

27 BANNOCKBURN AVENUE

Property Details

Taxes:	\$15,269.49 (2026)
Lot Size:	40 x 130 feet
Square Footage:	4,513 square feet across all levels
Closing Date:	60 / 90 days / to be determined
Parking:	Private driveway and built-in single car garage

Inclusions: Miele suite of kitchen appliances: 48" gas stove with griddle, 36" paneled fridge, 36" paneled freezer, extraction fan, dishwasher and wine fridge; ice maker; LG front loading washer and dryer; all electric light fixtures; all window blinds; bathroom mirrors; Rain Bird lawn irrigation system; outdoor landscape lighting; Napoleon BBQ; auto garage door opener; hot water boiler; two furnaces and two air conditioning units; media room: Kef speakers, Grandview flat screen, View Sonic 4K projector; Control4 home automation system and audio equipment tower; remote controlled awning.

Exclusions: Any and all artwork; mirrors outside of bathrooms; all household and outdoor furniture.

Rentals: <None>

Pertinent Information:

- Architectural services by Peter Higgins Architect Inc
- Design / build services by BOLT
- Two high efficiency furnaces (Rheem)
- Two air conditioning units
- Control4 home automation system for security, lighting and audio
- Rheem hot water tank
- NTI boiler
- Sophisticated water treatment system – all water in the house is treated with a U.V. and chlorination removal system
- Circulating pump for quick hot water availability
- ½" interior plumbing for excellent water pressure
- Roughed-in central vacuum system
- Spot for Dyson on each floor

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

Built by Bolt! This residence is unlike any other. Walk into the ground floor and be prepared to say “wow”. 11-foot high ceilings. Completely open concept. It has been designed for stylish entertaining and sophisticated living. Offering over 4500 square feet of contemporary living space across all levels and designed by Peter Higgins Architect. Wide plank white Oak flooring throughout. A mega exterior wall of glass and sliding doors walks out from the main floor family room to the covered terrace, with outdoor kitchen, overlooking the backyard of this 130-foot-deep lot. The gourmet kitchen, with its enormous centre island, is a showstopper.

Custom cabinetry by Olympic with a full suite of Miele appliances. Dual zone wine fridge. There is even a clear ice maker in the adjoining mudroom.

Take a few steps up and into the dream home office. Custom walnut credenza and desk. Where did the computer monitor disappear to? The desk has an integrated lift that hides the monitor. Massive interior glass wall with views over the living room with a huge window overlooking the greenspace across the road. Tucked away for privacy, beside the home office, is the powder room.

Four of the home's five bedrooms are found upstairs. Seriously impressive spa-like baths. The primary bedroom has its own balcony overlooking the backyard, dream ensuite bathroom and a walk-in closet that is so large, it's really a dressing room. Second floor laundry with a roughed in area in the basement for a second laundry set up.

Downstairs, the property continues to exude panache, incorporating a Japanese Ganbanyoku spa for health and wellness. In addition to the black silica heated flooring, you can choose between the cedar sauna and the steam shower. The sound-insulated recreation/cinema room provides an ideal space for the loudest movie to play, or music practice, without disturbing anyone else in the house.

Every detail has been thoughtfully considered including two high efficiency furnaces and two air conditioners for year-round even comfort. A practical mudroom provides direct access from the garage, which boasts epoxy-coated floors and a convenient dog bath.

This home presents an opportunity to experience contemporary living in a superb North Toronto quiet residential location, with meticulous attention to detail and high-quality finishes throughout. The design prioritizes both comfort and style, creating a sophisticated and functional environment for modern living.

Just two blocks from Avenue Road's vibrant restaurants, cafes, and shops. Proximity to parks, schools, transit, and the 401 highway ensures convenient access to the city and beyond.

MAIN FLOOR

Wide plank white Oak engineered hardwood flooring, open staircase with white Oak treads, contemporary oak handrail and glass balustrades. Soaring 11-foot high ceilings

Foyer

- 8-foot high front entry door with privacy glass panels
- Wide plank white Oak engineered hardwood flooring
- Recessed LED lighting

Living Room

- Open concept
- Wide plank white Oak engineered hardwood flooring
- Two large windows
- Overlooks front garden
- Recessed lighting

Dining Room

- Open concept
- Wide plank white Oak engineered hardwood flooring
- Large window
- Built-in speakers
- Pendant light fixture
- Recessed lighting

Kitchen

- Open concept
- Wide plank white Oak engineered hardwood flooring
- Custom cabinetry by Olympic Kitchens with wood and brass accents
- Centre island with quartz countertops, double stainless-steel sink, breakfast bar and built-in two-zoned wine fridge
- Miele suite of appliances including, 48" six-burner gas stove with griddle, 36" paneled fridge, 36" paneled freezer, extraction fan, dishwasher
- Pot filler over stove
- Pantry
- Contemporary LED light fixture
- Recessed lighting
- Glass garden door with walk-out to covered deck and outdoor kitchen with BBQ

Family Room

- Open concept
- Wide plank white Oak engineered hardwood flooring
- Contemporary gas fireplace with porcelain slab tile surround
- Built-in open shelving and drawers
- Built-in speakers with surround sound
- Wall-to-wall windows with massive sliding glass doors and walk-out to covered deck
- Recessed lighting

Pantry / Mudroom

- Terrazzo tile flooring
- Built-in cabinetry and wardrobe
- Clear ice maker
- Built-in bench
- Window
- Recessed lighting
- Direct access to garage (with heated epoxy flooring, dog bath and LiftMaster automatic garage door opener)

Covered Terrace

- Remote controlled awning and side privacy blinds
- Outdoor kitchen area with custom BBQ centre (includes Napoleon BBQ), built in storage and drawers and quartz countertop
- Steps down to the landscaped back yard with garden shed

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IN-BETWEEN LEVEL

Double closet in hallway

Office

- Sliding double doors
- Wide plank white Oak engineered hardwood flooring
- Custom built-in Walnut credenza with drawers and slide out printer space
- Custom built-in desk with automated monitor lift
- Open shelves with integrated lighting
- Interior glass wall overlooking living room
- Large window overlooking front garden
- Recessed LED lighting

Powder Room

- Heated wide plank white Oak engineered hardwood flooring
- Vanity with porcelain countertop, surface mounted sink and wall mounted faucet
- Toto toilet
- Round illuminated mirror
- Polygon shaped black, white and gold tiled wall
- Window with Hunter Douglas blinds
- Pendant light fixture
- Recessed LED lighting

SECOND FLOOR

Custom foot lighting on stairs and large skylight with recessed knife edge lighting around ceiling

Primary Bedroom

- Vestibule area for privacy
- Wide plank white Oak engineered hardwood flooring
- Walk-in dressing room / closet with custom organizers, including desk/make up table and window
- Sliding glass doors (with walk-out to private balcony, overlooks back garden)
- Automated blinds
- 10.5-foot vaulted ceiling
- Crystal contemporary light fixture
- Recessed lighting

Five-Piece Ensuite Bathroom

- Heated 24" x 48" porcelain tile flooring
- Floating double vanity by Olympic (with mother-of-pearl tile feature wall, Quartz countertop and two undermounted sinks)
- UPC free standing soaker tub with floor mounted faucet
- Large walk-in shower (with rain showerhead, adjustable showerhead, shampoo niche, built-in bench, linear drain, porcelain tile surround and glass enclosure)
- Aquabrax faucets
- Water closet with Kollezi toilet and privacy glass
- Two mirrors
- Shaving mirror
- Large window with two side windows
- Automated blinds
- Recessed lighting

Second Bedroom

- Wide plank white Oak engineered hardwood flooring
- Two double closets with organizers
- Two windows with UV blinds
- Recessed LED lighting

Third Bedroom

- Wide plank white Oak engineered hardwood flooring
- Walk-in closet with organizers
- Large window with UV blinds and overlooking front garden
- Recessed LED lighting
- Access to semi-ensuite bathroom

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Three-Piece Semi-Ensuite Bathroom (For Second & Third Bedrooms)

- Heated porcelain tile flooring
- Floating elongated vanity and one-piece moulded sink
- Walk-in shower (with adjustable showerhead, shampoo niche, porcelain tile surround and glass enclosure)
- Kollezi toilet
- Mirror with back lighting
- Two windows with UV blinds
- Recessed LED lighting

Fourth Bedroom

- Wide plank white Oak engineered hardwood flooring
- Wall-to-wall closets
- Two windows with UV blinds
- Recessed LED lighting
- Access to semi-ensuite bathroom

Three-Piece Ensuite Bathroom (for Fourth Bedroom)

- Heated marble aggregate flooring
- Floating vanity with one-piece integrated sink
- Walk-in shower (with adjustable showerhead, porcelain tile surround and glass enclosure)
- Kollezi toilet
- Mirror with back lighting
- Window with UV blind
- Recessed LED lighting

Laundry Closet

- Stacked LG washer and dryer

LOWER LEVEL

Foot lighting on stairs, storage under stairs and heated flooring throughout

Recreation Room / Media Room

- Roxul sound attenuation insulation
- Double door entry
- Heated wide plank white Oak engineered hardwood flooring
- Kef speakers, Grandview flat screen, View Sonic 4K projector
- Two windows with blinds
- Recessed LED lighting

Japanese Ganbanyoku Spa Room

- Designed for health and wellness
- Ideal uses are meditation and yoga
- 30-degree high temperature heated black silica tile flooring known for its healing principles
- Cedar sauna
- Walk-in shower and steam (with rain showerhead, adjustable wand, built-in bench, shampoo niche, tile surround and glass enclosure)
- Recessed LED lighting

Fifth Bedroom

- Wide plank white Oak engineered hardwood flooring
- Walk-in closet with organizers
- Window
- Recessed LED lighting

Two-Piece Bathroom

- Heated polygon shaped tile flooring
- Vanity with one-piece integrated sink
- Large mirror
- Kollezi toilet
- Recessed LED lighting

Utility Room

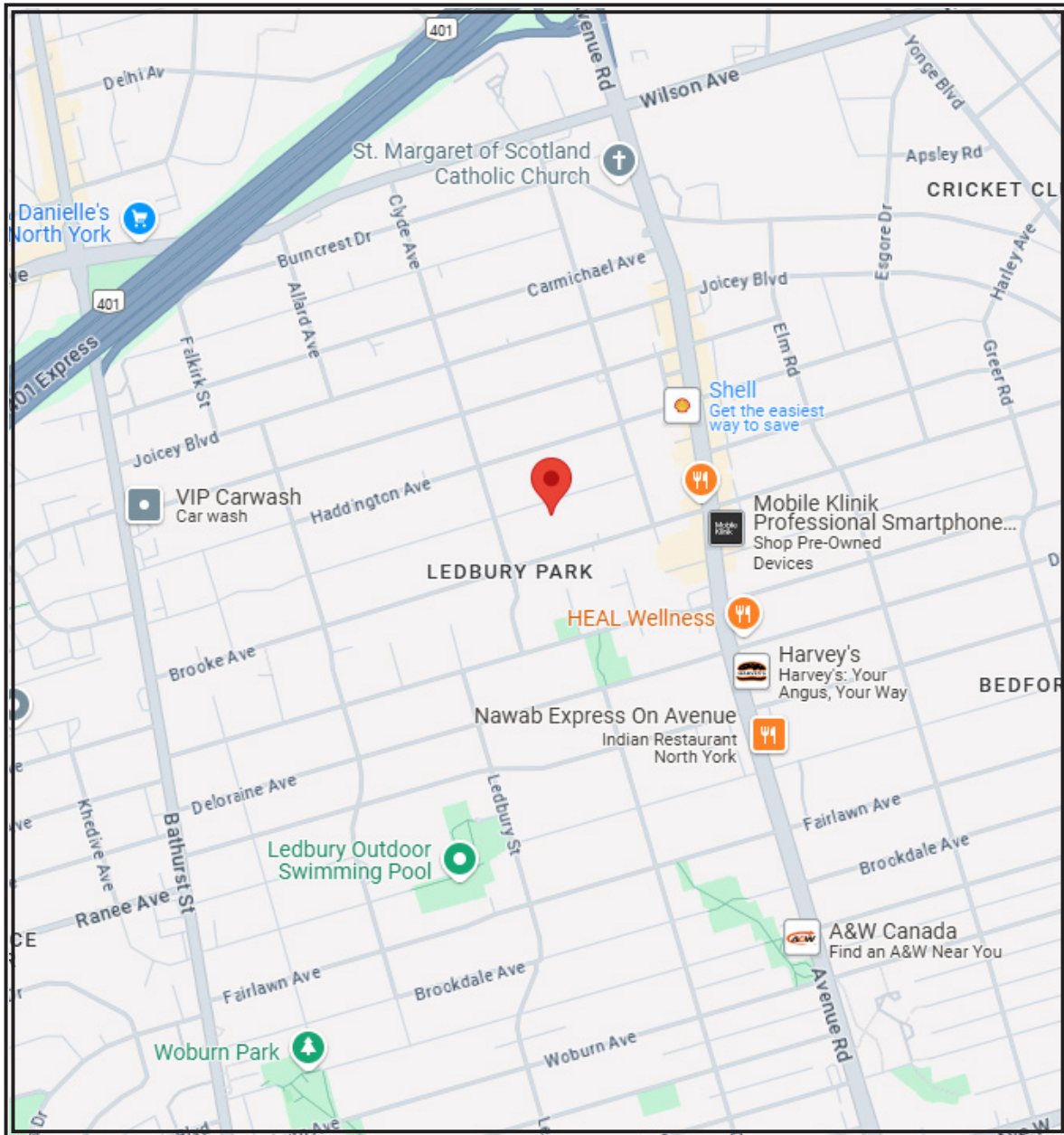
- Tile flooring
- Storage
- Rough-in for future 2nd laundry area

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