

5400 King Rd

Property Information



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Welcome to 5400 King Rd - A celebration of luxury, nature and refined family living. This spectacular 8,478 square foot Tuscan inspired retreat is nestled deep within 15 acres of lush forest. Stunning traditional style and modern comforts are united by the vision of acclaimed designer Joe Brennan. Superior craftsmanship and the finest quality finishes. Breathtaking vistas overlook expansive grounds, a private lake, Italian fountains and resort-style pool area. Grand principal rooms with soaring ceilings create an openness that flows throughout the entire residence.

An unparalleled level of privacy, recreation and comfort - 40 minutes from downtown Toronto. The perfect home for hosting large gatherings both indoors and outdoors.

OFFERED FOR SALE AT:

\$6,895,000 CAD



Property Taxes:	\$18,093.91 (2015)
Lot Size:	1030.94 ft x 651.30 ft (see survey)
Square Footage:	8,478 sq ft
Parking:	7 garage spaces / 30 parking spaces
Possession Date:	To Be Determined

Comfort Systems:	Dual-zone central air conditioning systems
	Dual-zone high efficiency gas furnaces
	5 gas-burning fireplaces
	Heated floors in master en-suite
	Gib-San salt water pool & hot tub
	Natural gas powered emergency generator
	Central Vacuum
	ADT alarm system / Security cameras

**Neighbourhood
Information:**

www.torontoneighbourhoods.net/suburbs/york/king



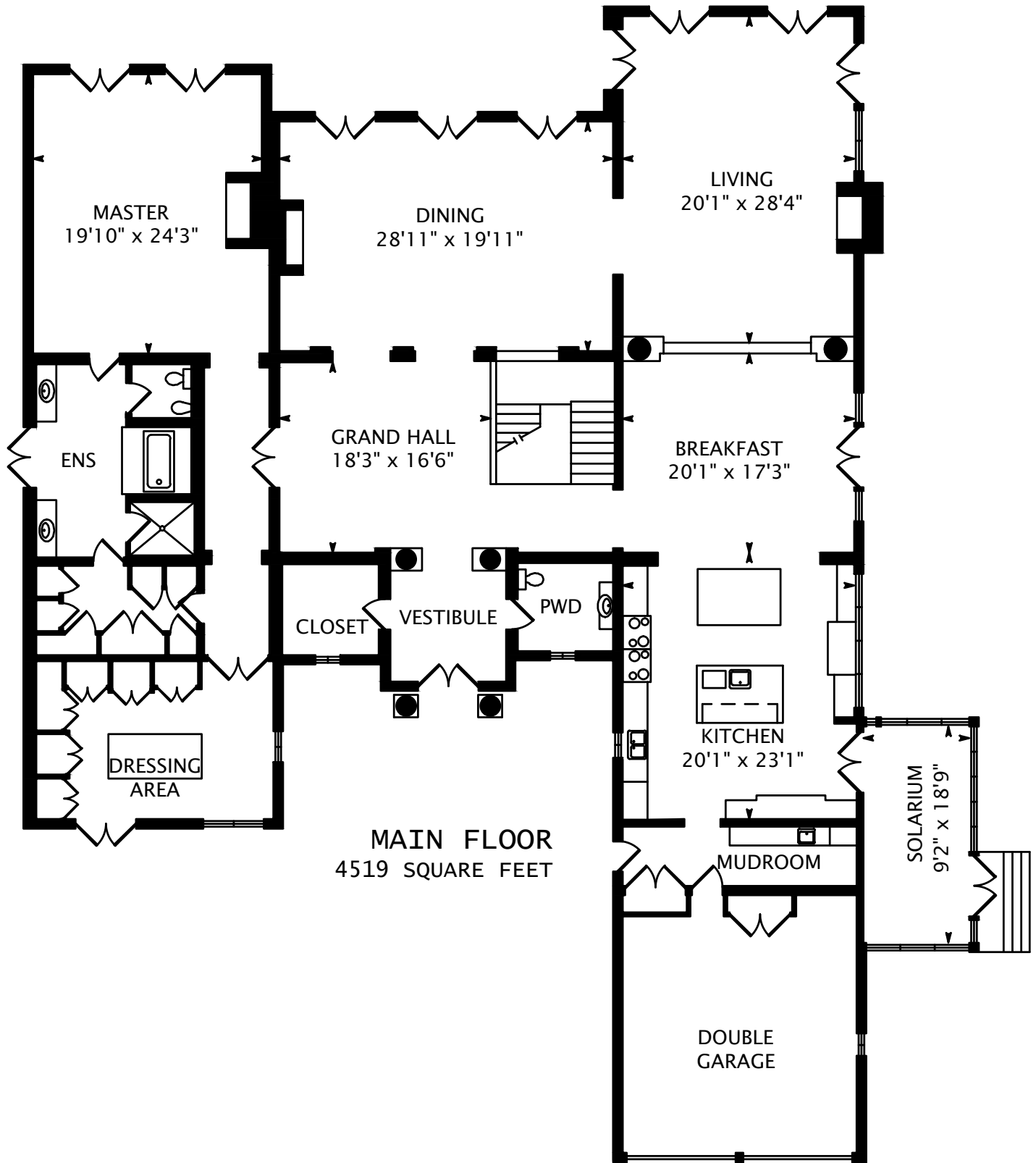
INCLUSIONS:

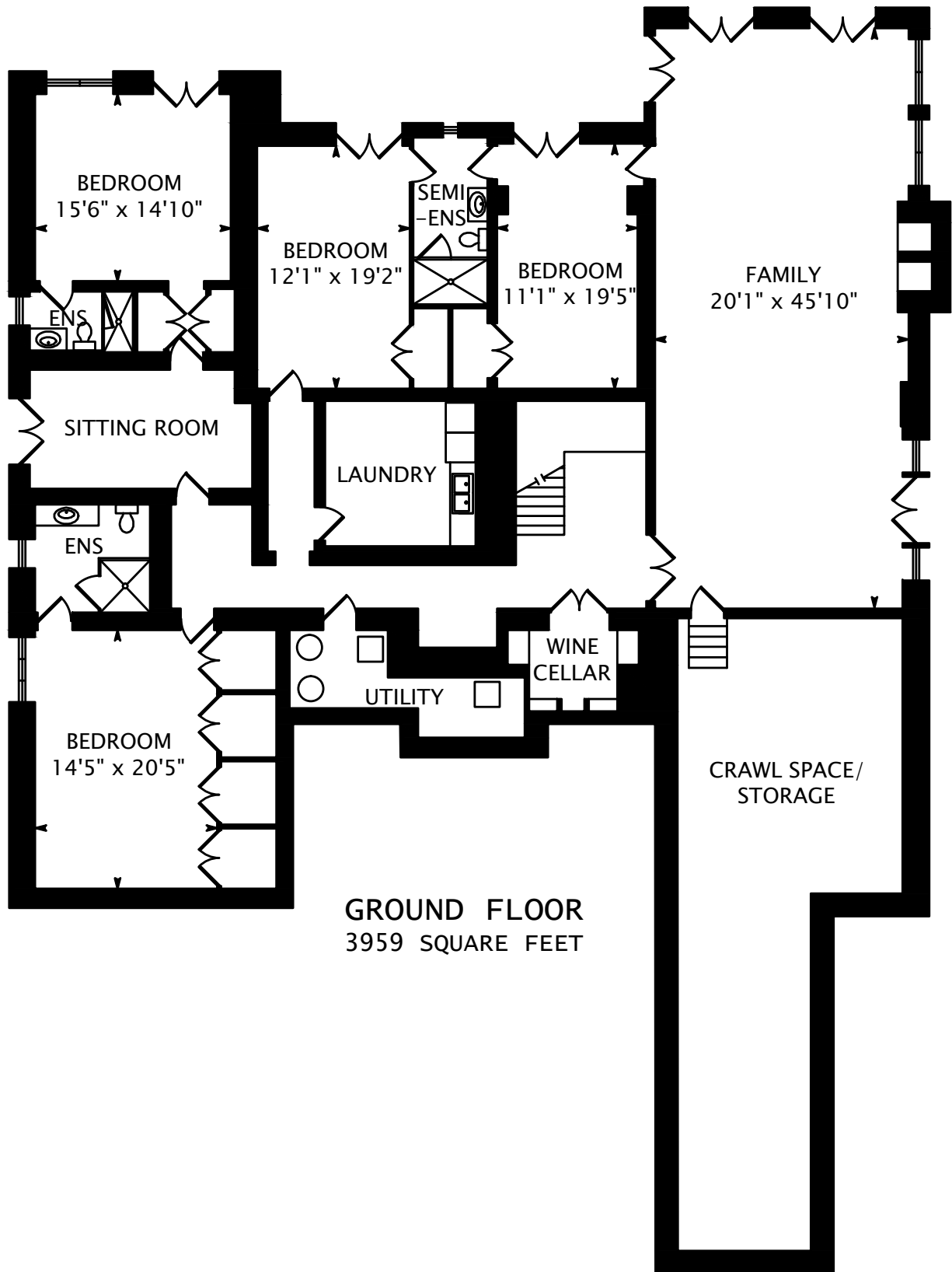
All electrical light fixtures, all window coverings and hardware, 2 Italian serpentine console tables in vestibule, 2 gas furnaces, 2 central air conditioners, 2 hot water tanks, broadloom where laid, central vacuum unit, built-in speakers, built-in closet organizers, solarium water feature. KITCHEN: 2 Sub-Zero refrigerators, Zanussi: gas stove / cook-top / barbecue / griddle, Hood-range, Panasonic microwave, Moyer Diebel dishwasher. LAUNDRY: Miele Intelli Q 100 washer and dryer. OUTDOOR: Pool heater and maintenance equipment, front gate opener, in-ground sprinkler system and hardware, natural gas powered generator, ADT alarm system and cameras, all garage door openers, Tuscan Chef wood pizza oven, Fire Magic: Steam warmer, gas barbecue, side burner. BARN: Whirlpool fridge, Frigidaire gas stove, Whirlpool dishwasher, high efficiency furnace, air conditioner unit, hot water tank.

EXCLUSIONS:

Dining room chandelier, dining room china cabinets, master bedroom chandelier, outdoor kitchen modern light fixture, all artwork, all furniture, all rugs and area carpets, all mirrors, all audio / visual equipment, all wine bottles.

**ALL CHATTELS, EXCLUSIONS & FURNITURE
ARE SEPERATLEY AVAILABLE FOR PURCHASE**







VESTIBULE

- Arched double door entry
- Checkered large marble tile flooring
- Ornate deep crown moulding
- 2 Italian serpentine console tables
- Glass encased chandelier pendant
- Faux paint wall finish
- 2 Tuscan tapered columns
- 150 coat closet

POWDER ROOM - 2 PIECE

- Staggered marble tile flooring
- Deep crown moulding
- 2 candle light sconces
- Black granite counter vanity
- Faux paint wall finish
- Decorative plaster wall ornaments
- Chandelier
- Kohler toilet

GRAND HALL

- Checkered large marble tile flooring
- Deep crown & picture moulding
- 2 circular windows
- 2 shaded candle light sconces
- 15' Italian hand painted mural
- Faux paint wall finish
- Built-in speakers
- Pot lights

DINING ROOM

- Quarter sawn oak flooring
- Coffered ceiling
- Swarovsky crystal chandelier
- Deep crown & picture moulding
- Gas fireplace
- 3 circular windows
- Sand plaster wall finish
- Faux paint silver foil ceiling finish
- Open to living room
- Built-in speakers
- 3 French door Juliet balconies
- Overlooks Italian fountain

LIVING ROOM

- Quarter sawn oak flooring
- Vaulted ceiling
- Chandelier
- Deep crown moulding
- Gas fireplace
- 4 French door Juliet balconies
- Faux paint wall finish
- Built-in speakers
- Open to kitchen
- Overlooks side terraces



BREAKFAST ROOM

- Modular stone flooring
- 4 candle light sconces
- Chandelier
- Vaulted ceiling
- Deep crown moulding
- Double French door Juliet balcony
- Faux paint wall finish
- Built-in speakers
- Hand painted ceiling mural
- Open to kitchen
- Overlooks expansive grounds

PANTRY / MUD ROOM

- Modular stone flooring
- Pot lights
- Sink with granite counter
- Built-in shelving / cabinetry
- Side entrance
- Access to double garage

SOLARIUM

- Modular stone flooring
- Vaulted glass paneled ceiling
- 2 ceiling fans
- Temperature controlled
- Access to south terrace and patio
- Overlooks expansive grounds

KITCHEN

- Modular stone flooring
- Downsview kitchen
- 2 oversized granite islands
- Granite counters
- Stone tile backsplash
- Built-in custom china cabinet
- Deep crown moulding
- 2 sinks
- Decorative plaster wall ornaments
- Faux paint wall finish
- Built-in speakers
- Connects to solarium
- Large windows
- Pot lights

KITCHEN APPLIANCES:

- Imported Zanussi gas stove
(oven / 4 burner / barbecue / griddle)
- 2 Sub-Zero refrigerators
- Commercial grade hood range
- Panasonic microwave
- Commercial grade Moyer Diebel
dishwasher



MASTER BEDROOM

- Quarter sawn oak flooring
- Vaulted ceiling
- Crystal chandelier
- Deep crown moulding
- Gas fireplace
- Faux paint wall finish
- Built-in speakers
- 2 French door Juliet balconies

MASTER HALLWAY

- Arched double door entry
- Quarter sawn oak flooring
- Deep crown moulding
- Faux paint wallpaper finish
- Built-in speakers
- 2 crystal candle wall sconces
- Pot lights

HIS WALK-IN CLOSET

- Quarter sawn oak flooring
- Wall-to-wall solid core
built in closets
- Pot lights

MASTER BATHROOM - 6 PIECE

- Windmill marble tile flooring
- Rustic plaster wall finish
- Deep crown moulding
- His & Her red marble vanity sinks
- Red marble counter soaker tub
- Hand painted Italian mural
- 4 shaded candle wall sconces
- French door Juliet balcony
- Walk-in glass door shower
- Separate water closet with bidet
- Overlooks pool area
- Built-in speakers
- Pot lights

HER DRESSING ROOM

- Quarter sawn oak flooring
- Crystal chandelier
- Deep crown moulding
- 2 French door Juliet balconies
- Oversized marble island
- Double wall-to-wall solid core
built-in closets
- Faux paint wall finish
- Built-in speakers



WINE CELLAR

- Staggered stone tile flooring
- Several hundred bottle capacity
- Custom shelving and mill-work
- Double glass paneled door entry
- Temperature controlled
- 2 wall sconces

RECREATION ROOM

- Oak hardwood flooring
- 4 French door walkouts to terrace
- Gas fireplace
- 2 stained glass light fixtures
- Custom built-in mill-work and cabinetry
- Overlooks expansive grounds
- Pot lights

2ND BEDROOM

- Oak hardwood flooring
- French door Juliet balcony
- Overlooks Italian fountain
- En-suite shared bathroom (3 piece)
- Large closet
- Pot lights

3RD BEDROOM

- Oak hardwood flooring
- French door Juliet balcony
- Overlooks Italian fountain
- En-suite shared bathroom (3 piece)
- Large closet
- Pot lights

4TH BEDROOM

- Oak hardwood flooring
- En-suite private bathroom
- Wall-to-wall closets
- Large window
- Pot lights

5TH BEDROOM

- Oak hardwood flooring
- 2 French door walkouts to terrace
- 2 large double closets
- En-suite private bathroom (3 piece)
- Pot lights



POOL AREA

- Gib-San salt water pool
- Gib-San hot tub
- 3 piece bathroom / pool change room
- Flagstone terrace
- Large composite deck patio
- Full indoor kitchen open to pool

LANDSCAPING

- Landscaping by:
 - Tumber Landscape + Design
 - Gib-San Pools
 - Jeurgen Partridge Design
- Flagstone terraces surround entire home
- 4 water feature fountains
- Private lake (ready in August 2016)
- Perennial garden and flower patches

VACANT COTTAGE

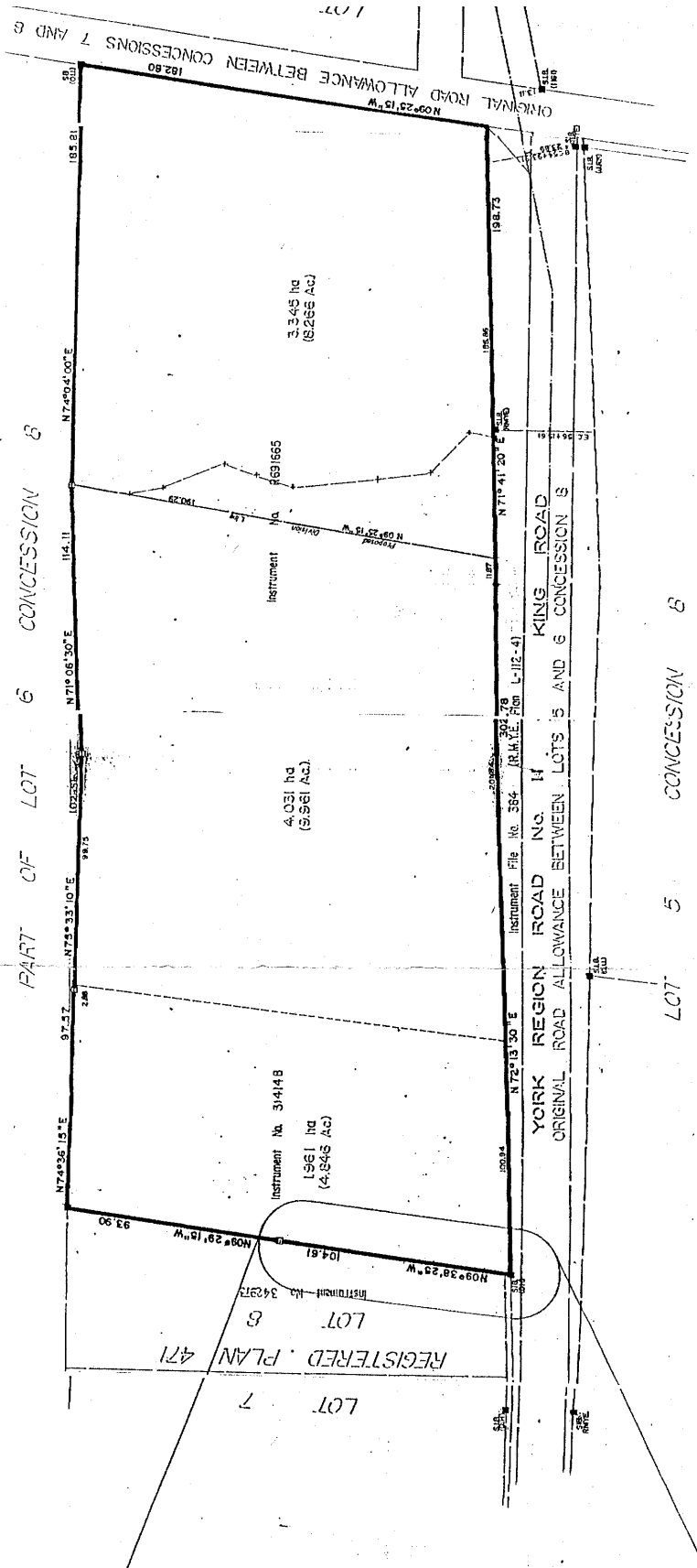
- Separate private drive off of King Rd
- Possibility for new second residence

OUTDOOR KITCHEN

- Imported Tuscan Chef wood pizza oven
- Marble counters
- Ice sink
- Pot lights
- Fire Magic appliances:
 - Gas barbecue
 - Steam warmer
 - Side burner

BARN

- 2 levels
- 5 horse stalls
- Extra large storage area
- 5 car garage parking
- High efficiency furnace
- Hot water tank
- Air conditioner
- Pool heater



WILLIAM J. PLAXTON LIMITED
WILLIAM J. PLAXTON, B.A., OLS DONALD A. CONNOR, OLS
ONTARIO LAND SURVEYOR
101 E 465 WILSON AVENUE - COVINGTON, ONTARIO, M3H 1T9 (416) 339-6747
FOR: MR. DAVID CROSS
DATE OF ISSUE: _____ PROJECT NO. 97-44



PUBLIC

King City Public School

25 King Boulevard
Tel: (905) 833-5115

King City Secondary School

2001 King Rd
Tel: (905) 833-5332

Nobleton Jr / Sr Public School

13375 Hwy. 27
Tel: (905) 859-4590

PRIVATE

The Country Day School

13415 Dufferin Street
Tel: (905) 833-1220

St. Thomas of Villanova College

2480 15th Sideroad
Tel: (905) 833-1909

King Christian School

19740 Bathurst St.
Tel: (905) 853-1881

CATHOLIC

Holy Name Catholic School

25 King Boulevard
Tel: (905) 833-5115

St. Mary Catholic Elementary School

2001 King Rd
Tel: (905) 833-5332

FRENCH

École Secondaire

Catholique Renaissance

700 Bloomington Road
Tel: (905) 727-4631

Catholic School Le Petit Prince

79 Avro Road
Tel: (905) 832-3153