

DOMUS<sup>445</sup>  
BY KINGSMORE

# 445

## A KINGSMORE LANDMARK IN KING CITY

Introducing Domus 445, an architectural masterpiece spanning 6,950 square feet in the heart of King City, meticulously designed by some of Canada's most visionary designers and architects. Every detail has been carefully curated to offer an unparalleled living experience, blending contemporary aesthetics with luxurious functionality.

# WELCOME HOME

KING CITY | ONTARIO

Domus 445 is more than just a residence: it's a statement of modern living. From its stunning outdoor spaces to the intricately designed interiors, this home embodies both elegance and comfort. Experience the pinnacle of craftsmanship and creativity, brought to life by Canada's finest talents, and immerse yourself in a space that reflects the perfect balance of innovation and timeless design.

*"A masterpiece that you and your family can call home."*





DOMUS IS | KINGSMORE



# KINGSMORE

Builder Spotlight

## MEET KINGSMORE

Formerly known as Pahal Developments, Kingsmore is one of Ontario's leading residential builders, renowned for creating high-quality homes that enhance the communities they serve. Known for their craftsmanship and attention to detail, Kingsmore's portfolio includes the prestigious 2025 Princess Margaret Lottery Home, a testament to their ability to blend luxury with functionality. By consistently delivering homes that exceed expectations, Kingsmore continues to leave a lasting mark on Ontario's residential landscape.



THE PRINCESS MARGARET  
**HOME  
LOTTERY**<sup>™</sup>  
TO CONQUER CANCER

@kingsmore\_



## Architect Spotlight

# MEET RICHARD WENGLE

Richard Wengle is one of North America's most respected architects, known for his custom-designed luxury homes. With a deep passion for design and meticulous attention to detail, he ensures that every project is thoughtfully crafted and flawlessly executed, such as his recent project, 2 Post Road, a proposed 5-storey condominium in the heart of Bridle Path, Toronto. His work blends form and function, creating spaces that are both visually stunning and practical. Inspired by historical landmarks and urban landscapes, Richard believes in architecture's power to evoke emotion and leave a lasting positive impact.

@richardwengle



## Designer Spotlight

# MEET ERICA GELMAN

Erica Gelman Design Inc. is a multi-faceted firm located in Toronto. As one of Toronto's leading designers, her philosophy centers around creating distinctive, tailored homes that are thoughtfully personalized to reflect each client's unique lifestyle. The design-build team is equipped with brilliant designers, visionary decorators, skilled contractors, top-notch workrooms, and fabricators to ensure visions are executed with the highest standards. Erica Gelman's work has been featured in numerous lifestyle publications such as City Life Magazine and Toronto Sun. Her design approach is simple yet sophisticated: a combination of lush textures and bold patterns infused together to create timeless designs.

@erica\_gelman





## Sales Team Spotlight

# MEET PROSPECT REALTY

Prospect Realty Inc. is a family-owned boutique real estate brokerage with over 40 years of experience in the Greater Toronto Area (GTA). Rooted in family values, Massimo Marchese is committed to delivering exceptional service with integrity, respect, and strong leadership. With a deep understanding of the local market and a personalized approach, they ensure each client's needs are met with care and professionalism. Their long-standing reputation is built on trust, transparency, and a dedication to making every real estate transaction as seamless as possible.

@prospectrealtyinc



DOMUS IS | HOME



# DISCOVER KING CITY

King City is a charming community renowned for its distinctive real estate and stunning architecture. With a current population of 6,900, the town is set to double by 2031, reflecting its growing appeal. Conveniently located just minutes from Highway 400 and a short drive from downtown Toronto and Pearson Airport, King City offers easy access to urban amenities while maintaining its serene, suburban charm.

The area boasts nine beautiful year-round trails, including the Oak Ridges Trail, which offers scenic routes just north of the community. King City is also home to seven top-class golf courses and is the new location for Magna, one of Canada's largest companies, which will bring over 1,200 new jobs to the region. Residents enjoy a variety of excellent restaurants such as Hogan's and Locale. The community also has a range of educational institutions, including Villanova College and Country Day School.





# AMENITIES

## EXPLORE / DOMUS

- 6,950 sq ft of Living Space
- 5 Bedrooms Plus Nanny Quarters
- 10 Bathrooms
- 4-Car Garage
- Lot Size: 114 x 203 ft

## LIVE / DOMUS

- Swimming Pool
- State-of-the-Art Golf Simulator
- Comprehensive Fitness Center
- Luxurious Spa with Sauna and Steam Room
- Private Cinema with Tiered Seating
- Rec Room with Bar

## ENTERTAIN / DOMUS

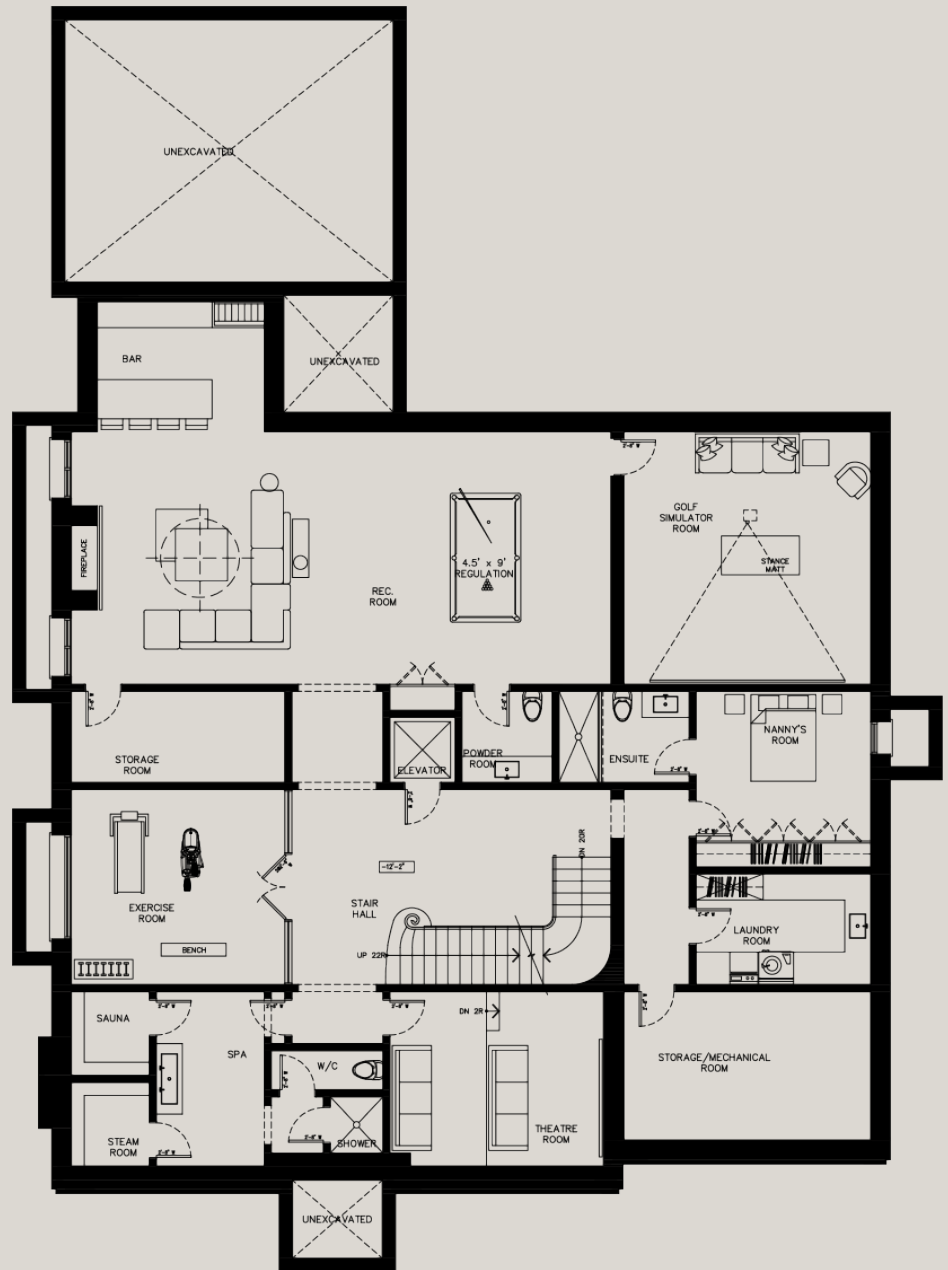
- Alfresco Kitchen and Dining Area
- Gourmet Kitchen with Serving Station
- Elevator Access to All Floors
- Kitchen with Wolf and Subzero Appliances.



DOMUS IS | TIMELESS



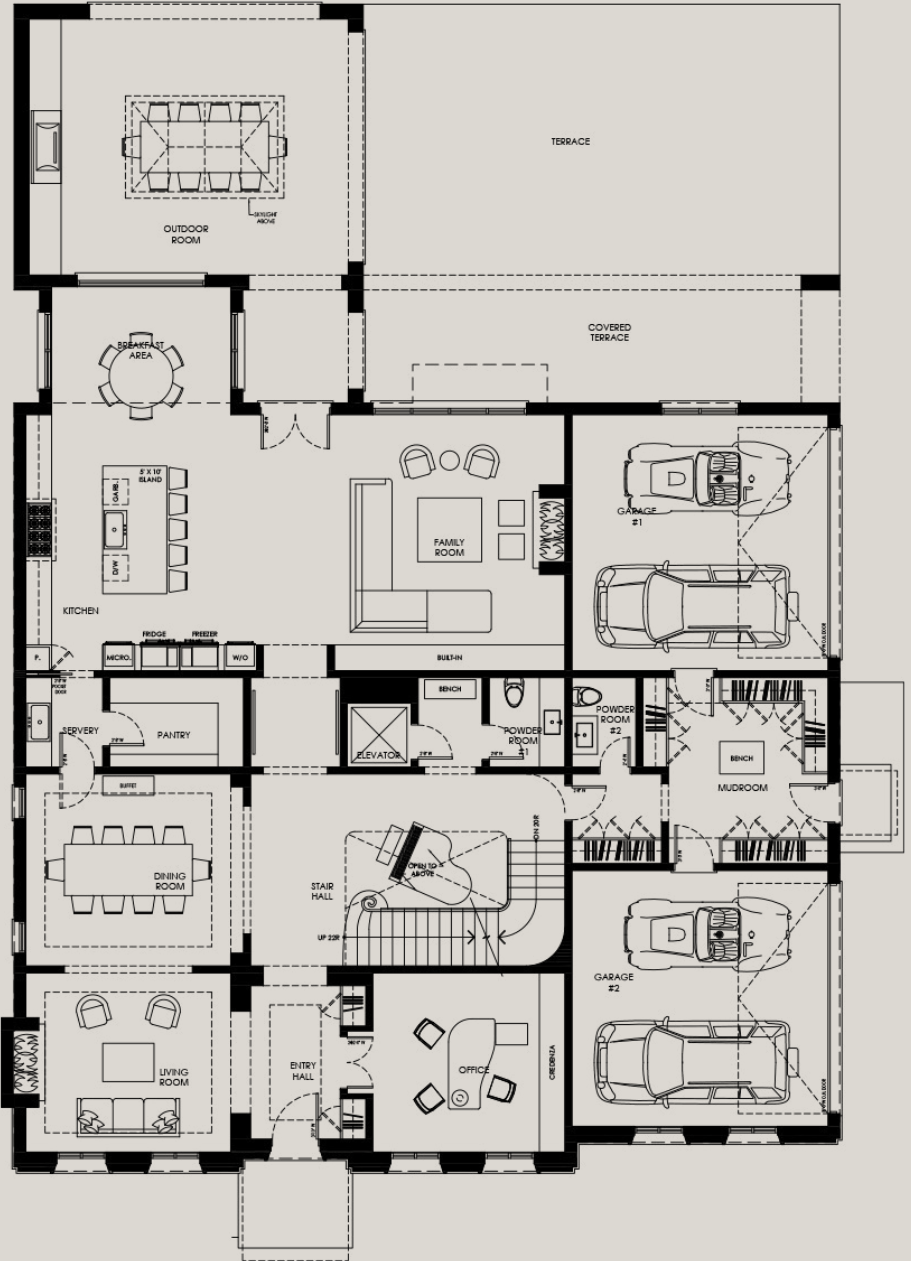
# THE BASEMENT



FLOOR PLAN

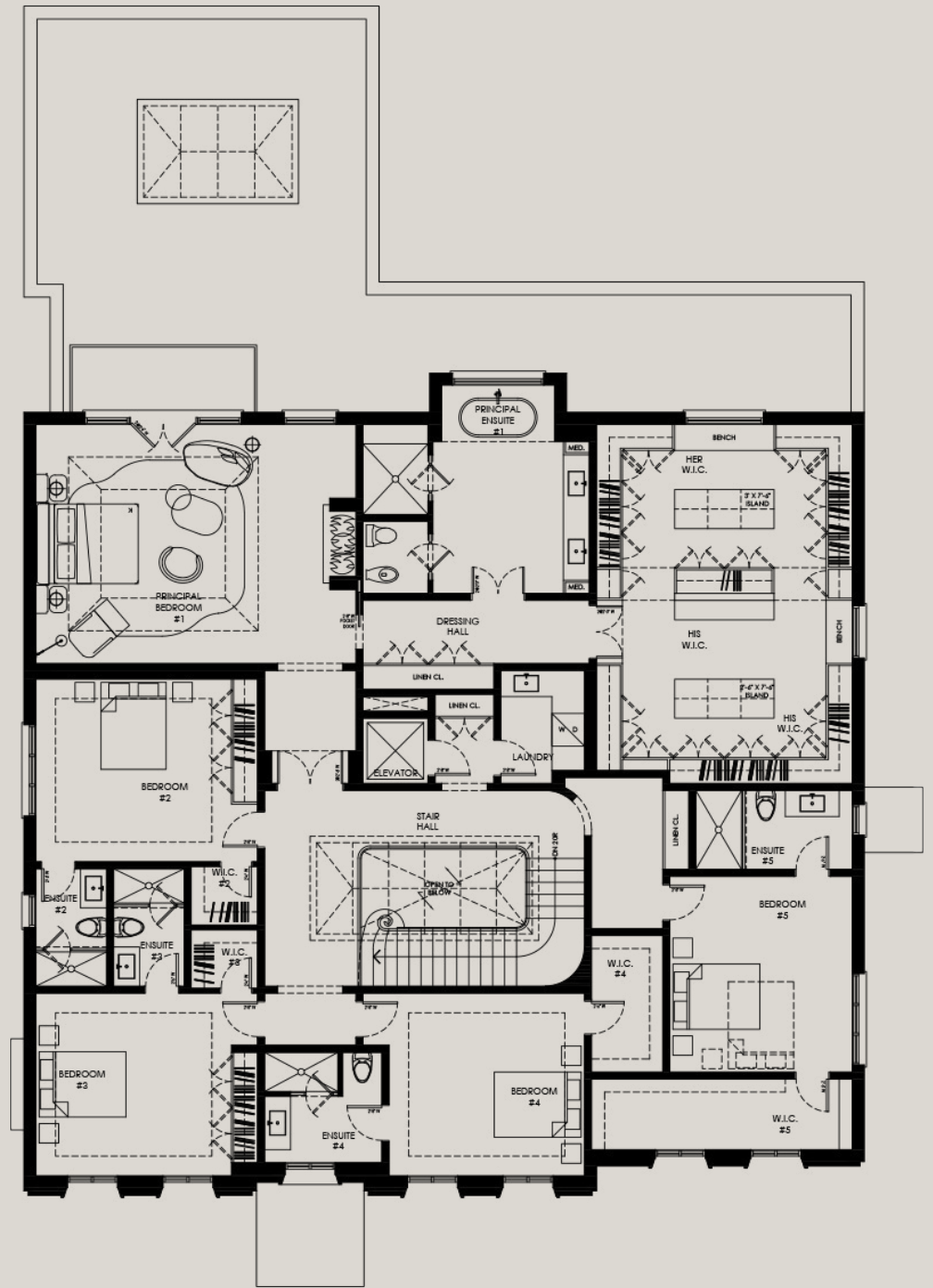


# THE GROUND FLOOR



FLOOR PLAN

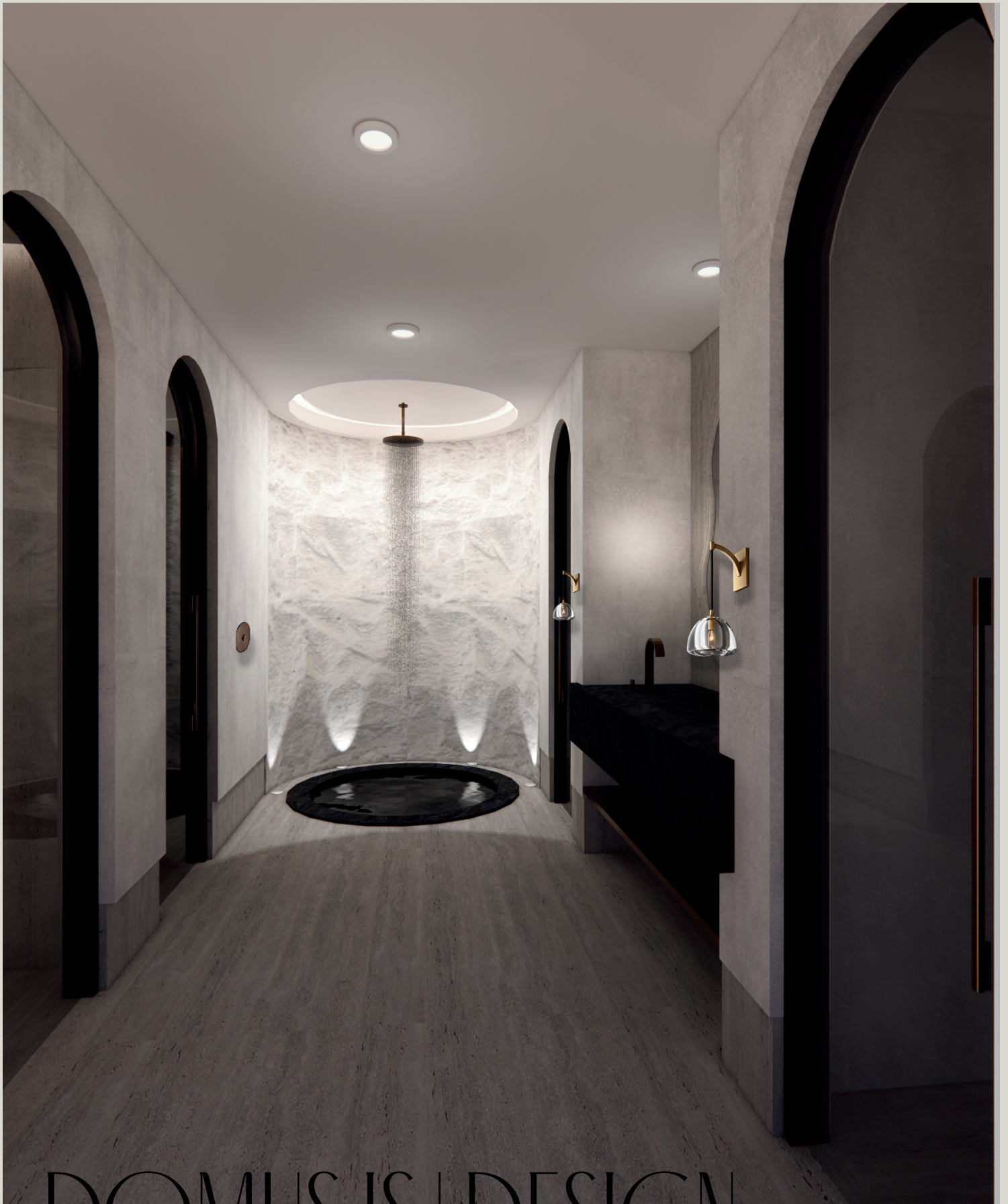
# THE SECOND FLOOR



FLOOR PLAN

"CRAFTSMANSHIP IS THE BRIDGE BETWEEN  
FLEETING MOMENTS AND ETERNAL BEAUTY,  
SHAPING CREATIONS THAT DEFY TIME."





DOMUS IS | DESIGN





# Domus 445

## Your Home, Your Story

A home is more than just a space—it's a reflection of the person who inhabits it. Domus 445 represents more than just a dwelling; it's a personalized sanctuary that tells your story. Every piece in your home should resonate with your personality, lifestyle, and aspirations. Erica Gelman understands this, and with her expertise, she has crafted two bespoke packages designed to guide you through a personalized design journey, ensuring every element within Domus 445 reflects who you are. Whether you're seeking expert advice or a full, turn-key transformation, these packages are tailored to meet your needs.

### DESIGN PACKAGES

#### Package 1: Design Consultation Experience

This flexible consulting service offers clients the opportunity to tap into Erica Gelman's extensive design expertise without the commitment of a full project. Whether you need guidance on furniture placement, colour schemes, or how to elevate specific areas of Domus 445, Erica will provide personalized advice. At \$600 per hour, this package allows for one-on-one consulting where your questions are answered, and ideas are refined. This is perfect for clients seeking professional direction while maintaining full control of their project execution.

#### Package 2: The Full Domus 445 Experience

For those desiring a comprehensive, hands-off transformation, the Full Domus 445 Experience offers an all-encompassing service. Starting at \$50,000, this package includes everything from design concept to completion. Erica Gelman and her team will meticulously curate and select all furnishings, including furniture, rugs, drapery, accessories, and décor, creating a space that feels authentic to you. This package includes our team's full-service load in and styling, ensuring a seamless and luxurious turn-key experience. (Note: delivery charges are additional). With this package, Domus 445 will be transformed into a personalized haven that reflects your distinct style and story.

# BOOK A PRIVATE SALES CALL WITH DOMUS

445

Website

[domus445.com](http://domus445.com)

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Call our Sales Team

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