



122 WIMBLETON ROAD

PRESENTED BY THE DALINDA TEAM



SHANGRI-LA IN HUMBER VALLEY

This home is a just-built 6,085 square foot, 4-bedroom residence, with an elegant bespoke design by David Small.

Exquisite and well appointed, it showcases the latest in high-end finishes. The dramatic entry opens to a flawlessly detailed interior, which effortlessly exudes a west coast lifestyle of indoor/outdoor living. The expansive walls of glass radiate an abundance of light. An outdoor fireplace and TV offer the perfect spot to cozy up after a twilight swim. A vibrant lower level has radiant heated floors, a glass enclosed gym, and glass wine cellar. The smart home panel synchronizes with your phone for the latest in tech control.

The car enthusiast will appreciate the heated, four car garage, with two lifts. Absolutely no expense was spared to create one of the most stunning, well-built homes in today's marketplace.













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Special Features

- 10' ceilings on main level, 9' on second and lower
- Wood sheathing on exterior walls and roof
- 30-year shingles, with copper architectural detailing
- Golden brand wood windows clad in aluminum
- Exterior brick was reclaimed from a church from in Forest, Ontario
- 3/4" thick quarter cut white oak floors throughout 1st and 2nd floors
- 3/4" Vintage brand hand scraped hardwood in lower level
- Rubber floor in gym
- Open gas fireplace in first floor family room and living room
- Direct gas fireplace in lower level rec room
- Direct gas fireplace in outdoor covered patio, with gas BBQ outlet
- Mostly porcelain tile throughout bathrooms
- 200-AMP electrical service and CAT 5 wiring throughout
- 1" water service
- 1" supply line to master bath tub
- Aquabraz faucets used in 3 baths
- Automatic front, side, and rear lawn sprinkler system
- 2 high efficient Rheem furnaces and 2 Rheem air conditioners
- Owned high-efficient natural gas Bradford White Combi water heater, as well as a high-efficient natural

- gas Rheem tankless water heater
- Water heated basement floors
- Glycol heated garage floor
- All 2nd floor bath floors heated
- Basement bath floor is water heated
- In-ground heated saltwater swimming pool measuring 16' X 32' X 8'deep, complete with water falls and Aqualink remote control. Built-in full width stairs at shallow end for easy of access and sitting
- Central Vac, with hose set on each floor as well as in garage
- Strategically located floor sweeps on first and second floors
- Hunter Douglas blinds on first and second floor windows, except for bedroom over garage, which has a fabric blind
- Kitchen and bar by Marcon Kitchens
- Miele dishwasher
- Subzero fridge
- Wolf 6-burner gas top, with electric oven
- Wolf supplementary electric wall oven
- Ventahood built-in range exhaust fan
- LG washer and dryer
- Kohler natural gas whole house backup generator
- Wine Cellar by Rosehill Wine Cellars
- ELAN whole house automation

control gives one-touch convenience. One app that can monitor and control the house with integrated audio/video throughout different rooms, security system, security cameras, and lighting control. Various smart automation:

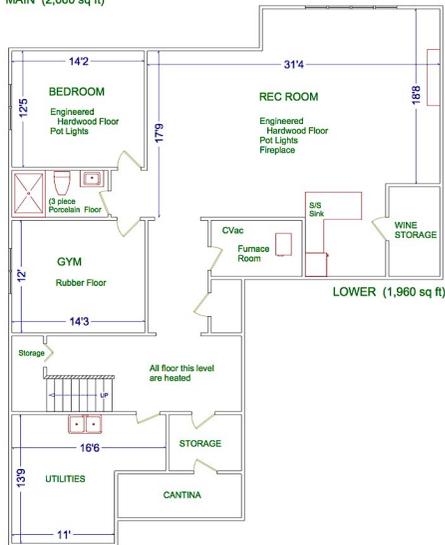
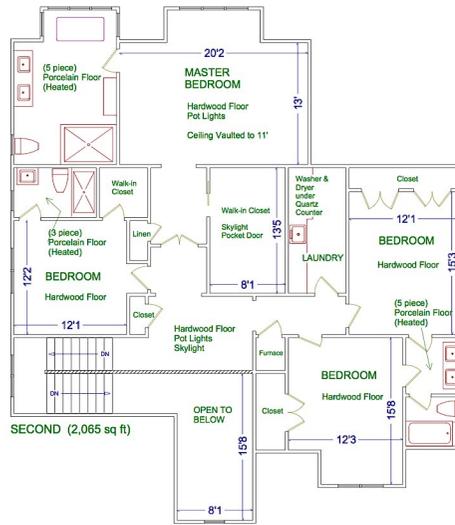
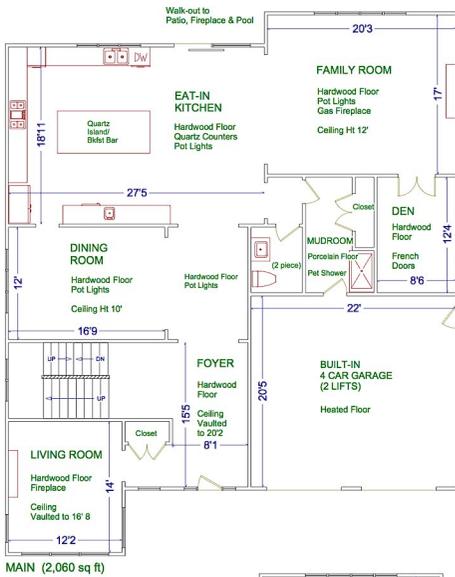
- a) One touch of a button to power on any AV system in any room.
- b) Interact with anyone at the front door by using any smartphone or tablet.

Smart system consists of the following hardware:

- a) ELAN smart home controller
- b) ELAN 16-Zone amp to drive all ceiling speakers in different rooms
- c) ELAN touchscreen remote with hard buttons to control AV systems, along with 2 iPads, with wireless charging docks so they can easily be detached from wall and kitchen counter, and dock back when done for re-charging/parking purposes.

- 2 garage lifts, with 8000 lb capacity
- Double drive, with stone soldier courses
- Oversized stone window wells

Front door is handmade in Sapele Mahogany



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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) 768-7470



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: 60 FEET (WIDENS TO 68.9 FEET)
X 134 FEET

	EXCEEDING EXPECTATIONS	
DAIVA DALINDA Broker	 <small>Royal LePage Real Estate Services Limited, Brokerage</small>	LUKE DALINDA Sales Representative
Royal LePage Real Estate Services Ltd., Brokerage Tel. (416) 236-1871 Email: ddalinda@dalinda.net		

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