



28 WOODLAND HEIGHTS

PRESENTED BY THE DALINDA TEAM



VERSAILLES IN SWANSEA

This home is an exquisite, one of a kind 4,260 square foot, 5-bedroom residence on a cul de sac that is just steps to High Park. The opulent interiors also include 2-family rooms and 5-baths, all with Architectural Digest decor. There are 6-walkouts, with 180-degree tree top views, plus a wraparound deck, with a view of Grenadier Pond.

This magnificent pie-shaped lot is surrounded by lush formal gardens, and it includes a double car garage. This is truly an enviable location, just minutes to downtown and steps to the park, lake, and nature trails.

























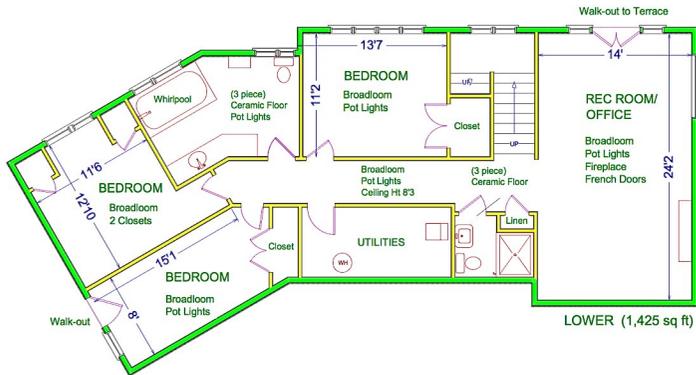
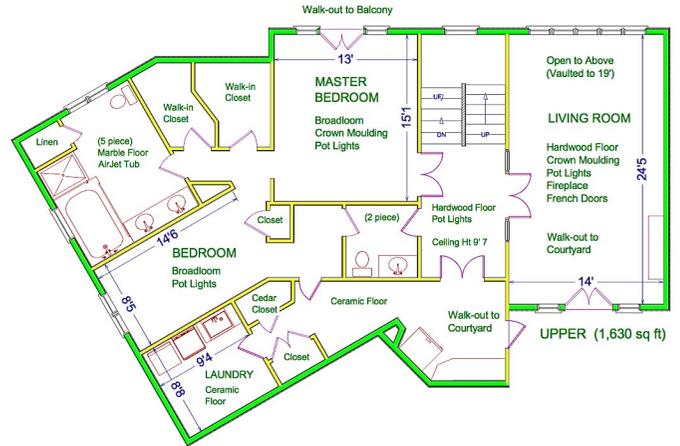
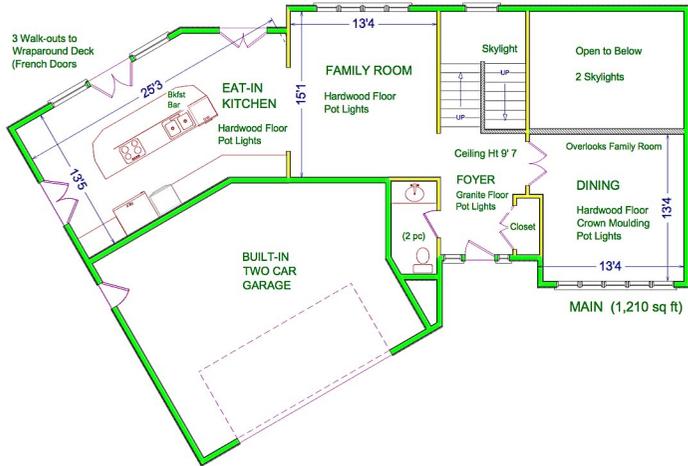








THIS RESIDENCE IS LOCATED IN THE VILLAGE OF SWANSEA, ONE OF TORONTO'S FINEST NEIGHBORHOODS. SWANSEA HAD BEEN FOUNDED AND BUILT IN 1926. HOWEVER, SWANSEA HAD BEEN FIRST DISCOVERED IN 1615 BY ETIENNE BRULE, WHOSE NAME CAN STILL BE FOUND TODAY IN THE HISTORIC BRULE GARDENS. SWANSEA HAD BEEN NAMED BY JOHN WORTHINGTON, WHO HAD NAMED IT AFTER THE VILLAGE OF SWANSEA IN WALES, UNITED KINGDOM, FOR ITS' SIMILAR TOPOGRAPHY OF ROLLING LANDSCAPES, TWISTING ROADS, AND MANY LUSH TREES THAT HIGHLIGHT THE FAIRY-TALE HOMES THAT FORM THIS ENCHANTING NEIGHBORHOOD. SWANSEA IS THE ONLY TORONTO NEIGHBORHOOD TO HAVE A RIVER, LAKE, AND POND AS ITS' NATURAL BOUNDARIES. SWANSEA BOASTS SOME OF TORONTO'S BEST SHOPPING AND DINING DESTINATIONS, THE BEST SCHOOLS IN TORONTO WEST, AND QUICK TRAVEL TIMES TO THE DOWNTOWN CORE AND THE AIRPORT, VIA CAR OR PUBLIC TRANSIT.



28 WOODLAND HTS

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

SPECIAL FEATURES

Pot lighting
Custom wood shutters
Dark stained hardwood floors
Wool carpets
2-gas fireplaces
3-skylights
Rebuilt wraparound deck
New stone entry
Granite foyer
2-furnaces
2-central air conditioners
Thermador gas cooktop
Sub Zero fridge
Bosch built-in dishwasher
Kitchenaid built-in wall oven
Kitchenaid microwave
Washer and dryer
Central vac
Hot tub
Intercom
200-amp services, with circuit breakers
Interlocking brick double driveway
Double car garage
Auto garage door opener
Home built in 1985 and extensively renovated in 2000



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LOT SIZE

39.72 FOOT ARC, 100.55 FEET SOUTH,
65.33FT + 45. FT REAR, 83.54 FOOT NORTH

	<h2>EXCEEDING EXPECTATIONS</h2>	
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