

THE COLLECTOR EDITION

156 Tower Hill Road

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A PRIVATE OFFERING

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JEFFERSON · RICHMOND HILL · ONTARIO

The Ravine Residence.

Set on a rare ravine-backing lot in prestigious Jefferson – one of Richmond Hill's most coveted enclaves – this 50-foot property backs directly onto a protected ravine, ensuring no rear neighbors, ever, and uninterrupted treetop views. Two full levels of walk-out living connect the home to nature: an elevated glass-railed deck off the main floor, and a grade-level walk-out from the lower level into the ravine yard.

The walk-out lower level is a true second home – a fully self-contained one-bedroom apartment with kitchen, living room, and its own private grade entrance. Ideal for multi-generational families, a nanny suite, or mortgage-helper rental income with complete privacy.

Families are drawn to Jefferson for the schools. The home falls within the catchment of St. Theresa of Lisieux CHS and Richmond Hill HS – two of Ontario's top-ranked secondary schools – alongside excellent elementary options.

Daily life is wonderfully convenient. Jefferson Square sits right at Yonge & Tower Hill – Sobeys, Canadian Tire, TD, BMO, and casual dining are literally steps away. A short drive brings Hillcrest Mall with 135+ shops and restaurants, Loblaws and Winners at Elgin Mills Crossing, T&T Supermarket at Bayview Hill, and Farm Boy along Yonge. The Saigeon Park trail threads through Jefferson, while Lake Wilcox and Highway 404 are minutes away.

Ravine-backing homes with self-contained walk-out apartments rarely come to market in Jefferson – and almost never with this level of renovation.

THE VISION

A Sanctuary in the Treetops.

LOT — 50 FT FRONTAGE EXPOSURE —
RAVINE INTERIOR — APPROX. 3,800 SF
RENOVATION — \$150,000+

The home unfolds across approximately 3,800 square feet of meticulously appointed living space, anchored by a \$150,000+ designer renovation. A dramatic two-storey foyer sets the tone – arched transom windows wash the space in natural light, while an oak staircase rises alongside layered tray ceilings and the rich dark hardwood that flows throughout.

The formal living and dining rooms feel composed and timeless: classical wall paneling, picture-frame wainscoting, a marble-surround gas fireplace, and gleaming crystal chandeliers overhead. Extensive custom millwork carries through every passage.

At the heart of the home, the renovated chef's kitchen is the showstopper. Floor-to-ceiling custom white cabinetry with brass hardware frames a full-height bookmatched Calacatta-style quartz backsplash. An oversized charcoal island anchors the room with breakfast seating beneath designer gold pendants – stainless appliances and generous prep surfaces complete the picture. Walk out from the kitchen to an elevated glass-railed deck – a private treetop terrace overlooking the ravine canopy.

The adjacent family room deepens the connection to nature: a cozy fireplace, custom built-in bookshelves, and oversized ravine-facing windows that frame the treetops year-round.

Upstairs, four generous bedrooms include a luxurious primary retreat with a spa-inspired five-piece ensuite – frameless glass shower, corner soaker tub set beneath a crystal chandelier, double quartz vanity, walnut accents, and marble flooring throughout.

The walk-out lower level extends the living footprint with a fully self-contained one-bedroom apartment – a true second home below.

Direct garage access, pride of ownership at every turn.







CULINARY ARTS

A Chef's Canvas.

Crafted for the host who entertains effortlessly.

Cabinetry

Floor-to-Ceiling Custom White

Surfaces

Calacatta-Style Quartz, Bookmatched

Hardware

Designer Brass, Gold Pendants



CLASSIC



ELEGANT



GOURMET



SPACIOUS



PRIVATE QUARTERS

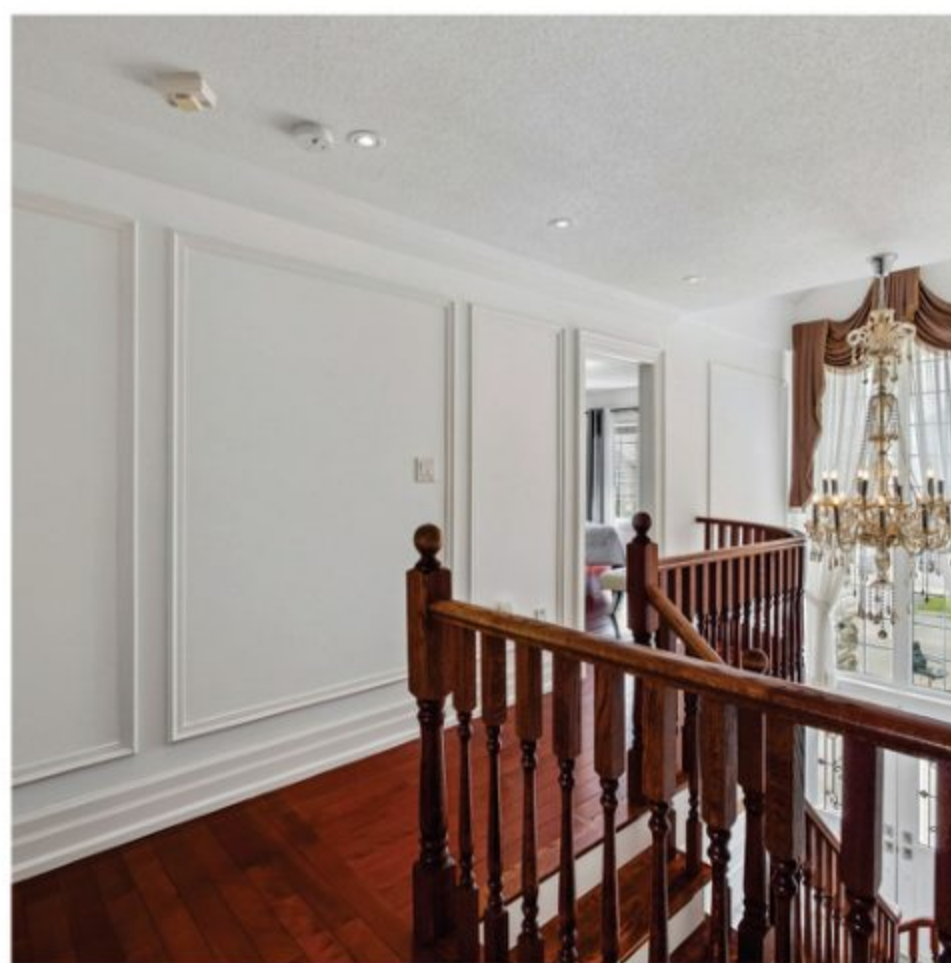
The Primary Retreat.

Four generous bedrooms occupy the upper level, anchored by a luxurious primary retreat. The spa-inspired five-piece ensuite features a frameless glass shower, a corner soaker tub framed beneath a crystal chandelier, a double quartz vanity, walnut accents, and marble flooring throughout. Every detail has been considered – from the picture-frame wainscoting to the layered tray ceiling, from the rich dark hardwood underfoot to the oversized windows that frame the ravine canopy beyond. It is, simply, a sanctuary.

— *Four bedrooms · Three full baths upstairs · Renovated 2019*



Materials & Artistry.



Hardwood

Wide-Plank, Dark Stain Throughout

Millwork

Picture-Frame Wainscoting · Tray Ceilings

Lighting

Crystal Chandeliers · Designer Pendants



THE RAVINE

Serene. Private. Lush. Elevated



TOP-RANKED SCHOOLS

St. Theresa of Lisieux CHS

Richmond Hill HS

LIFESTYLE

Ravine Trails & Parks

Yonge Street Corridor

THE WALKOUT BASEMENT

Bright, Private, Versatile, Self-Contained



BEDS

4+1

BATHS

5

SQ FT

3,800

LOT

50 ft

Exclusively Presented.

— *by appointment only* —



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