





When Prestige meets Privacy...



[www.36RichardLovat.com](http://www.36RichardLovat.com)

# 36 Richard Lovat Court

Welcome to this exceptional one of a kind custom built home in the prestigious enclave of Kleinburg. Masterfully designed by renowned Architect Denis Bowman and fully engineered with uncompromising quality and attention to detail, this home incorporates quintessential modern architecture and a cultivated blend of opulence, functionality, and eco-friendly technology.

Situated on a secluded 1.29 acres estate, this smarthome is built to an uncompromising level of quality including Insulating Concrete Form (ICF) infrastructure, GAF's finest grand sequoia lifetime shingles, 4 climate zones Water Furnace geothermal system, HRV, and motorized Velux skylights and many other thoughtful technological features designed to last for future generations. It also offers a spacious and insulated oversized multicar garage with 220V electric car plug-in station and a circular drive to accommodate over 15 cars parking spaces.

Situated at the heart of the most sought after Kleinburg community in the city of Vaughan, we are minutes away from Copper Creek golf club, McMichael Canadian art collection, Kortright Centre of Conservation, Humber River Trails, Binder Twine Park and Vaughan Mills shopping centre. We are also close to highways 400, 407 and 27.



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## Heart of the Home

The tour of this home starts from the grand foyer with a soaring 20 feet atrium. Bright rays of sunshine are the theme of the home. Top of the line stainless steel built-in appliances in the gourmet kitchen c/w a servery and a pantry, also offers stone flooring, pot lights, ceiling speakers, custom cabinetry, granite countertops and full height backsplash with stone tiles.





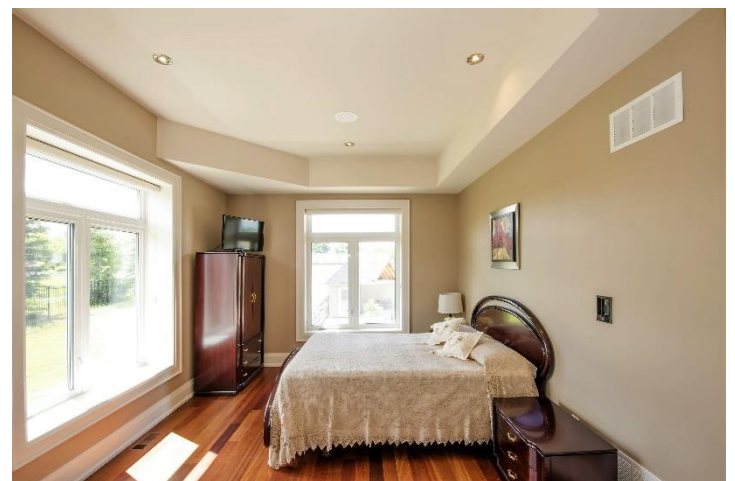






## Sun filled Beds

Brazilian cherry hardwood throughout the main and second floors, stone flooring in all seven washrooms and second floor laundry room, custom oak staircases with open risers and Italian wrought iron pickets, smart wired electronics c/w HDMI and LAN cabling, walk-in closets and ensuite bathrooms for each of the 5 bedrooms. And these are only a few of the many luxurious features.











## Finished Walk-out Lower

Masterfully finished walk-out basement with hydronic in-floor heating, premium Home Theatre room with smart wiring, Heat n Glow direct vented gas fireplace, Cold wine cellar, Great Room, Screened and heated Sun Porch overlooking the water fall, and plumbing rough ins for wet bar.





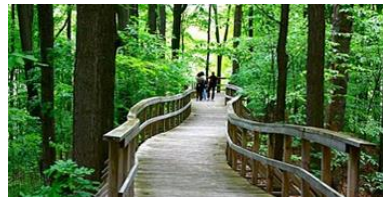
## Welcome to Kleinburg

### Vaughan's charming historic village on the Humber River

Kleinburg is comprised of a narrow section of hilly landscape situated between two branches of the Humber river. Charming and picturesque by day, the Village is a great place to enjoy time away with family or friends. By night, the village is undeniably transformed into a row of romantic restaurants and coffee shops.



It is the home of the famous **Copper Creek golf club**. Designed by renowned Canadian Architect Doug Carrick, Copper Creek has been voted the best public golf course in the GTA and is currently ranked the 36th best course in all of Canada. On the Main street you will also find the historical **McMichael Canadian art collection**, and **Kortright Centre of Conservation**. The McMichael Gallery's permanent collection consists of nearly 6,000 pieces of art created by Tom Thomson, the Group of Seven, their contemporaries, and First Nations, Métis, Inuit and other artists who have made a contribution to the development of Canadian art, while the Kortright Centre for Conservation is Ontario's premier environmental and renewable energy education and demonstration centre.



Kleinburg's hills and colourful landscapes were the inspiration for many Group of 7 paintings. Today, the trails surrounding Kleinburg Village offer unique hiking opportunities along the Humber River, and the hills are a favourite for GTA cyclists. In the warmer months Kleinburg Village is a mecca for cyclists, hikers and families who want to spend more time outdoors.

Situated minutes to major highways 400, 427, 407 and 27, with only 40 minutes' drive to the financial district of downtown Toronto, and with the incoming Toronto-York Spadina Subway Extension project, Kleinburg has become another home buyers' favorite place to live.

*Photos: <http://www.kleinburgvillage.ca>*



**PARTICULARS of this property**

Possession Date | 60-90 Days/ TBD  
Taxes | 17,557 (2017)  
Lot | 123.96 x 351.02 Feet/ 1.29 Acres  
Architect | Denis Bowman  
First Floor Sq. Footage | 2,708 sq ft  
Second Floor Sq. Footage | 2,108 sq ft  
Lower Level Sq. Footage | 3,434 sq ft  
Total Living Sq. Footage | 8,250 sq ft  
Year Built | 2017  
Bedrooms | 5  
Washrooms | 7  
Garage | 3 Car Garage 1,109 sq ft  
Driveway | Circular Drive  
Parking | 10 Car Spaces  
Pool | Inground Salt Water

**Main Level**

Grand Foyer  
Opens to 20 feet atrium w/ Chandelier  
Custom front entry double fibreglass doors with wrought iron  
Custom oak staircases with open risers and Italian wrought iron pickets

Living Room  
Limestone floor  
Large Windows O/Looks Front Garden  
Recessed low voltage potlights  
Ceiling speakers

Study Room  
Brazilian Cherry hardwood floor  
Recessed low voltage potlights  
Ceiling speakers, telephone, cable

Dining Room  
Brazilian Cherry hardwood floor  
Recessed low voltage potlights  
Large Windows O/Looks Backyard  
Double French doors walk out to Deck

Kitchen  
Spacious chef Kitchen w/ Severy and Pantry  
Limestone floor  
Granite Counter  
Custom Cabinetry  
Full height backsplash with stone tiles  
Cabinet lighting with valance

Inclusions:  
Stainless Steel 48" Leibherr B/I Fridge  
Stainless Steel Thermador B/I double Oven  
Stainless Steel Thermador Induction Cooktop  
Stainless Steel Thermador Island Hood  
Stainless Steel Jenair Freezer  
Stainless Steel Wine Fridge  
Stainless Steel B/I Microwave  
Stainless Steel Bosch B/I Dishwasher  
Bosch Washer & Dryer  
All Premium interior and exterior Light Fixtures  
Decora plugs and switches  
Premium JUNO recessed pot lights  
All Window Coverings  
Inground pool and attached hot tub

Breakfast Area  
Limestone floor  
3 sided Heatilator gas fireplace  
Recessed low voltage potlights  
Large Windows O/Looks Backyard

Family Room  
Limestone floor  
Recessed low voltage potlights  
Double French doors walk out to Deck

Main floor Bedroom  
Brazilian Cherry hardwood floor  
Large Windows O/Looks Backyard  
Ceiling speakers, telephone, cable  
Custom Walk-in closet  
Spacious 4 piece ensuite

Second Level  
Bright, spacious, sun-filled 4 bedrooms  
Laundry room on 2nd floor  
Master Room  
Brazilian Cherry hardwood floor  
Large Windows O/Looks Backyard  
3 sided Heatilator gas fireplace  
Ceiling speakers, telephone, cable  
Custom room sized Walk-in closet  
Spacious 6 piece ensuite  
5'x5' heated air jet tub

Mechanics:  
4 climate zones Water Furnace geothermal system w/ HRV,  
Motorized Velux skylights,  
Fireplaces,  
CVAC,  
Natural gas roughed in for kitchen & out door BBQ's,  
Low sound PVC drains and stacks,  
Separate shut off valves for all sinks and toilets  
  
Electronics:  
220V electric car plug-in station,  
400 amp service w/ circuit breaker service panel,  
Smart wired electronics c/w HDMI and LAN cabling for all principle rooms and bedrooms.

2nd Floor Bedrooms  
Brazilian Cherry hardwood floor  
Large Windows  
Walk-in closet & Ensuite

Lower Level  
Full Walk-out basement  
Home Theatre  
Great Room for Recreation and Exercise  
Screened Porch  
Mechanical Room  
Custom 4 zone geothermal system w/ Lifebreath HRV  
Two 50 gallon high efficiency RHEEM marathon electric water heaters

Exterior Landscaping  
Circular driveway with 12 car parking  
Total 15 parking spaces inc. garage  
Tumbled stone finish front pathway  
Multi level natural stone patio garden  
Inground Salt Water Pool w/ Hot Tub  
Custom cabana and stunning water fall.

*All information and statements contained herein, provided by Highyon Realty Inc. regarding property for sale is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice.*





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