

# 12 Wanless Crescent

A spacious and sophisticated three-storey residence located on a private, 50' x 167' lot with west exposure in the much sought after Lawrence Park neighbourhood and the Blythwood Junior Public School district. This traditional, red brick home with a charming front porch has 5+1 bedrooms and generous principal rooms with excellent space for entertaining and casual family living. The main level features a chef's kitchen with granite countertops and stainless steel appliances, a spacious family room with wood burning fireplace and a formal dining room and living room with plenty of space for adult gatherings and kid's parties. Walkout from the family room to a spectacular, tranquil and extremely private garden oasis complete with a flagstone patio, pool and pond with a waterfall feature. The sumptuous, spacious and private master bedroom located on the third floor features a five-piece ensuite with skylight, an oversized walk-in closet and private dressing room which overlooks the rear garden. With four additional bedrooms on the second level this a perfect family home. The finished lower level has a nanny/guest suite or recreation room with an above grade window, three piece washroom and laundry room. Conveniently located within walking distance to all that Yonge Street and this upscale neighbourhood has to offer including a multitude of fine shops and restaurants, the top rated Blythwood Junior Public School, private schools, the Granite Club, the Locke library, Sherwood/ Cheltenham/ Wanless Parks, Sunnybrook Hospital, subway and TTC this location is ideal and provides an easy commute to downtown Toronto or the 401. This is truly an exceptional residence with over 3,200sf of living space plus a 754sf fully finished lower level.

*Perfect to just move in, renovate or build your dream home!*



# main floor



## FOYER:

Wainscoting  
Double closet  
Slate floor  
Pot lighting



## POWDER ROOM:

Two-Piece



## LIVING ROOM: 15'9" X 13'0"

Log burning fireplace with wooden decorative mantel and marble surround/ hearth  
French doors open to dining room  
Attached den and/or music alcove  
Crown moulding  
Hardwood floor



## DINING ROOM: 14'1" X 10'6"

French doors open to living room  
Bay window provides abundant natural light  
Hunter Douglas blinds  
Crown moulding  
Hardwood floor



## KITCHEN: 19'5" X 13'2"

Updated with custom designed cabinetry and granite countertops - Spacious eat-in dining area - Juliette balcony overlooks family room  
Windows and glass door provides abundant natural light - Stainless steel appliances - Reverse osmosis drinking water system by Kinetico  
InSinkErator - Pot lighting - Hardwood floor







**FAMILY ROOM:** 19'7" X 15'0"

Log burning fireplace with floor-to-ceiling stone - Custom built-in cabinetry and shelving - Two skylights - Walk-out to rear garden and flagstone patio from two sets of French doors and/or extra additional back door - Broadloom and slate flooring - Pot lighting



**SECOND FLOOR LANDING AND HALLWAY:**

Window in stairwell overlooks rear garden - Wainscoting - Two linen closets - Broadloom throughout



**SECOND BEDROOM:** 13'5" X 9'10"

Windows overlooking lush tree tops and rear garden - Double closet  
Crown moulding - Broadloom

**FOURTH BEDROOM:** 13'6" X 10'9"

Double closet with built-in organizers - Window overlooking front garden  
Broadloom



**FIFTH BEDROOM:** 14'2" X 13'3"

Double closet with built-in organizers - Window overlooking lush tree tops and rear garden - Broadloom



**THIRD BEDROOM:** 13'5" X 8'0"

Custom built-in wall unit with shelving and separate filing cabinet  
Windows overlooking front garden - Double closet - Crown moulding - Broadloom



**4-PIECE WASHROOM:** 13'6" X 10'9"

Updated vanity with two sinks - Granite flooring and countertop - Pot lighting





# third floor



**MASTER BEDROOM:** 19'9" X 13'4"  
Large windows overlook lush tree tops and rear garden  
Oversized walk-in closet with custom built-in organizers - Crown moulding - Broadloom



**DRESSING ROOM:** 16'10" X 11'5"  
Private and oversized dressing room attached to master bedroom  
Custom designed wall-to-wall built-in cabinetry and mirrors  
Custom designed shoe storage  
Custom designed wrap around ladies vanity with granite countertop overlooking rear garden

**ENSUITE BATHROOM:**  
Five-piece with glass enclosed shower, air jet tub with marble surround, skylight, marble flooring, custom vanity with two sinks and granite countertop



# backyard



**RECREATION ROOM  
OR NANNY GUEST SUITE:** 19'3" X 12'7"  
Custom built-in storage with two closets  
Above grade window  
Broadloom  
Pot lighting



**LAUNDRY ROOM:** 10'9" X 6'3"  
Maytag Washer and dryer  
Sink  
Utility room off of laundry room





## 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.

HEATING:	Gas Forced Air and Central Air Conditioning
ELECTRICAL:	200 Amps throughout
TAXES:	\$15,403.71 (2015)
DRIVEWAY/GARAGE:	Private Drive with Attached Two Car Tandem Garage (Parking for four cars)
LOT SIZE:	50 Ft X 167 Ft (West exposure)
POSSESSION:	To Be Determined

## ADDITIONAL INFORMATION:

- Blythwood Junior Public School District
- Extremely private west facing lot
- Fully fenced in private rear garden with mature trees and gardens, custom flagstone patio, pool and pond with waterfall feature (beautiful in all seasons)
- Irrigation system
- Landscape lighting
- Charming front porch with custom flagstone and mature gardens
- Central vacuum roughed in (as-is condition)
- Two log burning fireplaces (as-is condition)
- Private master retreat with oversized dressing room
- Security system (monitoring extra) and motion detected exterior security lighting

INCLUSIONS:	Jenn-Air refrigerator, Jenn-Air electric cook top stove, KitchenAid oven, KitchenAid microwave, Miele dish washer, Maytag washer and dryer, Chubb alarm system (contract to be assumed), broadloom where laid, all window treatments, all electric light fixtures, pool and equipment, two ductless A/C units on third floor.
-------------	---

EXCLUSIONS:	All outdoor items including garden furniture, urns with plants, sundial and troughs.
-------------	--

OFFERED FOR SALE AT \$2,795,000



**ERIN**  
Sales Representative *Ashby*

Chestnut Park Real Estate Ltd., Brokerage  
Chairman's Award Winner since 2012  
For Top Level Sales Performance  
[www.erinashby.com](http://www.erinashby.com)

Cell: 416-276-4849  
Office: 416-925-9191  
[erinashby@chestnutpark.com](mailto:erinashby@chestnutpark.com)