

132B BALMORAL AVE

AT YONGE & ST CLAIR

Square Footage: 3,054 sq ft (+ 570 sq ft below grade)

Lot Size: 22.44 ft x 112.89 ft

Closing Date: Flexible

Taxes: \$20,533.79 (2025)

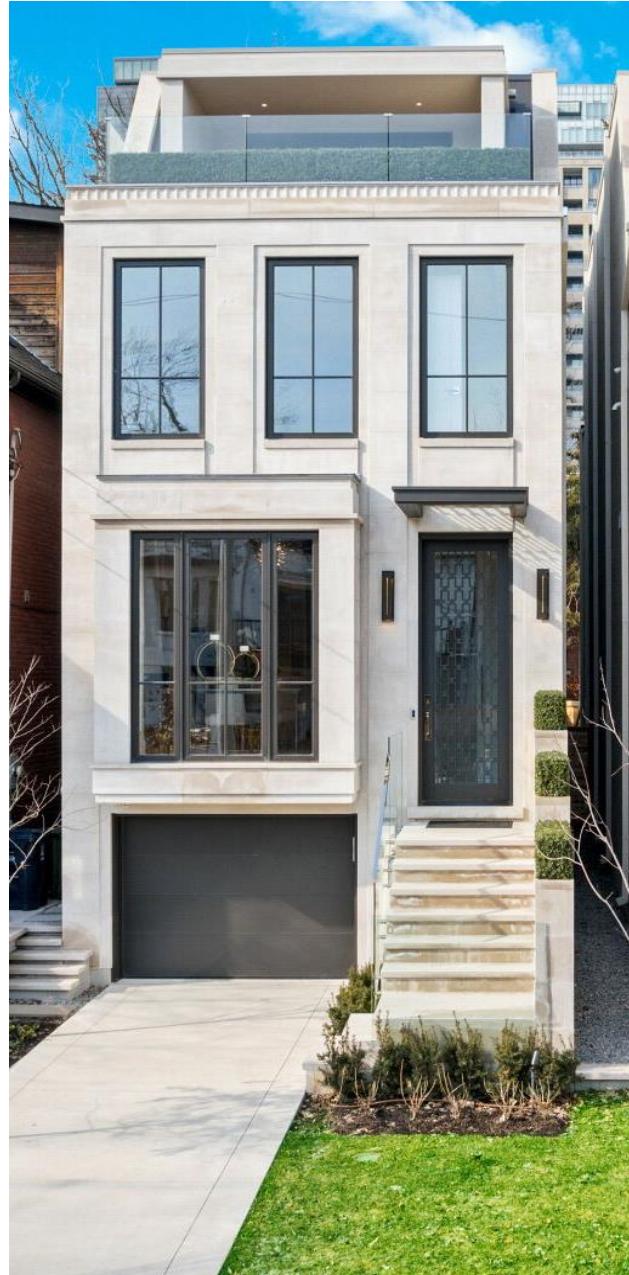
Parking: 1 Car Built-in Garage + 2 car heated private driveway

Garage Recent Upgrades: Epoxy Floors and Slat Wall Storage System

Backyard Recent Upgrades: Stonework, Seating Area and Custom Outdoor Lighting

Inclusions: 48" built-in Sub-Zero fridge, 36" Wolf gas range with 6 burners, built-in Miele microwave oven, Miele dishwasher; stackable LG washer and dryer on 2nd floor; LG washer and dryer in lower level; 18" bar fridge in 3rd floor primary suite; bathroom vanity mirrors; boiler; 1 gas fireplace, 2 electric fireplaces, 1 outdoor gas fire pit; 2 furnaces + 2 air conditioning units; automatic garage door opener; irrigation system; elevator equipment; security system with cameras; speakers.

Exclusions: Audio system, Moooi Black Orb light in basement, Restoration Hardware sconces in living room, Restoration Hardware light above kitchen island, all televisions and wall mounts, window coverings (drapes & sheers) on 2nd floor and in master bedroom.



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Unparalleled, custom-built perfection at Yonge & St Clair.

This exquisite jewel, designed by award-winning "starchitect" Richard Wengle, and completed in 2022, is a modern masterpiece in one of Toronto's toniest and most exclusive neighbourhoods. It's been barely, yet lovingly lived-in, and is beautifully good-as-new.

The curb-appeal of this 3,615 sq ft detached home is off-the-charts. From the hand-chosen Indiana Limestone that wraps the sophisticated exterior façade, to parking for three vehicles: one inside the smartly-designed garage, and two on a heated private driveway. Even the elegant front-entry stairs are heated. Let snow shovelling becomes a thing of the past, and immerse yourself in the satisfaction of knowing you've "arrived" at your forever home.

Inside you'll discover four expansive levels of designer living space, service by a Cambridge elevator, with no expense spared high-end finishes, and endless custom cabinetry storage through-out. The attention to detail, everywhere you look, creates the perfect oasis in the city, that is also an "entertainer's delight".

A graceful front entrance with an 11 ft ceiling and heated flooring, gives way to a spectacular main living space. From the dining room, with its own fireplace that easily seats eight to ten people, to the Chef's Kitchen with custom coffee and small appliance bar, built-in 48" Sub-Zero fridge, 36" Wolf gas range, Miele dishwasher and waterfall island, you will love to host family and friends throughout the year.

The main floor then opens up to a full banquette and large living room with a gas fireplace and wall of glass that looks out to a luxurious and lush private outdoor paradise with two patios, custom landscaping with mood lighting, a gas-lined BBQ.

The second floor includes three bedrooms, two full bathrooms with heated floors, and a washer/dryer area. The thoughtful floor plan allows for plenty of customization for home office or any personal preferences or needs.

But it's the primary retreat on the third floor that's the pinnacle of perfection. The five-star hotel-like master includes a fireplace, coffee bar, walk-in closet, and an opulent spa-like ensuite with custom stone and heated floors throughout. Plus, you'll love the soaker tub, rainfall shower with heated bench, hidden medicine cabinets and bonus storage. If that wasn't enough, the master opens up onto a roof-top terrace with gas fire pit and unobstructed views of the CN Tower and downtown Toronto's skyline. It's a sight to be seen.

Rounding out the home features is the lower level that provides access to the finished garage with epoxy floor and storage throughout, a decadent pet-spa for dog owners, a fully laundry room with endless storage, and a spectacular family room (or ideal home gym) with a 13 ½ foot ceiling.

132B Balmoral Avenue stands proudly where the Forest Hill and Deer Park neighbourhoods meet. It is just a short walk to the subway, multiple gyms and spas, grocery stores (Sobeys, Loblaws & FarmBoy), and some of the best restaurants in the city. Enjoy all the conveniences Toronto has to offer without having to sacrifice the space or tranquility of a detached, custom-built mid-town home provides. Newer, custom-built homes like this in this exclusive area are a rare find.

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CUSTOM FEATURES

- Designed by renowned Richard Wengle Architect
- Custom cut Indiana Limestone front façade
- Built-in garage with direct access to mudroom
- Private heated driveway
- Heated front porch and stairs – no snow to shovel
- Convenient exterior trash/recycling bin storage area under stairs
- Landscape design by Mark Hartley Landscape Architect
- Generator ready
- Pet spa



- Cambridge passenger elevator to all four levels
- Heated full bathrooms
- Heated lower level flooring
- Striking oversized windows throughout by Authentic Windows
- Walnut display cabinets
- 2nd floor laundry with full size LG stackable washer/dryer and custom storage for vacuum hose
- Modern Luna series square trim recessed LED lights throughout
- Striking White Oak waterfall staircase with glass and Oak handrail



- 2 high efficiency Lennox gas furnaces and 2 Lennox air conditioners
- Boiler for: (1) snowmelt system (porch, steps, driveway primary ensuite bath and lower level flooring) and (2) domestic hot water supply
- Recirculating system for hot water to third floor
- 1" water supply service
- 200 Amp electrical service
- Back flow sewage preventer
- All wood windows with extruded aluminum exterior cladding for ease of maintenance
- Sump pump
- Irrigation system
- 12 speakers: Dining room (2), Kitchen (2), Great room (4), Primary Bedroom (2), and Ensuite (2). (Audio equipment not included.)



MAIN FLOOR – 10' CEILING

Foyer - 11'9" Ceiling Height

- One piece heated porcelain slab flooring
- 2 ¾ " solid wood front entry door with glass and decorative metal work
- 4 light semi flush with clear acrylic cut out and chrome metal frame
- Panelled mirrored accent wall • Bench with upholstered cushion and storage drawer
- Elegant metal screen panel • Custom closet with organizers
- Elegant metal screen panel



Dining Room

- 7" wide plank White Oak hardwood flooring • Walnut display cabinet with LED lighting and convenient storage drawers • Floor-to-ceiling oversized window • Modern electric fireplace with floating quartz slab surround • Crown moulding • Panelled walls
- Electrical supply for future automated shades • Beautiful hanging starburst light chandelier • Recessed LED lighting



Kitchen/Breakfast Area

- 7" wide plank White Oak hardwood flooring • Full height custom cabinetry with walnut features and large waterfall island (seating for 4)
- Porcelain countertops and backsplash • Small appliance bar with porcelain countertop • 48" built-in Sub-Zero fridge / freezer
- 36" Wolf gas range with 6 burners • Built-in Miele microwave oven • Panelled Miele dishwasher • Elegant three-sided upholstered banquette with sconces • Pantry with pull-out drawers • Six large storage drawers with an additional 4 pot and pan roll outs • Under cabinet LED lighting • Recessed LED lighting



Great Room

- 7" wide plank White Oak hardwood flooring • Linear Kingsman 60" gas fireplace with onyx porcelain slab
- Custom walnut cabinetry with LED lighting and four drawers
- Floor-to-ceiling and wall-to-wall windows with glass door walk-out to rear patio • Electrical supply for future automated shades • Crown moulding • Two modern picture light sconces • Recessed LED lights



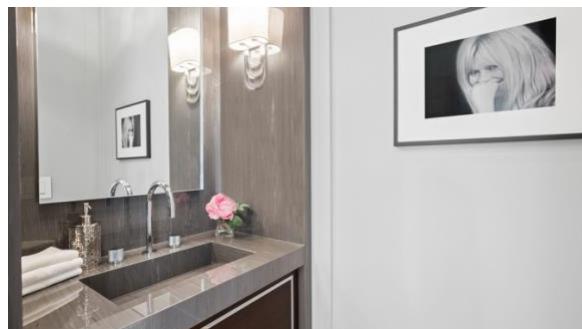
Passenger Elevator

- 7" wide plank White Oak hardwood flooring
- 7'6" height cabin with custom paneling and mirrors • Glass curtain door
- Access to all 4 levels



Powder Room

- Two-piece
- 7" wide plank White Oak hardwood flooring
- Geoluxe custom stone wall, countertop and sink
- Walnut vanity with polished chrome metal inlay
- Wall hung toilet with chrome flush plate (Ginger's) • Polished chrome gooseneck faucet with knurled monoblock handles
- Elegant polished nickel wall sconces with shades • Boule de Cristal rod pendant



SECOND FLOOR – 9' CEILING

First Bedroom

- 7" wide plank White Oak hardwood flooring
- Double closet with organizers
- 2 Large windows
- 3-piece ensuite bathroom
- Recessed LED lighting



First Ensuite Bathroom

- Three-piece
- Heated porcelain tile flooring
- Large walk-in shower with porcelain tile and Caesarstone surround
- Custom vanity with drawers and Caesarstone waterfall countertop
- Cross faucet in polished chrome (Ginger's)
- Window
- Two wall sconces and LED lighting



Second Bedroom (Home Office)

- 7" wide plank White Oak hardwood flooring
- Large closet with organizers
- Five-piece shared ensuite bathroom
- 2 large windows
- Recessed LED lighting



Third Bedroom

- 7" wide plank White Oak hardwood flooring
- Walk-in closet with organizers and large operable window
- 2 large windows
- Five piece shared ensuite bathroom
- Large windows with south exposure
- Recessed LED Lighting



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THIRD FLOOR – 8' 6" CEILING

Primary Suite Retreat

- Elevator hall featuring a glass display cabinet with custom lighting • 7" wide plank White Oak hardwood flooring • Hotel inspired • Spectacular CN Tower and skyline views • Massive windows and doors • Walk-out to terrace • Electrical supply for future automated shades • Linear electric fireplace with custom quartz surround • Custom panelling • Pocket doors • 10" light chandelier with glass rods • Recessed LED lighting



Coffee Station/Mini Bar

- 7" wide plank White Oak hardwood flooring • 18" bar fridge • Stainless Steel sink • Caesarstone countertop • Custom shelving with mirror backing • Large custom storage cabinet with adjustable shelving • Panelled wall • Recessed LED lighting



Dressing Room

- 7" wide plank White Oak hardwood flooring • Pocket Entry Doors • Custom cabinetry with chrome and glass design • Two shoe towers with additional drawers • Quartz countertop • round flush mount fixture with hanging Triad crystals • Recessed LED Lighting



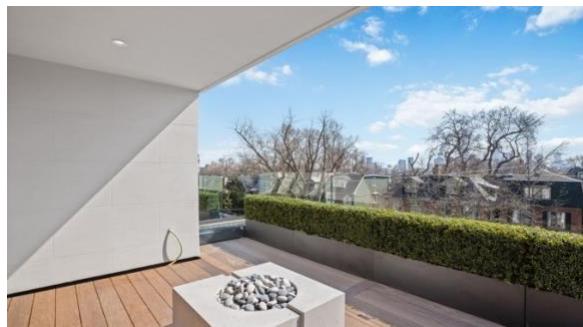
Primary Ensuite Bath

- Five piece • Heated porcelain floor throughout, including shower •
- Custom linen closet • Free standing 'double wall' stone soaker tub (Ginger's) • Seamless walk-in shower with heated wall-to-wall quartz bench • Extra wide quartz countertop • Two sinks • Fluted style front drawer and door cabinetry with polished chrome metal reveal • Large window • Electrical supply for future automated shades • Separate water closet with elegant frosted glass door • 2 custom medicine cabinets with glass shelves and perfume niches • One piece porcelain slab feature wall in shower • Upgraded extra-large slab flooring •
- Hanging four light sphere pendant • Under vanity lighting • 3 exquisite wall sconces



Private Terrace

- Spectacular CN Tower and skyline views • Expansive terrace with covered seating area • Frameless glass railing • Fire pit • IPE flooring
- Recessed LED lighting



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LOWER LEVEL

Recreation/Gym/Media Room - 13'6 Ceiling Height

- 7" wide plank White Oak hardwood flooring • Two large operable windows



Pet Spa & Mudroom

- Glass door • Heated porcelain tile flooring • Elevated washing area with glass door • Two convenient large drawers • Handy entry / exit to garage • Custom cabinetry with cubbies and hooks • Benches with upholstered cushions • Large walk-in closet with organizer



Laundry Room #2

- Heated porcelain tile flooring • Custom cabinetry with hanging rod • LG washer and dryer • Quartz countertop • Stone glass herringbone Statuario backsplash • Under cabinet LED lighting • 4-light modern linear chandelier with white glass globes

