



CHRISTIE'S
INTERNATIONAL REAL ESTATE



66 Blyth Hill Road
Lawrence Park

This spectacular residence is located on a coveted cul-de-sac on one of the most prestigious streets in Lawrence Park and is surrounded by some of the most desirable and valuable homes in the neighbourhood. Built to enhance the breathtaking ravine views from the main living area, the timeless design and superior quality is evident throughout every space in this home. Dramatic windows aesthetically integrate the interior and the exterior providing abundant natural light and a serene and tranquil backdrop to the expansive (63' x 238') private ravine lot with custom designed pool and hot tub. The location is exceptional for families as it is within walking distance to the Toronto French School, the Blythwood Elementary School, Crescent School and Sunnybrook Hospital.

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. The gourmet kitchen and spacious family room provide an exceptional layout and flow for entertaining and family living. Walk out from the eat-in dining area to a spectacular and professionally landscaped ravine lot with pool, seating areas and hot tub.

The sumptuous and spacious master bedroom is a stunning private suite with a walk out balcony providing panoramic views of the rear gardens, the lush treetops and ravine. Complete with a 5 piece ensuite and walk-in closet, this is an elegant and luxurious retreat. With three additional bedrooms and two additional washrooms above grade plus a fully finished lower level, it is a perfect family home.

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

Welcome home to this distinctive luxury residence with 4+1 bedrooms, 6 bathrooms and an attached two car garage. In combination with the lower level that features a recreation/media room, nanny suite/exercise room, games room, two washrooms and ample storage areas, the house totals over 6400sf in prime Central Toronto. Everything is done...simply move in, relax and enjoy your "Muskoka In The Heart Of The City"!

MAIN FLOOR Brazilian Jatoba hardwood floor, halogen lighting, plaster 7" crown moulding, 9 ft ceilings & built-in speakers.

FOYER: 28' 10" X 8' 8"

- Custom wood front door
- Limestone floor
- Soaring two-story ceiling with 2nd floor balcony overlooking foyer
- Double custom designed built-in closets

LIBRARY: 13' 8" X 8' 7"

- Mahogany panelling
- Built-in cabinetry and shelving
- French doors with frosted glass provide a private work space
- Arched window & California shutters



LIVING ROOM: 18' 7" X 12' 6"

- Gorgeous arched bay window provides abundant natural light
- Excellent flow with living room opening to dining room
- French doors to foyer



DINING ROOM:

17' X 12' 6"

- Panelling
- Decorative ceiling mouldings and medallion
- Two large recessed windows provide abundant natural light
- Excellent flow with dining room opening to living room
- Swing door provides easy access to and from the kitchen



KITCHEN:

116' 10" X 12' 5"

Open concept complete with island breakfast bar & eat-in dining area overlooking the majestic ravine setting. Excellent flow with kitchen opening to family room

- Custom designed cabinetry
- New (2015) Caesarstone quartz countertops and custom backsplash
- Window above sink
- SUB ZERO integrated refrigerator/ freezer
- MIELE induction cooktop
- THERMADOR stainless steel wall oven
- DACOR stainless steel oven built into island
- THERMADOR stainless steel warming drawer
- PANASONIC stainless steel built in microwave with trim kit
- MIELE stainless steel dishwasher
- GE Monogram wine fridge
- Sweeper Vac



BREAKFAST AREA:

13' 3" X 13' 3"

- Spacious eat-in dining area for 6+ with bay window that provides abundant natural light and a spectacular view to backyard oasis
- French door walkout to deck, spectacular entertaining area, swimming pool, hot tub and gorgeous ravine setting

FAMILY ROOM:

21' 6" X 19' 0"

- Gas fireplace with custom designed limestone surround
- Custom built-in cabinetry and shelving
- Large wall of windows provide abundant natural light



SECOND FLOOR

Beautifully appointed, the upper level offers a gorgeous reverse staircase with runner and a custom and decorative circular skylight above the second floor landing. A luxurious master bedroom with balcony & ensuite, three additional bedrooms, two additional bathrooms & linen closet complete this level. Brazilian Jatoba hardwood floor, halogen lighting, plaster moulding and solid core wood doors throughout.



MASTER BEDROOM 24' 4" X 15' 6"

- A private suite, this spacious master retreat features a French door walkout to balcony overlooking the rear garden and lush treetops of the ravine
- Coffered ceiling
- Gas fireplace with decorative mantel
- Large walk in closet with custom wall-to-wall built-in closets
- Surround sound system built-in speakers
- FIVE PIECE ENSUITE BATHROOM (Partially renovated in 2006)- Oversized glass enclosed shower, rainfall shower head and jets, custom vanity with marble countertop and double sinks, private water closet, soaker tub, built-in speakers, limestone floor with inlay



SECOND BEDROOM: 15' 11" X 11' 2"

- Walk-in closet with built-in organizers and shelving
- FOUR PIECE ENSUITE BATHROOM- Glass enclosed shower/ tub, custom vanity with marble countertop

THIRD BEDROOM: 16' 6" X 15' 1"

- Double closet with built-in organizers

FOURTH BEDROOM: 18' 8" X 11' 11"

- Overlooks rear garden and ravine
- Large walk-in closet with built-in organizers and shelving & Custom built-in desk with bookcase above



FIVE PIECE WASHROOM SERVICES THE THIRD AND FOURTH BEDROOMS
 Custom vanity with marble countertop and double sinks, soaker tub with marble surround, marble floor with inlay, California shutters

LOWER LEVEL

The fully finished lower level offers a recreation/ media room & adjoining arts studio with 2-piece powder room, nanny suite/ exercise room, games room, 3-piece washroom, various storage areas, above grade windows, halogen lighting & built-in speakers throughout



RECREATION ROOM: 27' 11" X 18' 3"

- Gas fireplace with slate surround and wood mantle
- Wall mounted TV
- 2 piece powder room
- Art Studio: built in cupboards, sink, work counters & laminate flooring
- Built in storage with drawers & costume closet
- Above grade windows
- Broadloom

PLAY ROOM: 16' X 14'3"

- Picture windows overlook main hallway
- Built in storage cupboards and drawers
- Above grade windows
- Laminate flooring

EXERCISE ROOM/
NANNY SUITE: 17' 2" X 14' 3"

- Wall mounted TV
- Electrical and security equipment
- Double closet
- Above grade window
- Laminate flooring

3 PIECE BATH:

- Renovated in 2008
- Vanity with Caesarstone countertop, stainless steel basin sink and wall mounted tap
- Glass enclosed shower with rain shower head and steam
- Heated towel rack
- Porcelain tile floor
- Above grade window

WRAPPING ROOM: 14' X 9' 8"

- Built-in storage and shelves

MAIN MECHANICALS ROOM: 25' X 7'

- Storage
- Refrigerator/ freezer

COLD STORAGE 7' 3" X 8'

CEDAR CLOSET



UPGRADES & IMPROVEMENTS SINCE 2006 (APPROX \$500,000)

- Kitchen - removal of wall, some appliances, counters, back-splash
- Hardwood floors sanded and re-stained/ updated all trim, baseboards, doors and door frames
- Mechanics (AC, furnace, hot water tanks, surveillance system, central vac)
- Laundry room (counters, backsplash, washer/dryer)
- Master bathroom partially remodelled
- Garage organizational unit
- Basement (water proofing, new flooring, games room built-ins, gym, spa bathroom)
- Landscaping (front and back with Martin Wade and All Weather Landscaping, irrigation and lighting system, pool/hot tub re-marbelite, new pool shed and equipment)

INCLUSIONS:

- SUB ZERO integrated refrigerator/freezer
- MIELE induction cook-top
- THERMADOR stainless steel wall oven
- DACOR stainless steel built-in oven
- THERMADOR stainless steel warming drawer
- GE monogram wine fridge
- PANASONIC built-in microwave
- MIELE stainless steel dishwasher
- Sweeper vac
- Washer and Dryer
- Broadloom where laid
- Central Vac with equipment
- HVAC
- All electric light fixtures & wall sconces except as excluded
- All window coverings including draperies and California shutters
- Pool, hot tub and related equipment
- Irrigation System
- Central Air Conditioning
- Professional security system with seven exterior cameras (buyer to arrange monitoring)
- All wall-mounted televisions
- All built in speakers
- Custom desk & filing cabinet in library
- Trampoline in rear garden
- Gas fireplace inserts
- Custom Christmas lights
- Water softener system
- Reverse osmosis system

EXCLUSIONS:

- Dining room chandelier

RENTAL:

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

ADDITIONAL INFORMATION:

LOT SIZE: 63.71 ft x 238.78 ft Ravine Lot (Irregular)

HVAC: Gas Forced Air and Central Air Conditioning

ELECTRICAL: 200 Amp

TAXES: \$24,976.34 (2015)

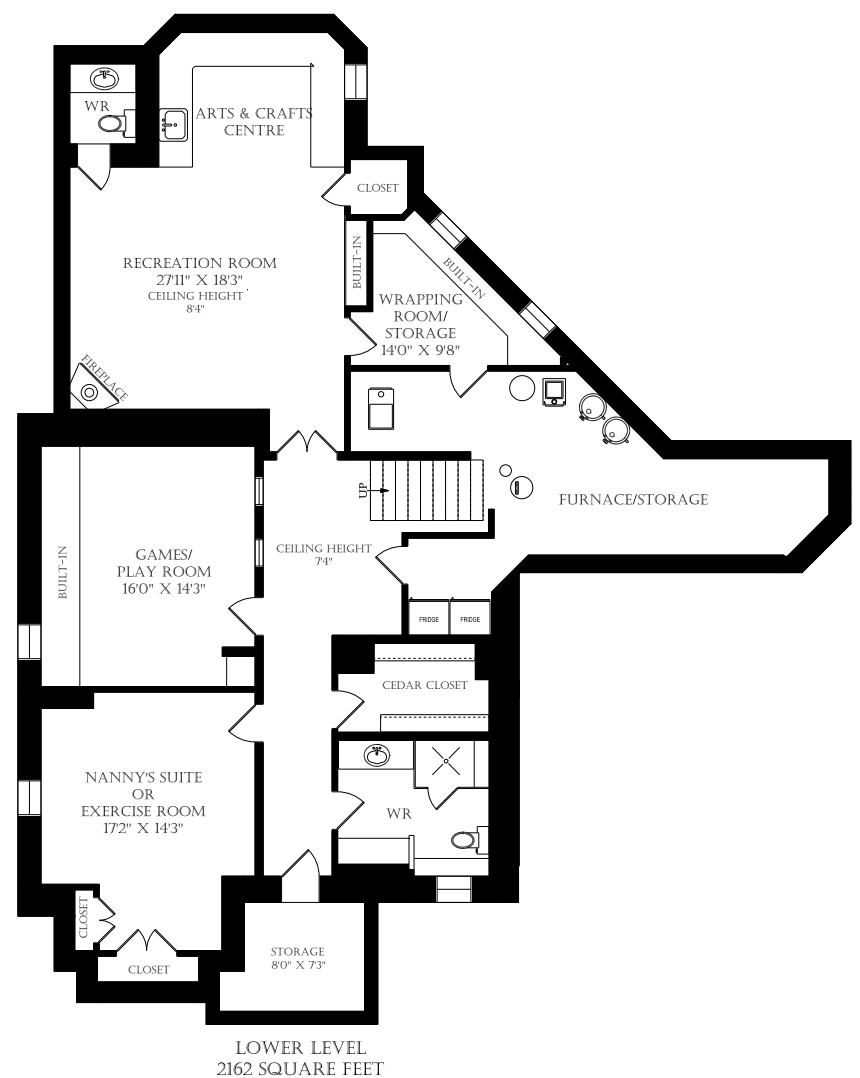
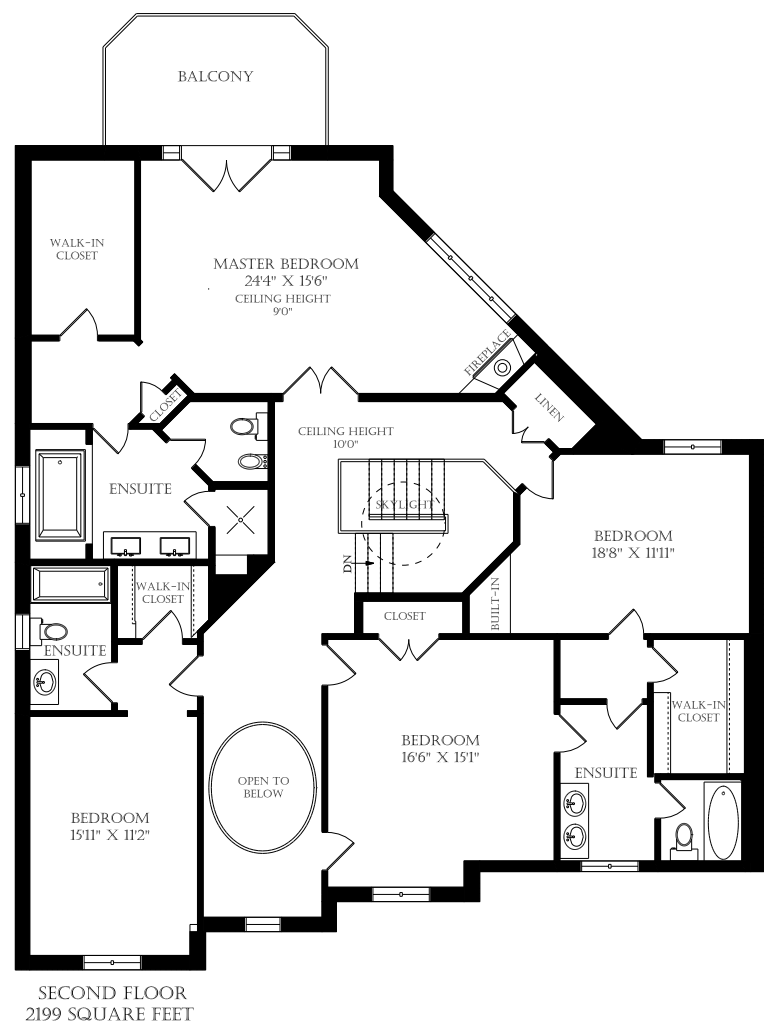
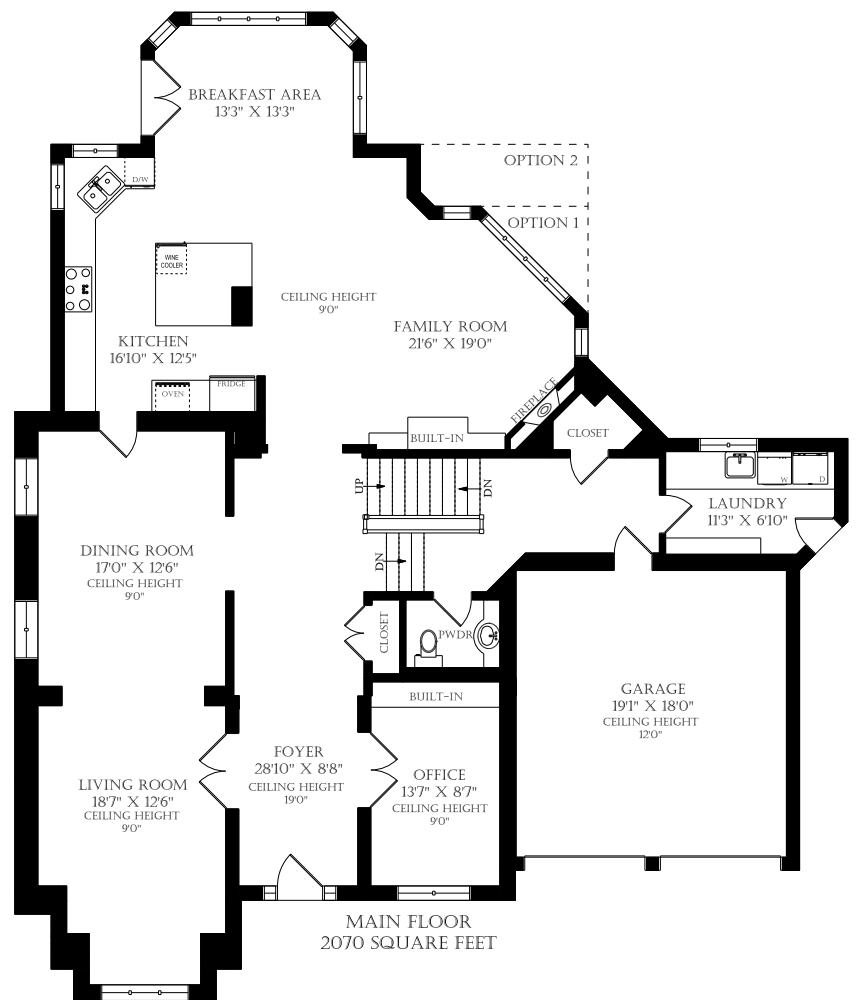
DRIVE: Private Drive with Attached Two Car Garage. Ample Parking for 6 Cars. (High ceilings in garage could accommodate sports car lift)

POSSESSION: To be Determined

OFFERED FOR SALE AT \$3,895,000

Seller Kindly requests 10% Certified Deposit & Survey To Be Attached To Offer

Available Upon Request
Carson Dunlop Pre-Listing Home Inspection
Landscape Renderings from Martin Wade
Geotechnical Reports from Haddad Geotechnical Inc.





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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