

Historical property sales information provided by Teranet (www.teranet.ca)

ROSEDALE

39 Whitney Ave.

Asking price: \$4.35-million

Selling price: \$3.9-million

Previous selling price: \$1.325-million
(Sept., 2002)

Taxes: \$12,160 (2004)

Days on market: 10

Those who have kept an eye on Rosedale renovations will know John Emery. His company, Fairmont Properties, has refurbished many homes in the neighbourhood and has a boatload of distinguished design awards to show for it.

But this five-bedroom Georgian-style home is brand new, built by Fairmont where a dilapidated rectory belonging to the Presbyterian Church once stood.

Many of those who viewed the house had followed Mr. Emery's projects over the years, according to agent James Warren, who's sold 11 other homes in the neighbourhood that were remodelled by Fairmont.

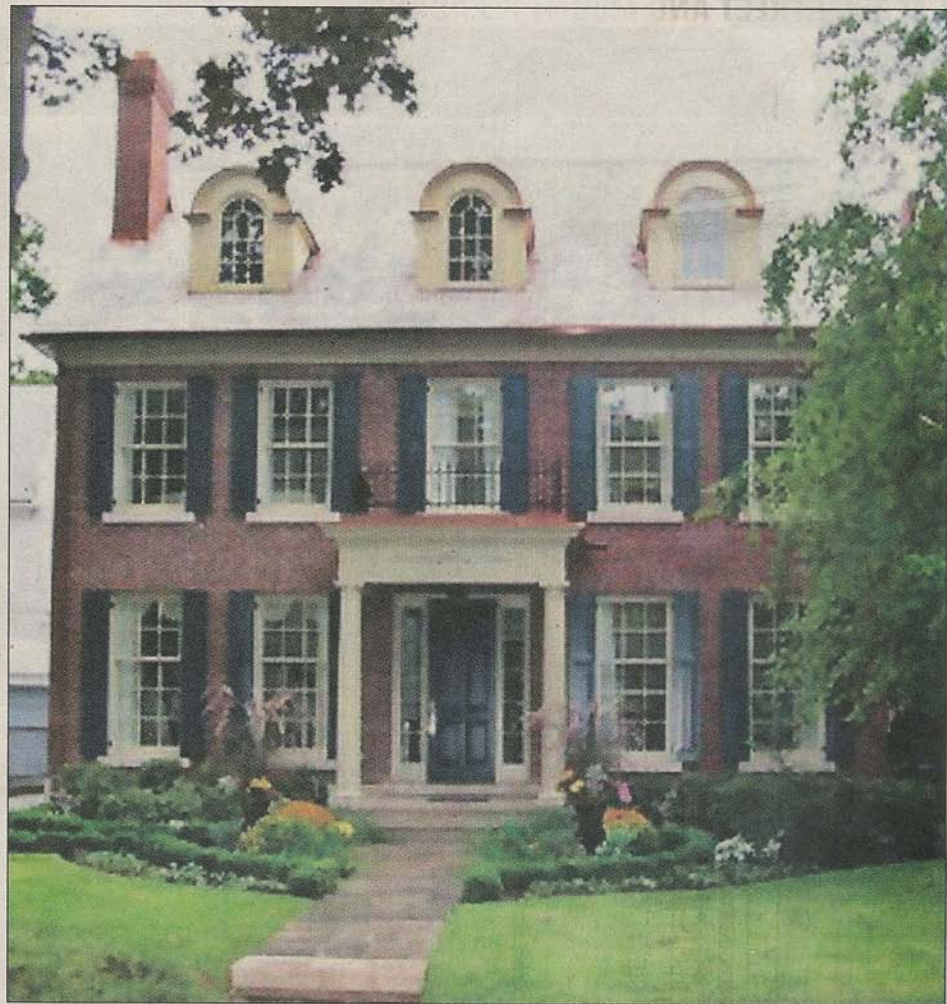
"This house will date extremely well because it has things like polished nickel fixtures and ToTo toilets [a brand manufactured in California that features hydraulic seats]," Mr. Warren says.

"It had lovely, glorious tall ceilings and herringbone floors with walnut inlays, with quarter-sawn oak floors in other rooms with a zebra finish. It's a good example of how an Italian villa is done, with the ground-floor windows larger than the second floor," he says.

The list of luxurious accents in this home is endless: cherry wood doors with Baldwin brass fixtures, radiant-heated stone and broadloomed floors, egg-and-dart cornice moulding, and a colonnaded terrace off the family room at the back of the home.

The home has been equipped with Category 5 wiring, allowing high-speed wireless computer access in all rooms.

The second-floor library has custom-built cherry shelving (one inch thick) and paneling throughout.



The seven bathrooms include a six-piece en suite off the master bedroom, complete with its own chandelier and a two-person glassed-in shower.

Two of the other bedrooms have four-piece bathrooms.

There are two fireplaces on the main floor, one in the living room and the other in the family room. The back of the 50- by 145-foot property can be reached from both the family room and the kitchen. The latter has high-quality appliances, a

pantry, breakfast bar and breakfast area. The third-floor bedroom opens to a private deck.

The only remnant of the original structure is a weathered door that is the entrance to the basement wine cellar. Other basement features include a soundproof media room, a games room, exercise room and nanny suite.

Royal LePage Johnston and Daniel (James Warren)