

CELEBRITY HOMES

MAKING ROOM FOR BABY, ZANY ZOOEY DESCHANEL LISTS HER COLOURFUL 3,000-SQ.-FT. HOME



With colourful walls but not quite as quirky as you'd expect of the home of the *New Girls* star (said sitcom having just been renewed for a fifth year), but maybe Zoey Deschanel saves all that lovable nuttiness for the public. The Hollywood Hills home she bought five years ago from actor Mark Ruffalo is classic Cali/country, with wood floors, limed wood cathedral ceilings, wide arched doorways inside and French doors leading to a poolside terrace. The kitchen of the 2,957-sq.-ft., three-bed ranch on a half acre — listed at \$2.195 million — has gorgeous graphic tile flooring and navy blue cabinetry with brass hardware. *Variety* reports Deschanel and baby daddy, producer Jacob Pechenik (they're due this summer), have bought a \$4.6 million "quasi-Cape Cod/Colonial" in Manhattan Beach. *National Post*

SOLD



ANNEX
11 Admiral Rd. (St. George and Bloor streets)
Asking price: \$3.695 million
Sold for: \$3.518 million
Taxes: \$9,645 (2014)
Bedrooms: 4+1
Bathrooms: 5
MLS# C3123840

HOME GUTTED TO BRICKS

Built in 1891, this Victorian gem is on Admiral Road in the East Annex. "The entire interior was gutted to the bricks and restored with top-quality finishes including a Calacatta marble kitchen island, custom cabinetry, hotel-inspired bathrooms with rift-cut white oak floors and a 600-plus-bottle wine cellar," homeowner David Peres says.

With the help of designer Mahir Manios, interior design-

er Leila MacDonald and general contractor Jeff Mowder, Peres says he created a classy transitional space that "puts you at ease the moment you walk through the door. My friends have commented that the home has a warm and inviting soul."

Listing agent Jay Egan says it's the kitchen/family room that's noteworthy because of its open feel, "warmth and floor-to-ceiling windows highlighting the tree-lined backyard. The third-floor deck also overlooks the same green space."

The floor plan lends itself to traditional and contemporary lifestyles so it will appeal to many potential buyers, Egan says.

The light-filled home is on a west-facing 25x141-foot lot.
Listing Broker: Forest Hill Real Estate (Jay Egan)



HOGGS HOLLOW
39 Old Yonge St. (Yonge Street and York Mills Road)
Asking price: \$4.097-million
Sold for: \$3.65-million
Taxes: \$26,155 (2014)
Bedrooms: 4+1
Bathrooms: 5
Time on the market: 27 days

EXCLUSIVE ENCLAVE IN NATURAL SETTING

A distinguished Hoggs Hollow estate property, this 104x256-foot landscaped lot has mature trees and a circular driveway that allows for easy drop-off and pick up of guests and family members at the front door.

The natural setting and being close to Yonge Street is a great combination for professionals who want a calm neighbourhood that feels miles away from a city scene but is in fact in the heart of it.

In 1997, one lot was severed into two and the builder kept 39 Old Yonge for himself. He built the gracious four-bed-

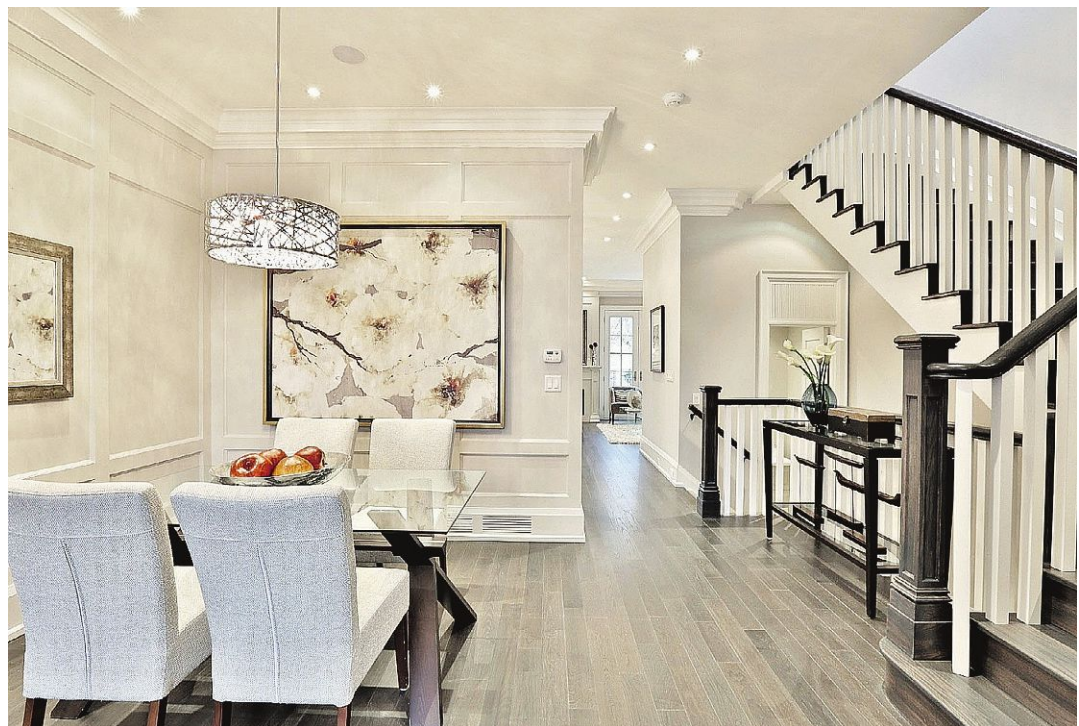
room, five-bathroom home, designed with floor-to-ceiling windows to showcase the magnificent grounds, says listing agent Mark Aliassa.

The home offers 5,200 square feet of living space with a grand foyer and large principal rooms for entertaining. Slate floors grace the foyer, the expertly equipped gourmet kitchen and the breakfast area, which has a walkout to the yard. A family room, a library and a fireplace in the living room are other main-floor features.

The master suite has a walk-in closet and a seven-piece ensuite bathroom. One of the other bedrooms has a three-piece ensuite bathroom, making it ideal for guests or in-laws.

The finished lower level includes a recreation room and a four-piece bathroom. The home also has a security system, two air conditioners, a pair of furnaces and a built-in three-car garage.

Listing Broker: Harvey Kalles Real Estate Ltd. (Mark Aliassa)



Large windows front and back and central skylights illuminate the already-bright spaces.

NEUTRAL ZONE

Lytton Park
53 Briar Hill Ave. (Yonge Street and Eglinton Avenue)
Asking price: \$2.049 million
Sold for: \$2.02 million
Taxes: n/a
Bedrooms: 3+1
Bathrooms: 4
Time on the market: 11 days

By CONNIE ADAIR

I chose the lot at the corner of Duplex and Briar Hill for three reasons — location, location, location," says Mark Rosenberg, who built and designed the detached stucco home that now stands on the property. "It is steps from Yonge Street and all the amenities it has to offer such as shopping, cafés, parks and the TTC. It's the type of location where you want to walk out the front door and go for a stroll."

The 26x85-foot lot has a south-

ern exposure. "The home was designed to bring the outdoors in, with the use of skylights and full-height glass doors in the rear," he says. During the day, he adds, "I want my homeowner to be able to walk through the home with no lights switched on and have the home full of natural light."

Rosenberg designed a traditional exterior to blend in with the established area. Inside, he used a mix of traditional and contemporary features. Recessed panelled mouldings create an elegant yet cozy liv-

ing/dining room. The kitchen/family room has an island with a Caesarstone waterfall countertop. He says oversized plaster cornice mouldings add a feeling of grandeur throughout the main floor.

The home has ample closet and storage space throughout. It also has a main-floor powder room and a foyer with a closet. A built-in garage and a private driveway are bonus offerings. Listing Broker: Hazelton Real Estate (Janice Fox)