


## HIGH END FINISHES THROUGHOUT:

- ... Entire House New as of 2021
- ... Power Blinds
- ... French Oak Herringbone Floor (heated)
- ... All Hardware is Restoration Hardware
- ... Lights are Restoration Hardware or Ralph Lauren
- ... New Plumbing & Electrical (2020)
- ... Built-In Wall Safe
- ... Entire Smart House:
  - lights
  - blinds
  - thermostat
  - cameras
  - doorbell
  - garage door



 Royal LePage Signature Realty  
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# SPECIAL FEATURES

## 195 DE GRASSI STREET

### FRONT ENTRANCE

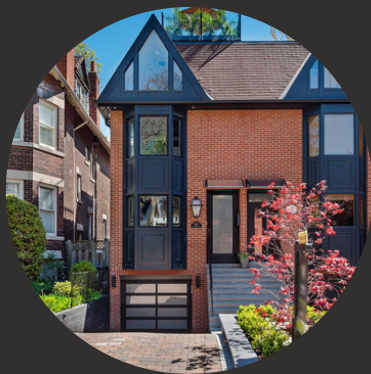
- Custom natural gas lantern, adding a warm and inviting glow to the entryway.
- Bespoke frosted glass door paired with Yale lock system, fully integrated with Google Home for advanced security.
- Exposed brick detailing, adds distinct character
- Heated floors beneath luxurious full sheet Greek Naxion white marble.
- Elegant custom front hall closet featuring Restoration Hardware handles.

### KITCHEN

- Maple cabinetry accented with Restoration Hardware handles, providing ample storage.
- Invisible Blue Carrera Marble Leathered Countertops.
- Built-in Wolf cooktop and commercial-grade hood fan, designed for culinary excellence.
- Bosch wall oven with steam feature for versatile cooking
- JennAir 36" paneled fridge
- Brass pot filler and farmhouse sink
- Advanced 5-stage water filtration system
- Waterfall bar and eat-in area, perfect for casual dining and entertaining.
- Bay black windows facing west, offering ample natural light.

### LIVING & DINING AREA

- Seamless Greek Naxion white marble flooring, extending into the fireplace and baseboards, paired with heated floors for comfort.
- Contrasting French oak herringbone floors
- Custom cabinetry and shelving
- Ralph Lauren reading scone and Restoration Hardware art scone
- Restoration Hardware chandelier
- Wood-burning fireplace with striking marble surround
- Architecturally striking staircase with white oak stairs on steel risers, featuring a heated bottom step.
- East-facing floor-to-ceiling centre-open sliding doors, blending indoor and outdoor living seamlessly.





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### SECOND FLOOR BEDROOM

- Elegant French oak floors.
- Closet equipped with built-ins, maximizing storage and organization.
- Recessed pot lighting creates a soft, contemporary glow.

### SECOND FLOOR BATHROOM

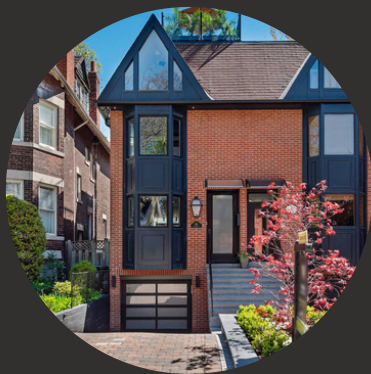
- Porcelain tiles set a sleek foundation, offering both durability and elegance.
- Heated towel rack for added comfort and convenience.
- Tub with glass doors, combining functionality with a modern look.
- Custom vanity and linen closet.
- An additional second linen closet.

### PRIMARY BEDROOM

- Luxurious French oak heated floors throughout the suite.
- Applied custom moulding and vaulted ceilings, enhancing the room's grandeur.
- Ambient lighting provided by Ralph Lauren sconces.
- Custom cabinetry and second-floor built-ins.
- Bespoke west-facing windows paired with custom blackout blinds for privacy and light control.
- King-size bed with a built-in, integrated Italian invisible blue marble (from Carrara quarries).
- Spiral staircase with oak railings, ascending to a private third-floor ensuite.

### PRIMARY ENSUITE

- Heated porcelain floor tiles throughout.
- Built-in closet and double sink vanity.
- Ambient lighting with strategically placed sconces.
- Custom marble shower, featuring double rain shower heads, 12 jets, a full heated bench and floors, hue color lights, and a 220 commercial-grade steam unit for a luxurious spa experience.
- Separate vented room with toilet.
- Power blackout blinds for complete privacy and relaxation.
- Walkout to east-facing private deck





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### THIRD FLOOR PRIVATE DECK

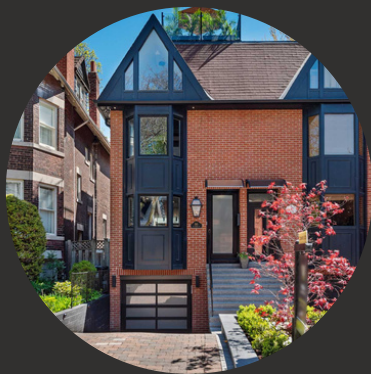
- Roof-top 6-person hot tub
- Outdoor shower with full plumbing.
- Comprehensive outdoor amenities including full power and plumbing, an 8 ft cedar privacy fence, and an outdoor TV, perfect for entertainment and privacy.

### ROOF-TOP SUN DECK

- Boasts a perfect view of the CN Tower, paired with unobstructed sunsets for breathtaking evening vistas.
- Engineered wood flooring combines durability with aesthetic appeal.
- Sleek glass railings enhance the open, airy feel, allowing for uninterrupted views.
- Strategically placed flower boxes add a touch of greenery and color.
- Comfortable lounge area, ideal for relaxation and entertaining under the sky.

### EXTERIOR BACK DECK FEATURES

- Composite wood decking provides a durable and stylish outdoor space.
- Frameless glass railing with integrated lighting enhances visibility and adds a modern touch.
- Interlocking stone beneath the deck creates a neatly designed, low-maintenance area.
- Custom automatic awning (14x12).
- Strategic lighting installed throughout to illuminate evenings and enhance the ambiance.
- Decorative planter boxes.
- Walkout design seamlessly connects indoor living to this private oasis, perfect for relaxation or entertaining.



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### BASEMENT

- Walkout design provides direct access to the outdoors, enhancing flow and natural light.
- Convenient door to the garage for easy accessibility and added security.
- Full bathroom equipped.
- Bedroom featuring a walkout, offering private outdoor access and ample natural light.
- Floor-to-ceiling cabinets with integrated lighting, maximizing storage space and functionality.

### GARAGE & DRIVEWAY FEATURES

- Space for three cars in total, with a two-car parking driveway and a one-car garage.
- The garage features a custom aluminum commercial door with windows, enhancing natural light.
- Equipped with a 200 amp breaker for robust electrical support.
- Durable concrete flooring and remote entry for convenient access.
- Ample storage options and a front hall closet upon entry.