

# 313 ROSEWELL AVENUE

PROPERTY DETAILS

LIZ JOHNSTON  
SALES REPRESENTATIVE

ROBERT GORDON  
ARCHITECT, OAA, BROKER

Sotheby's | Canada  
INTERNATIONAL REALTY

## 313 ROSEWELL AVENUE | LYTTON PARK

Completed in late 2021, this Lytton Park residence reflects a level of architectural discipline and construction intelligence rarely encountered in new family homes. Designed with an emphasis on longevity, performance, and daily livability, the house brings together generous volume, natural materials, and systems thinking in a way that feels both calm and deliberate. Approximately 3,300 square feet of living space is organized across 4+1 bedrooms and five bathrooms, with principal rooms defined by excellent proportions and extensive glazing. Large floor-to-ceiling windows and sliding glass doors draw light deep into the main level throughout the day, while oversized windows continue this dialogue with light across the upper floor bedrooms. The home's quality and coherence were formally recognized with a Silver Award for Whole Home Design from the Decorators & Designers Association of Canada in 2022 and featured in an eight-page editorial in *Style at Home* magazine for its focus on functional design and natural, non-toxic materials.

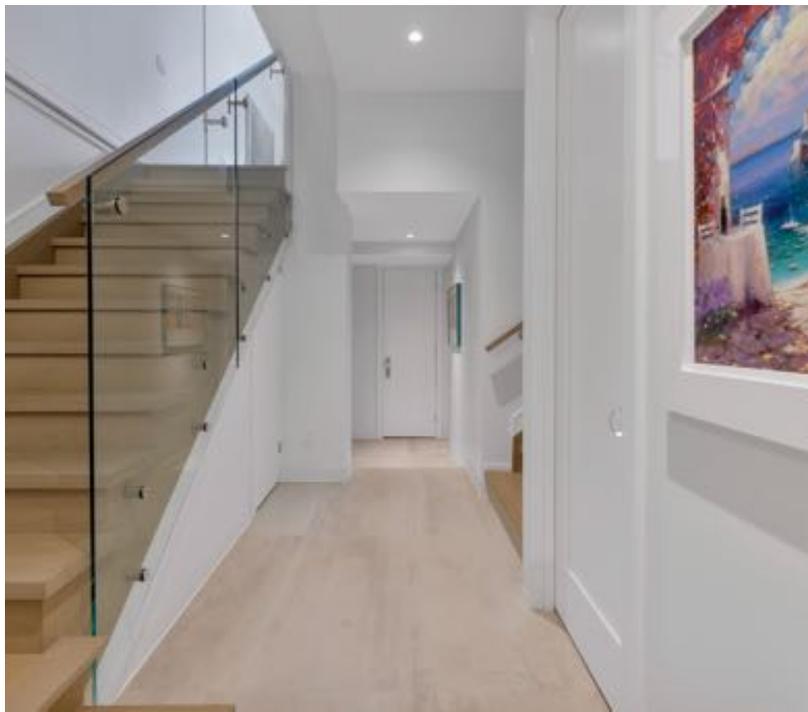
Material choices throughout are purposeful and enduring. Semi-precious quartzite is used in the kitchen and all five bathrooms, paired with wide-plank oak flooring that anchors the open-concept plan without overwhelming it. The primary suite is conceived as a genuine retreat, overlooking a private, treetop-level backyard. Its five-piece ensuite includes heated flooring, a two-way mirror with discreetly integrated television, and a walk-in closet, complemented by powered blackout blinds for comfort and privacy.

Beyond its architectural presence, the home is distinguished by its construction and infrastructure. The foundation is built with insulated concrete forms (ICFs), offering exceptional energy efficiency, sound attenuation, and structural resilience. Exterior walls incorporate a ZIP sheathing system with integrated air and moisture control, paired with Rockwool insulation for superior fire resistance, thermal performance, and acoustic comfort. Interior air quality and moisture management are further enhanced by a Siga Majrex vapour control membrane and a heat-recovery ventilation system. Apex Windows feature security and storm anti-shatter film on all doors and windows. Mechanical systems are centralized in an unusually well-organized HVAC room, with clear access to hydronic distribution for radiant heating in the basement and garage floors, driveway, and front steps. Additional infrastructure includes dual sump pumps

with battery backup and alarm systems, a gas generator, roof-edge heat cabling with dedicated fuse lines, and an Ice Guard system on the exterior sump discharge. The side-facing basement window is equipped with a fire-activated shutter as an added safety measure.

The lower level continues the home's thoughtful approach, with 12-foot ceilings, above-grade windows, and a walk-out to an expansive stone terrace with gas fire pit, integrated lighting, irrigation, and landscaping. This level can function comfortably as a work-from-home environment with a separate entrance, or—if desired—be adapted into a self-contained suite with the addition of a simple kitchenette.

Interior finishes and systems reflect the same commitment to health and longevity: NAUF millwork (no added urea formaldehyde), VOC (Volatile Organic Compounds)-free paints and adhesives, whole-house water softening and filtration, reverse-osmosis drinking water at the kitchen sink, and a comprehensive Wasens sensor-based leak detection system with remote monitoring and automatic shut-off capability. The sensors monitor dishwasher, fridge, kitchen sink, washing machine, laundry sink, both sump pump rooms, the irrigation system and each bathroom sink. Located just steps from John Ross Robertson, Glenview, and Lawrence Park Collegiate, this is a home conceived not as a short-term statement, but as a carefully engineered, deeply livable environment—designed to support family life, travel, and long-term peace of mind with equal confidence.



# PROPERTY DETAILS

313 ROSEWELL AVENUE, TORONTO, ON

## GROUND FLOOR 10'0" ceiling

### ENTRANCE FOYER

- Porcelain flooring
- Double closet in white oak w/ shelves
- Large windowed front door with transom

### 2-PC POWDER ROOM

- Large wall-hung contemporary Cristallo quartzite sink
- Porcelain flooring all sconces and mirror

### DINING ROOM 14'1" X 12'7"

- Hardwood floor
- Large window wall facing west with motorized blinds
- Deep baseboards

### KITCHEN 24'2" X 17'1"

- Hardwood floor
- Large semi-precious Cristallo quartzite island with waterfall ends and large stainless steel sink, pull-out waste bins
- Reverse osmosis water purification
- Full-height cabinetry and peninsula
- Quartz countertops (except island)
- Miele 5-burner gas cooktop
- Miele combo steam oven
- Liebherr GrandCru wine cooler
- Miele integrated fridge
- Bosch dishwasher
- Custom stainless steel fan hood

### LIVING ROOM 21'0" X 16'2"

- Hardwood floor
- Large window wall overlooking garden with east view over treetops and motorized blinds
- Walkout to large covered terrace with BBQ gas line, glass railing, and stairs to garden
- Porcelain feature wall with electric fireplace
- Built-in white oak shelves and desk with drawers
- Deep baseboard



# PROPERTY DETAILS

313 ROSEWELL AVENUE, TORONTO, ON

## SECOND FLOOR 9'6" Ceiling

### PRINCIPAL BEDROOM 22'10" X 13'3"

- Hardwood floor
- Walk-in clothes closet with built-in shelves and drawers
- 5-PC Ensuite bathroom with Cristallo quartzite & white oak double vanity, free-standing bathtub with garden view, large glass shower and frosted glass toilet enclosure. Large mirror with two-way glass and incorporated television, plus two stunning sconces. Heated porcelain floor.
- Large window wall overlooking garden with motorized blinds and east view over treetops.

### BEDROOM 2 12'3" X 10'2"

- Large window facing north with blind
- Closet with built-in drawers
- Hardwood floor
- 4-PC Ensuite bathroom with porcelain floor, Cristallo quartzite vanity and rain head shower in tub and large mirror

### HALL

- Grand staircase
- Laundry room with stacked full-sized Samsung top-line washer & dryer
- Built-in linen cabinets laundry sink, coffee bar

### 3-PC BATHROOM

- Porcelain floor
- Cristallo quartzite vanity
- Glass shower with hand-held shower head
- Large Mirror

### BEDROOM 3 10'11" X 10'10"

- Hardwood floor
- Large window wall facing west with blind
- Closets

### BEDROOM 4 12'2" X 9'5"

- Hardwood floor
- Large window facing west with blind
- Double closet



# PROPERTY DETAILS

313 ROSEWELL AVENUE, TORONTO, ON

## BASEMENT 12'0" Ceiling

### GAMES ROOM 14'6" X 12'5"

- Heated porcelain floor
- Large window facing north with blind
- Glass door and wall to stair hall

### UTILITY ROOM 11'0" X 6'3"

- Wall-hung hot water heater
- Heat Recovery Ventilator
- Whole house water filtration system (water-softener, chemical removal, brine tank)
- Controls for all floor-heat systems and gas lines
- Sump pump with emergency backup
- Gas generator

### COLD STORAGE 9'5" X 8'5"

- Unfinished
- (2nd) Sump pump with emergency backup

### GARAGE

- Oversized one-car
- Heated epoxy-coated floor
- Automatic deadbolt on overhead door for additional security
- 200A Electrical panel with breakers

## OTHER HOUSE DETAILS

- Foundation is built with insulated concrete forms (ICFs), ensuring additional energy conservation, sound attenuation, disaster resistance.
- Interior air quality and moisture management are further enhanced by a Siga Majrex vapour control membrane and a heat-recovery ventilation system.
- Exterior walls incorporate a ZIP sheathing system with integrated air and moisture control, paired with Rockwool insulation for superior fire resistance, thermal performance, and acoustic comfort.
- Roof has sloped centre section to enhance runoff to scuppers and downspouts, and a perimeter roof-heat cable system with a dedicated breaker prevents ice and snow accumulation.
- Comprehensive Wasens sensor-based leak detection system with remote monitoring and automatic shut-off capability.
- Stone & porcelain front facade
- Anti-shatter film on all windows and glazed exterior doors.

# PROPERTY DETAILS

313 ROSEWELL AVENUE, TORONTO, ON

## PROPERTY & GARDEN

- 27.25' X 111.33' lot with extensive landscape features including landscape lighting, large Wiarthon stone patio with gas fire pit, in-ground irrigation system, heated driveway and front steps, mature fruit trees and shrubs.
- Private driveway
- Fenced yard with gate
- Surrounded by large luxury homes, and situated in a blue-chip neighbourhood with incredible neighbours, and very child-safe

## TRANSPORT

- Lawrence (line 1) & Eglinton (lines 1 & 5) subway stations
- 52, 61 & 97 TTC bus routes

## SCHOOLS

- John Ross Robertson - JK - 6
- Glenview Intermediate - 7 & 8
- Lawrence Park Collegiate - 9 - 12
- St. Clement's School - private
- Toronto French School - private
- Crescent School - private
- Havergal College - private
- York University Glendon Campus

## PARKS/RECREATION/CULTURE

- Lytton Park - playground, tennis courts
- Eglinton Park - community centre, soccer, baseball
- Chatsworth & Blythwood Ravine Parks - running trails, nature walks
- Rosedale Golf Club, Don Valley Golf Course
- Granite Club, Toronto Cricket Club

## COSTS

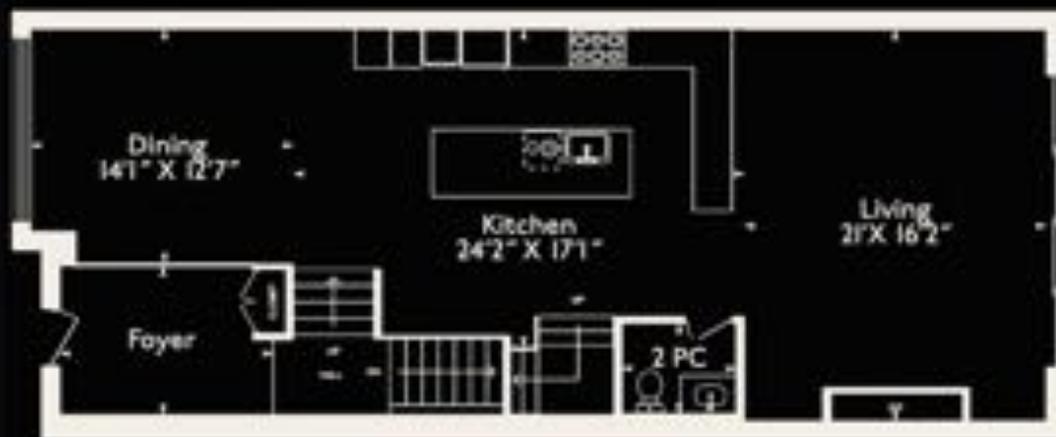
Property Taxes 2025 - \$16,394

**ASKING: \$3,725,000**





FLOOR PLANS | 313 ROSEWELL AVE, TORONTO, ON



MAIN FLOOR 1,269 SF



UPPER FLOOR 1,251 SF



LOWER LEVEL 783 SF + 182 SF unfinished

\* MEASUREMENTS ARE APPROXIMATE AND SUBJECT TO INDEPENDENT VERIFICATION.