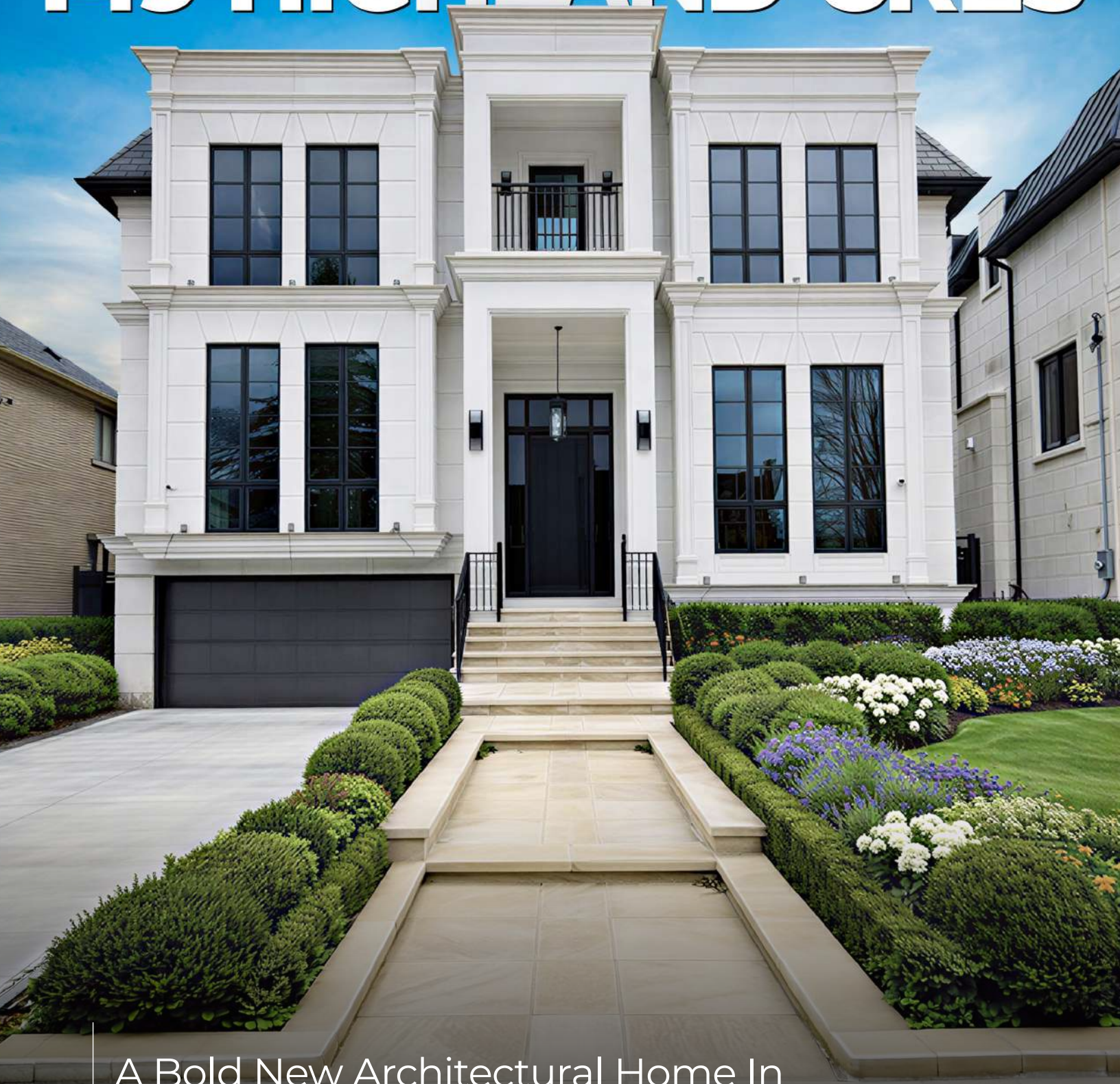


*Welcome to*

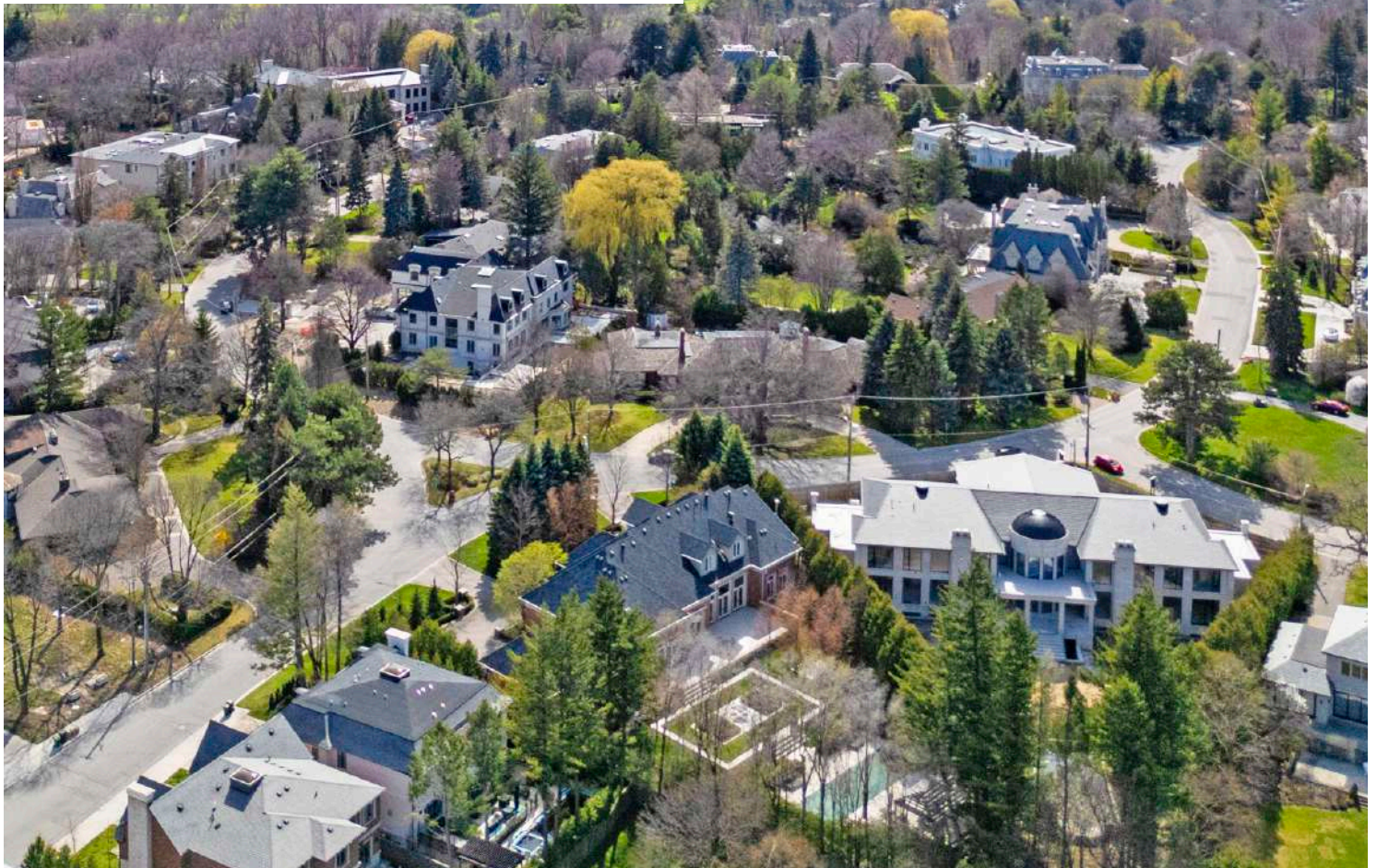
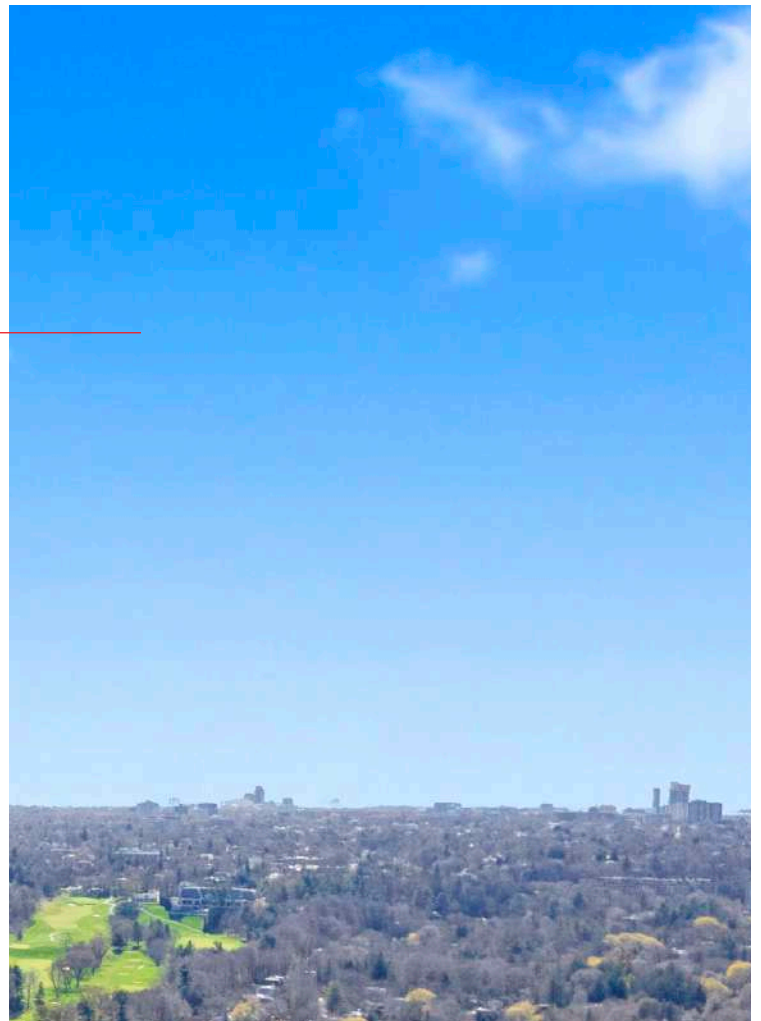
# 149 HIGHLAND CRES



A Bold New Architectural Home In  
The Sought-After Bridle Path Neighbourhood.

# BRIDLE PATH & SUNNYBROOK YORK MILLS

It is one of Toronto's most affluent and prestigious neighborhoods, home to many mansions and estates owned by wealthy businesspeople and celebrities. The Bridle Path area is known for its winding roads and large multi-million-dollar homes set back from the street on very large lots with extensive landscaping. York Mills Road is a major artery running through the neighborhood and is lined with upscale shopping plazas and restaurants. The area borders the Don River Valley system and E.T. Seton Park, providing green space and recreational trails. The neighborhood dates back to the early 20th century, when the Bridle Path area was developed as an enclave for Toronto's elite.



# A HOME FOR YOUR FAMILY'S STORY, CRAFTED WITH WELL-KNOWN BRANDS

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## PREMIUM BRAND PARTNERSHIPS



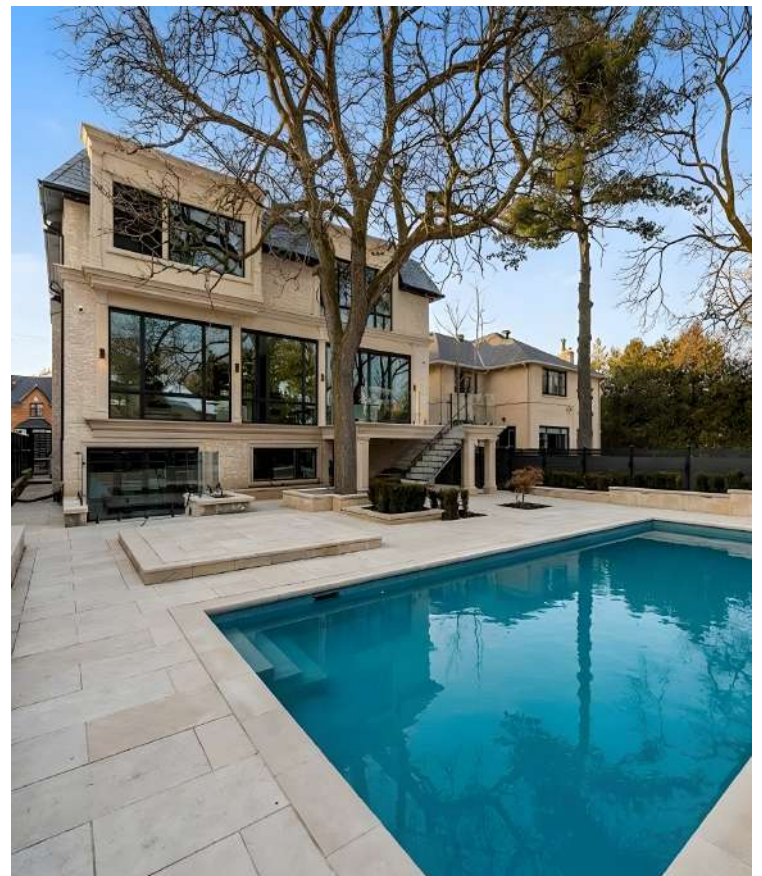


Newly built on one of Toronto's most coveted streets, 149 Highland Crescent is not the result of a quick build. It is the result of intention. Every ceiling height, every material, every detail was chosen to create something that feels permanent. 7,500 sqft of living space across four levels, connected by a private elevator. A kitchen anchored by two islands. A foyer that soars 23 ft. An office library that stops you at the door. A lower level built entirely around how you want to live. gym, theatre, minibar, and guest suite all under one roof. This is Bridle Path. And this home belongs here.

## LUXURY YOU CAN FEEL IN EVERY DETAIL

### OVERVIEW:

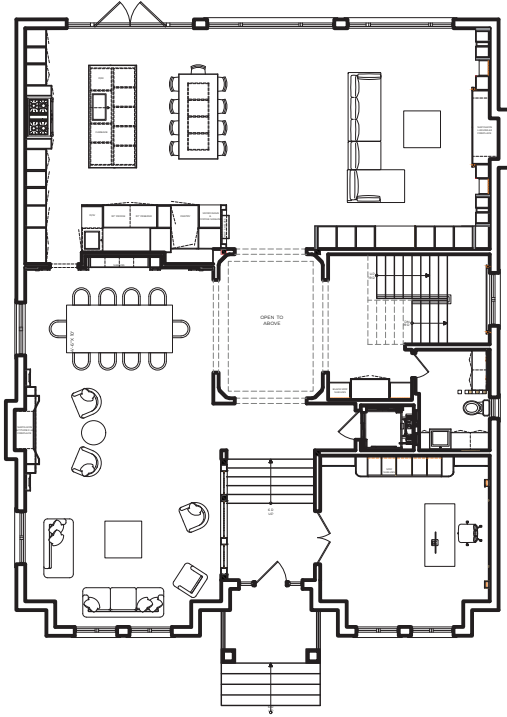
- Newly Built on Bridle Path's Most Prestigious Street
- Approx. 7,500 Sq. Ft. of Living Space
- 5 Bedrooms
- 23-Ft Second Entrance Foyer with Skylight
- Double-Island Luxeme Kitchen
- 15-Ft Ceiling Office Library
- Private 4-Stop Elevator
- Lutron Home Automation
- Heated Driveway & Front Porch
- Oversized Saltwater Pool
- Glass-Enclosed Gym
- Private Home Theatre
- Nanny Suite



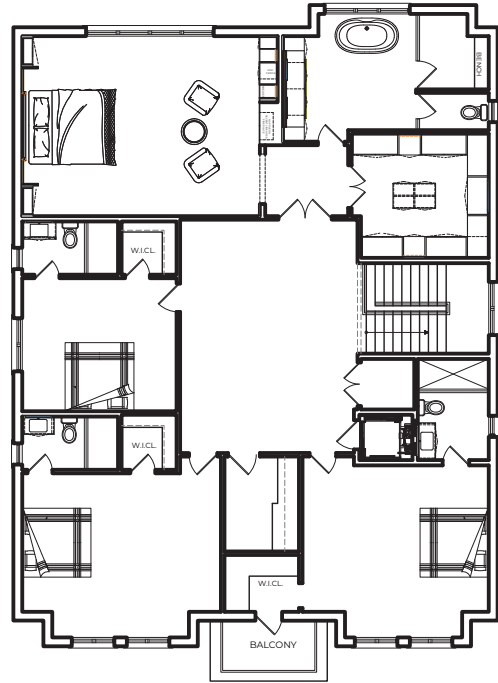
# FLOOR PLAN

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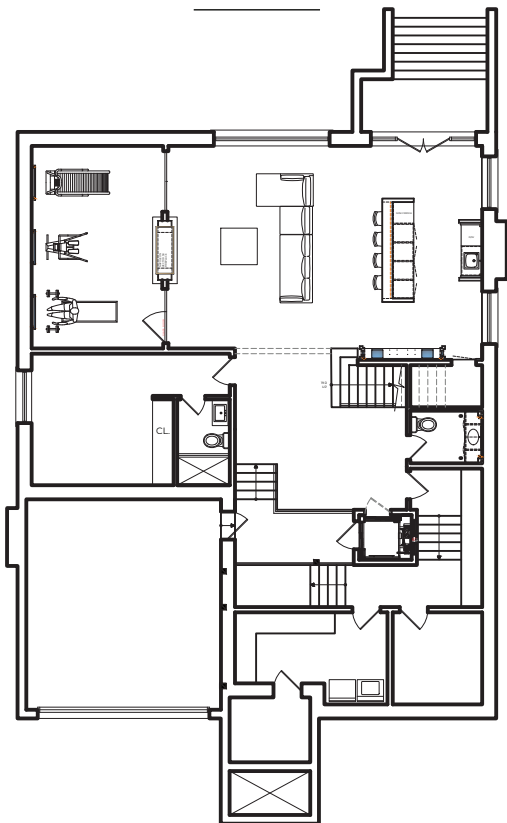
MAIN FLOOR



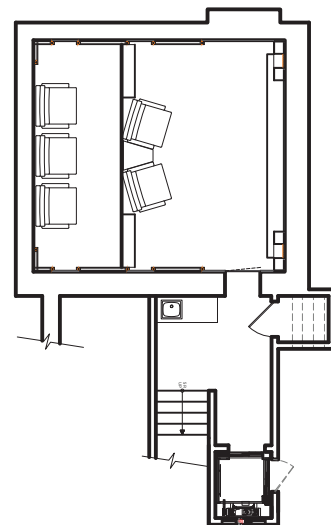
SECOND FLOOR



BASEMENT



THEATRE ROOM



BUILT FOR THOSE WHO  
NEED NO INTRODUCTION





## LIVING AND DINING AREAS

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A space designed around light and proportion. Expansive aluminum windows frame the grounds, while elegant architectural details and a fireplace mantle with 14K gold-vein accents create a room that is warm without trying too hard.

- Fireplace with 14K Gold-Vein Mantle
- Expansive Aluminum Windows
- Elegant Architectural Millwork
- Designer Lighting Throughout

# WHERE SILENCE IS THE GREATEST LUXURY





## THE KITCHEN IS A SHOWSTOPPER

Two islands anchor a kitchen that was built to impress and designed to work. Timeless cabinetry by Luxeme, premium Miele appliances, a Wolf cooktop, and a walk-in pantry that keeps everything out of sight. The kind of kitchen that makes you want to cook and makes you want to stay.

- Double-Island Layout
- Custom Luxeme Kitchen Cabinetry
- Miele Appliances & Wolf Cooktop
- Walk-In Pantry
- Seamless Flow to Family Room

A PLACE TO COME BACK  
TO EVERY SINGLE TIME



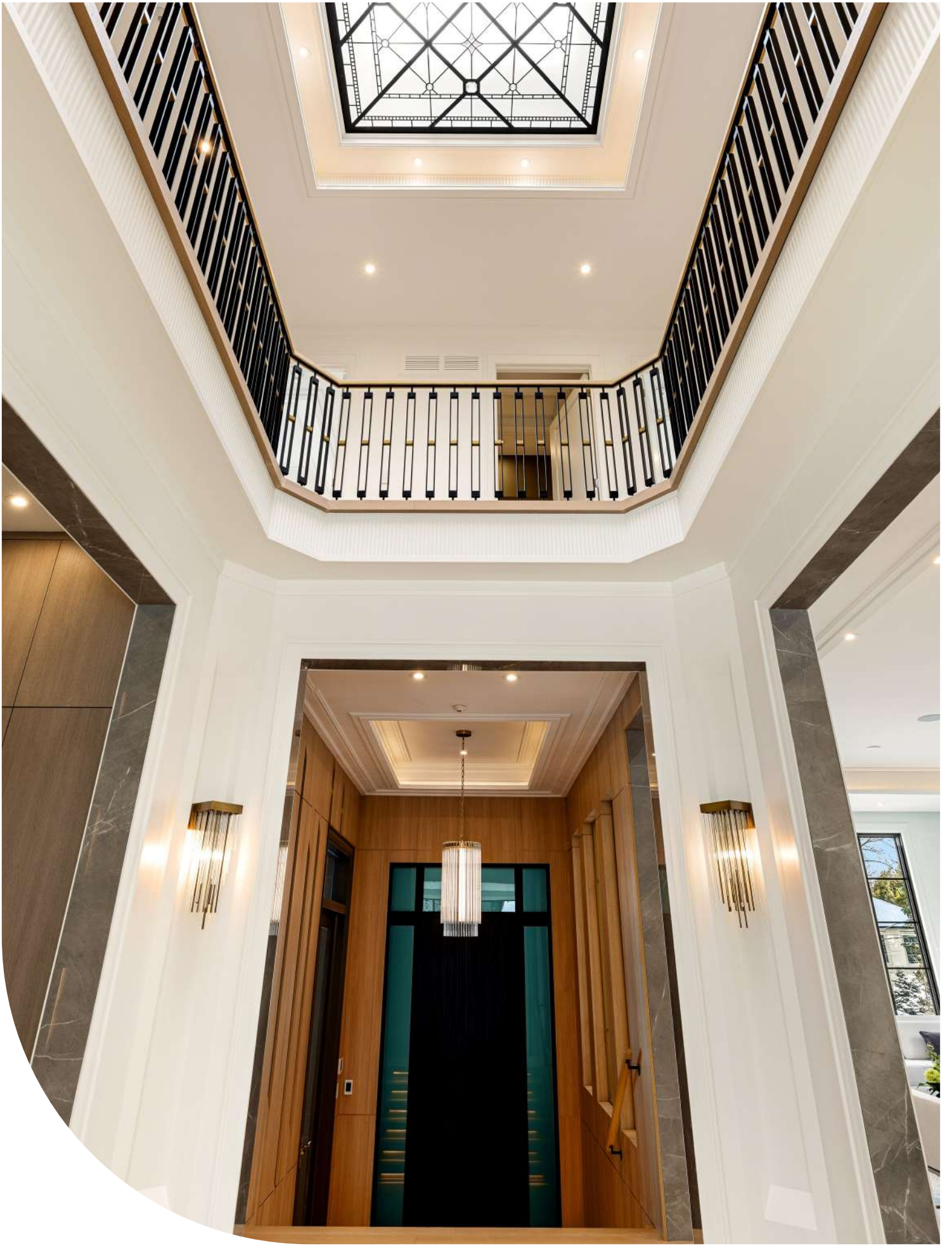


## FAMILY AREA

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Open, bright, and connected. Custom wall units frame the space while expansive aluminum windows pull the outside in. It flows naturally from the kitchen. The kind of room you end up in at the end of every day.

- Custom Built-In Wall Units
- Expansive Aluminum Windows
- Open Flow from Kitchen
- Designer Lighting





MADE WITH CARE  
FILLED WITH LIFE

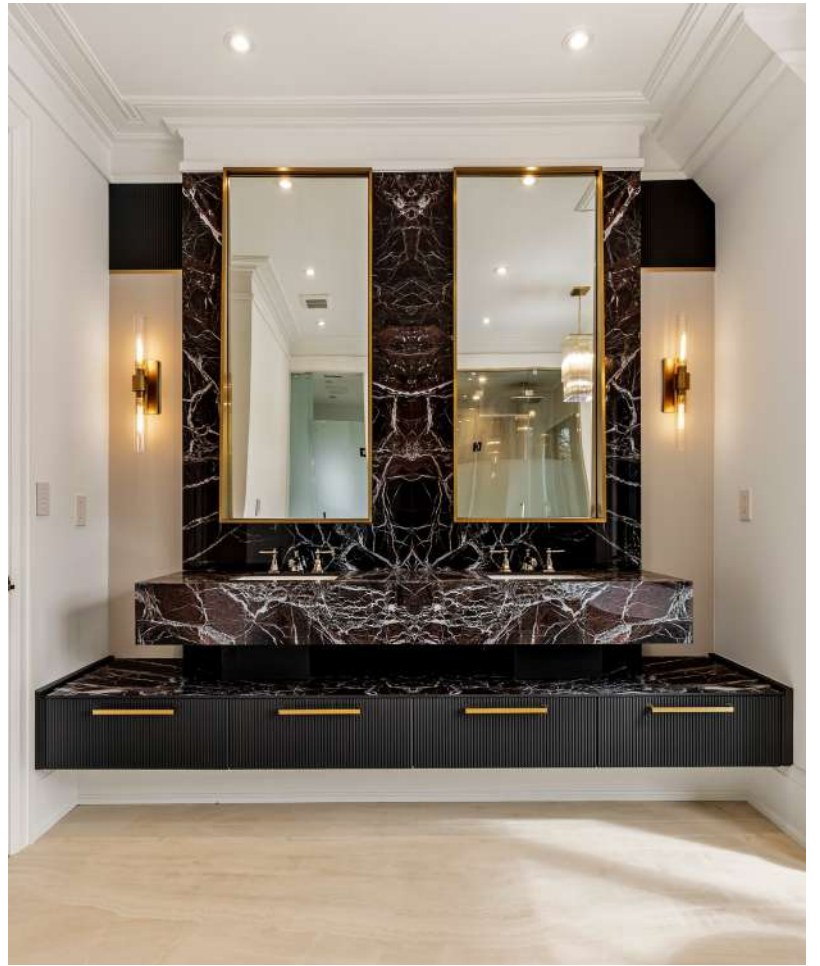




## PRIMARY SUITE

A private retreat designed around rest and refinement. Custom millwork runs throughout a built-in headboard, an elegant makeup desk, and every detail considered. The kind of bedroom you don't want to leave in the morning.

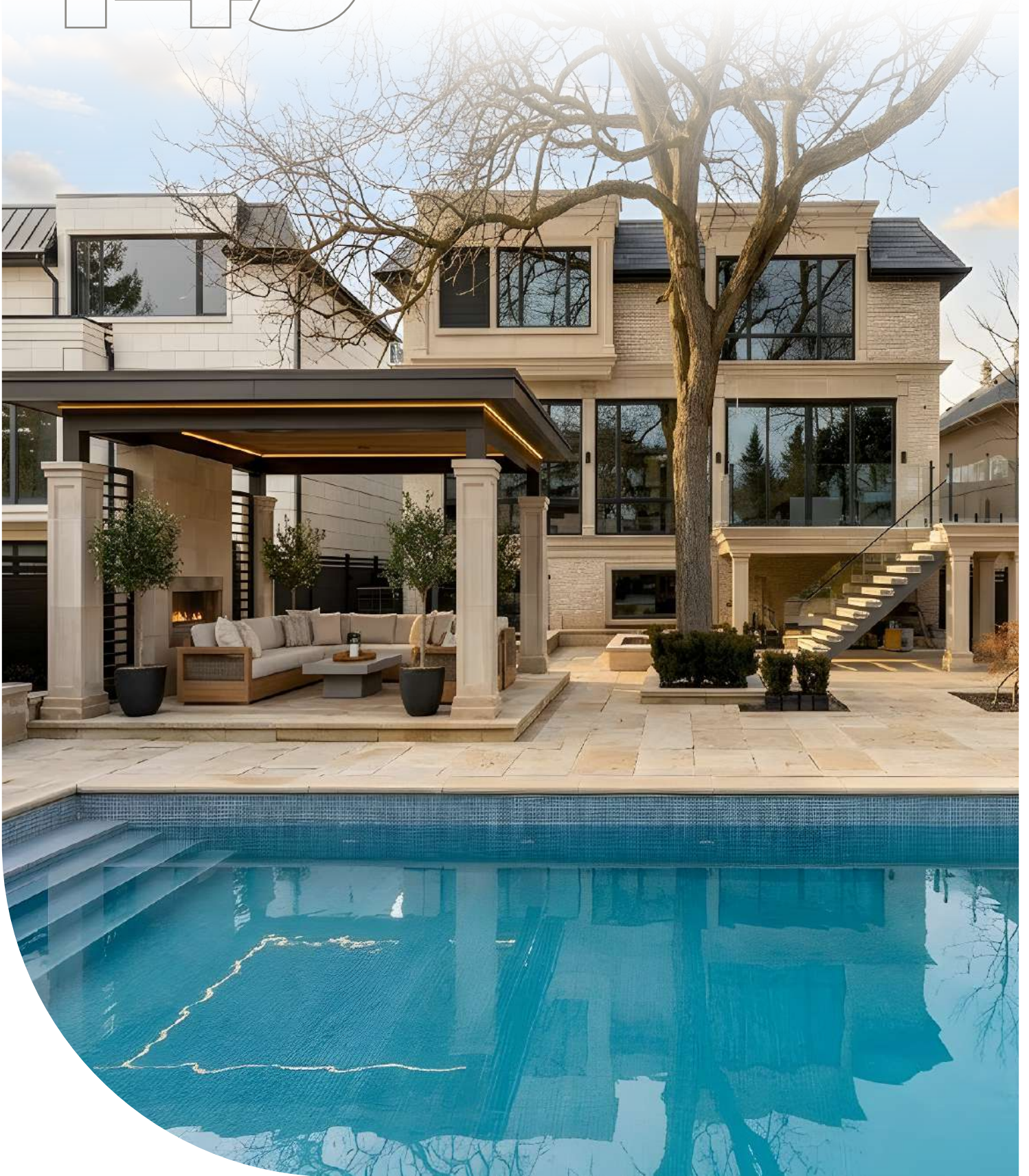
- Custom Built-In Headboard
- Elegant Makeup Desk
- Bespoke Millwork Throughout
- Floor to ceiling Windows







# 149 HIGHLAND CRES





# 149 HIGHLAND CRES

*Schedule to viewing today!*

Presented by:

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