

13 BRENTWOOD AVENUE

TORONTO • CANADA

INFORMATION SHEET

13 BRENTWOOD AVENUE is an architectural modern masterpiece surrounded by nature in the Lansing-Westgate community of Toronto, Canada.

This 5 bed, 5 bath home, is built on a very large ravine lot, and has over 5,300 square feet of Gross Floor Area, with 4 parking spaces, 2 kitchens, and a separate walk-out lower level guest suite apartment.

Property Overview

- **Property type:** Residential (R4): 2 storey detached
- **Lot size:** 49.21 feet of frontage by 174.93 feet of depth (Irregular lot as per survey)
- **Year built:** 2006
- **Gross Floor Area:** 5,379 SF
- **Property Taxes:** \$10,644.00 (2019)
- Exclusive and private wrap-around ravine property
- Home designed by internationally renowned architect for luxury hotels
- Full lower level guest suite/apartment with kitchen, bathroom and separate walk-out entrance

General Details

- **Rooms:** 18
- **Bedrooms:** 5
- **Bathrooms:** 5
- **Fireplaces:** 3 (Gas)
- **Main Level GFA:** 1,908 square feet
- **Upper Level GFA:** 1,752 square feet
- **Lower Level GFA:** 1,719 square feet

- **Parking:** 4
- **Ceiling Heights**
 - Entrance Hall: 10 feet 2 inches
 - Main Floor: 10 feet 2 inches
 - Skylight: 22 feet 6 inches
 - Upper Level: 8 feet
 - Lower Level: 9 feet 2 inches

Materials

- **Exterior:** stone, brick, corrugated steel
- **Main level:** Brazilian Cumaru hardwood, Italian Travertine limestone, custom cherrywood doors, corrugated steel, oxidized steel, granite
- **Upper level:** Brazilian Cumaru hardwood, custom cherrywood doors, Italian Carrera marble, marble onyx, frosted glass tile, Brazilian Coco limestone, stainless steel tile
- **Lower level:** Carrera marble, granite, Porcelain tile, laminate flooring, broadloom

Appliances

- **Stove:** Wolf 4 burner cook top with grill station and commercial grade exhaust hood by Vent-a-Hood
- **Refrigerator:** Kitchen-Aid stainless steel oversized side by side refrigerator and freezer
- **Oven:** Kitchen-Aid stainless steel
- **Microwave:** Panasonic stainless steel

Fixtures

- **Main level:** Kohler, Toto
- **Upper level:** THG, Dornbracht, Kohler, Toto
- **Lower level:** Toto

Building Systems

- **Roof:** (2006) asphalt single ply membrane
- **Furnace:** (2006) natural gas – Carrier
- **Sanitary:** (2006) Sump Pump to city sewer
- **Heating:** (2006) Forced Air/Gas
- **Plumbing:** (2006) Copper
- **Water:** Municipal
- **Water Heating:** (2006) Gas boiler – rental
- **Air Conditioning:** (2006)
- **Electrical Supply:** (2006) 200 amps