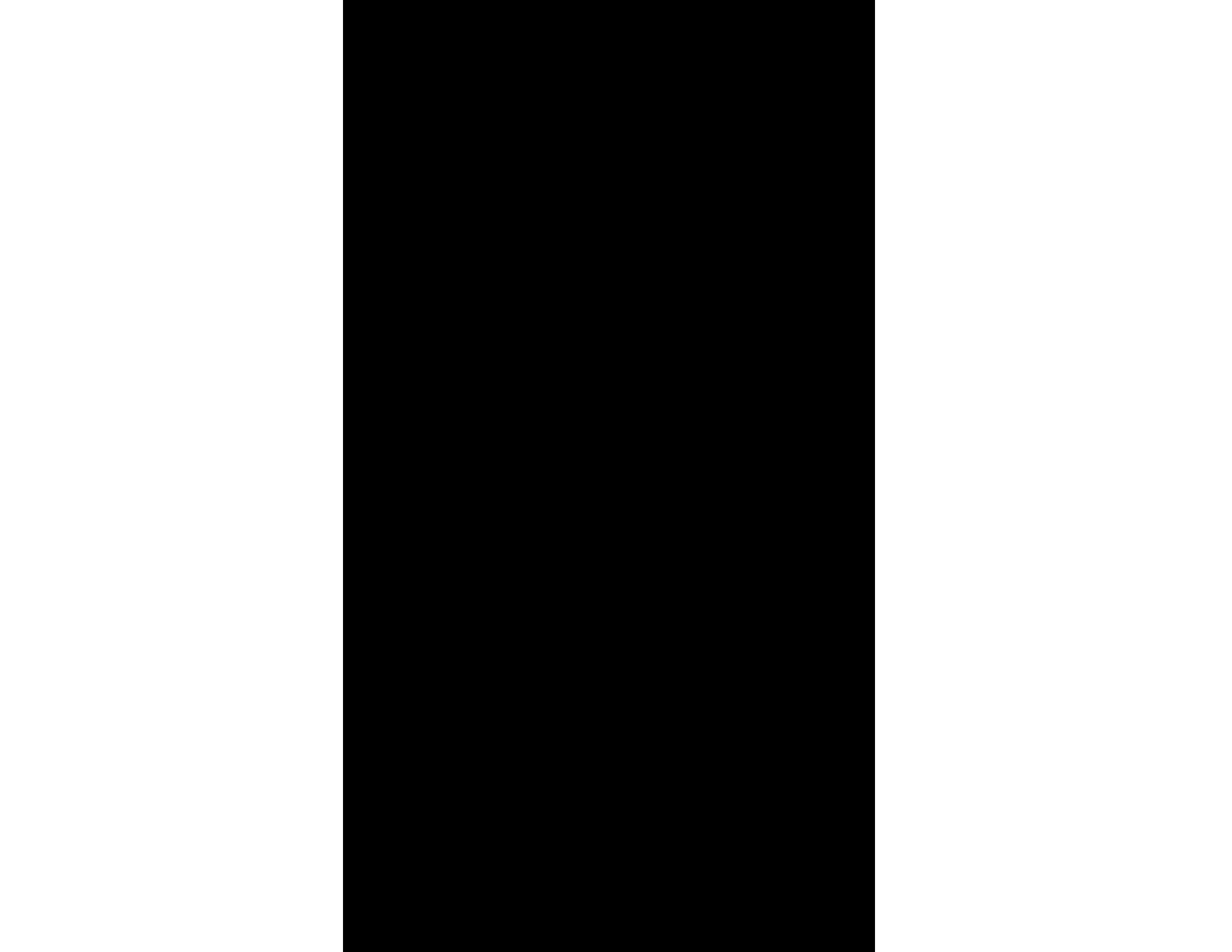




2 BRULE GARDENS

PRESENTED BY DAIVA DALINDA, BROKER



2 BRULE GARDENS

2 BRULE GARDENS IS A MAJESTIC TUDOR STYLE 6,700 SQUARE FOOT, 6-BEDROOM LUXURY RESIDENCE THAT IS SITUATED ON ALMOST AN ACRE OF COMPLETELY PRIVATE GROUNDS ON THE BANKS OF THE HUMBER RIVER.



A SECLUDED WINDING DRIVE LEADS TO A GATED AND IDYLIC SETTING THAT IS NESTLED AT THE END OF A CUL DE SAC.





A MARBLE ENTRANCE VESTIBULE, WITH 2-DOUBLE CLOSETS, LEADS TO A SPECTACULAR TWO-STOREY FOYER, WHICH OPENS TO GRAND, WELL-APPOINTED PRINCIPAL ROOMS. THE PANELED LIVING ROOM FEATURES BUILT-IN LEADED GLASS BOOKCASES, A MARBLE CARVED FIREPLACE, REFINISHED OAK PEGGED FLOORS, AND AN ALCOVE FOR A GRAND PIANO. THE LIVING ROOM OFFERS A UNIQUE, CURRENTLY CLOSED, SECRET PASSAGEWAY TO THE ADJOINING ROOM. A POWDER ROOM FOR GUESTS ENHANCES THE FOYER.









THE GRAND FORMAL DINING ROOM FEATURES A BUILT-IN FIREPLACE AND REFINISHED OAK PEGGED FLOORS.

THE FAMILY ROOM HAS COFFERED CEILINGS, A FLOOR-TO-CEILING STONE FIREPLACE, 4 BUILT-IN WINDOW SEATS, AND EXTRA LARGE WINDOWS OFFERING BREATHTAKING VIEWS ON THREE SIDES.





THE KITCHEN BOASTS A CENTER ISLAND, BREAKFAST BAR, WITH CORIAN COUNTERS, A FIREPLACE, REFINISHED PINE FLOORS, AND A WALK-IN PANTRY. THE ADJOINING LARGE BREAKFAST ROOM HAS A BUILT-IN BUFFET, REFINISHED PINE FLOORS, AND HAND PAINTED PLASTER MOULDINGS. THE 9-FOOT, OAK AND GLASS DOUBLE DOOR WALKOUT OPENS TO A STONE TERRACE THAT OVERLOOKS THE POOL AND GARDENS, OFFERING A STUNNING SOUTHWEST EXPOSURE.

A SEPARATE WING OFF THE KITCHEN CONSISTS OF A BEDROOM, AN ENSUITE, AND A STUDY, SUITABLE AS A NANNY SUITE OR A PRIVATE OFFICE/LIBRARY.











ON THE SECOND FLOOR, THE SPACIOUS SKY LIT FOYER LEADS TO 5-BEDROOMS.

THE ALMOST 1,000 SQUARE FOOT MASTER SUITE HAS 14-FOOT BEAMED CEILINGS, A FIREPLACE, AND BUILT-IN CABINETS. THE MASTER SUITE FEATURES A 6-PIECE ENSUITE, WHICH INCLUDES A JACUZZI AND A SAUNA. A RARE 18 x 13.5 FOOT DRESSING ROOM, WITH CLOSET ORGANIZERS AND BUILT-IN CABINETS COMPLETES THE MASTER SUITE.

UNIQUE FEATURES OF THE OTHER BEDROOMS INCLUDE A TURRET, A LOFT, ENSUITE BATHS, AND ENCHANTING VIEWS.

THE BASEMENT CONSISTS OF A LARGE, UNFINISHED AREA, LAUNDRY ROOM, AND ACCESS TO THE DOUBLE CAR GARAGE.

EACH AND EVERY ONE OF THESE SPECIAL ROOMS IS BATHED IN NATURAL LIGHT AND OFFERS THE MOST INCREDIBLE VISTAS OF NATURE'S GLORY.

MAGNIFICENT TABLELAND INCLUDES A SALTWATER POOL SURROUNDED BY STONE PATIOS, TERRACES, AND LANDSCAPED GARDENS, WITH A FOUNTAIN. A TRAIL LEADS TO THE WATER'S EDGE.

THIS ONCE-IN-A-LIFETIME PROPERTY IS A TRULY MAGICAL LOCALE FOR A FAMILY THAT CAN SPEND SUMMERS CANOEING RIGHT FROM THEIR BACKYARD TO LAKE ONTARIO OR ACROSS THE RIVER TO A SMALL MARINA AND CAN THEN SPEND WINTERS SKATING ALONG THE RIVER.

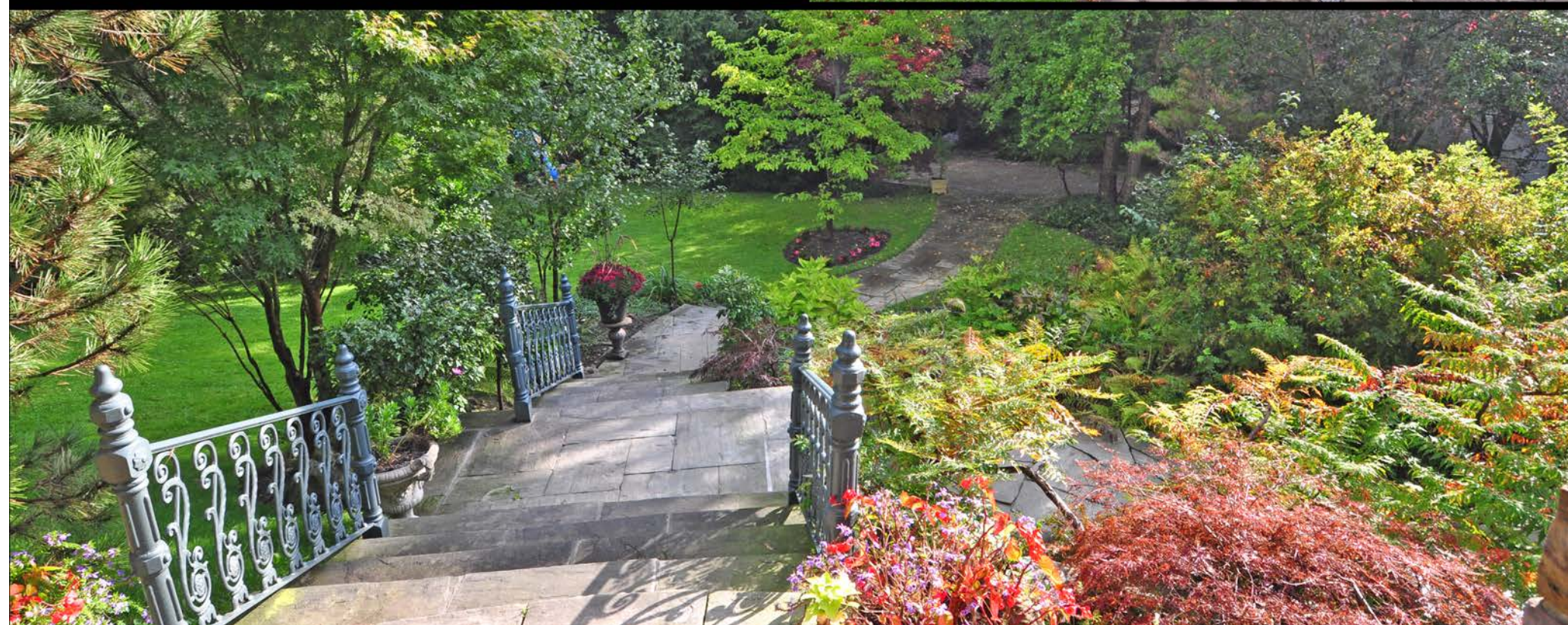


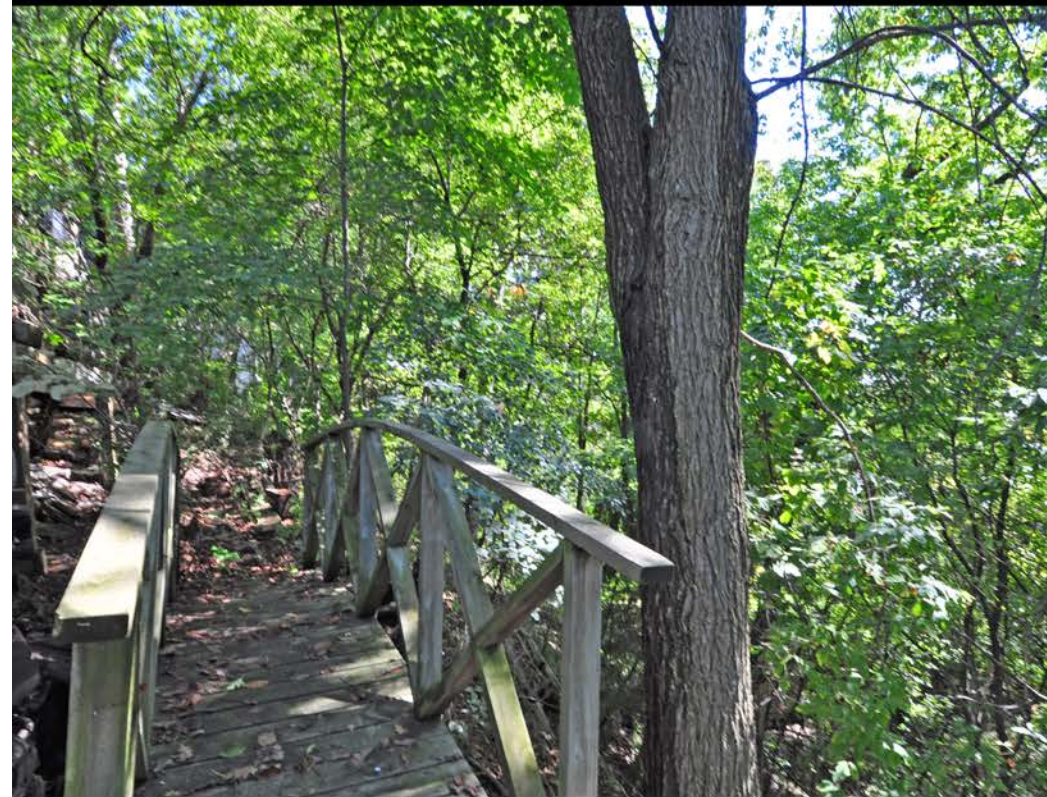


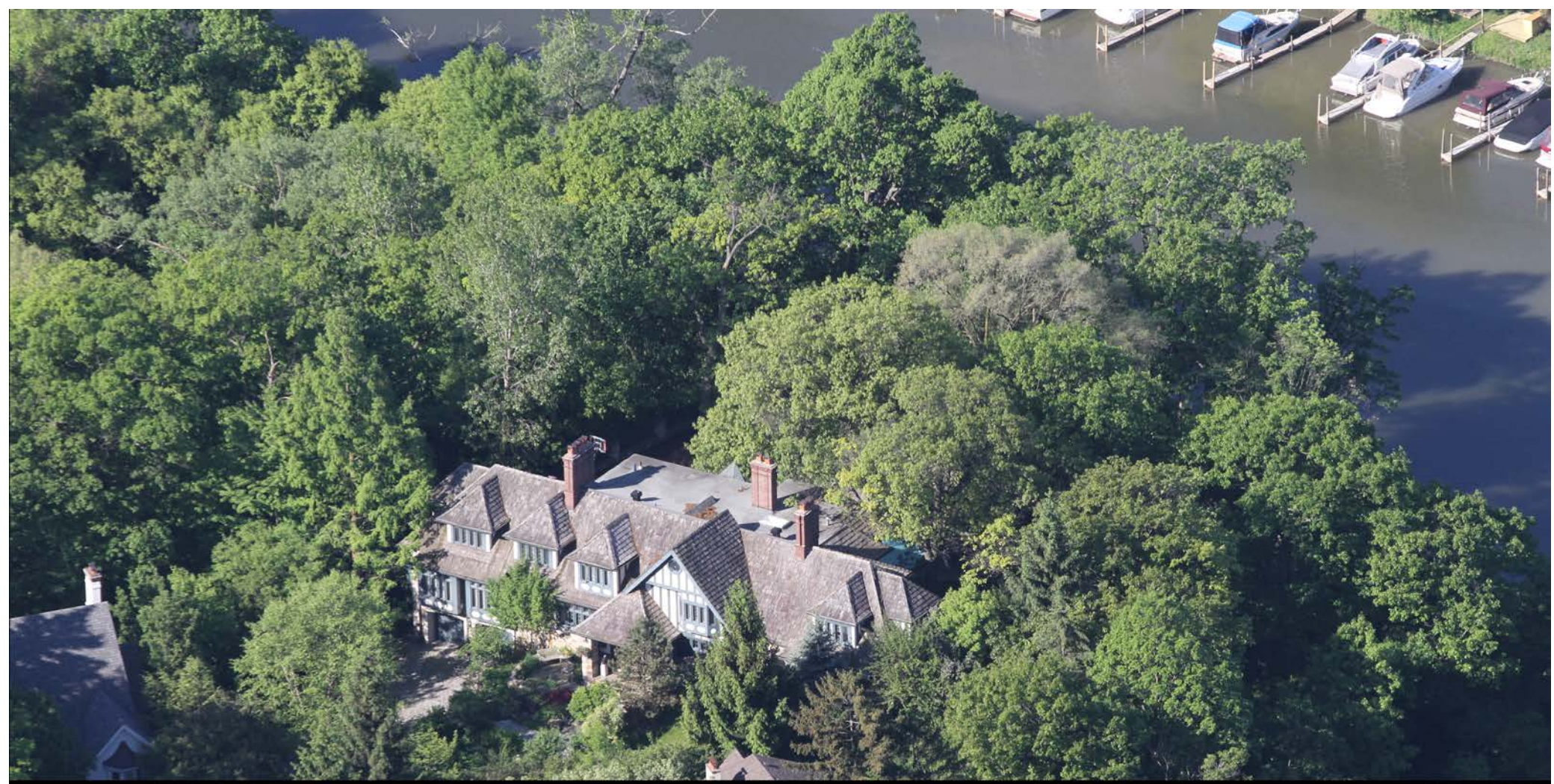


SPECIAL FEATURES:

- * FOUR FORCED AIR GAS FURNACES AND FOUR CENTRAL AIR CONDITIONERS SERVICE THE FOUR ZONES OF THE HOUSE.
- * AUTOMATIC CHANDELIER LOWERS FOR CLEANING
 - * CENTRAL VAC
 - * SECURITY SYSTEM
- * IN-GROUND SPRINKLER SYSTEM
- * SALTWATER POOL, WITH POOL COVER, SOLAR BLANKET, HEATER, AND POOL ACCESSORIES
 - * HOT TUB
- * FOUNTAIN IN THE FRONT YARD
- * FRONT IRON GATES, WITH ROUGHED IN AUTOMATION
- * APPLIANCES: GAS COOKTOP, FRIDGE, 2 CONVECTION WALL OVENS, BUILT-IN DISHWASHER, MICROWAVE, 2 WASHERS, 2 DRYERS, AND BASEMENT FRIDGE + FREEZER

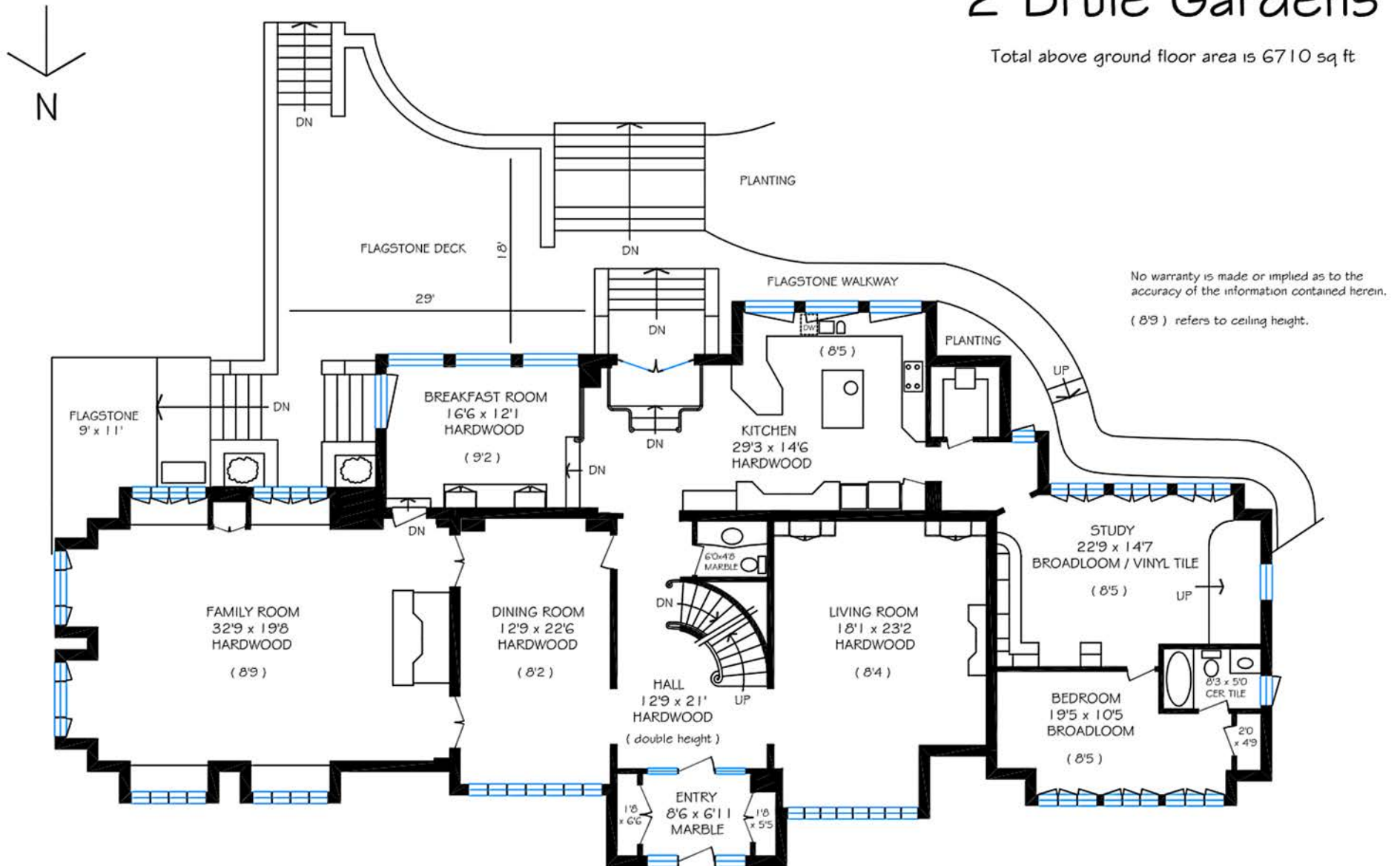






2 Brule Gardens

Total above ground floor area is 6710 sq ft



GROUND FLOOR = 3510 SQ FT

Daiva Dalinda, Broker
Royal LePage Real Estate Services
Tel (416) 236-1871

2 Brule Gardens

No warranty is made or implied as to the accuracy of the information contained herein.

SECOND FLOOR = 3200 SQ FT

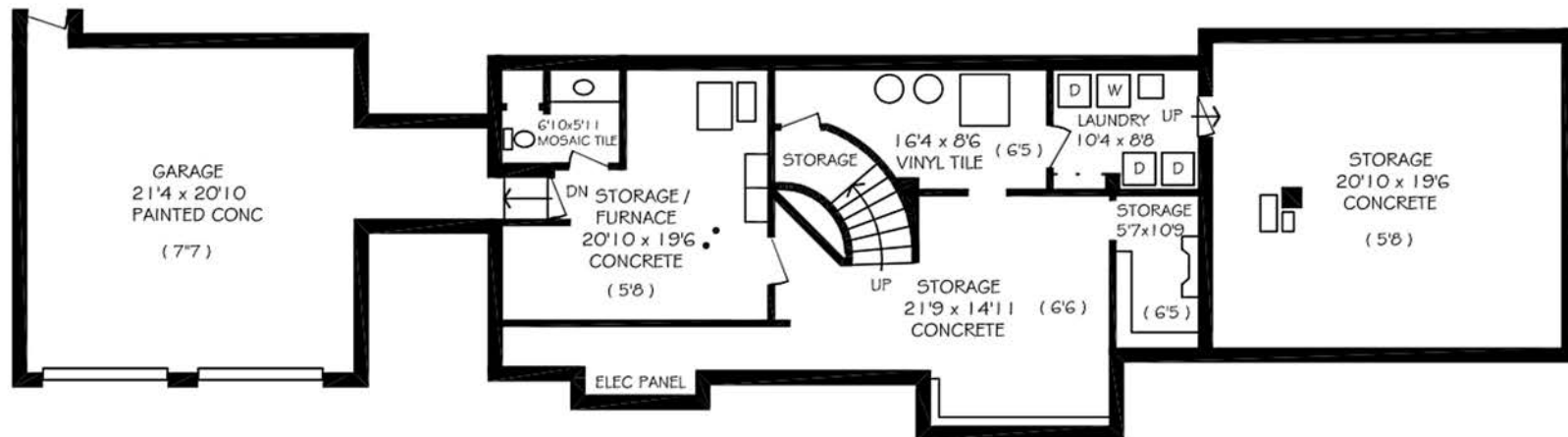
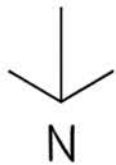
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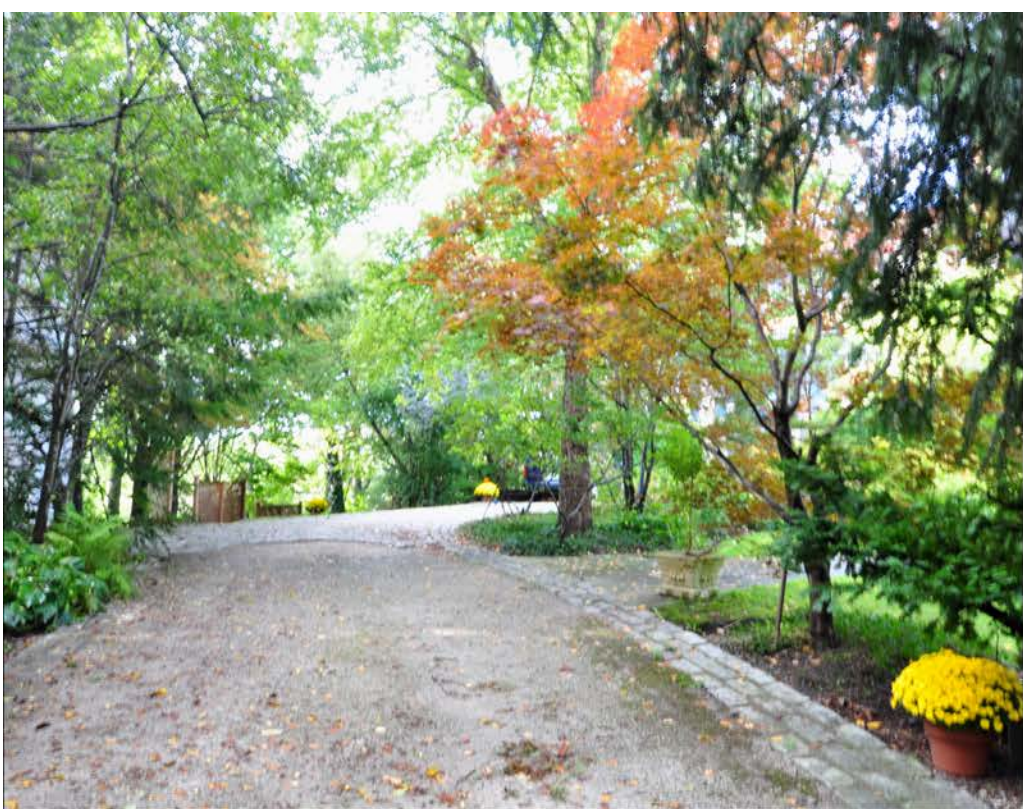
Total above ground floor area is 6710 sq ft

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accuracy of the information contained herein.

(8'9) refers to ceiling height.



BASEMENT FLOOR = 1560 SQ FT



HISTORY & LOCATION

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 IN BLOOR WEST VILLAGE, GREAT LOCAL SCHOOLS, AND QUICK TRAVEL TIMES TO THE DOWNTOWN CORE AND THE AIRPORT, VIA CAR OR PUBLIC TRANSIT.



EXCEEDING EXPECTATIONS

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The information that has been written herein has been obtained from sources that have been deemed reliable. There has been no reason to doubt its accuracy, but, regretfully, it cannot be guaranteed. Royal LePage Real Estate Services Ltd., Brokerage. © DalindaTeam.com.



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