

# INCHAFFRAY

## 32 Castle Frank Road

### MAIN LEVEL

Entrance			<ul style="list-style-type: none"><li>➤ Quebec Marble Carved Neoclassical Arched Portico</li><li>➤ Solid Marble Steps and Ionic Columns</li></ul>
Foyer	3.15 x 2.26m	10'4" x 7'5"	<ul style="list-style-type: none"><li>➤ Marble Floors</li><li>➤ Wainscotting</li></ul>
Grand Foyer	6.96 x 5.03m	22'10" x 16'6"	<ul style="list-style-type: none"><li>➤ Original Restored Herringbone Hardwood Floors</li><li>➤ Wood Panelling</li><li>➤ Moulded Ceiling</li><li>➤ Crown Moulding</li><li>➤ French Doors to Solarium</li><li>➤ Walk-In Cloak Room</li><li>➤ 2-Piece Powder Room with Stone Tile Floors</li></ul>
Living Room	6.05 x 4.62m	19'10" x 15'2"	<ul style="list-style-type: none"><li>➤ Original Restored Hardwood Floors</li><li>➤ Wood Burning Fireplace with Pink Quebec Marble Mantlepiece Carved in Neoclassical Style</li><li>➤ Carved Oak Panelling with Bevelled Mirror Inserts</li><li>➤ Attached Mirrors</li><li>➤ Crown Moulding</li></ul>
Bar	3.12 x 1.37m	10'3" x 4'6"	<ul style="list-style-type: none"><li>➤ Wet Bar</li><li>➤ Refrigerator</li><li>➤ Wine Cooler</li><li>➤ Built-In Cupboard with Glass Doors</li></ul>

<b>Library</b>	<b>14.52 x 5.58m</b>	<b>47'8" x 18'4"</b>	<ul style="list-style-type: none"> <li>➤ <b>Original Restored Hardwood Floors</b></li> <li>➤ <b>Original Alabaster Chandeliers</b></li> <li>➤ <b>Wood Burning Fireplace with Carved Oak Mantlepiece with Marble Surround</b></li> <li>➤ <b>Moulded Ceiling</b></li> <li>➤ <b>Built-In Floor-To-Ceiling Bookshelves with Glass Doors</b></li> <li>➤ <b>Wood Panelling</b></li> <li>➤ <b>Walk-Out to Solarium</b></li> </ul>
<b>Family Room/ Solarium</b>	<b>9.86 x 3.05m</b>	<b>32'4" x 10'0"</b>	<ul style="list-style-type: none"> <li>➤ <b>Original Terracotta Tile Flooring</b></li> <li>➤ <b>French Doors to Breakfast Room and Grand Foyer</b></li> <li>➤ <b>French Doors to Terrace, Garden and Pool</b></li> </ul>
<b>Breakfast Room</b>	<b>4.04 x 3.05m</b>	<b>13'3" x 10'0"</b>	<ul style="list-style-type: none"> <li>➤ <b>Wood Panelling</b></li> <li>➤ <b>Leaded Glass Lit Display Cabinet</b></li> <li>➤ <b>Semi-Circular Room</b></li> </ul>
<b>Dining Room</b>	<b>8.59 x 6.50m</b>	<b>28'2" x 21'4"</b>	<ul style="list-style-type: none"> <li>➤ <b>Original Restored Hardwood Floors</b></li> <li>➤ <b>Wood Burning Fireplace with Carved Wood Mantlepiece and Marble Surround</b></li> <li>➤ <b>Wood Panelling</b></li> <li>➤ <b>Ceiling Mouldings</b></li> <li>➤ <b>French Windows with Original Brass Fittings</b></li> </ul>
<b>Butler's Pantry</b>	<b>4.5 x 3.94m</b>	<b>14'9" x 12'11"</b>	<ul style="list-style-type: none"> <li>➤ <b>Walk-In Pantry</b></li> <li>➤ <b>Miele Dishwasher</b></li> <li>➤ <b>Two Wine Coolers</b></li> <li>➤ <b>Built-In Cabinets with Bevelled Glass</b></li> <li>➤ <b>China and Silver Walk-In Closet</b></li> </ul>

<b>Kitchen</b>	<b>7.98 x 4.37m</b>	<b>26'2" x 14'4"</b>	<ul style="list-style-type: none"> <li>➤ <b>Jerusalem Limestone Floors and Countertops</b></li> <li>➤ <b>Centre Island</b></li> <li>➤ <b>Halogen Pot Lights</b></li> <li>➤ <b>Wood Panelling</b></li> <li>➤ <b>6-Burner Stove Top and BBQ Grill with Exhaust Fan and Italian Hearth-Style Brick Surround</b></li> <li>➤ <b>Pantry with Bevelled Glass Cabinets</b></li> <li>➤ <b>Adjoining Walk-In Pantry</b></li> </ul>
<b>Eat-In Area</b>	<b>3.28 x 3.07m</b>	<b>10'9" x 10'1"</b>	<ul style="list-style-type: none"> <li>➤ <b>Adjacent to Kitchen</b></li> <li>➤ <b>Jerusalem Limestone Floors</b></li> </ul>

## **SECOND LEVEL**

<b>Main Staircase</b>			<ul style="list-style-type: none"> <li>➤ <b>Carved Bannister with Solid Wood Candy Cane Turned Spindles</b></li> </ul>
<b>Master Bedroom</b>	<b>6.48 x 5.54m</b>	<b>21'3" x 18'2"</b>	<ul style="list-style-type: none"> <li>➤ <b>Hardwood Floors</b></li> <li>➤ <b>Wood Burning Fireplace with Carved Wood Mantlepiece with Marble Surround</b></li> </ul>
<b>Master Dressing Room (Hers)</b>	<b>3.56 x 1.98m</b>	<b>11'8" x 6'6"</b>	<ul style="list-style-type: none"> <li>➤ <b>Walk-In Closet</b></li> <li>➤ <b>Mirrored Doors</b></li> </ul>
<b>Dressing Room and Ensuite (Hers)</b>	<b>3.66 x 3.18</b>	<b>12'0" x 10'5"</b>	<ul style="list-style-type: none"> <li>➤ <b>Mirrored Closets</b></li> <li>➤ <b>4-Piece Washroom with Stone Floor, Air Jet Tub and Heated Towel Rack</b></li> </ul>
<b>Ante Room and Ensuite (His)</b>	<b>5.46 x 2.74m</b>	<b>17'11" x 9'0"</b>	<ul style="list-style-type: none"> <li>➤ <b>3-Piece Washroom</b></li> </ul>

**Office/Dressing Room (His)**      5.11 x 3.91m      16'9" x 12'10"      ➤ Wood Burning Fireplace with Tile Surround  
 ➤ Hardwood Floors  
 ➤ Closet

**Sunroom/Office**      10.01 x 3.10m      32'10" x 10'2"      ➤ Three Skylights  
 ➤ Original Terracotta Tile Floors

**Den**      4.17 x 3.12m      13'8" x 10'3"      ➤ Hardwood Floors  
 ➤ Closet

**Second Bedroom**      6.55 x 4.37m      21'6" x 14'4"      ➤ Hardwood Floors  
 ➤ Wood Burning Fireplace with Tile Surround  
 ➤ Built-In Bookcases  
 ➤ Double Closet

**Washroom**      ➤ 3-Piece Washroom  
 ➤ Tile Floor  
 ➤ Large Shower

**Third Bedroom**      5.44 x 4.37m      17'10" x 14'4"      ➤ Hardwood Floors  
 ➤ Crown Moulding  
 ➤ Double Closet

**Fourth Bedroom**      3.76 x 3.48m      12'4" X 11'5"      ➤ Hardwood Floors  
 ➤ Closet

**Rear Staircase**

**Fifth Bedroom**      4.65 x 4.24m      15'3" x 13'11"      ➤ Hardwood Floors  
 ➤ Closet

**Sixth Bedroom/Study**      4.67 x 2.51m      15'4" x 8'3"      ➤ Hardwood Floors  
 ➤ Built-In Book Shelves  
 ➤ Closet

**Washroom**      ➤ 4-Piece  
 ➤ Tile Floor

**Balcony**      ➤ Second Level  
 ➤ Near Rear Staircase

<b>Seventh Bedroom</b>	<b>3.81 x 3.25m</b>	<b>12'9" x 10'8"</b>	<ul style="list-style-type: none"><li>➤ <b>Hardwood Floors</b></li><li>➤ <b>Closet</b></li><li>➤ <b>Track Lights</b></li></ul>
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<b>Eighth Bedroom</b>	<b>5.97 x 3.84m</b>	<b>19'7" x 12'7"</b>	<ul style="list-style-type: none"><li>➤ <b>Hardwood Floors</b></li><li>➤ <b>Closet</b></li></ul>
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### **THIRD LEVEL**

<b>Family Room</b>	<b>14.50 x 6.32m</b>	<b>47'7" x 20'9"</b>	<ul style="list-style-type: none"><li>➤ <b>Discotheque</b></li><li>➤ <b>Skylight</b></li><li>➤ <b>Pool Table</b></li><li>➤ <b>Full Wet Bar</b></li><li>➤ <b>Roof Access</b></li></ul>
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<b>Dance Floor</b>	<b>10.16 x 6.32m</b>	<b>33'4" x 20'9"</b>	<ul style="list-style-type: none"><li>➤ <b>Dance Floor with Sound and Rhythm Lighting System</b></li><li>➤ <b>Tiffany Glass Ceiling</b></li><li>➤ <b>Skylight</b></li><li>➤ <b>Disco Ball</b></li></ul>
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<b>Ninth Bedroom</b>	<b>5.99 x 3.00m</b>	<b>19'8" x 9'10"</b>	<ul style="list-style-type: none"><li>➤ <b>Broadloom</b></li><li>➤ <b>Closet</b></li></ul>
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<b>Tenth Bedroom</b>	<b>6.99 x 3.45m</b>	<b>22'11" x 11'4"</b>	<ul style="list-style-type: none"><li>➤ <b>Broadloom</b></li><li>➤ <b>Closet</b></li></ul>
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<b>Washroom</b>			<ul style="list-style-type: none"><li>➤ <b>3-Piece</b></li><li>➤ <b>Tile Floor</b></li></ul>
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**LOWER LEVEL**

<b>Billiard Room</b>	<b>8.51 x 6.35m</b>	<b>27'11" x 20'10"</b>	<ul style="list-style-type: none"><li>➤ <b>Wood Burning Fireplace with Brick Surround</b></li><li>➤ <b>Hardwood Floors</b></li><li>➤ <b>Panelled</b></li><li>➤ <b>Walk-Out to Pool</b></li></ul>
<b>Exercise/Yoga Room</b>	<b>4.06 x 3.02m</b>	<b>13'4" x 9'11"</b>	<ul style="list-style-type: none"><li>➤ <b>Small Gym</b></li></ul>
<b>Spa Area</b>	<b>5.79 x 2.74m</b>	<b>19'0" x 9'0"</b>	<ul style="list-style-type: none"><li>➤ <b>Heated Stone Floor</b></li><li>➤ <b>Jacuzzi with Lighting Feature and Stone Tile Surround</b></li><li>➤ <b>Steam Shower</b></li><li>➤ <b>3-Piece Washroom</b></li></ul>
<b>Storage</b>	<b>6.96 x 5.21</b>	<b>22'10" x 17'1"</b>	<ul style="list-style-type: none"><li>➤ <b>L-Shaped</b></li></ul>
<b>Exercise Room</b>	<b>6.07 x 5.41m</b>	<b>19'11" x 17'9"</b>	<ul style="list-style-type: none"><li>➤ <b>Rubber Floor</b></li><li>➤ <b>Mirrored Wall</b></li></ul>
<b>Recreation Room</b>	<b>6.27 x 4.47m</b>	<b>20'7" x 14'8"</b>	<ul style="list-style-type: none"><li>➤ <b>Pot Lights</b></li><li>➤ <b>Closet</b></li><li>➤ <b>Bench with Built-In Storage</b></li></ul>
<b>Sauna</b>	<b>3.07 x 1.88m</b>	<b>10'1" x 6'2"</b>	<ul style="list-style-type: none"><li>➤ <b>Benches</b></li></ul>
<b>Wine Cellar</b>	<b>3.07 x 1.88m</b>	<b>10'1" x 6'2"</b>	<ul style="list-style-type: none"><li>➤ <b>Built-In Refrigeration</b></li></ul>
<b>Housekeeper's Office</b>	<b>3.23 x 3.15m</b>	<b>10'7" x 10'4"</b>	<ul style="list-style-type: none"><li>➤ <b>Broadloom</b></li><li>➤ <b>Closet</b></li></ul>
<b>Washroom</b>			<ul style="list-style-type: none"><li>➤ <b>2-Piece Washroom</b></li></ul>
<b>Laundry</b>	<b>5.31 x 3.63m</b>	<b>17'5" x 11'11"</b>	<ul style="list-style-type: none"><li>➤ <b>Centre Island</b></li><li>➤ <b>Laundry Tub</b></li><li>➤ <b>Shelving</b></li><li>➤ <b>Tile Floor</b></li><li>➤ <b>Laundry Chute</b></li></ul>
<b>Storage</b>	<b>3.05 x 2.03m</b>	<b>10'0" x 6'8"</b>	<ul style="list-style-type: none"><li>➤ <b>Cedar Walk-In Closet</b></li></ul>

## **Coach House**

- **Porte Cochere**
- **Double Garage**
- **Apartment Above Garage with Living Room, Kitchenette, Bedroom and 3-Piece Washroom**
- **Basement Storage**

## **Rear Terrace**

**51'8" x 12'9"**

- **Terracotta Tiles**
- **French Doors**
- **Marble Steps with Marble Balustrade to Pool and Garden**

## **Pool**

**20'0" x 40'0"**

- **Inground Cement Pool with Grotto and Fountain Feature**
- **Designed by Landscape Architect Mark Hartley**
- **Built by Bonavista Pools**

## **ADDITIONAL HIGHLIGHTS**

### **Inclusions:**

- **Two Miele Dishwashers**
- **Gas Range with 6-Burners and BBQ Grill**
- **Exhaust Fan**
- **Two Wolf Ovens**
- **Microwave Oven**
- **Sub-Zero Refrigerator**
- **Garburator**
- **Washer and Dryer**
- **Bar Refrigerator**
- **Bar Wine Cooler**
- **Two Wine Coolers**
- **Security System and Cameras**
- **Front and Rear Sprinklers**
- **Electronic Garage Door Opener**
- **Pool Table**
- **BBQ with Direct Gas Line**
- **Electric Light Fixtures (Except Where Excluded)**
- **Broadloom Where Laid**
- **Laundry Chute**
- **Dumbwaiter**
- **Large Exercise Room - All Equipment Except Rowing Machine**
- **Small Exercise Room – All Equipment Except Bike and Treadmill**
- **Three Hot Water Gas Furnaces**
- **Two Hot Water Tanks (Owned)**

**Exclusions:**

- Grand Foyer Chandelier
- Library Mantlepiece Wall Sconces
- Living Room Brass Chandelier and Blue Ceiling Lamp
- Family Room Two Metalwork Light Fixtures and Bookshelves
- Breakfast Room Chandelier
- Dining Room Chandelier and Fireplace Sconces
- Upper Hall Chandelier and Yellow Draperies
- Living Room and Library Window Coverings
- 2nd Floor Third Bedroom Chandelier
- 2nd Floor 3-Piece Washroom Wall Sconces
- 2nd Floor Fourth Bedroom Wall Sconces
- Rowing Machine in Large Exercise Room
- Bike and Treadmill in Small Exercise/Yoga Room

**Additional Information:**

- Heating and Cooling System Maintained by Rainbow Heating and Cooling
- Wine Cellar Maintained by Mitchell Refrigeration
- Upgraded Wiring
- Waterproofed Front and Side of Home
- Inground Sprinkler System Installed and Maintained by Water Boys
- Recent Pool Pump and Heater
- Replaced Rear Roof (2015)
- Repointing of Exterior Brick Walls
- Britannia Roof Installed Slate Roof and all Copper Downspouts and Eaves
- Wrought Iron Fence
- Walking Distance to Private Schools, Exclusive Shopping, Restaurants and Yorkville

**Legal Description:**

- Plan 626, Part Lot 73

**Lot:**

- 123.5' x 339.6'

**Taxes:**

- \$46,018.52 Per Annum (2016)

**Drive:**

- Private Circular Drive

**Possession:**

- 90 Days/To Be Arranged

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility.