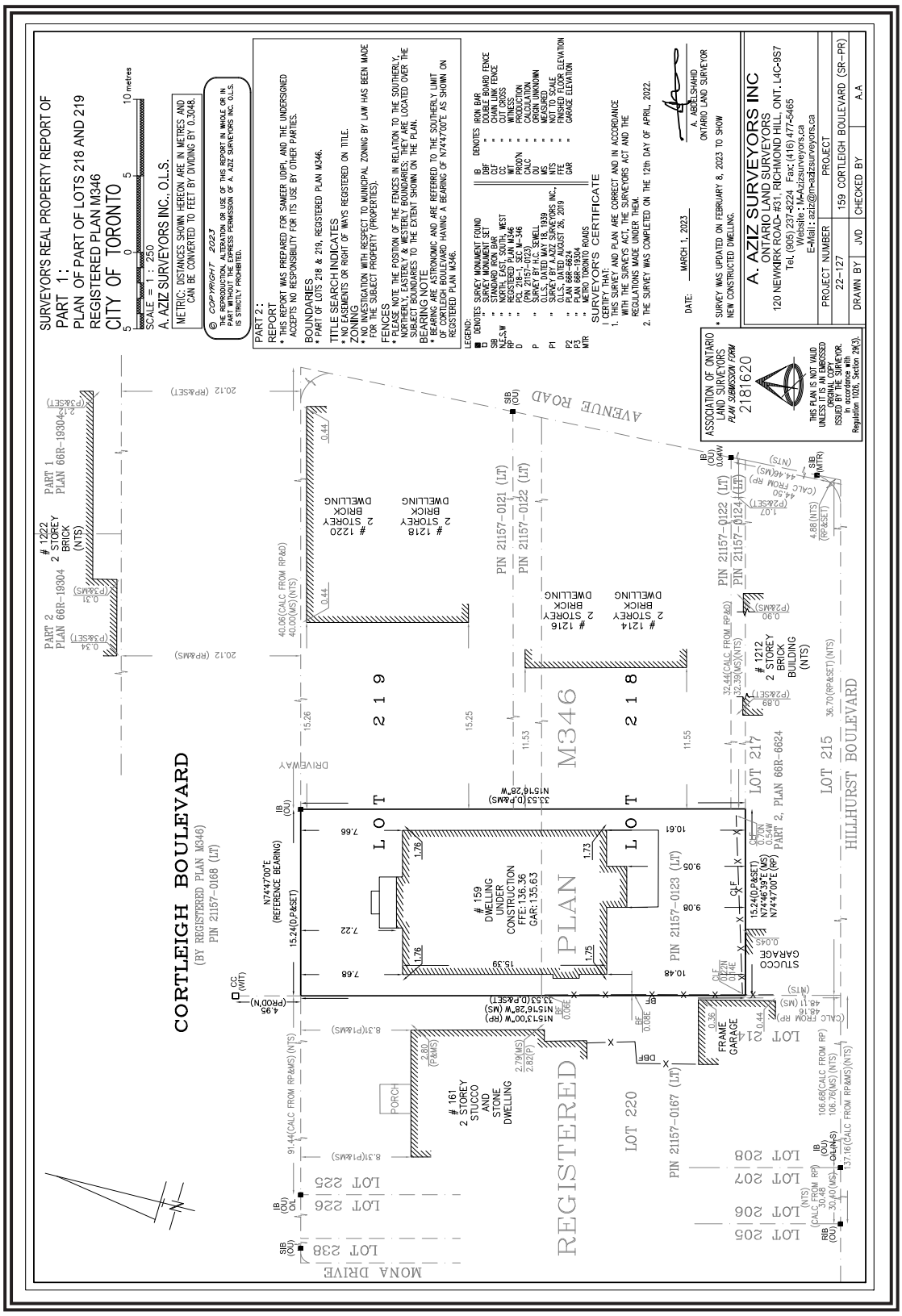
Second Floor
1878 Square Feet

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SURVEY | 159 CORTLEIGH BOULEVARD

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Links to Materials:

Foundation:
- https://www.amvicsystem.com/wp-content/uploads/2019/08/Amvic-ICF-R30-Product-Data-Sheet.pdf

Under basement slab:
- https://www.soprema.ca/en/products-systems/sopra-xps-30

Roughed in pipes for future heated driveway:
- https://www.amvicsystem.com/products/ampex/

Framing:
- https://ca.475.supply/products/adhero-3000

Insulation:
- https://www.soprema.ca/en/products-systems/sopra-xps-20

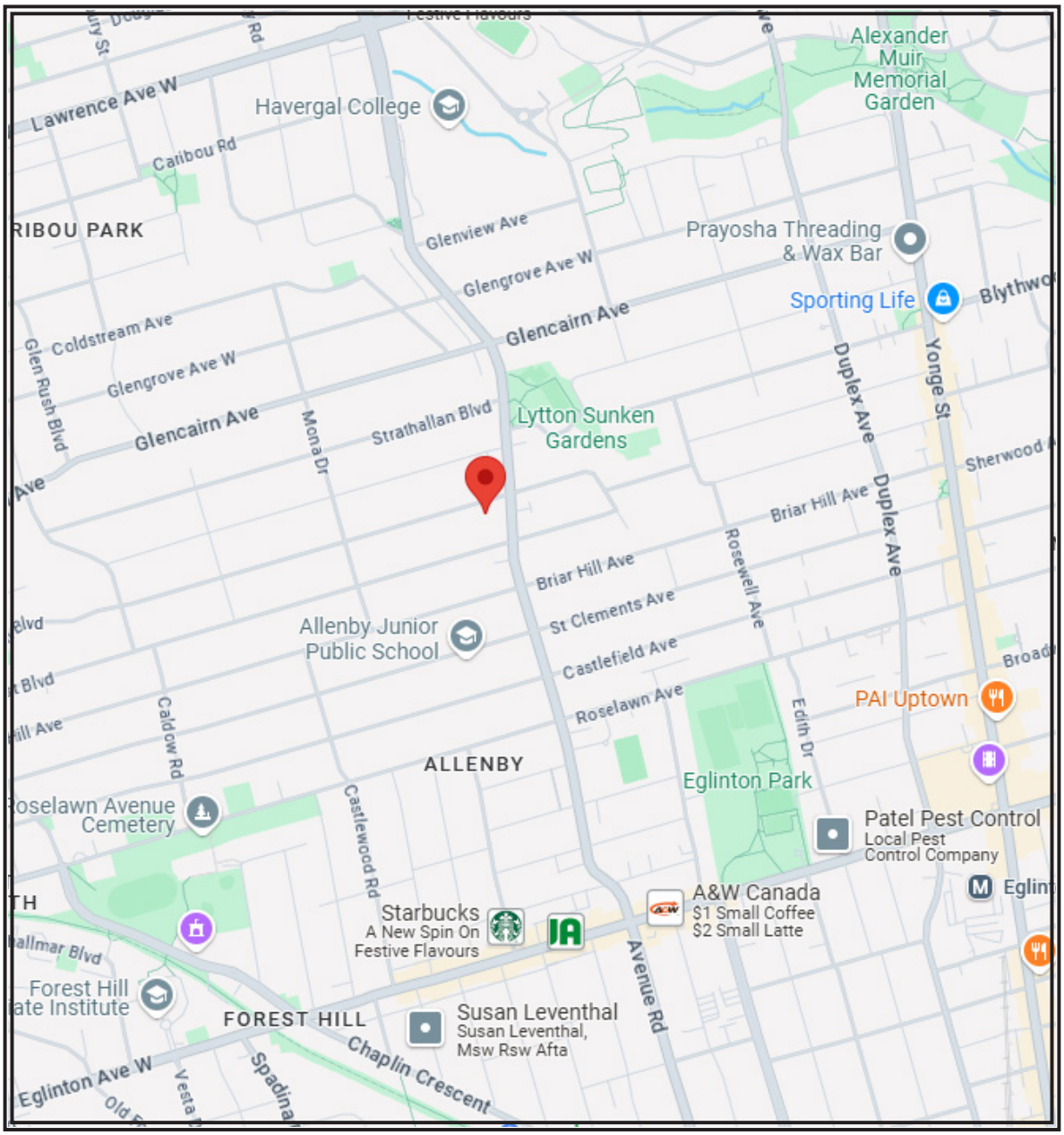
Sealed seam material:
- https://ca.475.supply/products/tescon-vana

Window openings and sills wrapping:
- https://ca.475.supply/products/extoseal-encors

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MAP | 159 CORTLEIGH BOULEVARD

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