



CHRISTIE'S
INTERNATIONAL REAL ESTATE



193 Strathgowan Avenue

Lawrence Park

www.193strathgowanave.com

This majestic residence typifies one of a kind refined elegance and exudes the essence of serenity, tranquility and privacy. Rarely does a magnificent and unique home and property of this calibre become available in this exclusive and private enclave on one of the most prestigious streets in Lawrence Park. Prominently situated on an expansive and spectacularly landscaped south exposure ravine lot (60ft x 290ft), it was designed and built to enhance the soaring panoramic ravine vistas with gently rolling forests from both the south, west and east exposures. Impeccably planned and built by architect Peter Higgins and Teddington Homes, the timeless design and superior quality is evident throughout every space in this home.

Dramatic walls of windows and walk-outs aesthetically integrate the interior and the exterior living spaces creating an exquisite backdrop to the rear garden with expansive table land and magnificent ravine views while providing abundant natural light throughout the home. The grand principal rooms are thoughtfully conceived and perfectly proportioned providing an exceptional flow for elegant large scale entertaining and casual family living. The space is enhanced by the many high quality finishes, materials, unique architectural features and design elements throughout. The gourmet kitchen and adjoining family room overlook the professionally landscaped rear garden oasis complete with multi-leveled outdoor stone patios, inground pool, hot tub and cabana.

The sumptuous and spacious master bedroom is a stunning private suite with French doors, windows and a balcony providing panoramic south views of the lush treetops and ravine. Complete with a 6 piece ensuite and walk in dressing room, this is an elegant and luxurious retreat. Three additional bedrooms, two additional washrooms and a mahogany office complete the second storey. The third storey with an office, bedroom and a three piece ensuite plus the fully finished at grade lower level make this a perfect family home.

Just steps to nature trails and Sherwood Park, transportation and to the top rated Blythwood Elementary School, the location is superb. Nearby schools and facilities include the Granite Club, Sunnybrook Hospital, Toronto French School, Crescent School, Branksome Hall, Upper Canada College, Havergal College, Glendon College, Summerhill Market and the new "Whole Foods". Lawrence Park is also an easy commute to downtown Toronto or Highway 401.

Welcome home to this distinctive luxury residence with 5+1 bedrooms, 6 bathrooms and private double driveway with a built in three car underground garage for a total of 6 car parking. In combination with the lower level complete with an "at grade" recreation room and exercise room, nanny suite, three piece washroom & sauna, laundry, mudroom, wine cellar and ample storage areas, the house totals 8,021sf in prime Central Toronto. This is a unique opportunity for the most discerning of buyers to own one of the most exceptional properties in Lawrence Park.

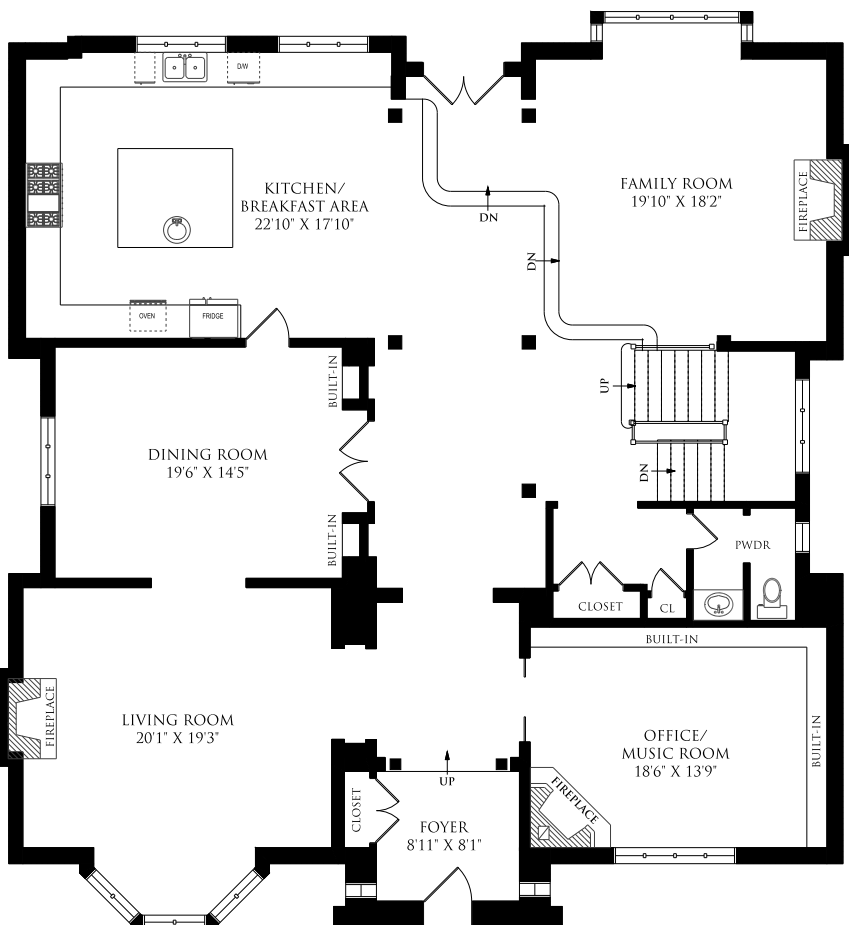


MAIN FLOOR 2,733sf

Wide plank antique hemlock floors, pot lights, 10ft+ ceilings, 8ft custom made solid wood 1-3/4" paneled doors, plaster crown moulding, 10" baseboards, high quality millwork, built-in ceiling speakers.

FOYER:

- 8ft custom oak panelled entry door
- Dramatic hall with three grand passageways, wainscoting, plaster cornice and vaulted/recessed ceilings throughout
- Clear site line to garden and expansive ravine through rear French doors
- Marble floor
- Double door closet with automatic lighting
- Control pad for security system



POWDER ROOM:

- Two-piece
- Custom pedestal marble vanity
- Marble floor
- Old world custom paint finish
- Kohler toilet



MUSIC ROOM:

- Wall-to-wall built-in bookcases and cabinetry
- Solid wood arched pocket doors provide a private work or music lesson space
- Large arched window with panelling below and lead glass detail overlooking front terrace
- Log burning fireplace with decorative wood mantel and marble surround/hearth



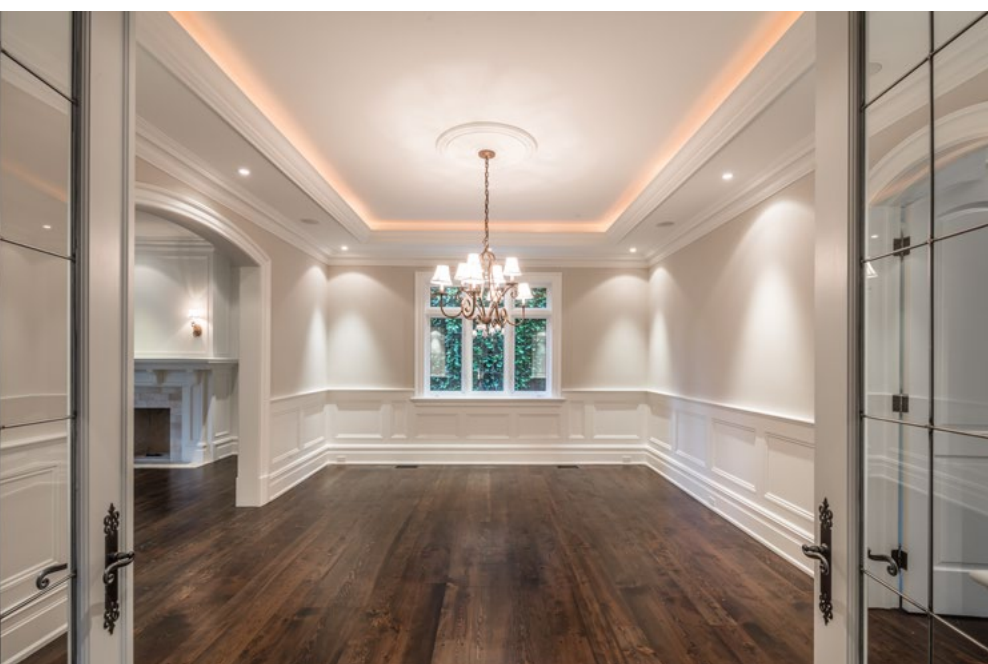
LIVING ROOM:

- Exquisite full height panelling throughout
- Grand 3 pane bay window with lead glass detail and seating overlooking front terrace
- Log burning fireplace with decorative wood mantel and marble surround/hearth
- Panelled entryway transition from foyer to living room



DINING ROOM:

- Glass arched French doors from foyer to dining room with lead glass detail
- Wainscoting



- Recessed ceiling with backlighting and decorative medallion
- Door to kitchen
- Two decorative niches with built-in cabinetry below

GOURMET CHEF'S KITCHEN:

- Custom designed "Downsview" kitchen with under cabinet lighting
- Granite countertops and marble backsplash with integrated electrical outlets
- Oversized center island with vegetable prep sink, seating for 3 people, plenty of storage and sweeper vac
- Eat-in dining area with French door walkout to balcony that leads to stone patio with built-in BBQ area
- Large south-facing windows provide ample sunlight and breathtaking view of rear garden, expansive ravine, luxurious pool/ hot tub and cabana with shower and toilet
- Built-in desk with storage
- Coffered ceiling

- Sub-Zero side-by-side refrigerator and freezer
- Ultraline Professional six burner gas cook-top with griddle
- Ultraline Professional oven
- Panasonic microwave
- Ultraline Professional warming drawer
- Miele dishwasher
- Kitchen Aid Garbage Compressor
- Subzero refrigerated drawers
- Large double stainless steel sink with pull down faucet
- Oversize stainless steel vent hood



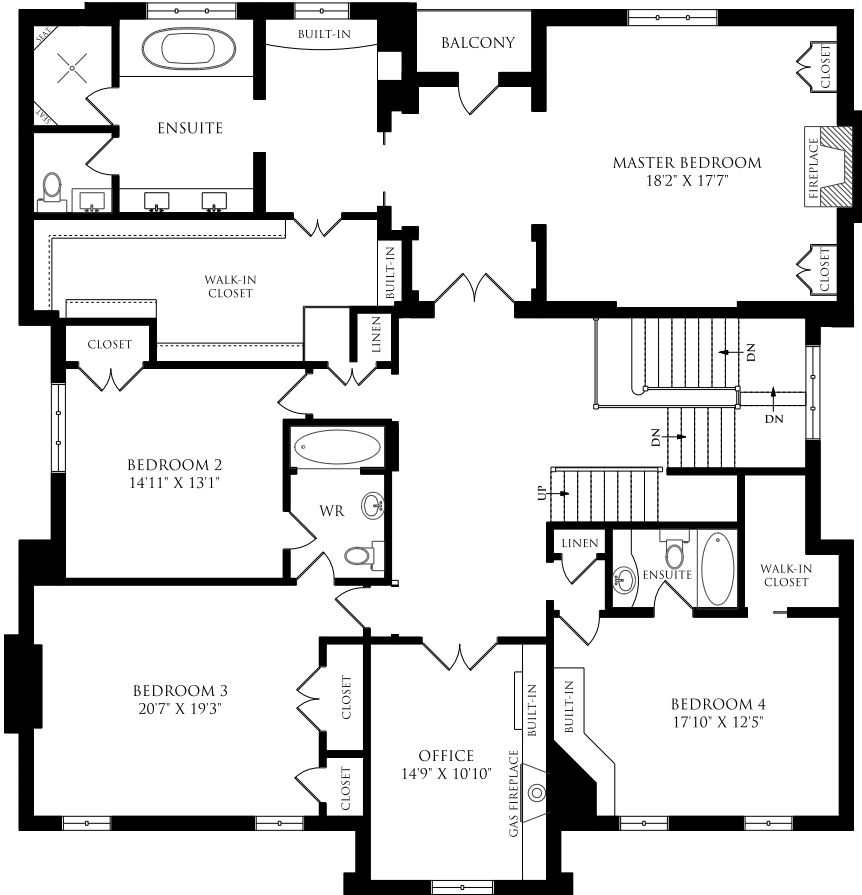
FAMILY ROOM:

- Wood burning fireplace with floor to ceiling stone surround
- Recessed ceiling with backlighting
- Large south-facing bay window provides ample sunlight and breathtaking view of rear garden, expansive ravine, luxurious pool/ hot tub and cabana



SECOND FLOOR 2,676sf

Beautifully appointed the upper level offers a soaring 3-storey reverse staircase with wainscoting, custom railing and stunning lead glass skylight. The master bedroom with ensuite, dressing room & balcony, 3 additional bedrooms, 2 additional washrooms, a mahogany panelled office and 2 linen closets make it the perfect family home. Pot lights, 9ft+ ceilings, custom made solid wood 1-3/4" paneled doors, plaster crown moulding, 10" baseboards, high quality millwork and built-in ceiling speakers in the master bedroom and office with wainscoting in hallways.



UPPER FOYER:

- Grand 2nd floor landing with wainscoting throughout
- Abundant natural light from lead glass skylight and oversize window
- Recessed ceiling
- Two linen closets



PRIVATE MASTER SUITE:

- Private entryway with recessed ceiling
- Spacious master retreat features a walkout to balcony overlooking the rear garden and lush tree tops of the ravine
- Log burning fireplace with decorative wood mantel and marble surround/hearth
- Two-built-in cabinets flanking fireplace
- Large walk-in closet and dressing room with custom designed wall-to-wall cabinetry
- Privacy pocket doors between sleep area and rest of master retreat



SIX-PIECE ENSUITE WASHROOM:

- Custom designed double vanity with marble countertop
- Oversized marble steam shower with rainfall showerhead, jets and built-in bench
- Soaker tub with marble surround and arched window above
- Marble floor with inlay and radiant floor heating
- Recessed ceiling with backlighting
- Private water closet with Kohler toilet and pedestal sink
- Large window with silhouette blind, privacy film, window seat with panel below



SECOND BEDROOM:

- Double closet with built-in organizers and shelving

SEMI-ENSUITE WASHROOM:

- Services the 2nd and 3rd bedrooms
- Custom vanity with marble countertop
- Medicine cabinet
- Shower/ tub combination
- Kohler toilet



THIRD BEDROOM:

- Two closets
- Starry night decorative ceiling
- Broadloom



FOURTH BEDROOM:

- Walk-in closet with built-in organizers and shelving
- Built-in desk and with storage cabinets and shelves
- Broadloom



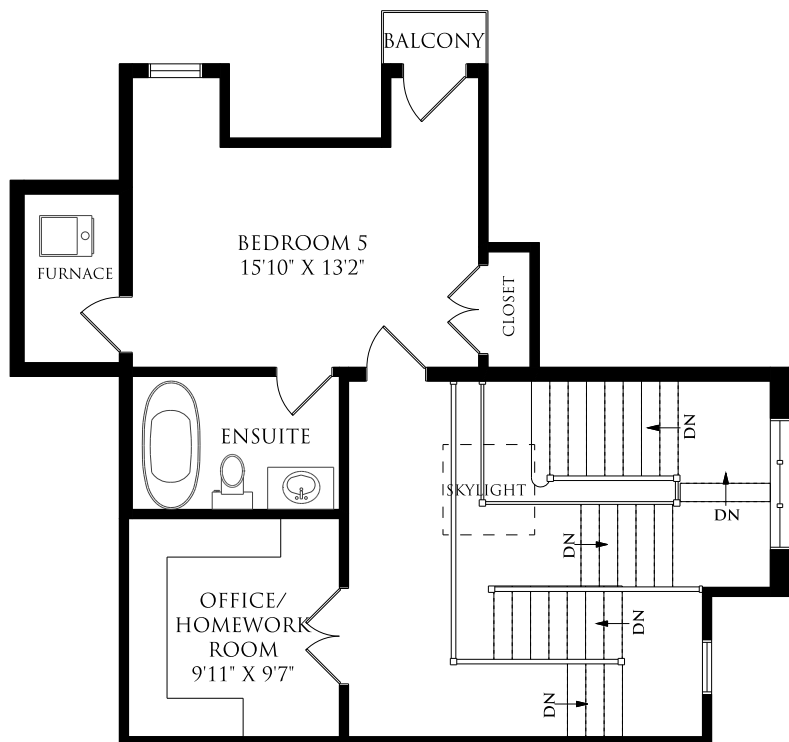
OFFICE:

- French door entryway
- Custom built-in Mahogany cabinetry and panelling throughout
- Log burning fireplace with decorative wood mantel and marble surround/hearth
- Panelled ceiling
- Arched window

FOUR-PIECE ENSUITE WASHROOM:

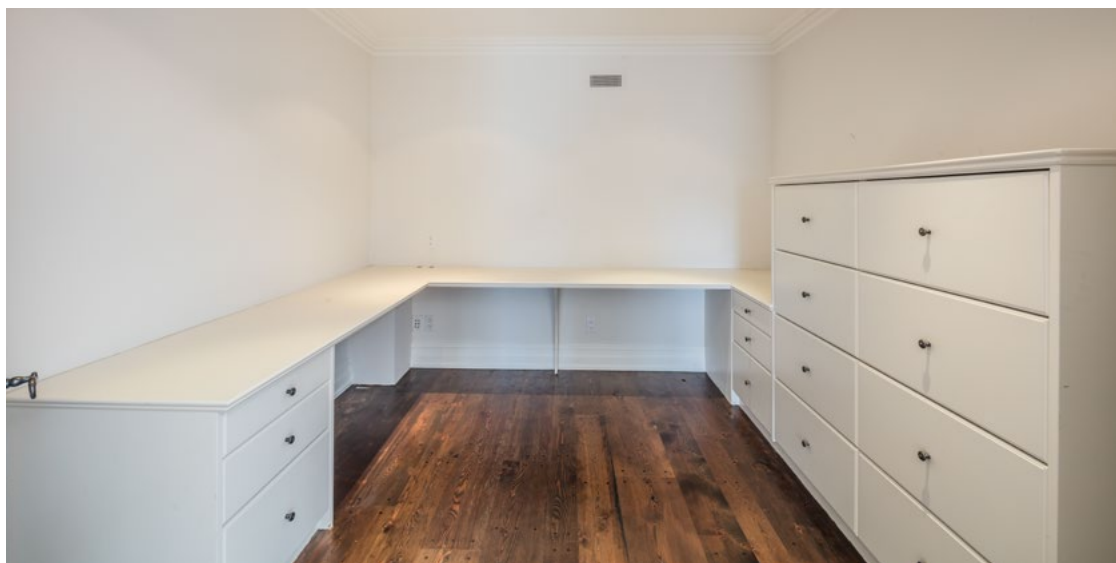
- Custom vanity with marble countertop
- Shower/ tub combination
- Kohler Toilet

THIRD FLOOR 765sf



OFFICE/HOMEWORK ROOM:

- French door entryway
- Custom built-in L-shaped desk and cabinetry



FIFTH BEDROOM:

- Double closet
- Walkout to balcony overlooking the rear garden and lush tree tops of the ravine
- 2nd mechanicals room off bedroom



THREE-PIECE ENSUITE WASHROOM:

- Pedestal sink
- Cast iron claw foot tub
- Kohler Toilet

LOWER LEVEL 1,847sf

At grade lower level with recreation/theatre room, exercise room, wine cellar, nanny suite, washroom & sauna, mudroom, underground 3 car garage and mechanicals room. Pot lights, custom made solid wood paneled doors, plaster crown moulding, high quality millwork, built-in surround sound speakers in recreation room and exercise room.

LOWER FOYER:

- Lower level entry foyer from built-in oversize 3 car garage
- Wainscoting
- Slate floor
- Control pad for security system

MUDROOM:

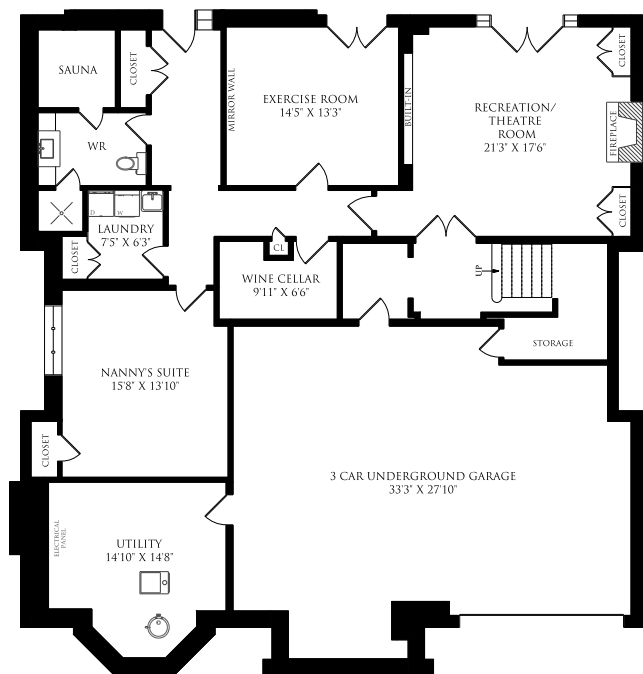
- Rear door entrance to mudroom from back patio
- Double closet
- Adjoining laundry room, washroom and sauna
- Slate floor

WINE CELLAR:

- Wine cellar with condenser and cedar wine racking
- Bar counter with sink and under counter bar fridge
- Natural stone floor

LAUNDRY ROOM:

- Plenty of storage in custom cabinetry with under cabinet lighting
- Stainless steel sink
- Miele Touchtronic washer and dryer
- Slate floor



AT GRADE RECERATION/THEATRE ROOM:

- At grade recreation/theatre room, faces south with full ravine views through French door walkout to stone terrace, luxurious pool/ hot tub and cabana
- Wood burning fireplace with floor to ceiling stone surround
- Built-in custom cabinetry flanking fireplace with mesh doors for electronics and locked glass display cabinets for sports memorabilia on opposing side of the room
- Runco Projector and automatic projection screen
- Broadloom



EXERCISE ROOM :

- At grade recreation/theatre room, faces south with full ravine views through French door walkout to stone terrace, luxurious pool/ hot tub and cabana
- Wood burning fireplace with floor to ceiling stone surround
- Built-in custom cabinetry flanking fireplace with mesh doors for electronics and locked glass display cabinets for sports memorabilia on opposing side of the room
- Runco Projector and automatic projection screen
- Broadloom



NANNY SUITE:

- Above grade window
- Built-in desk and cabinetry
- Double closet
- Broadloom

3 PIECE BATH & SAUNA:

- Custom vanity with sink and natural stone counter
- Slate shower
- Saunamatic sauna
- Slate floor
- Kohler toilet

REAR SOUTH EXPOSURE YARD:

- Rear south exposure yard with table land overlooking ravine
- Multi-level flagstone patio
- Balcony walkout from kitchen
- Hot tub
- Inground pool
- Cabana with flagstone flooring, bar fridge & sink, shower, toilet and storage (As-Is)



ADDITIONAL INFORMATION:

- TAXES: \$32,011.39 (2016)
- DRIVE: Private paved driveway with parking for 3 on driveway and 3 in rare underground garage. Direct entry into house from garage.
- LOT SIZE: 60ft x 290ft (South exposure ravine lot)
- HVAC: Gas forced air and central air conditioning
- ELECTRICAL: 200 Amp
- POSSESSION: To be Determined

INCLUSIONS:

- Sub-Zero side-by-side refrigerator and freezer
- Ultraline Professional six burner gas cook-top with griddle
- Ultraline Professional oven
- Panasonic microwave
- Ultraline Professional warming drawer
- Miele dishwasher
- Kitchen Aid Garbage Compressor
- Subzero refrigerated drawers
- Oversize stainless steel vent hood
- Miele Touchtronic Washer and Dryer
- Built-in Weber BBQ
- Central Vac with equipment
- Wine condenser and cedar racking system
- All electric light fixtures & wall sconces
- All window coverings
- Professional security system
- All wall-mounted televisions
- All built in speakers indoor and outdoor
- Irrigation System by Lawn Tech
- Outdoor planters
- All outdoor furniture
- Garage door opener and remotes
- Pool and equipment

RENTAL ITEMS:

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

ADDITIONAL INFORMATION:

- Tudor Style home with 4 storeys above grade (ledgerrock, limestone and stucco exterior)
- South facing expansive 290ft deep property overlooking ravine
- Builder and architect were Teddington Homes and Peter Higgins
- Property is adjacent to a walking path and parkland setting
- Property is surrounded by mature trees and shrubs
- Property sits in a cul-de-sac and does not have any through-traffic
- Great privacy from neighbouring houses
- Walking distance to Yonge and Lawrence subway station and Mt. Pleasant bus routes are ½ block away
- Walking distance to Summerhill Market and fine shops and restaurants on Yonge Street
- Parking for 3 on driveway and 3 in underground garage
- Direct entry into house from garage
- Security system with motion sensors throughout
- Contacts on all operating windows and doors
- Control pads at front door, door to garage and master bedroom
- Exterior landscape lighting and pool lighting
- 10ft+ ceilings on main, 9ft+ on second floor & third level
- Extensive plaster crowns everywhere throughout house, including lower level and bathrooms
- 6 wood burning fireplaces: music room, living room, family room, master bedroom, office and recreation room
- Extensive wood trims and paneling throughout the house
- Wainscoting in stairwell (all 4 levels) and throughout all hallways
- Central vacuum system, with vacpan for quick cleanup
- Wide-plank antique hemlock floors throughout main floor, second floor and third floor
- Substantial and soaring 3-storey main staircase with custom hand railing
- Ceiling speakers throughout main floor and master bedroom & ensuite, office and lower level recreation/ theatre room/exercise room
- Recreation/ theatre room has projector and automatic screen and custom AV cabinetry
- For simplicity the current owners choose to use Sonos
- Light touch centralized lighting system
- Dual Cat-5 and Dual RG6 structures network cables throughout

OFFERED FOR SALE AT \$6,995,000

Seller Kindly requests 10% Certified Deposit & Survey To Be Attached To Offer
Carson Dunlop pre-listing home inspection available upon request

#3 at Chestnut Park Real Estate Limited, Brokerage in 2015***

***Gross Commission Earned



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