



22 HARTFIELD ROAD

PRESENTED BY THE DALINDA TEAM



Humber Valley dream home,
designed and built by highly regarded
Mayfield Construction

This home is a captivating 5,790
square foot luxury residence that
offers superior workmanship and
sophisticated styling for the most
discriminating buyer.

A grand center hall foyer opens to
formal, well-appointed principal
rooms. The luxurious dining room
features a phenomenal walk-in glass
wine cellar. The state of art kitchen
walks out to a large covered
flagstone porch perfect for summer
entertaining. The fully finished lower
level offers a double-door walkout
and radiant heated floors. Extensive
landscaping is found throughout the
large, pool-sized, and private
gardens, plus there is a coveted 3-
car garage!















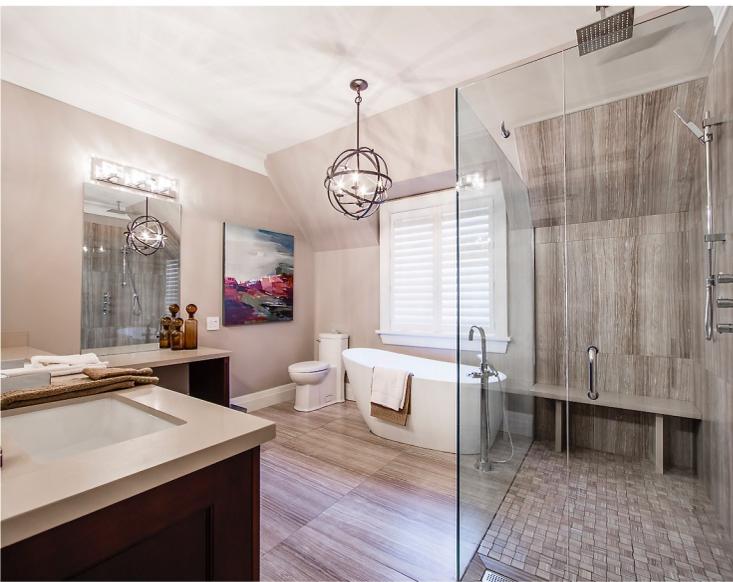






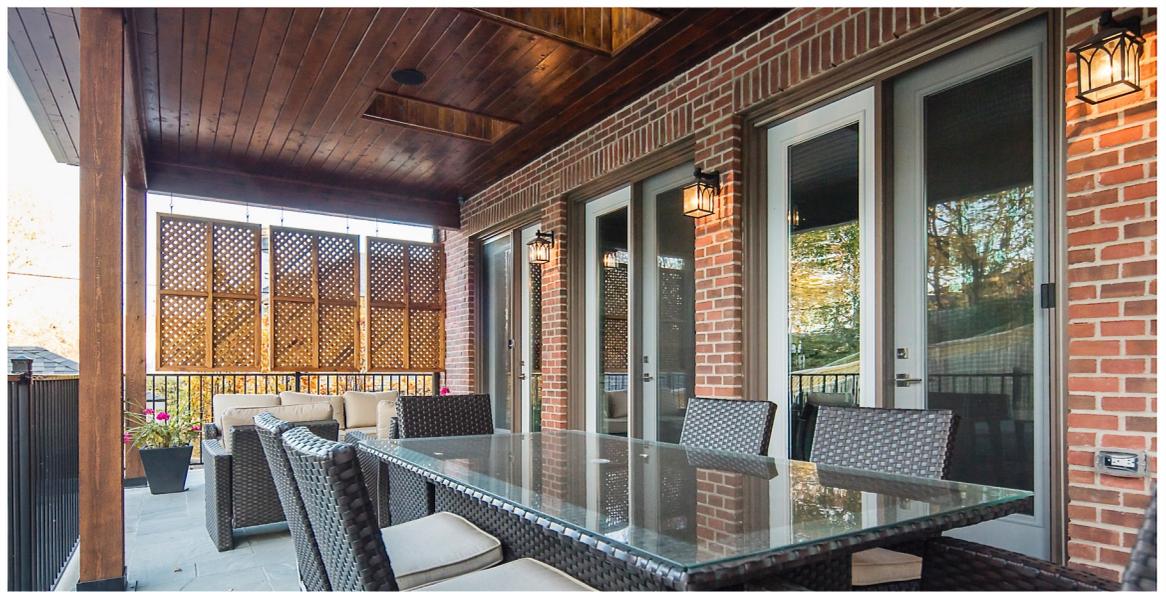










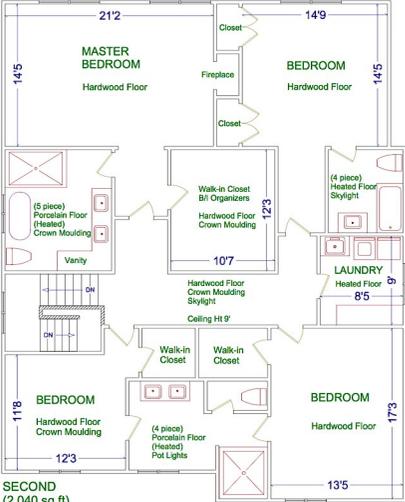




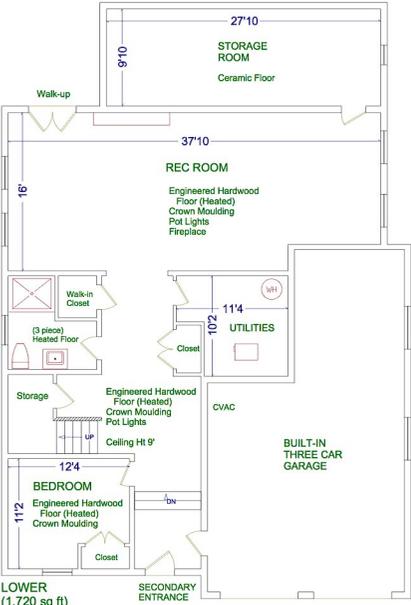
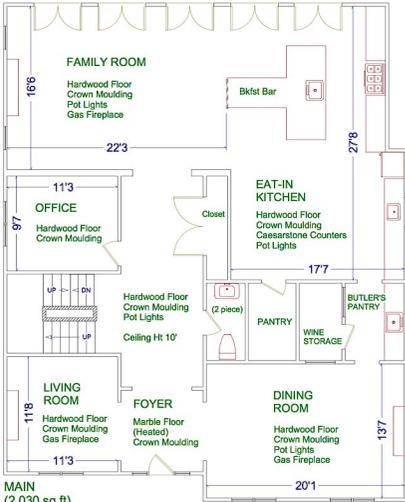
SPECIAL FEATURES

- Designer light fixtures and pot lighting throughout
- Plaster crown mouldings
- Hardwood floors on main and second floors
- Radiant heated engineered hardwood floors in lower level
- Heated floors in foyer, master ensuite, front 4 piece, and laundry room
- 10-foot ceilings on main floor, 9-foot on upper and lower levels
- 9" baseboards on main level, 8" on upper and lower levels
- 5 gas fireplaces
- 2 skylights
- Free standing tub and oversized shower, with built-in bench in master ensuite
- All window coverings, including drapes and rods
- Closet organizers
- Master walk-in closet, with island and built-in cabinetry
- Built-in speakers in living, dining, family, master bedroom & ensuite, and upper hallway
- Central vacuum and accessories
- Central air
- 200 amp service, with Cat 6 and Cat 5 wiring
- High efficiency gas furnace
- Monitored security system, with security cameras
- Custom kitchen, with walk-in pantry room and butlers pantry, plus centre island, with sink
- Quartz counters
- Wolf 6 burner gas stove, with convection oven
- Sub Zero stainless steel fridge
- Built-in dishwasher
- Built-in bar fridge
- Built-in Jennair sliding drawer microwave
- Walk-in glass wine room off dining room, with cooler unit, for 300 bottles
- Front load washer and dryer
- Laundry room, with sink
- 5 double door walkouts to covered flagstone porch, with cedar ceiling, with skylights
- Double door walk up from lower level
- Large storage room under porch
- Gas hook up for barbecue
- Extensive landscaping, with stone walls, flagstone patio, and underground sprinklers
- Triple car garage, with wood doors
- Auto garage door openers
- Double asphalt drive, with soldier courses
- Cedar roof, with copper detailing

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Please note: Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guideline only.
FloorPlans unlimited (416) 766-7479





HUMBER VALLEY VILLAGE

This residence is located in the Humber Valley Village, one of Toronto's finest neighborhoods. From the 1930s through to the 1960s, the Humber Valley Village had been one of the last communities that had been developed by Home Smith, who had also built The Kingsway, Princess Anne Manor, Baby Point, Old Mill, and Brule Gardens. The Humber Valley Village features rolling landscapes, twisting roads, and many lush trees that highlight the majestic homes that form this enchanting neighborhood. The Humber Valley Village boasts some of the best schools in Toronto West, including Kingsway College School, Humber Valley Public School, and Etobicoke Collegiate, the Humbertown Shopping plaza, the renowned St. George's Golf Club, beautiful parks, including James Gardens, and quick travel times to the downtown core and the airport, via car or public transit.





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LOT SIZE: 70 X 155 (IRREGULAR)

EXCEEDING EXPECTATIONS



DAIVA DALINDA
Broker



LUKE DALINDA
Sales Representative



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