



127 ALEXANDRA BLVD

THE RUSSELL TEAM

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127 Alexandra Boulevard is an exceptionally fine family house situated on the south side of the John Ross Robertson School district's most sought after street. It is a new house circa 2006 built within the original north, east and west exterior walls. Shoring towers held these original walls in place while the interior was painstakingly rebuilt with today's lifestyle and design aesthetics in mind.

The custom built 42" wide front door opens into the vestibule and dramatic front hall with sightlines through to the garden. The build quality and standards of fit and finish rival anything the discriminating Buyer is likely to encounter in Lytton Park.

The home's centre hall floor plan features 8'6" ceiling heights, crown moulding, wainscoting, solid core doors, white oak wood flooring throughout, three wood burning fireplaces and extra wide hallways and stairs on all four levels. There is in-floor heating under all stone flooring (front and side vestibules and all five bathrooms) as well as under all basement flooring. Every zone has its own thermostat.

The main floor features a combined kitchen/family room and breakfast room which is the heart of the home. The family room has a wood burning fireplace and wide french doors which open into the garden. The open concept Bellini kitchen features a 6'x10' island topped with a single piece of granite complete with four electrical outlets and seating for four people. The kitchen is also equipped with a butler's pantry and top-of-the-line stainless steel appliances including two dishwashers.

The second level features a primary suite with a large bedroom, wood burning fireplace, private office with a library corridor, luxurious ensuite bathroom and walk-in closet. There is also a second bedroom and bathroom on this floor.

The third level has a beautiful four piece bathroom and two more large bedrooms which have two double closets.

The lower level has the same level of fit, finish and ceiling heights as the other three levels. There is a large rec room, four-piece bathroom, bedroom, large laundry room and reclaimed brick wine cellar. Large above grade windows are located in the rec room and fifth bedroom. There is also a separate mechanical room which houses the commercial grade electrical service panels and heating and cooling systems.

The outdoor space features a saltwater pool and waterfall with an in-ground hot tub. There is a large poolside cabana which includes a change room, tool shed and pool equipment room. Other features include two natural gas fire pits and two gas line BBQ hook-ups (one close to the house for easy use during the winter months). Extensive use of flagstone (pool deck, walkways, front & back porches) creates an aura of understated elegance. Timers regulate the landscape lighting and built-in irrigation system.

The house is heated and cooled with a forced air system comprised of four individual fan coil units (FCU's). There is one FCU on every level each with its own thermostat.

John Ross Robertson Public School, Glenview Senior Public School and Lawrence Park Collegiate Institute are all within walking distance. Accessible private schools include St. Clements School, Havergal College and Crescent School. 1 1/2 blocks east is Yonge Street where shopping, dining, transit and most services can be accessed on foot. 127 Alexandra Boulevard is a rare and exciting buying opportunity.





MAIN LEVEL

Front Hall Vestibule

- Custom built 42" wide front door
- Heated Stone Tile Flooring
- Sightlines Through to Garden
- Custom Stained Glass Inserts in Front Vestibule Doors
- Wainscotting

Front Hall

- Front Hall Double Closet with Built in Safe for Car Keys
- 2-1/4" wide quarter sawn white stained hardwood flooring
- Wainscotting
- Pot Lights

Dining Room

- 2-1/4" wide quarter sawn white stained hardwood flooring
- Pot Lights
- Large North Facing Windows Overlooking Alexandra Blvd
- Wainscotting
- Crown Moulding
- Built-in Speakers

Living Room

- Large North Facing Windows Overlooking Alexandra Blvd
- Two East Facing Windows
- Wood Burning Fireplace
- 2-1/4" wide quarter sawn white stained hardwood flooring
- Pot Lights
- Crown Moulding

Kitchen

- Custom Bellini Kitchen
- Large 6'x10' Island with Generous Storage, four outlets, seating for 4 people and an impressive single piece granite slab
- Two double stainless steel sinks
- High end stainless steel appliances including Sub-Zero fridge, Wolf dual oven, Wolf warming drawer, Wolf gas cooktop, Dacor built-in microwave, Two (2) Miele dishwashers, Viking Hood
- Custom Framed Cabinetry and Storage Throughout
- Butler's Pantry
- Built In Speakers

Breakfast Area

- 2-1/4" wide quarter sawn white stained hardwood flooring
- Bay Window

Family Room

- Wood Burning Fireplace With Brick Surround
- French Door Walkout to Backyard 2-1/4" wide quarter sawn white stained hardwood flooring
- Pot Lights
- Bay Window
- Built-in Shelving
- Powder Room
- Heated Stone Tile Flooring
- Marble countertops

SECOND LEVEL

Primary Suite

Custom stained glass inserts in primary suite entrance door, primary en suite bathroom entrance door, and window in library corridor leading to primary suite front office.

Bedroom

- Wood Burning Fireplace with Marble Hearth and Surround
- Large Wall to Wall South Facing Windows Overlooking Garden
- 2-1/4" wide quarter sawn white stained hardwood flooring
- Pot Lights
- Crown Moulding

5 Piece Ensuite

- Separate Water Closet Room
- Double Sinks & Vanities with marble countertops
- Large Soaker Tub
- Walk-in Rain Fall Shower with Built-In Bench Seating
- Heated Stone Tile Flooring
- South and East Facing Windows

Walk-in Closet

- Built-in Bench Seating
- Safe
- Vanity
- Pot Lights
- Crown Moulding
- 2-1/4" wide quarter sawn white stained hardwood flooring
- Closet Organizers

Office

- Very Private with Direct Access from Primary Suite Entrance
- Built in Shelving
- Pot Lights
- North and West Facing Windows
- Crown Moulding
- Library Corridor with Built-in Book Shelves & Filing Cabinets

2nd Bedroom

- North and East Facing Windows
- 2-1/4" wide quarter sawn white stained hardwood flooring
- Double Closet
- Crown Moulding

Bathroom

- Heated Stone Tile Flooring
- Marble countertops
- Walk-in Shower with Stone Tile Seating
- Pot Lights
- Crown Moulding

THIRD LEVEL

3rd Bedroom

- North and East Facing Windows
- Two Double Closets
- 2-1/4" wide quarter sawn white stained hardwood flooring
- Crown Moulding

4th Bedroom

- North and West Facing Windows
- Two Double Closets
- 2-1/4" wide quarter sawn white stained hardwood flooring
- Crown Moulding

Bathroom

- Double Sink & Vanities with marble countertops
- Built-in Shelving
- Built-In Bench Seating
- Heated Stone Tile Flooring
- Crown Moulding
- Pot Lights
- Rain Shower and Separate Water Closet

LOWER LEVEL

8'-6" ceiling heights throughout. The entire basement has in-floor heating (with the exception of the storage room under the stairs and the mechanical room). There are three in floor heating thermostats: one in the rec room that controls heat under the engineered wood flooring; one in the laundry (for the laundry room only) and one in the bathroom (for the bathroom floor only).

5th Bedroom

- Large Double Closet
- Engineered White Oak Flooring (matches the hardwood floors on the other three levels)
- Solid Core Door
- Crown Moulding
- Two Windows on the East Wall

Rec Room

- Engineered White Oak Flooring With Removeable Gym Flooring (matches the hardwood floors on the other three levels)
- Four Large Windows on the East and West Walls
- Pot Lights
- Built-In Speakers
- Crown Moulding

I/T Closet with Separate Cooling

Storage Room Under Stairs

Wine Cellar

- Reclaimed Brick
- Access hatch for the sewage backflow valve

Laundry Room

- Double Stacked Front Loading LG Washer & Dryer
- Stainless Steel Sink
- Generous Storage & Counter Space

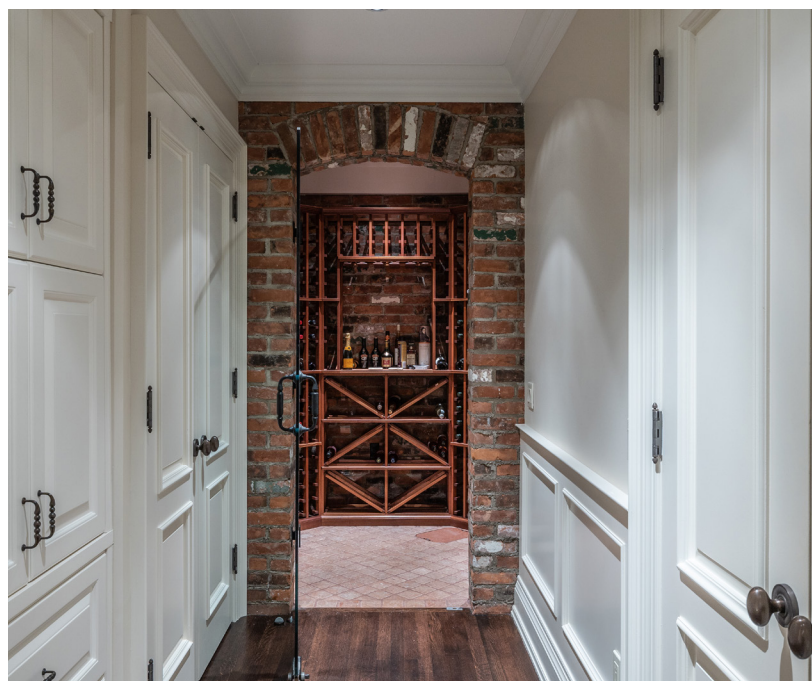
Bathroom (4P)

- Heated Stone Tile Flooring
- Pot Lights
- Marble Countertops

Mechanical Room

- Commercial Grade Heating & Cooling Systems
- Three Electrical Panels
- Mechanical Systems Overview Available





BACKYARD

All outdoor lights are on timers and can be controlled remotely through one's I-Phone including the pool and the hot tub.

- Salt water pool with waterfall feature and attached hot tub.
- Large Poolside Cabana which includes three separate rooms:
 1. Poolside Change Room
 2. Tool Shed
 3. Pool Equipment Room
- Two natural gas fire pits in backyard (included)
- Two Gas Line BBQ Hook-ups (one close to the house for easy use during the winter months)
- Extensive flagstone patios (pool deck, walkways, front & back porches)
- Landscape Lighting
- Built-in Irrigation System
- Surrounded by mature trees

ADDITIONAL INFORMATION

- Inspection Report Available Upon Request
- Taxes 2021: \$22,173.66
- Utility Costs Approx Avg of Annual Utility Costs Incl HST:
- Natural gas (Domestic Hot Water & heating boilers, gas cook top, BBQ, outdoor fire pits, pool & spa heating): \$ 2,600
- Electricity (power, lighting, A/C): \$ 5,700
- Sewage/Water/Solid Waste: \$ 1,825

*Actual utility cost will vary depending on owner's actual usage(s).

INCLUSIONS

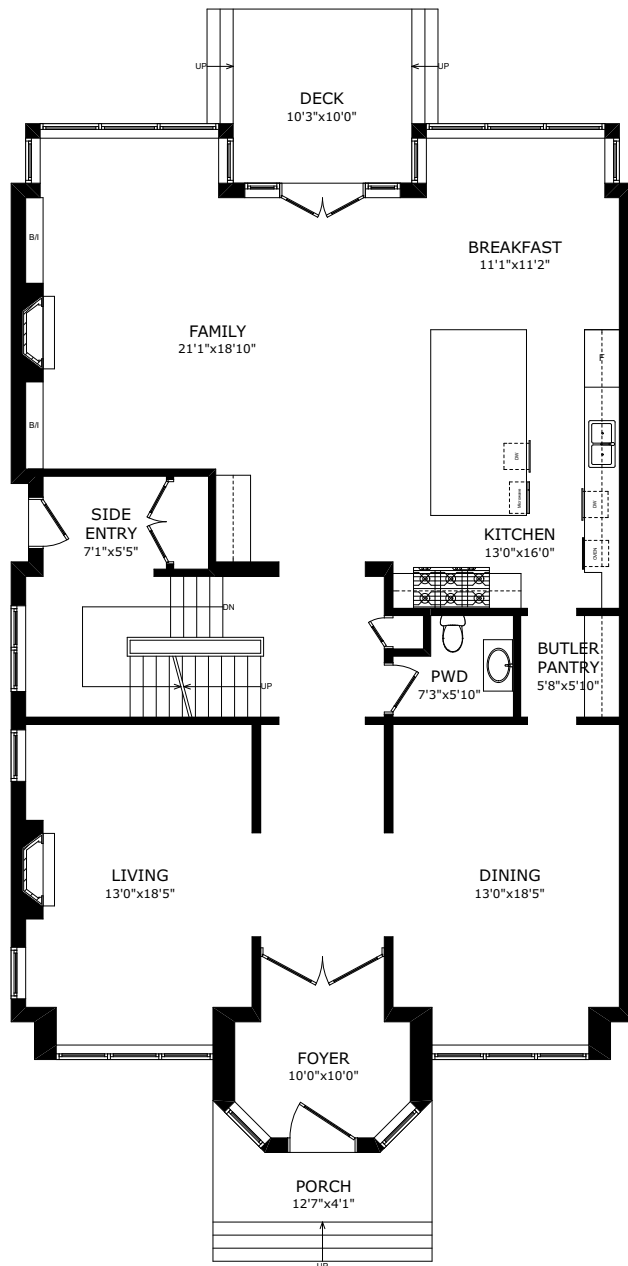
- All appliances: Sub-Zero fridge, Wolf dual oven, Wolf warming drawer, Wolf gas cooktop, Dacor microwave, Two(2) Miele dishwashers, Viking Hood, LG washer and dryer
- All window coverings
- Broadloom where laid
- Main floor powder room mirror.
- All built-in cabinetry and shelving
- Built-in Central vacuum system and all existing hoses and fittings.
- Security safes in primary walk-in closet and in main floor hall closet.
- All electric light fixtures
- Three sets of fireplace tools
- Wine cellar storage shelving
- Built-In Speakers
- I/T rack with all installed audio and security equipment to remain.
- Two exterior natural gas fire pits complete with covers.
- Custom fitted and modified teak table c/w cover insert for round backyard fire pit.
- Pool Heat Pump and Related Equipment
- All Existing Interior & Exterior Heating & Cooling Equipment including Four (4) Fan Coil Units, Five (5) Condenser Units, Two (2) Wall Mounted Hot Water Boilers, Two (2) (Manifolds) & One (1) Domestic Hot Water Tank, wall mounted "split" air conditioning unit in the basement I/T closet, all associated pumps and valves located in the Boiler Room
- Cushions for Built-in Bench Seating in Primary Suite, Walk-in-Closet, 2nd Floor Landing and Third Floor Bathroom

EXCLUSIONS

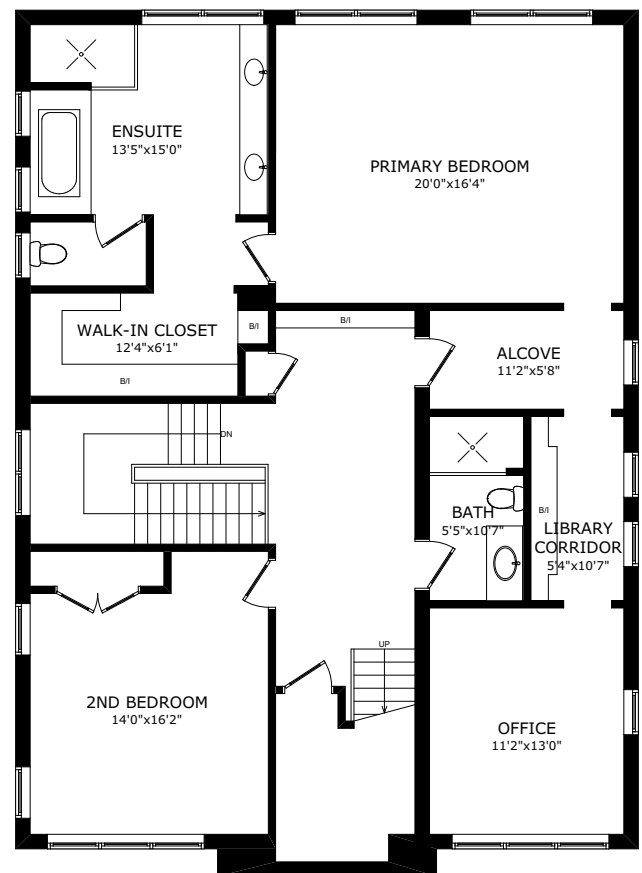
- All Decorative mirrors except those included.
- Cabinet located in the breakfast area
- 3 Bell PVR Boxes & Bell modem

FLOOR PLANS

ABOVE GRADE: 4605 SQ.FT.
BELOW GRADE: 1889 SQ.FT.



MAIN FLOOR
1929 SQ. FT.

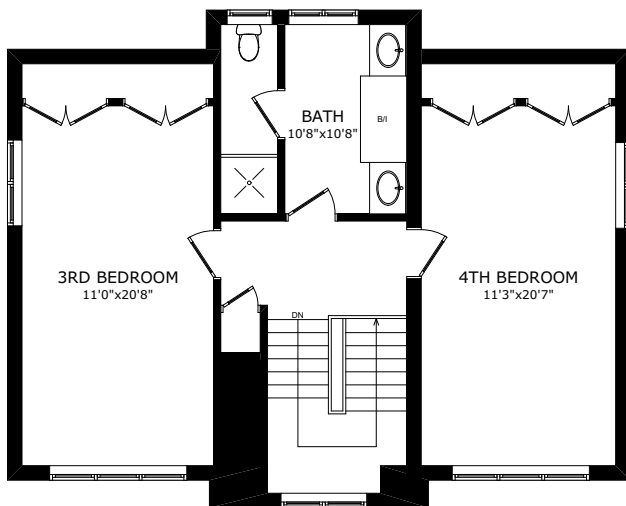


SECOND FLOOR
1743 SQ. FT.

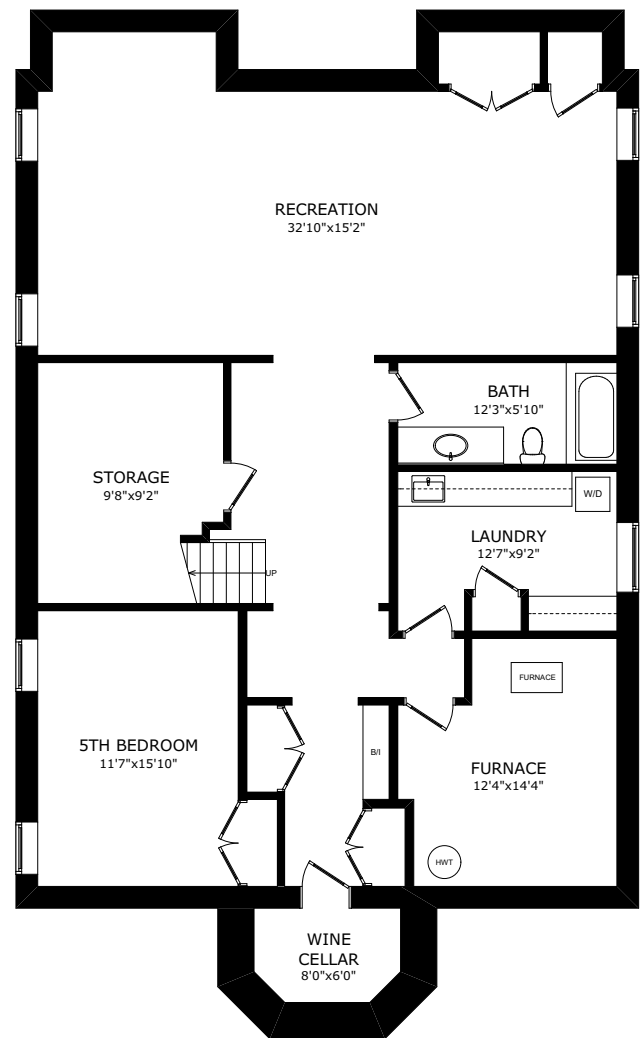
SIZE AND LAYOUT ARE APPROXIMATE,
BUYER TO VERIFY SIZES. WWW.HOUSSMAX.CA

FLOOR PLANS

ABOVE GRADE: 4605 SQ.FT.
BELOW GRADE: 1889 SQ.FT.



THIRD FLOOR
933 SQ. FT.



BASEMENT
1889 SQ. FT.

SIZE AND LAYOUT ARE APPROXIMATE,
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