

A PRIVATE ESTATE OFFERING

270 Indian Road

TORONTO · ONTARIO

A serene, resort-like setting offering a rare sense of seclusion in the city — 24,000 square feet of beautifully landscaped grounds, crafted with materials and workmanship of enduring quality.

GROUNDS & SETTING

- ◆ **Exceptional privacy** on a beautifully landscaped 0.56-acre lot — 24,000 square feet.
- ◆ **Heated and insulated three-bay garage** with loft storage and hot and cold running water.
- ◆ **Expansive outdoor entertaining areas**, including a massive back porch, veranda and limestone patios.
- ◆ **Distinctive chamfered slate roof** with copper eavestroughs.

CRAFTSMANSHIP & FINISHES

- ◆ **Quarter-sawn oak flooring** throughout the residence.
- ◆ **Kitchen featuring zinc countertops** and hand-fired tiles.
- ◆ **Designer-inspired materials**, tile, wallcoverings and fixtures, including grand chandeliers from Murano.
- ◆ **Four wood-burning fireplaces.**
- ◆ **Approximately eight-foot ceiling height** in the basement.

COMFORT & SYSTEMS

- ◆ **Hydronic radiant in-floor heating** as well as forced air throughout.
- ◆ **Double-hung windows** with wood and aluminum features.
- ◆ **Heat-recovery ventilation system** providing continuous fresh-air circulation.
- ◆ **200-amp, single-phase** electrical service.
- ◆ **High-flow copper plumbing** supply lines throughout.