

281 ST. LEONARDS AVENUE

BESPOKE CRAFTSMANSHIP IN LAWRENCE PARK



CHRISTIE'S
INTERNATIONAL REAL ESTATE

281 ST. LEONARDS AVENUE

This Sophisticated Masterpiece Is A Perfect Blend Of Modern Design & Casual Elegance. Professionally designed by Melandro Quilatan of Tomas Pearce Interior Design Consulting Inc., it is set apart by bespoke craftsmanship, exquisite interior features and an exceptional layout creating a truly “One of a Kind” residence in Lawrence Park. The tremendous attention to detail and consistency of design is evident throughout every space in the home. Dramatic windows esthetically integrate the interior and the exterior, providing abundant natural light and a serene and tranquil backdrop to the spectacular and private south facing lot with custom designed pool.

The main floor has generous principal rooms enhanced by the high quality finishes and materials and the many unique architectural features and design elements used throughout. An Irpinia gourmet kitchen with sun drenched breakfast area and a spacious family room provide an exceptional layout and flow for entertaining and family living. Walk out from the morning room to a spectacular and professionally landscaped south facing lot with marbelite pool.

The sumptuous and spacious master bedroom is a stunning private suite with a panoramic view of the rear gardens. Complete with a 5 piece ensuite and “His and Hers” walk-in closets, this is an elegant and luxurious retreat. With three additional bedrooms plus a fully finished lower level, it is a perfect family home.

Close to transportation, parks, top rated public schools, the Granite Club, Sunnybrook Hospital, Toronto French School, Crescent School, Branksome, UCC and Havergal College and an easy commute to downtown Toronto or the 401, the location is ideal.

Welcome home to this refined luxury residence with 4+1 bedrooms, 4 bathrooms and an attached garage. In combination with the lower level complete with a recreation/home theatre room, wine cellar, nanny suite, washroom, oversized laundry room and ample storage areas, the house totals over 4,170sf in prime Central Toronto. Everything is done...simply move in, relax and enjoy!

MAIN FLOOR

Rift Sawn White Oak Site Finished Hardwood Floor, Pot Lighting, Plaster Moulding, Custom Spray Finish Oil Paint, Solid Core Wood Doors, Wainscoting, True Raised Panelling & Two Tier Wood Baseboards Throughout

FOYER:

Gracious Entryway

- Custom wood front door
- Limestone floor

LIVING ROOM: 22' 2" X 12' 8"

Perfect for Formal Entertaining

- Gas Fireplace with Custom Designed Wood Surround Mantle
- Bay Window with Seating
- Exquisite True Raised Panelled Walls with Recessed Moulding

DINING ROOM: 13' 6" X 11' 5"

Elegant Dining Room

- Bay Window
- Raised panel wainscoting
- Recessed Buffet Niche

KITCHEN: 18' 1" X 14' 6"

Gourmet Chef's Kitchen custom designed by IRPINIA - Open Concept Complete with Island Breakfast Bar, Morning Room & Custom Designed Desk Work Station

- Custom Designed Cabinetry (dovetail, under mount outlets & soft close drawers), "Hidden" Appliance Cupboard and "Covelanolesa" Marble and Caesarstone Countertops
- 16 Gauge Professional Grade Stainless Steel Double Under mount Meka Sink with Insinkerator from "Gingers", Kohler Faucets with Spray Feature and Instant Hot & Cold
- Recessed Window above sink with "Covelanolesa" Marble Ledge
- Oversized Island with Seamless Waterfall Marble Countertop (mitered Edge) and Walnut Base with Circular Motif, Abundant Built-In Storage, Meka Stainless Steel Sink, Integrated Plugs & Breakfast Bar with Three Person Seating. "Luceplan" Light Fixture over Island
- Kitchen marble backsplash, custom installed with re-sawn linear lace mosaic
- SUB ZERO Integrated Panelled Refrigerator/Freezer
- BEST Range Hood with Exterior Venting
- WOLF Four Burner Gas Stove with griddle
- WOLF Stainless Steel Built In Oven
- WOLF Stainless Steel Built In Warming Drawer
- WOLF Stainless Steel Built In Microwave with trim kit
- MIELE Built In Coffee/Cappuccino Maker
- MIELE Optima 18" Dishwasher Wood Panelled
- MIELE La Perla Series 36" Dishwasher
- SUBZERO Integrated Refrigerator Drawers
- Sweeper Vac
- IRPINIA Custom Designed Desk Work Station with Caesarstone Top, Built In Electrical & Cat-5 Wiring
- Excellent Flow with Kitchen Opening to Morning Room/Dining Area & Family Room

MAIN FLOOR

MORNING ROOM: 11' 7" X 8'8"

- South Facing Morning Room with custom Palladium Windows, Vaulted Ceiling and Six Skylights provides Abundant Natural Light and a spectacular view to the professionally landscaped rear gardens and pool
- Family Size Eat In Dining Space for 6+
- Custom Built Ins with integral lighting
- French Doors (with Phantom Screen) Walk Out to Deck
- Commercial Grade Custom Window Shades throughout

FAMILY ROOM: 14' 10" X 13'5"

- Sophisticated Family Room Adjoining Kitchen is Ideal for Casual Living & Entertaining
- Three Floor-to-Ceiling 8-pane windows provide abundant light and a spectacular view to the cedar deck. Draperies are remote open/close
- Wood burning fireplace with custom designed wood & stone surround
- Built-in bookcases and cabinetry
- Applied plaster moulding

MUD ROOM & GALLERY: 16'10" X 9'1"

- Coat closet and custom designed built-ins with bench and storage
- Slate tile floor
- Tongue & groove panelling
- Walk out to attached garage 18'4" x 9' [solid garage access door, side door entrance, frost proof porcelain floor, mezzanine storage, STOREWALL integrated wall organizers, SYNORIS 550 electric garage door opener (made in Germany)]
- Side door entrance
- Hallway shoe storage closet with integrated touch latch

POWDER ROOM: Two Piece

- "Covelanolesa" marble cube custom vanity
- Water Works fixture mirror mounted above vanity
- Kohler toilet
- California shutters
- Heated limestone floor with limestone baseboards

SECOND FLOOR

Rift Sawn White Oak Site Finished Hardwood Floor, Pot Lighting, Plaster Moulding, Custom Spray Finish Oil Paint, Solid Core Wood Doors, True Raised Panelling & Two Tier Wood Baseboards Throughout. Beautifully appointed, the Upper Level offers a Gorgeous Staircase with recapped stairs, detailed custom spindles, Stark runner with under padding, panelled walls and an inlaid inset custom decorative mirror at the second floor landing. A Luxurious Master Bedroom with Ensuite, Three Additional Bedrooms, One Additional Bathroom & a Linen Closet complete this level.

MASTER BEDROOM: 15' 0" X 13' 11"

- A private suite, this spacious master retreat features double picture windows which overlook the rear garden and lush treetops
- Silk draperies & commercial grade shades
- Wool broadloom
- Large "HIS & HERS" walk in closets with custom built-ins

FIVE PIECE ENSUITE BATHROOM with Skylight

- Custom vanity with marble countertop and double sinks
- Glass enclosed shower with rainfall showerhead
- Soaker tub with marble surround
- Remote control operable skylight

SECOND BEDROOM: 14' 3" X 11' 5"

- Wool Broadloom with extra under padding
- Double closet with built ins
- Commercial grade shades

THIRD BEDROOM: 15' 0" X 10' 5"

- Wool broadloom with extra under padding
- Double closet with built-ins
- Custom built-in bookcases
- Ivory silk draperies with rods & crystal accessory
- Commercial grade shades

FOURTH BEDROOM: 12' 9" X 9' 1"

- Custom built-in desk by IRPINIA with caesarstone countertop, soft close drawers, integrated sliding shelf and built-in electrical and CAT-5 wiring
- Closet
- California shutters
- Pot Lights

FOUR PIECE BATHROOM:

- Double custom vanity with under mount sinks and "Gris Pulpis" marble countertop
- Mirror mounted "Kallista" fixtures
- Inlaid mirror and sconces
- Glass enclosed "Carrera" marble shower with rainfall showerhead, oval marble floor inlay and integrated stainless steel trough drain
- Heated "Carrera" marble floor
- Textured wallpaper
- Mouldings & marble baseboards with custom vents
- Kohler toilet

LOWER LEVEL

The Fully Finished Lower Level offers a Recreation/Theatre Room, Nanny Suite, Generous Laundry Room, 3-piece Washroom, Various Storage Areas, Above Grade Windows, Engineered Rift & Quartered White Oak Floors & Pot Lighting Throughout

RECREATION ROOM: 14'10" X 17'7"

- Integrated home theatre system with television & sub-woofer speakers (2 built-in & 3 external)
- Broadloom
- Above grade windows with California shutters
- Gas fireplace with dry stack stone veneer

NANNY SUITE: 19'4" X 11'10"

- Built-in shelving, closet and desk
- Broadloom
- Above grade windows with California shutters
- Decorative wood burning fireplace has never been used and is in "AS IS" condition

LAUNDRY ROOM: 13'10" X 10'7"

- Bosch Washer & Dryer
- Frigidaire refrigerator
- Built in cabinetry and storage
- Ceramic tile flooring
- Double stainless steel sink
- Above grade windows with California shutters

WINE CELLAR:

- 1,000+ bottle capacity
- Push button locked door
- Custom shelving & humidity and temperature condenser
- Tasting table with light fixture

MAIN MECHANICALS ROOM:

- "Control 4"/Integrated Home Electronics System with CAT-5 wiring in rotating tower with lock
- 2010 Lennox Elite Furnace
- ERV (Energy Recovery Ventilator breathing apparatus for home that conditions outside air and circulates throughout home)
- Nortec Res Delux Steam humidifier
- Central Air Conditioning
- Sump Pumps (Principal pump & back up pump)
- Storage and shelving
- Generator Panel for 8 KV Gas Fired Back Up Generator (comes on seamlessly and clicks over in a power outage)
- Mastercraft workbench

LOWER LEVEL

SECONDARY MECHANICALS ROOM:

- Gas fired HWT (rental)
- Roof heater switch
- Thermostats for bathroom radiant heat floors

THREE PIECE WASHROOM

UTILITY/STORAGE: 16'1" X 10'7"

UTILITY/STORAGE: 14'10" X 5'4"

ADDITIONAL FEATURES & INFORMATION:

- Substantial Rebuild with approximately \$750,000 spent completed in 2011: (closed cell spray foam, vapor proof masonry walls to provide better acoustics, noise & humidity control)
- New Custom "True Divided Light" Windows in 2011 (except in laundry room & recreation room) and new vinyl window in nanny suite in 2012
- "CONTROL 4" Home Automation System with CAT-5 Wiring for the Smart Home includes:
 - o Programmable lighting controls and dimmer switches
 - o Timing sensors (including rotation of lights in "away" mode)
 - o Integrated audio and video controls with ceiling speakers throughout main floor, deck and pool speakers
 - o Motorized drapery operation (family room)
 - o All accessed from the wall mounted touch screen or any smartphone or i-Pad with purchased app
- Integrated Ceiling Sound System Speakers (main floor)
- Remote open/close Draperies in Family Room
- Master Bath Skylight with rain sensor for auto close is operable via remote control installed in 2011
- New Cedar Deck 2014 complete with power awning and custom speakers
- Pool and related equipment (new Pool Heater 2014)
- In ground Irrigation System in front and backyard
- New Roof 2010 – (40 year articulated shingle)
- New Eaves troughs 2014 some eaves heated with commercial grade heater cable
- Solid Wood Core Doors with polished nickel hardware throughout
- Return registers integrated into baseboard
- 8KV Gas Fired Back-Up Generator comes on seamlessly in power outage
- Custom wood soffits

INCLUSIONS

- SUB ZERO Integrated Panelled Refrigerator/Freezer
- BEST Range Hood with Exterior Venting
- WOLF Four Burner Gas Stove with griddle
- WOLF Stainless Steel Built In Oven
- WOLF Stainless Steel Built In Warming Drawer
- WOLF Stainless Steel Built In Microwave with trim kit
- MIELE Built In Coffee/Cappuccino Maker
- MIELE Optima 18" Dishwasher Wood Panelled
- MIELE La Perla Series 36" Dishwasher
- SUBZERO Integrated Refrigerator Drawers
- BOSCH Washer and Dryer
- FRIGIDAIRE refrigerator in basement
- Integrated home theatre system with television in lower level recreation room (two built in speakers, 3 external speakers, sub-woofer, pre-wired for gaming)
- Wine cellar shelving and condenser
- Mastercraft workbench (excluding tools)
- Broadloom where laid
- Central Vac with equipment
- HVAC
- Electric Light Fixtures & Wall Sconces except as excluded in dining room and master bedroom
- All Draperies
- Custom fitted seat cushions on mudroom bench and living room bay window
- Built In Mirrors
- Outdoor Black Cast Iron Table with 8 Chairs
- Touch screen thermostat
- Pool and related equipment (new Pool Heater 2014)
- Outdoor speakers on deck and in pool area
- Integrated Smoke & Carbon Monoxide system throughout hooks into central alarm
- "CONTROL 4" Home Automation System with CAT-5 Wiring for the Smart Home
- 2010 Lennox Elite Furnace
- ERV (Energy Recovery Ventilator breathing apparatus for home that conditions outside air and circulates throughout home)
- Nortec Res Delux Steam humidifier
- Central Air Conditioning
- Sump Pumps (Principal pump & back up pump)
- Generator Panel for 8 KV Gas Fired Back Up Generator (comes on seamlessly and clicks over in a power outage)
- Capped natural gas BBQ hook-up
- In ground Irrigation System in front and backyard

EXCLUSIONS

- Romela Antique Dining Room Chandelier imported from Belgium and White Shell Bedroom Ceiling Fixture in master bedroom
- Hall Table & Mirror in Front Hall
- Three Rogers/Cisco PVR Cable Boxes, X-box & Sharp Blu Ray DVD player located within the Control 4 home electronics system tower
- BBQ (Weber natural gas)
- All art (paintings and sculptures)
- Apple time capsule back-up
- Wall mounted television in master bedroom & family room television with related components
- BASEMENT NANNY SUITE FIREPLACE HAS NEVER BEEN USED AND IS IN 'AS IS' CONDITION

RENTAL ITEMS

- Hot Water Tank
- Alarm system monthly contract to be assumed

PARTICULARS

LOT SIZE: 50 FT X 150 FT

HVAC: Gas Forced Air and Central Air Conditioning

ELECTRICAL: 200 Amp

TAXES: \$14,199.89 2014

DRIVE: Private Drive with Attached One Car Garage. Ample Parking for 4 Cars

POSSESSION: To be Determined

OFFERED FOR SALE AT \$2,995,000

Seller Kindly requests 10% Certified Deposit & Survey To Be Attached To Offer
Pre-listing Home Inspection Available Upon Request

The information in the MLS listing, feature sheets and home inspection report has been provided by principals and sources we believe are reliable. Prospective purchasers should satisfy themselves regarding their accuracy. All measurements are approximate.

Welcome to Lawrence Park

RECREATION AND PARKS

Cheltenham Park:

Located at 43 Mildenhall Avenue is a local park and sport field which provides families with year round activity in the neighborhood. There is an outdoor ice rink in the winter and organized activities include t-ball, softball, baseball and soccer. It is also home to the Annual Lawrence Park Family Fun Day in June.

Sherwood Park:

Located off of Blythwood Avenue or 190 Sherwood Avenue, this picturesque wooded environment is the perfect setting for picnics, walking and cycling. It has two sprinkler wading pools, great walking or running trails, a large playground and picnic tables.

Wanless Park:

Located at 250 Wanless Avenue, this park offers tennis, soccer, softball, a playground, basketball court and a wading pool.

Lawrence Park Tennis Club:

Located at 51 Alexander Muir Road

Granite Club:

Located at 2350 Bayview Avenue, this is a private, members only club which is one of the premier clubs in Canada and ranks high in the rosters of the world's most select clubs. It offers outdoor & indoor tennis courts, squash courts, badminton courts, curling, ice rink, bowling, fitness facilities, massage rooms, wellness services, salon, underground parking, four pools, fine indoor and outdoor dining, licensed bar, banquet facilities, a dedicated children's daycare, a junior lounge, camps, special events and the list goes on.

Lawrence Park Lawn Bowling and Croquet Club:

61 Alexander Muir Gardens Ravine

Cricket Club:

A members only club along the lines of the Granite Club but not as large.

Rosedale Golf & Country Club:

Located at 1901 Mt. Pleasant Avenue, this is an exclusive and member's only golf and country club.

Chatsworth Ravine & Nature Trail:

900 Duplex Avenue. This is part of the city's Discovery Walks Program, the walking trails offer informative signage to help you learn about the area's heritage and environment.

Locke Public Library:

Offers a great deal of children's, adults' & elders' programs. You can enjoy author readings, "Tea & Books", writers' groups and children's birthday reading series.

LOCAL SHOPS AND CONVENIENCES

Summerhill Market:

This market provides the best collection of gourmet and everyday grocery items, the finest meats and the freshest produce handpicked five days a week. Custom Menus and personalized service combined with expertise and experience means a fabulous catering company as well.

Yonge, Mt. Pleasant and Bayview Shopping Districts and Restaurants:

A great variety of restaurants and local shops can be found right around the corner including clothing, sports, shoes, banks, pharmacies, flower shops, dry cleaners, salons and convenience stores.

Bayview Village Mall

Whole Foods (coming soon)

TRANSPORTATION

Buses:

They run regularly along Mildenhall, Mt. Pleasant, Lawrence, Bayview and Yonge Street and connect with the Yonge and Lawrence subway station.

Subway:

The buses connect with the Yonge/Lawrence station on the Yonge-University-Spadina subway line.

Car:

Easy access to downtown via Bayview Extension and Toronto's major highways. Motorists are minutes from the Hwy 401 and Don Valley Parkway which connects you to the Gardiner Expressway and the 401.

HEALTH CARE

Sunnybrook Hospital

Sick Kid's Hospital

North York General Hospital

Cleveland Clinic and Medcan Clinic:
Offering private and executive health care

Schools in the Neighbourhood

PUBLIC SCHOOLS

Lawrence Park is zoned for some of the top public schools in Ontario. Please go to Toronto District School Board www.tdsb.on.ca 416-397-3000 to determine which schools an address is zoned for.

Blythwood Junior (TOP 1% RATING)

2 Strathgowan Crescent, 416-393-9105

Sunnyview Jr & Sr

450 Blythwood Road, 416-393-9275

Bedford Park School

81 Ranleigh Avenue, 416-393-9424

Glenview Middle School

401 Rosewell Avenue, 416-393-9390

North Toronto C.I.

17 Broadway, 416-393-9180

Northern Secondary

851 Mt Pleasant Rd, 416-393-0270

Lawrence Park C.I.

125 Chatsworth Drive, 416-393-9500

NURSERY SCHOOLS & EARLY LEARNING

Lawrence Park School

2180 Bayview Avenue, 416-489-4459

Children's Garden

670 Eglinton Avenue East, 416-423-5017

PRIVATE SCHOOLS

For a complete listing of all private schools visit www.edu.gov.on.ca

Bishop Strachan School

298 Lonsdale Road, www.bss.on.ca
416-483-4325, Girls Only, Gr. JK – 12

Branksome (IB Program)

10 Elm Avenue, www.branksome.on.ca
416-920-9741, Girls Only, Gr. JK – 12

Children's Garden Junior School

670 Eglinton Avenue, 416-423-5017
www.childrensgardenschool.com
Co-Ed, Nursery, Gr. JK - 3

Crescent School

2365 Bayview Avenue, www.crescentschool.org
416-449-2556, Boys Only, Gr. 3 - 12

Crestwood

411 Lawrence Avenue East, 416-444-5858
www.crestwoodschool.com
Co-Ed, Gr. JK – 12

Greenwood College

443 Mt. Pleasant Rd., www.greenwoodcollege.ca
416-482-9811, Co-Ed, Gr. 7 – 12

Lawrence Park School

2180 Bayview Ave, www.lawrenceparkschool.ca
416-489-4459, Co-Ed, Nursery, JK/SK,
Enriched

Royal St. George's College

120 Howland Avenue, www.rsgc.on.ca
416-533-9481, Boys Only, Gr. 3 - 12

Havergal College

1415 Avenue Road, www.havergal.on.ca
416-482-4724, Girls Only, Gr. JK - 12

St. Clement's School

21 St. Clement's Avenue, www.scs.on.ca
416-483-4414, Girls Only, Gr. JK - 12

St. Michael's College

1515 Bathurst Street, 416-653-3180
www.stmichaelscollegeschool.com
Boys Only, Gr. 7-12

Toronto French School - French Immersion

306 Lawrence Ave East, www.tfs.net
C12 416-484-6533, Co-Ed, Gr. JK - 12

Upper Canada College (IB Program)

200 Lonsdale Road, www.ucc.on.ca
416-488-1125, Boys Only, Gr. SK – 12

York School (IB Program)

1320 Yonge Street, www.yorkschooll.com
416-926-9592, Co-Ed, Gr. JK - 12

UNIVERSITY

York University – Glendon Campus

2275 Bayview Avenue
416-487-6710

The Neighbourhood

Lawrence Park has long held the distinction of being one of the most desired addresses in the city and is amongst the most exclusive residential neighborhoods in Toronto. Many of Toronto's most prominent citizens reside in this picturesque and upscale neighborhood.

This exclusive enclave is unique in that it is located within a gorgeous backdrop of tree lined streets with gently rolling hills, beautiful ravines and parklands that make you feel as though you are far away from the city and yet, you are only minutes from midtown and downtown Toronto. Within close proximity to Bay Street, entertainment, restaurants, shopping on Yonge, the Bayview Village Mall and the Bloor-Yorkville district, which is recognized internationally as one of the top ten shopping destinations and Canada's fashion mecca.

The neighborhood has a mix of original homes built in the early 1900's in a variety of architectural styles including Georgian, English Cottage, Tudor Revival and Colonial as well as the more recent stone and brick mansions and contemporary masterpieces.



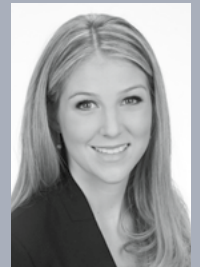
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