

...This magnificent 4 bedroom 7 bathroom detached custom smart home is nestled on a quiet ravine lot in one of Toronto's most prestigious communities - the Edenbridge-Humber Valley.

Just steps to Lambton Golf & Country, James Gardens & Humber River.

The breathtaking exterior features are consistently synergized with the interior luxury design & the exquisite nature scenery throughout the seasons...

12 BEARWOOD DRIVE

PROPERTY DETAILS

Taxes:	\$23,934.73 (2025)
Lot Size:	58.53 x 174.3 feet
Square Footage:	6,767 SQ FT / 572.94 m ² across all levels
Closing Date:	Flexible
Parking:	Private double driveway and built-in double car garage

Inclusions: Thermador double door 60" fridge/freezer, Thermador 48" six burner gas cooktop with griddle, Thermador dishwasher, Bosch dishwasher, Thermador tower with microwave, oven and warming drawer, Built-in Thermador coffee center and steam oven, Thermador 48" hood range, pot filler over cooktop, Whirlpool front loading washer/ dryer, BBQ, air purifier and equipment, all electrical light fixtures, all window coverings, all built-in shelving and speakers, security system, all security cameras, gas burner and equipment, central air conditioner and equipment, central vacuum system and equipment, all fireplace remotes.

PERTINENT DETAILS:

Ceiling Height

Main floor and foyer - 10.5 feet / 14 feet
Second floor - 9 feet / 10 feet
Lower level - 7.5 feet / 14 feet

Home Automation

Control4 home automation
8 Hikvision IP security cameras
Paradox security system
Whole house audio proficient speakers
Chameleon in-wall vacuum system
200 AMP / 120-240V / 60 Hz

Windows

Vinyl double glaze
Copper leaf windows
Solid poplar wood shaker style doors
Security sensors on all doors and windows

Backyard

Outdoor kitchen BBQ area
Gas fireplace
9 x 18 foot electric hydro pool spa
Sprinkler system
Deck

Exterior

12 x 24 Indiana white limestone panels
ACM panels
Royal gray large brick
Roof - no maintenance required with a 25 year warranty
Aluminum downspouts

Driveway and Garage

Built-in two car garage
Concrete base with asphalt on top
Aluminum and D grade glass garage door
Floor drain
Car charger and vacuum systems
Radiant driveway heating
Private driveway with four car parking

Elevator

On each 3 levels
Garaventa hydraulic lift
Recessed lighting

Stairs & Railings

12mm glass with stainless steel hardware
Stainless steel railings

MAIN FLOOR LEVEL

Foyer/Front Hall

24 x 24 Italian Calacatta gold slabs
Floating mono-beam stairs
Custom frameless glass railing
Custom design floor lighting
Electric under stoneware flooring heating
Custom oversize coat closet
Chandelier
Recessed lighting
Elevator access

Living Room/Dining Room

Open-concept
Engineered white Oak hardwood flooring Gas
fireplace with 5 x 10 Italian porcelain slab
Custom wine cabinet with glass doors and
lighting feature
Modern glass balustrade
Built-in sound system
Large windows
Chandelier
Recessed lighting

Powder Room

Disegno faucet
Toto modern toilet
Decorative paneled walls
Engineered white Oak hardwood flooring
Scavolini custom cabinets and built-ins
Floating vanity with Italian porcelain
Custom led floating mirrors
Two pendant light fixtures

Office

Engineered white oak hardwood flooring
Decorative paneled walls
Scavolini custom cabinets
Panic room
Large Window
Recessed lighting

Family Room

Open-concept
Engineered white Oak hardwood flooring
5 x 10 foot modern Italian slabs with gas
fireplace
Custom built-ins flanking the fireplace
Decorative paneled wall
Double doors with access to backyard
Built-in sound system

Kitchen

Open-concept
Engineered white Oak hardwood flooring
Italian porcelain slab countertop / backsplash
Center island with Italian porcelain slab
Scavolini custom kitchen cabinetry
Thermador double door 60" fridge/freezer
Thermador 48" six burner gas cooktop with
griddle
Thermador dishwasher
Thermador tower with microwave, oven and
warming drawer
Built-in Thermador coffee center and steam
oven
Thermador 48" hood range
Four pendant light fixtures
Pot filler over cooktop
Under-counter kitchen vacuum
Three Disegno faucets
One Blanco double bowl stainless steel sink
Two Blanco single bowl stainless steel sinks
Breakfast area
Recessed lighting

Butler's Pantry

Pantry room with custom glass cabinets
(insulated walk-in cooler)
Italian porcelain slab countertop / backsplash
Scavolini custom kitchen cabinetry
Bosch dishwasher
Recessed lighting

SECOND FLOOR LEVEL

Primary Bedroom

Tray ceiling
Engineered white Oak hardwood flooring
Two walk-in closets with windows
Decorative paneled wall
Two large windows
Chandelier
Recessed lighting

Five-Piece Primary Bedroom Ensuite Bathroom

Scavolini custom cabinets
Heated Italian porcelain tile flooring
Large custom LED floating mirror
Floating vanity with Italian porcelain slab
Free stand bathtub with heated towel rack
Walk-in double shower with steamer unit
Carimali shower system
Large window
Chandelier
Toto one-piece toilet with washlet seat
Two Toto sinks
Disegno faucet
Recessed lighting

Second Bedroom

Engineered white Oak hardwood flooring
Walk-in closet with custom wood cabinets
Large window
Recessed lighting

Four-Piece Second Bedroom Ensuite Bathroom

Scavolini custom cabinets
Heated Italian porcelain tile flooring
Floating vanity with Italian porcelain slab
Custom LED floating mirror
Disegno faucet
Bosco sink
Toto one-piece toilet
Tub shower combo
Carimali shower system
Skylight

Third Bedroom

Engineered white Oak hardwood flooring
Walk-in closet with custom wood cabinets and a large window
Large window
Recessed lighting

Three-Piece Third and Fourth Bedroom Ensuite Bathrooms

Scavolini custom cabinets
Heated Italian porcelain tile flooring
Floating vanity with Italian porcelain slab
Custom LED floating mirror
Walk-in shower
Carimali shower system
Disegno faucet
Bosco sink
Toto one-piece toilet
Window

Fourth Bedroom

Engineered white Oak hardwood flooring
Walk-in closet with custom wood cabinets
Large window
Recessed lighting

SECOND FLOOR LEVEL

Staircase / Hallway

Engineered white Oak hardwood flooring
Decorative paneled walls
Elevator access
Two large skylights
Chandelier
Custom frameless glass railings
Furnace room
Recessed lighting

Upper Level Wet Bar

Scavolini custom cabinets
Bosco stainless steel sink
American Standard faucet
Silhouette Professional wine fridge
Italian porcelain backsplash

Upper Laundry Room (Laundry #1)

Heated Italian porcelain tile flooring
Italian porcelain backsplash
Disegno faucet
Stella stainless steel sink
Scavolini custom cabinets
Whirlpool frontloading washer and dryer
Recessed lighting

LOWER FLOOR LEVEL

Recreational Room

Gas fireplace with 5 x 10 Italian porcelain slab
Scavolini custom cabinets
Large Italian porcelain tile flooring
Radiant in-floor heating
Walkout to backyard
Built-in sound system
Two custom glass trophy cases
Elevator access
Recessed lighting

Three-Piece Bathroom

Scavolini custom cabinets
Large Italian porcelain tile flooring
Radiant in-floor heating
LED floating mirrors
Disegno faucet
Toto one-piece toilet
Bosco sink
Dry sauna
Recessed lighting

Mudroom

Scavolini custom cabinets
Large Italian porcelain tile flooring
Radiant in-floor heating
Recessed lighting
Dog shower (Zucchetti shower system)
Garage entrance
Mechanical room

Lower Level Wet Bar

Scavolini custom cabinets
Large Italian porcelain tile flooring
Radiant in-floor heating
Italian porcelain slab countertop
Italian porcelain slab backsplash
Center island with Italian porcelain slab
Disegno faucet
Blanco stainless steel sink
Fisher Paykel fridge
Bosch dishwasher
Built-in sound system
Recessed lighting

*Rough-in ready for range hood installation

Lower Laundry Room (Laundry #2)

Scavolini custom cabinets
Large Italian porcelain tile flooring
Radiant in-floor heating
Italian porcelain slab backsplash
Disegno faucet
Stella stainless steel sink
Scavolini custom cabinets
Recessed lighting

Cold room

Finished
Sump pump

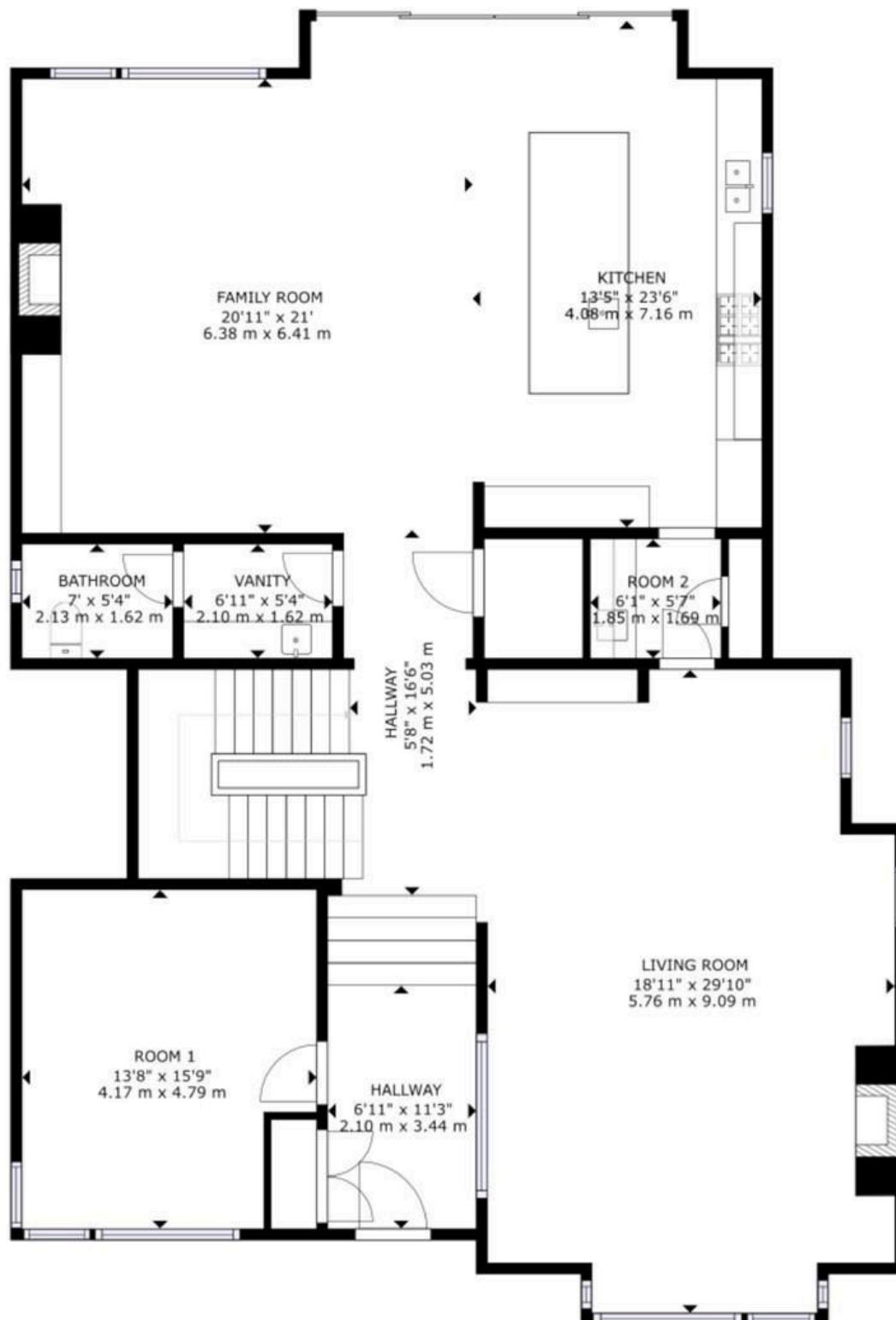
Fifth Bedroom

Large Italian porcelain tile flooring
Radiant in-floor heating
Two closets with custom wood cabinets
Large window
Recessed lighting

Three-Piece Fifth Bedroom Ensuite Bathroom

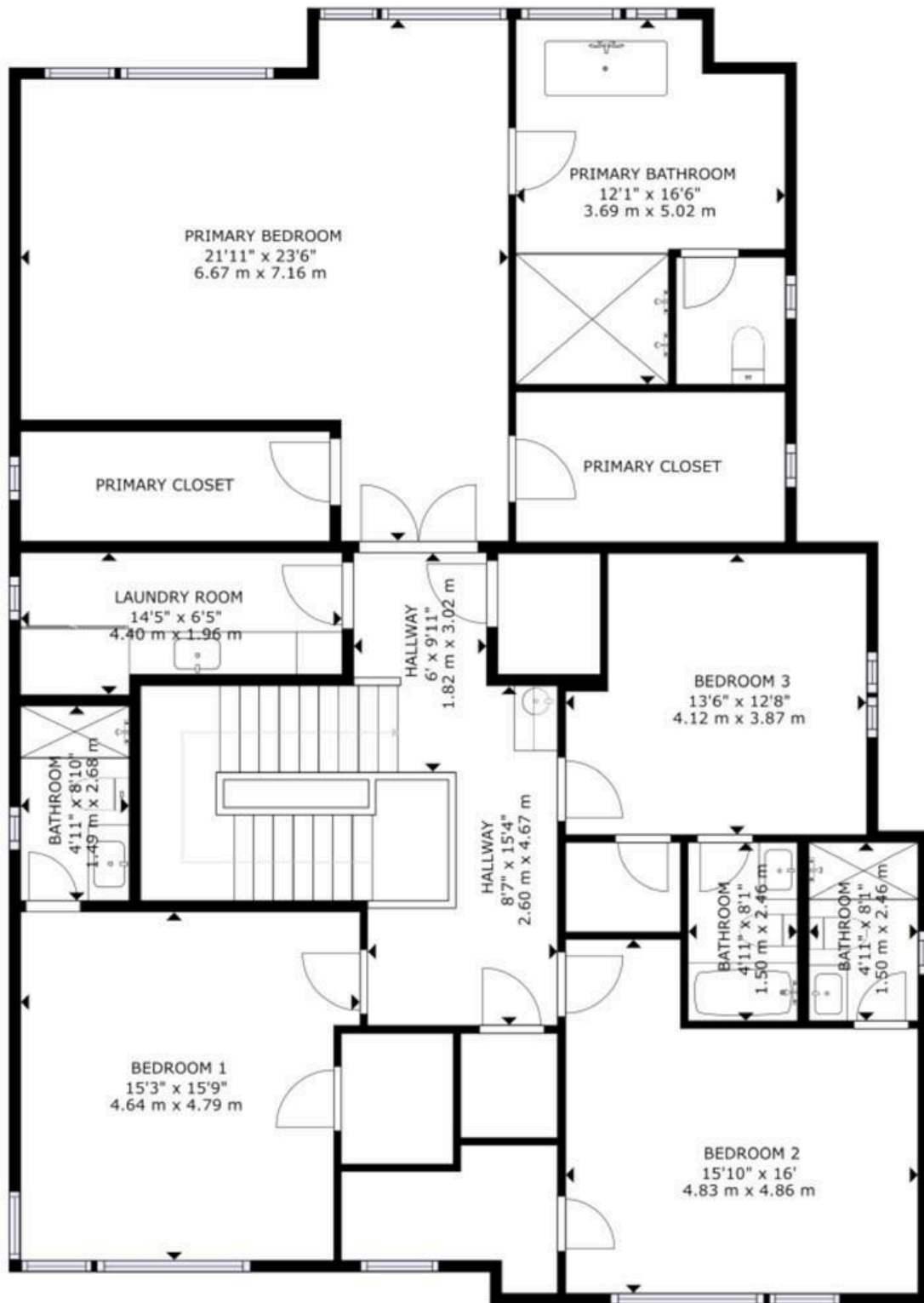
Scavolini custom cabinets
Large Italian porcelain tile flooring
Radiant in-floor heating
Floating vanity with Italian porcelain slab
Custom LED floating mirror
Walk-in shower with Carimali shower system
Disegno faucet
Toto sink & Toto one-piece toilet
Recessed lighting

FLOOR PLAN (Main Level)



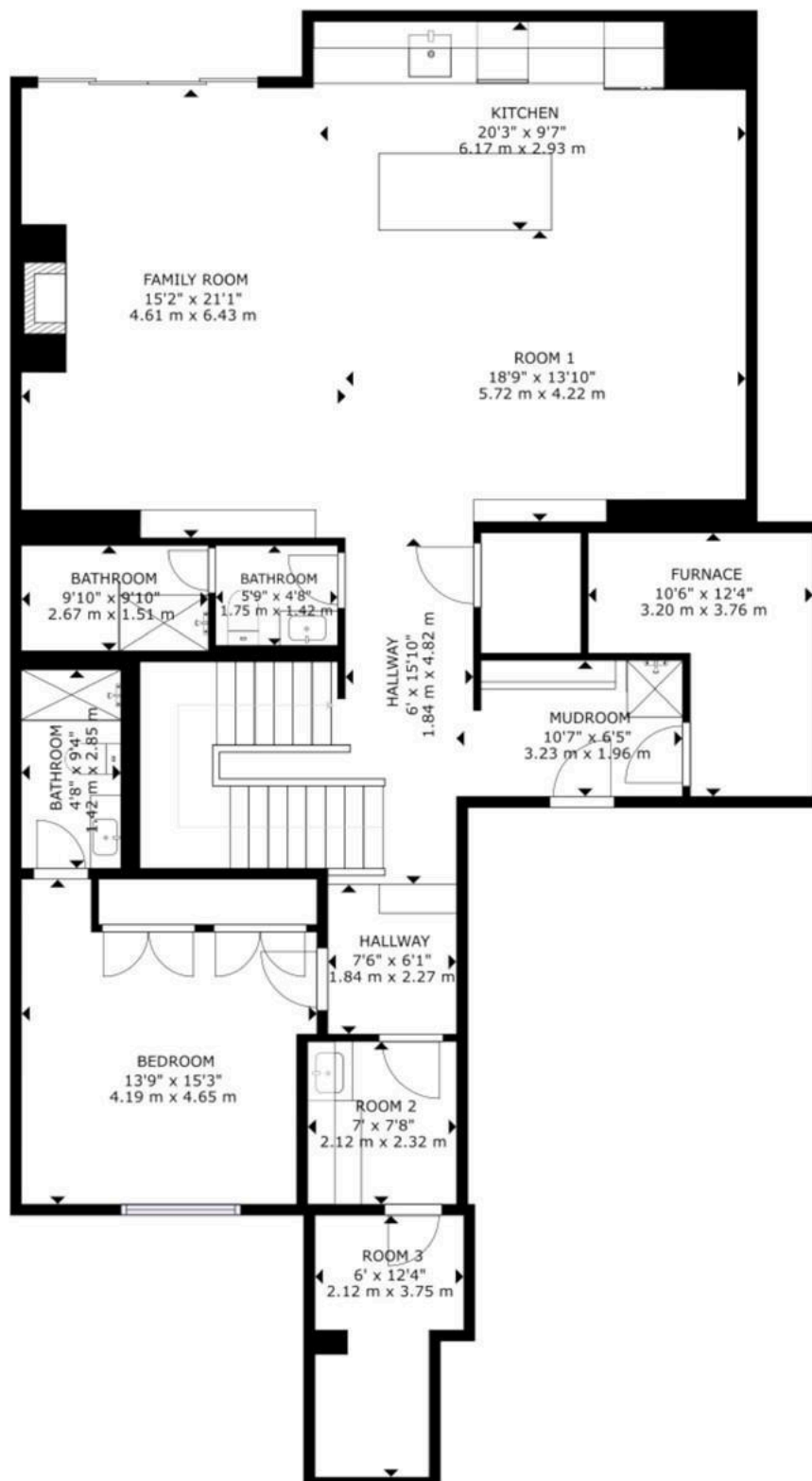
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FLOOR PLAN (Second Level)



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FLOOR PLAN (Lower Level)



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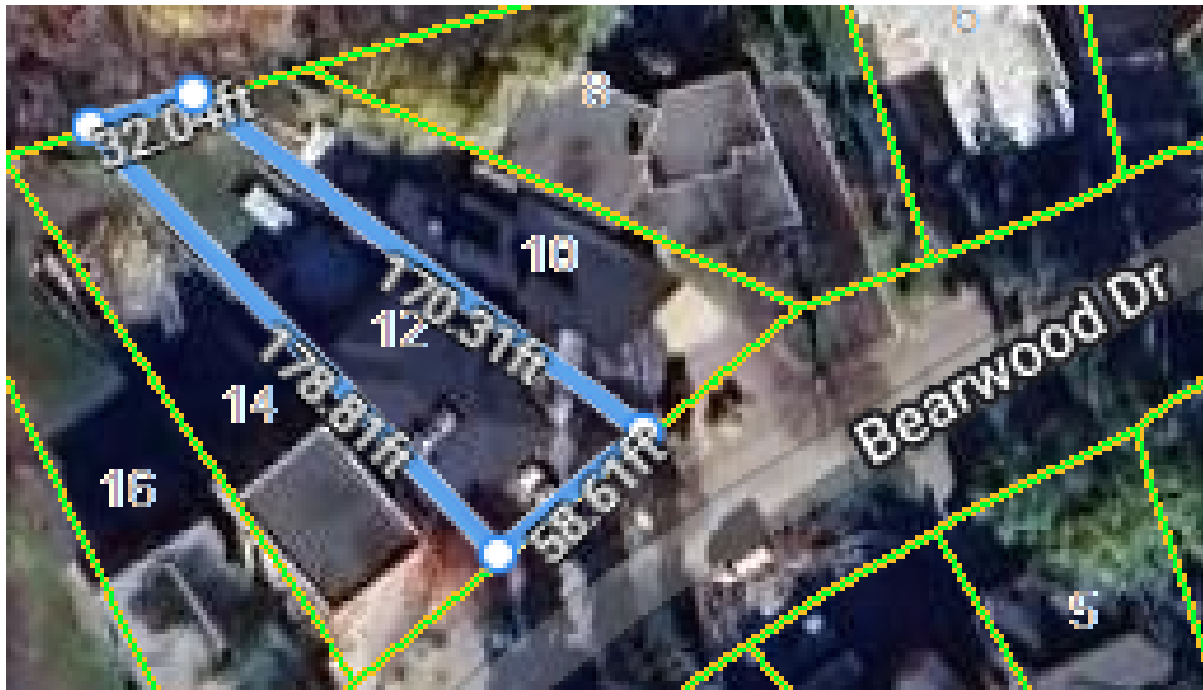
FLOOR PLAN

Building Area

Lower Level	1,790 SQ FT / 166.30 m ²
Main Level	2,200 SQ FT / 204.39 m ²
Second Level	2,177 SQ FT / 202.25 m ²
Total (G.F.A.)	4,377 SQ FT / 406.64 m ²
Gross Total	6,767 SQ FT / 572.94 m ²

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LOT SIZE & MEASUREMENTS

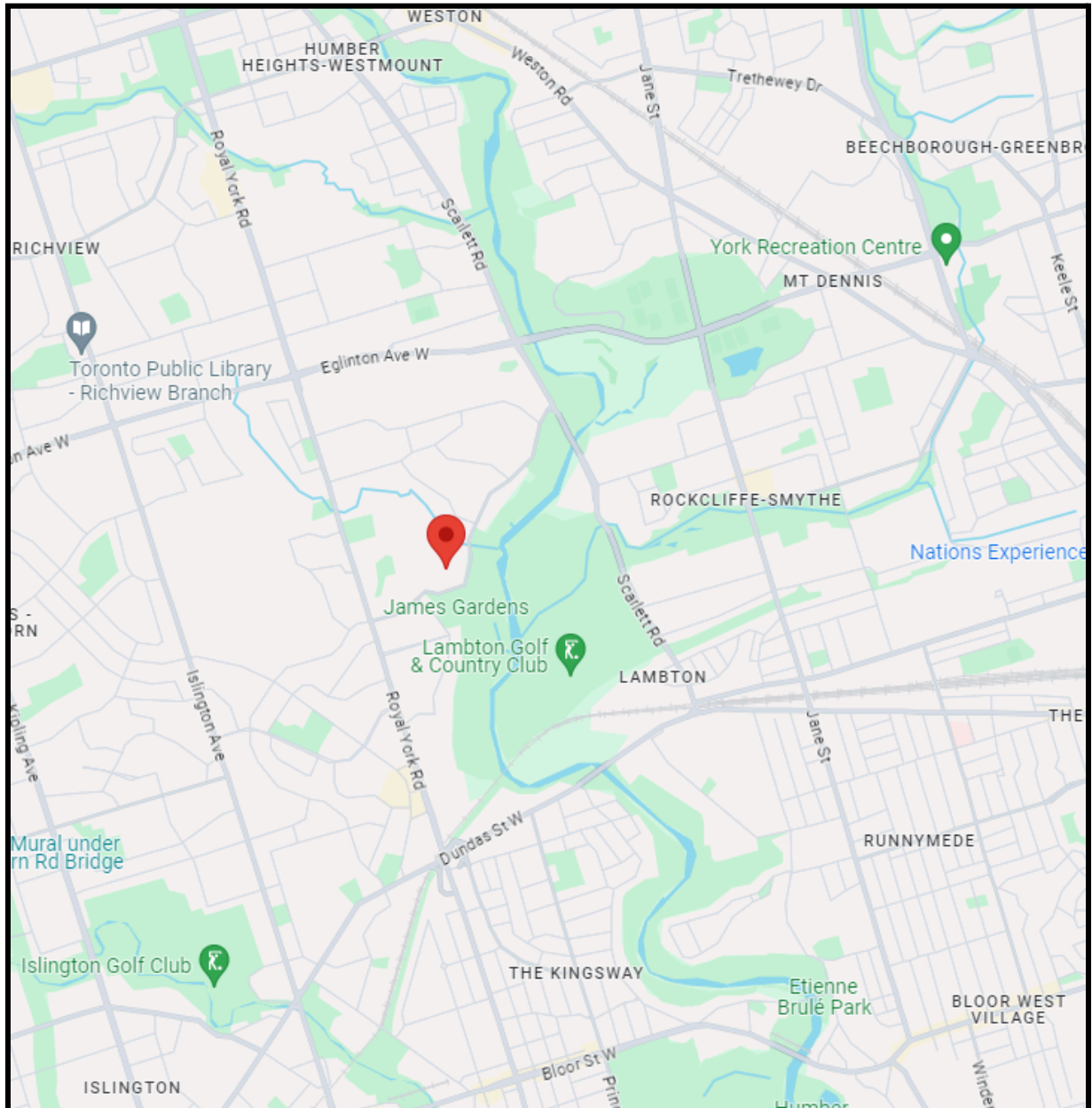


32.04 ft x 178.81 ft x 58.61 ft x 170.31 ft

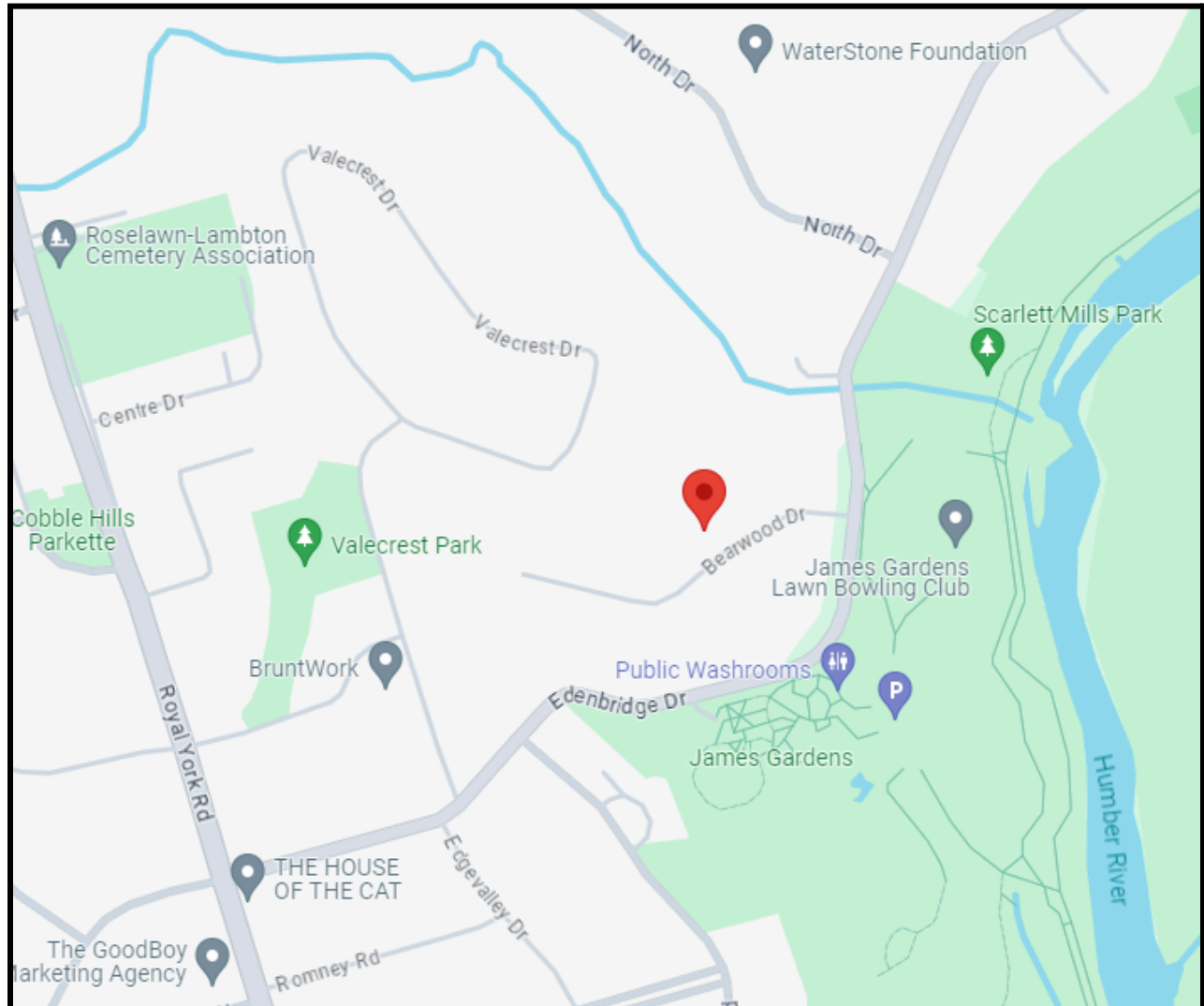
Area: 7,394.80 ft² (0.170 ac)

Perimeter: 439.63 ft

LOCATION



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Presented By



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