

# NOVERA HOMES

CUSTOM DESIGNED. QUALITY BUILT.

IT'S A HOUSE IN A PARK.

*ARCHITECT COLIZZA BRUNI'S VISION FOR THE HOME*



## 580 MARIPOSA AVENUE ROCKCLIFFE PARK

LUXURY LIVING SPACE INCLUDING A FINISHED LOWER LEVEL

**OCCUPANCY:** READY FOR OCCUPANCY

**PRICE:** \$3.88M (INCLUDES HST)

580 MARIPOSA AVENUE

# 580 MARIPOSA AVENUE

## ROCKCLIFFE PARK

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When a prime lot in the exclusive Rockcliffe neighbourhood came up for development, Novera Homes was thrilled to have the opportunity to purchase the property and build this luxurious new home at 580 Mariposa Avenue. The Novera team worked closely with the City's Heritage Planning experts and the Rockcliffe Park Community Association to get approval for the design and construction of this beautiful custom home that respects the character of the neighbourhood and maintains the property's mature trees.

The award-winning design teams of Colizza Bruni Architecture and Clear interior design collaborated on this new home to ensure the exterior and interiors complement one another. The result is a distinctive luxury dwelling that boasts a modern sensibility while still fitting in with the established Rockcliffe Park streetscape.

Inspired by the mature trees surrounding the property, the designers conceived 580 Mariposa Avenue as "the house in the park" and envisioned a home that suited its leafy setting. The upper-floor windows are situated to provide maximum natural light and optimize views of the tree tops. Indeed, from this vantage point, you feel as if you are living in a leafy park.

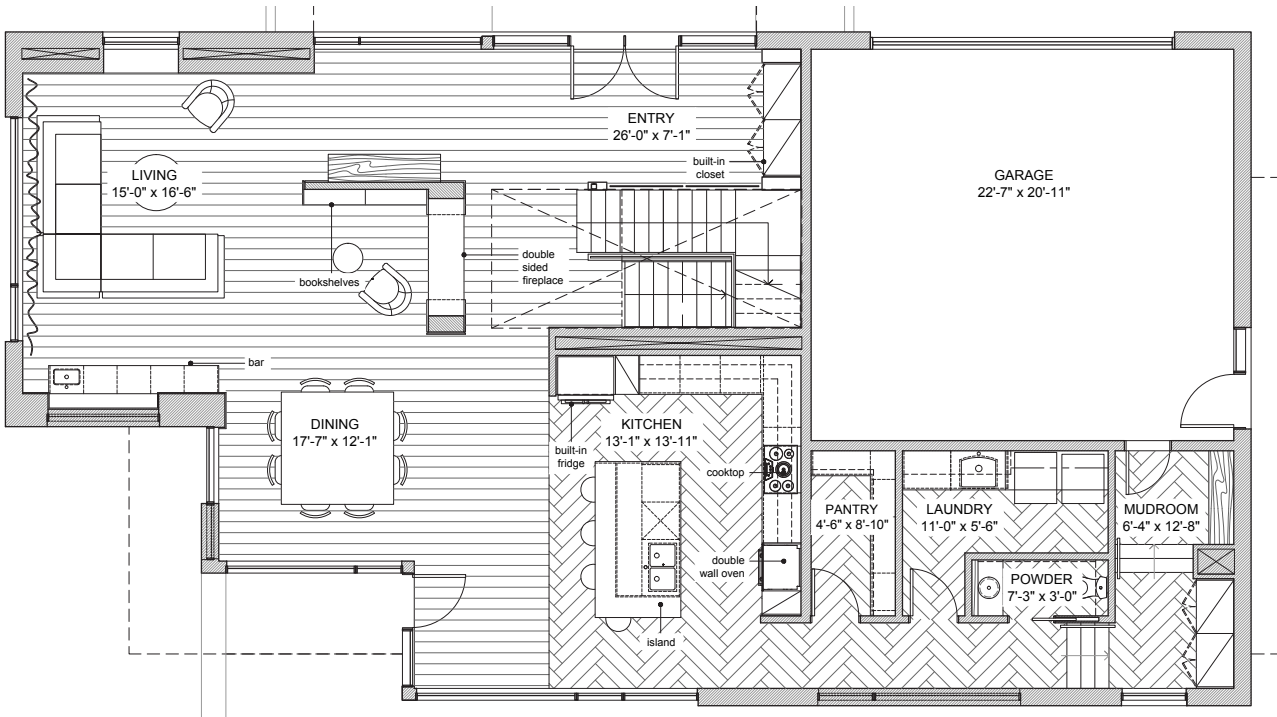
This spectacular home showcases natural materials like limestone and wood siding on the exterior. Interior architectural highlights include a spectacular entranceway with a glass wall, a double-sided marble fireplace, 10-foot ceilings on the main floor, and expansive windows throughout to allow natural light to stream in.

The colour palette and finishes complement both the architecture and the home's setting, with natural textures and materials reinforcing the design concept of bringing the outside in.



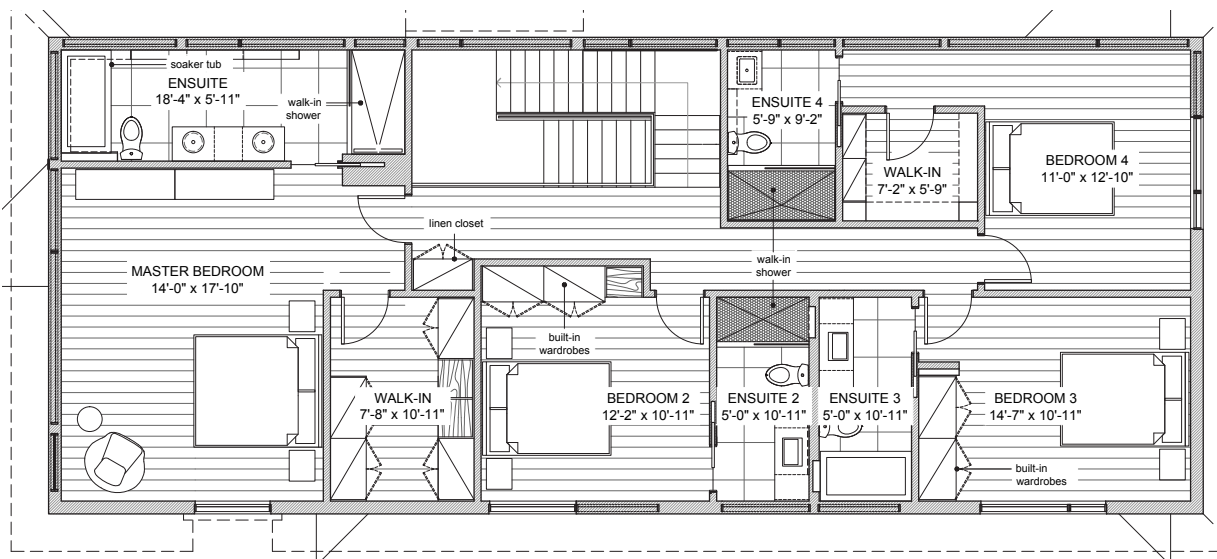
# 580 MARIPOSA AVENUE

## ROCKCLIFFE PARK



E&OE Floorplans are subject to change.

**MAIN FLOOR**

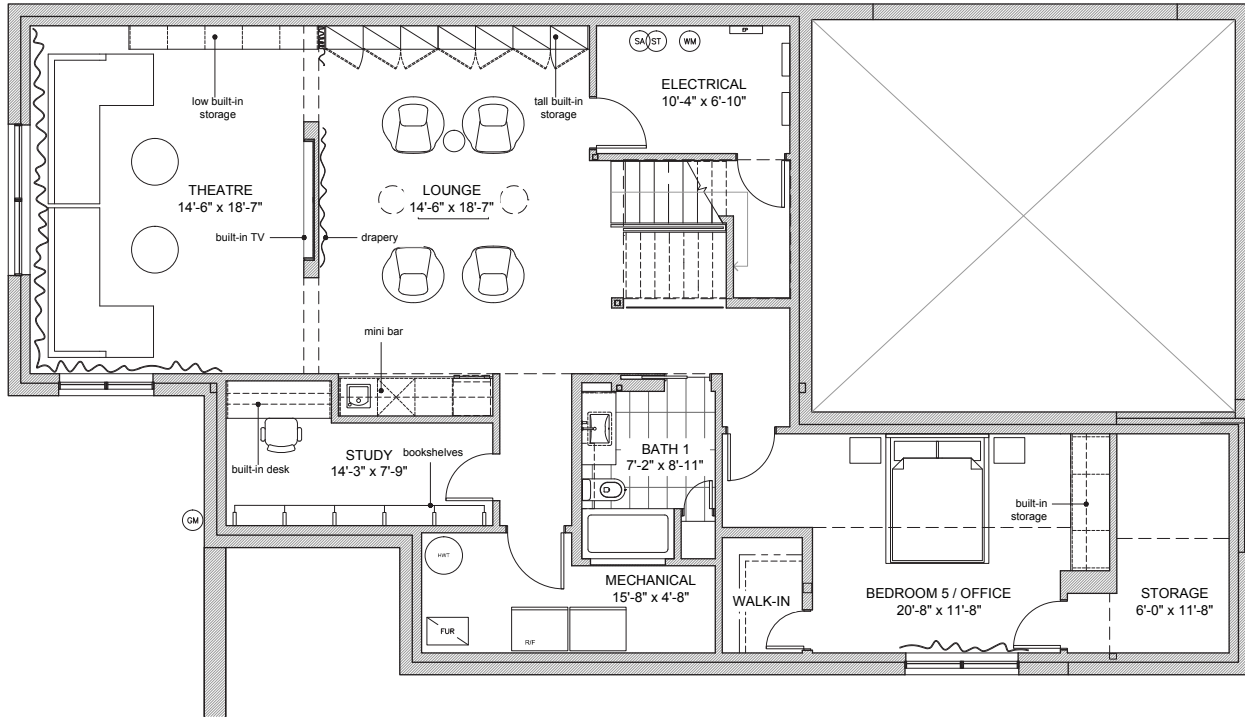


E&OE Floorplans are subject to change.

**SECOND FLOOR**

FINISHED LOWER LEVEL

**OCCUPANCY:** READY FOR OCCUPANCY



**BASEMENT**

E&OE Floorplans are subject to change.

## — FEATURES —

- > Large property on prime lot in the exclusive Rockcliffe neighbourhood
- > Two-storey, 4-bedroom (each with ensuite)
- > Additional bedroom in basement
- > 10-foot ceilings on main floor + 9-foot ceilings on second floor and basement
- > Designed by award-winning Colizza Bruni Architecture
- > Spectacular interior design package by Clear interior design
- > Stunning entrance with custom wall features
- > Breathtaking custom staircase with glass partitions
- > Home automation system including lighting and window coverings
- > Town & Country fireplace
- > Custom millwork
- > Wet bar in living room + basement great room
- > Finished lower level with home theatre, office, nanny suite, bathroom and great room
- > Radiant floor heating in basement and garage
- > Double garage
- > Private back terrace
- > Fully landscaped lot with mature trees
- > Low-maintenance exterior



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## 580 MARIPOSA AVENUE ROCKCLIFFE PARK

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