

AB&A

AMY BRAY & ASSOCIATES



Luxury Custom Bungalow

78 Ravina Crescent, Ancaster

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2+2 Beds • 2.5 Baths • 5,000+ sq.ft.

Curated Luxury. Crafted with Intention.

Some homes are built to impress.

Others are created to endure.

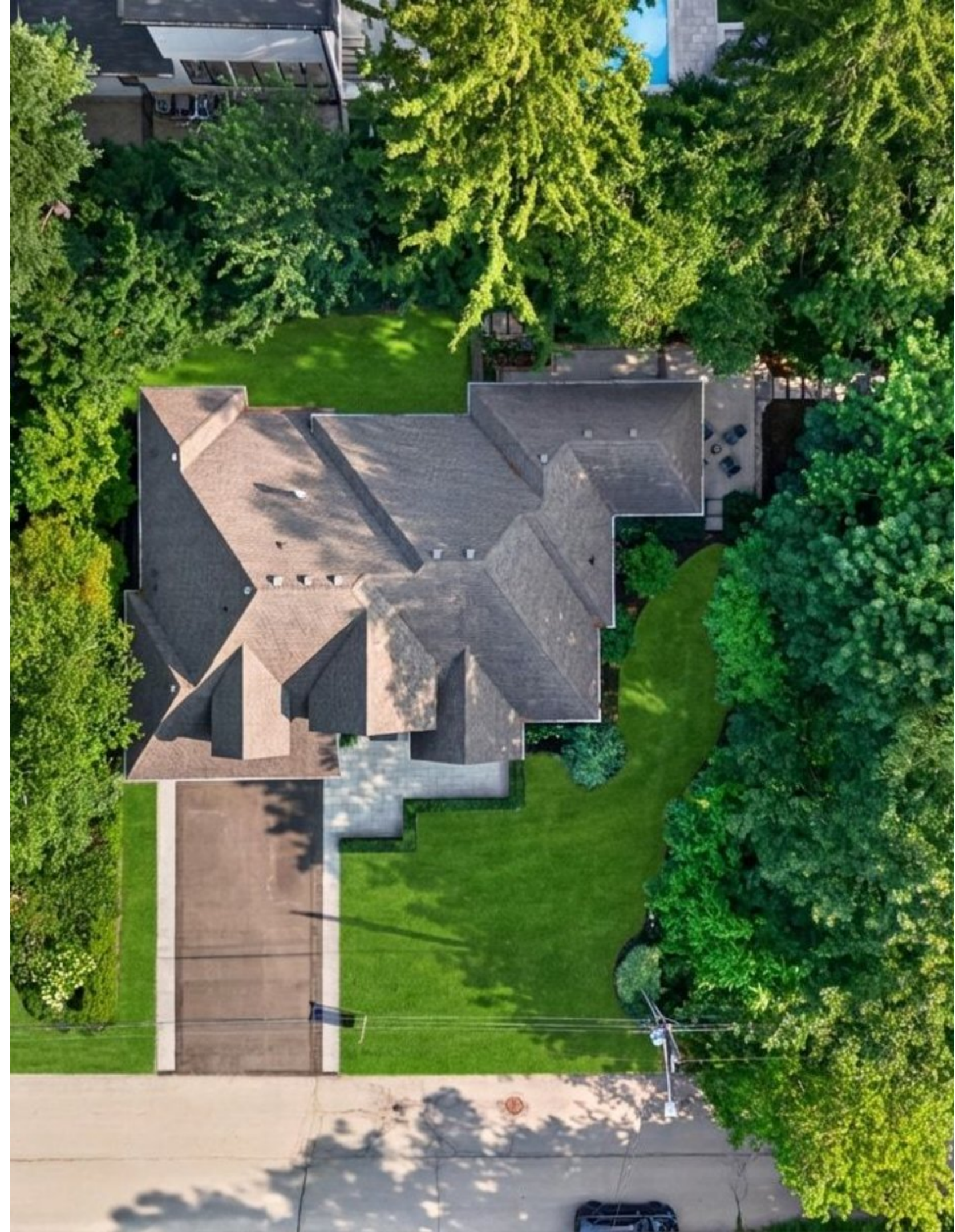
A home conceived by its original owners as a lasting expression of craftsmanship, where every finish, every sightline and every material was selected with intention rather than compromise.

Nothing in this home demands attention. It quietly earns admiration through proportion, craftsmanship and thoughtful restraint.

Thoughtfully designed for exceptional main-floor living, this custom-built residence represents a rare opportunity to experience timeless architecture, refined craftsmanship and an extraordinary connection to nature within one of Ancaster's most coveted executive neighbourhoods.

Perfectly positioned beside a protected ravine and embraced by a mature tree canopy, the home offers remarkable privacy while remaining just moments from every modern convenience. From the moment you arrive, its architectural presence is unmistakable. A full natural stone façade, handcrafted stone steps and beautifully balanced proportions create an elegant first impression—one that continues throughout the home with quiet confidence rather than excess.

Inside, soaring 12-foot coffered ceilings create a remarkable sense of scale while expansive windows draw the surrounding landscape into every principal living space. Natural light fills the home throughout the day, allowing the changing seasons to become part of the living experience.











At the heart of the residence is a beautifully curated chef's kitchen, thoughtfully appointed with a collection of premium appliances, exquisite quartzite surfaces, bespoke cabinetry, integrated storage solutions, a walk-in pantry and a fully equipped butler's pantry with its own sink. Every cabinet, every drawer and every material selection reflects the same meticulous attention to detail that defines the home as a whole.

Yet perhaps the home's greatest luxury is not found within its walls.

Every principal room—including the kitchen, dining room, great room and butler's pantry—was intentionally positioned to celebrate the surrounding ravine. Framed by mature trees and uninterrupted natural views, the landscape becomes part of the architecture itself. Morning coffee on the covered porch, family dinners overlooking the forest, and evenings spent surrounded by nature create an experience that feels remarkably private while remaining effortlessly connected to the city.



Designed to evolve with its owners, the thoughtfully planned floor plan offers exceptional flexibility with three or four-bedroom possibilities, including a main-floor office with closet that can easily become an additional bedroom. Offering the ease and comfort of luxurious main-floor living, the upper level provides beautifully appointed accommodations for family, guests or a private retreat without compromising the convenience of everyday living.

The primary suite serves as a peaceful sanctuary, complete with a spa-inspired ensuite finished in marble and quartzite—materials selected not simply for their beauty, but for their timeless quality and enduring appeal.

Throughout the residence, craftsmanship is evident in every detail. Extensive custom wall and ceiling millwork, a sculptural textured fireplace, hardwood flooring throughout the principal living spaces, integrated LED lighting inside and out, nine-foot basement ceilings and carefully curated finishes reflect an unwavering commitment to quality rarely found in contemporary construction.







Outside, covered and uncovered outdoor living spaces extend the home naturally into its surroundings, creating inviting places to entertain, unwind or simply enjoy the remarkable setting that defines this property.

The finest homes are rarely defined by a single feature.

They are remembered for the way they make you feel.

Quietly confident.

Beautifully composed.

Effortless to live in.

That philosophy shaped every decision behind 78 Ravina Crescent.

More than an exceptional residence, this is a home where timeless craftsmanship, intentional design and an extraordinary natural setting come together in perfect balance—a home created not simply to be admired, but to be lived in and enjoyed for generations.





Floor Plans

Main Level

2,116 sq.ft.



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Square footage provided is from MPAC propertyline report.



Upper Level

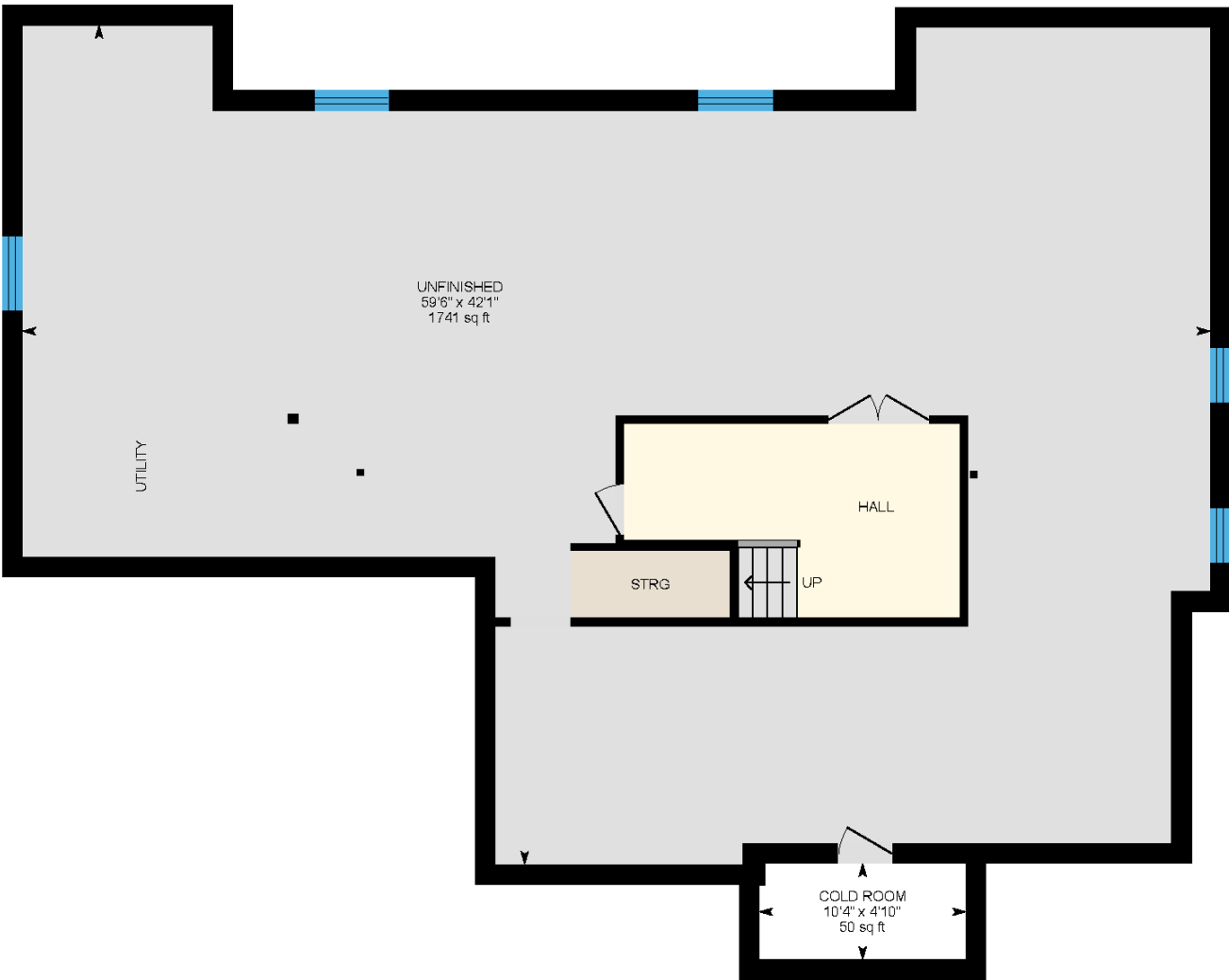
747 sq.ft.



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Lower Level

2,179 sq.ft.



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Special Features & Finishes

INTERIOR

- One-Of-A-Kind Custom Built Bungaloft
- Built In 2018
- Panoramic Interior Views Of Neighbouring Muskoka-Like Ravine
- Hardwood Flooring Throughout Primary Rooms
- Vaulted 12' Coffered Ceilings In Family Room, Kitchen/Dining Room & Living Room
- Main Floor Office Or Flexible 4th Bedroom Use
- Custom Millwork Throughout Including Wall & Ceiling Trim
- LED Lighting & Designer Light Fixtures Throughout
- Automatic Window Blinds
- Blink Security Cameras
- Fibre Optic & Cable Connections

MECHANICAL

- Furnace & Humidifier – 2018
- Central Air Conditioner & Air Exchanger– 2018
- Hot Water Heater - 2018
- Roof – 2018
- Windows – 2018

EXTERIOR

- Professional Landscaping - 2019
- Extra-Wide Double Garage
- Natural Stone Front Steps
- Full Stone Facade Front Exterior
- Multi-Zone Backyard Patios
- Natural Gas BBQ Hookup
- LED Lighting
- Adjacent To Lush Ravine With Muskoka Type Setting
- View Of Ravine From Kitchen, Dining Room, And Butlers Pantry
- Covered Porch Off Dining Room/Kitchen Overlooking Ravine With Glass Railings
- Close To Schools, Shopping, Tennis Club, Pickleball Facility, Major Highways
- Beautiful Walkable Family-Friendly Neighbourhood



LIVING ROOM

- Oversized Windows Overlooking Frontyard & Sideyard
- Crown Moulding
- Walk-Through To Butlers Pantry
- Conveniently Situated Off Foyer
- Vaulted 12' Coffered Ceilings

KITCHEN

- Upgraded Cabinetry With Self-Closing Cabinet Drawers, Built-In Drawer Organization
- Vaulted 12' Coffered Ceilings
- Crown Moulding
- Quartzite Countertops
- Oversized Eat-In Centre Island With Surround Storage & Double Stainless Steel Franke Sink With Garburator
- Stainless Steel KitchenAid Refrigerator, Built-In Oven, Microwave & Dishwasher
- Stainless Steel Miele 6-Burner Built-In Gas Range
- Walk-In Pantry Storage Closet
- Walk-Through Butlers Pantry With Marvel Beverage Fridge & Sink
- Walk-Out To Covered Porch & Backyard Overlooking Ravine

DINING ROOM

- Double Windows Overlooking Backyard
- Hardwood Flooring
- Crown Moulding
- Open Concept To Kitchen
- Designer Centre Chandelier
- Vaulted 12' Coffered Ceilings

FAMILY ROOM

- Hardwood Flooring
- Window Measuring ~12' X 9' Looking Out On To Mature Trees
- Vaulted 12' Coffered Ceilings
- Grand Textured Gas Fireplace
- Built-In Cabinetry & Wall Sconces

LAUNDRY ROOM

- Window Overlooking Sideyard
- LG Washer & Dryer
- Walk-Out To Garage
- Cleaning Closet
- Built-In Cabinetry

PRIMARY BEDROOM & 5-PIECE ENSUITE BATHROOM

- Spacious Primary Retreat
- Window Overlooking Backyard
- Walk-In Closet With Custom Built-Ins
- Built-In Window Seat With Storage
- Five-Piece Ensuite Bathroom
- Built-In Custom Cabinetry & Vanity
- Step-In Glass Enclosed Shower
- Marble Floor & Shower Tiles
- Mirolin Soaker Tub
- Windows Overlooking Backyard

OFFICE / SECONDARY MAIN FLOOR BEDROOM

- Window Overlooking Frontyard
- Closet
- Crown Moulding

UPPER LEVEL

ADDITIONAL BEDROOMS & BATHROOM

- Second & Third Bedrooms Overlooking Frontyard
- Spacious Closets
- Large Windows
- Three-Piece Guest Bathroom
- Step-In Glass Enclosed Shower

LOWER LEVEL

RECREATION ROOM

- 9' Ceilings
- Unspoiled Space For Personal Touch
- Rough-In Bathroom
- Ample Storage Space
- Large Windows For Natural Light
- Cold Cellar



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