



56 TEFLEY ROAD



WELCOME TO

56 TEFLEY ROAD

Tired of standard, cookie-cutter builder basic? Your search for a premium, custom-built, picturesque ranch-style bungalow with the finest quality features and finishes in the city ends here. Nestled on a quiet street in prime North York, this airy, light-filled, and timelessly designed 4-bedroom, 3-bathroom bungalow built in 2015 – with soaring 10 & 12-foot ceilings on the main level and a fully finished and highly functional lower level – on a rare 80-by-130-foot double lot.

Every square inch of this bungalow is useable for quiet retreat & entertainment while merging quality workmanship with clever design: principal rooms with hardwood floors, an open-concept, designer chef's kitchen with honed marble floors, top-of-the-line appliances and a striking oversized granite centre island, four bedrooms with premium custom cabinetry, solid doors, and custom finishes throughout! The home's interior features large windows that flood the space with natural light. The lower level boasts 8-foot ceilings and is fully & professionally finished to exacting standards with ample custom storage throughout and includes a recreation room, family room, spacious & functional built-in office area, full 4-piece bathroom, and an inviting laundry room.

This special turn-key, ranch-style bungalow boasts an impressive custom, European-inspired loggia, spanning the entire width of the backyard – and effortlessly accommodates multiple outdoor seating areas. The loggia is an elegant and grand architectural feature of the home's exterior, and provides a perfect shady and private spot in which to entertain friends, dine al fresco, or simply enjoy a cocktail at the end of the day – it offers a seamless transition from indoor to outdoor space and boasts cedar ceilings and decorative fans. The loggia also comes equipped with a gas BBQ connection, electrical outlets, and a water bib. The home's double lot offers amazing potential to build a full-size in-ground pool and cabana in the backyard.

This truly impressive find includes a built-in double-car garage with a convenient loft level for storage, and an additional 4 parking spaces on the private double driveway with solid stone interlock. Easy access to an amazing choice of shops, restaurants, grocery stores, TTC Transit, and major highways. This is truly an exceptional and rare opportunity that discerning buyers won't want to miss. This ranch-style bungalow comes loaded with both charm and intelligent design and would be the perfect city home for a family looking for superior one-level living.



MAIN LEVEL

FOYER

- Walk up to the home's inviting front portico featuring double-sided stone, full stone steps and cedar ceilings
- Enter the foyer through a strikingly handsome custom German front door with multiple-locking system
- Bianco Wood honed marble flooring with detailed carpet effect
- Double-height closet with custom cabinetry & solid double doors featuring solid brass door knobs, hinges & hinge toppers
- Plaster crown moulding and wainscoting throughout the main level corridor leading downstairs to the lower level
- 10' ceilings
- Dimmable pot lights

POWDER ROOM

- Bianco Wood honed marble flooring
- Sink with premium Rubinet faucets & granite vanity
- Large mirror above sink
- Toto toilet
- Solid door & trim
- 10' ceilings
- Overhead vanity lighting
- Dimmable pot lights

LIVING ROOM

- Hardwood flooring
- Large south-facing arched Eurotech window with custom solid wood shutters & frames Pioneer plaster coffered ceiling mouldings with dimmable pot lights throughout
- Integrated Russound sound system
- Open to the dining room and kitchen
- 12' coffered ceilings

DINING ROOM

- Hardwood flooring
- Pioneer plaster coffered ceiling mouldings with dimmable pot lights throughout
- Open to the living room and kitchen
- 12' coffered ceilings

KITCHEN

- Modern, spacious, well-designed & open concept
- Bianco Wood honed marble flooring
- North-facing Eurotech window with custom solid wood shutters & frames
- Bespoke, premium Emerald Kitchen design featuring wall-to-wall, floor-to-ceiling cabinetry throughout with under mount lighting
- Solid Alaska White granite kitchen counter

with full size 30" stainless steel under-mount sink featuring premium Rubinet faucets

- Marble backsplash
- Stainless steel appliances:
 - Professional Series Wolf 48" six-burner gas range with grill & double oven
 - Wolf wall oven and Panasonic microwave
 - Wolf hood
 - Built-in Sub-Zero all fridge
 - Built-in Sub-Zero all freezer
 - Bosch dishwasher
- The oversized centre island countertop features a single, solid 10' x 4' slab of White Alaska granite and has a full-size 30" stainless steel under-mount double sink featuring premium Rubinet faucets
- The island features a large breakfast bar as well as custom storage on three sides
- Pioneer plaster coffered ceiling mouldings with dimmable pot lights throughout
- Open to the living room and dining room
- 12' coffered ceilings



MAIN LEVEL

PRIMARY BEDROOM

- Hardwood flooring
- Large south-facing Eurotech window with custom solid wood shutters & frames
- Double-height oversized closet with premium custom cabinetry & solid double doors featuring solid brass door knobs, hinges & hinge toppers
- Solid door & trim
- 10' ceilings
- Overhead light fixture
- Dimmable pot lights

MAIN BATHROOM

- Premium marble flooring
- Oversized, glass walk-in shower featuring premium Rubinet shower & rain head system
- Sink with Rubinet faucets & granite vanity
- Large mirror above sink
- Toto toilet
- Solid door & trim

- 10' ceilings
- Overhead vanity lighting
- Dimmable pot lights

SECOND BEDROOM

- Hardwood flooring
- Large Eurotech window with custom solid wood shutters & frames
- Double-height closet with premium custom cabinetry & solid door featuring solid brass door knobs, hinges & hinge toppers
- Solid door & trim
- 10' ceilings
- Overhead light fixture
- Dimmable pot lights

THIRD BEDROOM

- Hardwood flooring
- Large Eurotech window with custom solid wood shutters & frames
- Double-height closet with premium custom

cabinetry & solid door featuring solid brass door knobs, hinges & hinge toppers

- Solid door & trim
- 10' ceilings
- Overhead light fixture
- Dimmable pot lights

FOURTH BEDROOM (DRESSING ROOM)

- Hardwood flooring
- Large Eurotech window with custom solid wood shutters & frames
- Double-height closet with premium custom frames cabinetry & solid door featuring solid brass door knobs, hinges & hinge toppers
- Generous wall-to-wall, floor-to-ceiling custom cabinetry (currently used as a dressing room)
- Solid door & trim
- 10' ceilings
- Overhead light fixture
- Dimmable pot lights





LOWER LEVEL

- Wainscoting flows from the main corridor downstairs to the lower level
- Shatter-proof German glass door to the backyard with a multiple-locking system offers plenty of natural light throughout the day
- Custom 3-drawer space underneath basement stairs

RECREATION ROOM

- Premium espresso laminate flooring
- Eurotech windows with custom solid wood shutters & frames
- Solid door & trim
- 8' ceilings
- Dimmable pot lights

FAMILY AREA

- Premium German vinyl flooring
- Gas fireplace is framed by an elegant wood mantle and custom trim mouldings
- Integrated Russound sound system
- Premium custom cabinetry
- 8' ceilings
- Dimmable pot lights

OFFICE

- Premium German vinyl flooring

- Generous built-in custom cabinetry including locked filing system and wall-to-wall desk, ideal for work-from-home
- Eurotech windows with custom solid wood shutters & frames
- 8' ceilings
- Dimmable pot lights

LAUNDRY ROOM

- Premium tile flooring
- Solid Alaska White granite laundry counter with stainless steel under-mount sink featuring Rubinet faucets
- Marble backsplash
- Premium custom cabinetry
- Stainless steel Maytag Maxima XL front-loading washer and dryer
- Solid door & trim
- 8' ceilings
- Overhead light fixture

4-PIECE BATHROOM

- Premium tile flooring
- Deep soaker tub & shower system with glass enclosure
- Sink with Rubinet faucets & granite vanity
- Large mirror above sink
- Toto toilet

- Solid door & trim
- 8' ceilings
- Overhead vanity lighting
- Dimmable pot lights

STORAGE ROOM

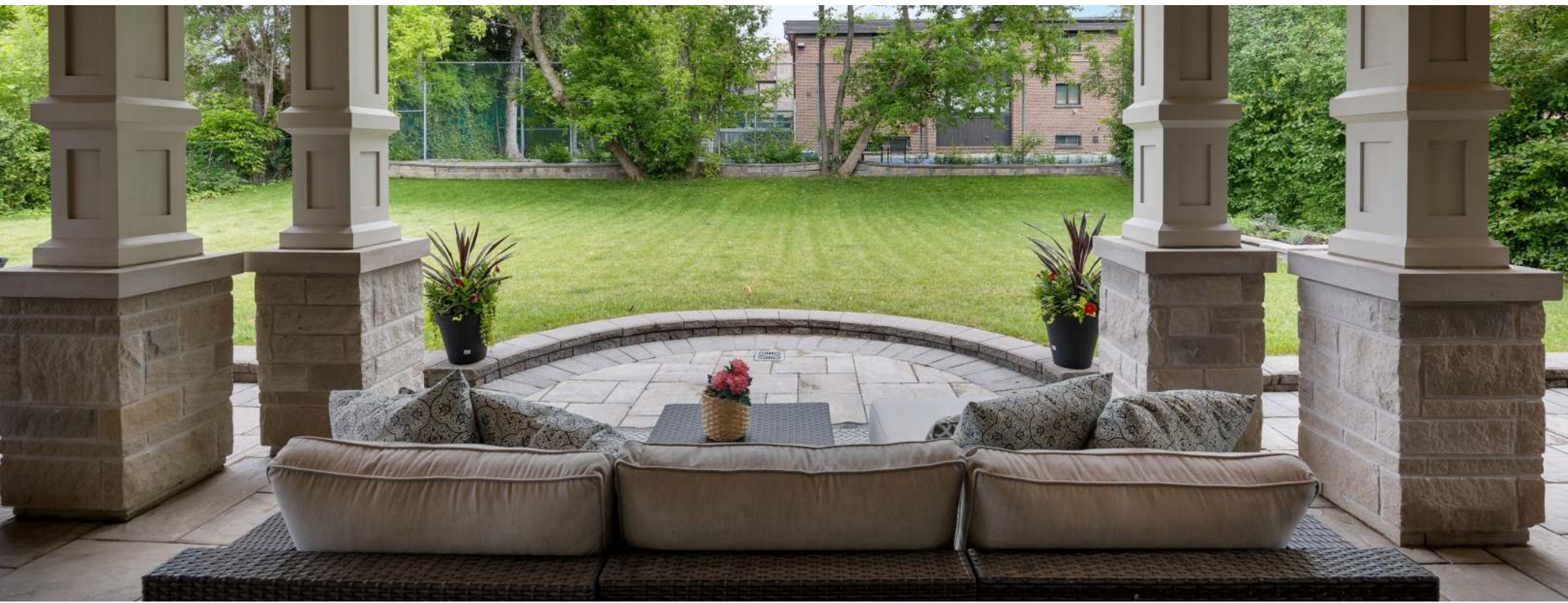
- Premium tile flooring
- Solid Alaska White granite countertop
- Premium custom cabinetry including a locked liquor cabinet & wine rack
- Spacious storage room includes plenty of overhead shelving as well as under-counter storage space
- The security system is housed in custom cabinetry located in the storage room
- The home's electrical panel and sump pump are also located in the storage room
- Eurotech window with custom solid wood shutters & frames
- Solid door & trim
- 8' ceilings
- Dimmable pot lights

FURNACE ROOM

- Premium tile flooring
- Solid door & trim
- 8' ceilings
- Overhead lighting







EXTERIOR

GENERAL

- The exterior of the home features solid full stone and premium Shanandoa brick throughout
- The covered front portico featuring double-sided stone with arched entry, framed by Indiana Buff limestone trim, features full-stone steps & cedar ceilings.
- The handsome, custom solid wood German front door with multiple-locking system is framed by Indiana Buff limestone trim
- The home's solid stone interlock surrounds the front, back and sides of the home providing impeccable curb appeal
- The home's stunning custom solid wood mahogany garage door is arched and framed by Indiana Buff limestone trim and also

includes glass detailing above

- A huge single piece of natural stone with the home's address presides over the garage
- The exterior windows are framed by Indiana Buff limestone trim

BACKYARD

- The impressive covered loggia/external space spans the entire width of the backyard and accommodates multiple outdoor seating areas.
- An elegant and grand architectural feature of the home is the custom cabinetry arches and moulded pillar covers in the backyard loggia.
- The loggia provides a perfect shady and breezy private spot within which to entertain friends, dine al fresco, or simply enjoy a

cocktail at the end of the day – it offers a seamless transition from indoor to outdoor space.

- Cedar ceilings feature dimmable pot lights throughout the loggia and decorative fans (as-is)
- Integrated Russound sound system through the exterior of the property
- Amazing potential to build a full-size in-ground pool and cabana in the backyard
- Exterior lighting
- Gas line connection for BBQ
- Water bib
- Electrical outlets





OTHER FEATURES

GENERAL

- The home's security system includes exterior cameras and interior motion detectors
- Foam insulation throughout the home

PARKING

- Built-in double-car garage with convenient loft level for storage
- Shatter-proof German glass doors to garage and back door of home with multiple-locking system
- An additional four parking spaces on the private double driveway with solid stone interlock
- Convenient side entrance to the garage from the exterior

CLOSING

- 60-90 days/to be arranged

PROPERTY TAXES

- \$8,821.47 (2023)

INCLUSIONS

- Kitchen appliances including:
 - Professional Series Wolf 48" six-burner gas range with grill & double oven
 - Wolf wall oven and Panasonic microwave
 - Wolf hood
 - Built-in Sub-Zero all fridge

- Built-in Sub-Zero all freezer
- Bosch dishwasher

- Stainless steel Maytag Maxima XL front-loading washer and dryer
- HVAC and equipment
- Central vacuum and equipment
- All existing electric light fixtures
- All existing solid wood shutters
- Integrated Russound sound system
- Security system & cameras
- Ring doorbell system
- Nest thermostat on main level
- Nest hardwired smoke & carbon monoxide detectors on main & lower level
- All existing exterior overhead decorative fans (as-is condition)

EXCLUSIONS

- All affixed artwork
- Alarm monitoring services
- Ring monitoring services
- Napoleon BBQ

RENTAL

- None

FLOOR PLANS



MAIN LEVEL



LOWER LEVEL



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