

FEATURES LIST

104 ARGYLE ST

This custom home was designed by award winning firm, Batay-Csorba Architects. With 5,000+ sq ft of living space spread out over 4 floors, this home is a true masterpiece.

Highlights

- Douglas fir wood paneled foyer, entry closets, powder room and library
- Exposed 2x10 Douglas Fir ceiling joists in foyer, library and kitchen
- Green views of Osler Park through a large "picture" window in library
- Floating steel staircase with perforated screen/guards and white oak treads by Stairhaus
- Italian, Natural White Oak, 5 1/2 ft hardwood on all floors except bathrooms
- European Tilt/Turn styled windows with steel reinforced frames by Tiltco Architectural allowing for large glass panels
- Custom, oversized skylights by Artistic
- Lighting design and fixtures by Dark Tools

Kitchen

- Poliform
- Soft touch doors
- Sub-zero Integrated Fridge
- Sub-zero Integrated Freezer
- Wolf double-oven
- Wolf induction cooktop
- Sirius built-in pro hood ventilation
- 11 Ft Poliform island with built-in sink
 - Asko dishwasher
 - Panasonic Inverter Microwave
 - Black granite countertop
 - Garbage station
 - Stool seating for 3

Primary Bedroom

- Ensuite bathroom
 - Custom 2-Tiered double vanity with dolomite counters
 - Gessi, black metal brushed fixtures
 - Mirrored wall
 - Separate water closet
 - Heated marble floors throughout
 - Wet Zone Walls are clad in dolomite with matching shower bench and Nokori bathtub with heated backrest

- Chanel-inspired wardrobe by Poliform with built-in lighting
- Floor-to-ceiling and oversized picture window

Additional Bedrooms (4)

- Poliform closets
- Ensuite bathroom
 - "Narcisco" porcelain tiles from Stone Tile with faucets by Phylrich

3rd Floor Lounge

- Poliform wet bar
- Black granite countertop
- Bar sink
- Sub-zero undercounter beverage fridge
- Walkout to Rooftop Terrace

Rooftop Terrace

- 500 Sq Ft
- Ipe decking
- Privacy screen

Basement

- Underpinned/new foundations
- 8+ Ft ceilings
- Heated floors
- Poliform wet bar
 - Black granite countertop
 - Bar sink
 - Sub-zero undercounter beverage fridge
 - Sub zero undercounter wine cooler
- Walk-in pantry with commercial-grade metal shelving

2-Car Detached Garage

- Rideau red brick
- WiFi connected heater
- 100 amp sub panel with electric vehicle charge station capabilities
- Oversized 8 x 18 smooth metal door featuring artwork by local linework artist Jimmy Chiale

Exterior

- Landscape design and installation by Garden Party featuring a variety grasses (no mowing required), Beech trees, lavender, etc and natural paving stones from India
- Rideau red brick from Watson Brick with subtle, double solider course patterning
- 2" steel flat bar railings and gates with locking system

Smart Home Features

- Home automation system installed by Cloud 9
- Palladiom wallstations with zone-specific designations
- Sonos Sound System hardwired with premium Triad speakers in media room, living room, kitchen, master bedroom, master en suite and lounge
- Ring security cameras
- Security system with motion sensors
- Entire house is roughed-in for auto shades
- Control center in basement

HVAC

- Aria floor, wall and ceiling flushmount vents
- 2 high efficiency Trane Furnaces (owned)
- 2 high efficiency Trane Air Conditioners (owned)
- 2 Aprilaire Steam Humidifiers One
- Lifebreath HRV Fresh Air Unit
- AO Smith, 284L (oversized) Hot Water Tank (owned)
- Radiant In-floor heating throughout lower level
- Infrared, Wi-Fi enabled, 6000 watt garage heater
- Spray Foam insulated with 2lb closed cell

Electrical

- 200 amp service with sub panel upstairs for convenience
- 100 amp sub panel in garage with electrical vehicle, charge station capability

Plumbing

- New 1' Copper water line run from sidewalk into lower Mechanical room
- Liberty Sump Pump and pit installed in lower Mechanical room for emergency flood response



AIMEE FAIRWEATHER
& COMPANY

Aimee Fairweather, Sales Representative
647.296.4843 | aimee@aimeefairweather.com



Ryan Roberts, Broker
416.483.8000 | ryan@ryanroberts.ca

SAGE REAL ESTATE LTD., BROKERAGE
2010 Yonge Street, Toronto, ON M4S 1Z9

Not intended to solicit buyers or sellers currently under contract with another brokerage.