



233 St Leonard's Avenue
LAWRENCE PARK

MAIN FLOOR: 2,460 SQUARE FEET

5” white oak hardwood flooring, LED pot lights, 10’ ceilings, 8’ solid core doors, 10” plaster crown mouldings, 8” baseboards, high quality millwork including custom recessed panelling, built-in surround sound speakers



FOYER:

- 8 ½ ft. custom mahogany entry door with decorative lead glass side light panels
- Slab style floor with polished finish and under-floor heating
- Recessed ceiling with chandelier
- Recessed panelling
- Walk-in guest closet with built-in storage and shelving
- Graceful reverse staircase with wooden balusters and oak handrail
- Open to all principal rooms

LIVING ROOM:

- Grand lead glass bay window overlooking front balcony and garden
- Gas fireplace with decorative wood mantel, marble surround and sconces
- Recessed ceiling

DINING ROOM:

- Grand three pane lead glass picture window overlooking front balcony and garden
- Recessed panelling
- Recessed ceiling with chandelier
- 8’ swing door with bevelled glass to servery, butler’s pantry and kitchen



GOURMET CHEF’S KITCHEN:

- Custom designed cabinetry (dovetailed) by “Hunnia Kitchens” with soft-close drawers, under cabinet lighting and backlighting
- Caesarstone countertops and backsplash with integrated electrical outlets
- Oversized center island with three pendant lights, spacious seating for four people, Blanco prep/bar sink with Blanco contemporary pull down sprayer faucet and plenty of built-in storage
- Eat-in dining area with pendant light and dramatic lead glass picture windows providing ample sunlight and view of rear garden
- Built-in desk with storage, floating shelves and cable television hook-up
- Sub-Zero 50” integrated side-by-side refrigerator/ freezer
- Bosch integrated dishwasher
- Wolf six burner gas stove with double oven, griddle, hood fan and pot filler
- Wolf built-in microwave/convection oven
- Oversized 30” stainless steel Blanco sink with contemporary pull down sprayer faucet, soap dispenser and hot/cold on demand tap
- Panelled transition to family room

SERVERY & PANTRY:

- 8’ swing door with bevelled glass leads to dining room and kitchen
- Custom designed cabinetry (dovetailed) by “Hunnia Kitchens” with soft-close drawers, under cabinet lighting and backlighting
- Caesarstone countertop and backsplash
- Blanco contemporary undermount sink and pull down sprayer faucet with lead glass window above
- Bosch stainless steel dishwasher
- Separate butler’s pantry with custom built-in storage and shelving



FAMILY ROOM:

- Gas fireplace with wood mantel, marble surround and space for wall mounted television above with integrated “behind the wall” wiring system
- Custom built-in cabinetry and shelving with backlighting flanking fireplace
- Coffered ceiling
- Three sets of lead glass French doors walk out to flagstone terrace providing both ample sunlight and breathtaking view of rear garden

OFFICE/LIBRARY:

- Luxurious custom built-in walnut cabinetry with backlighting and full height panelling
- Gas fireplace with decorative walnut mantel, marble surround and space for artwork above
- Interior 8’ bevelled glass French doors
- Lead glass window
- Chandelier

POWDER ROOM:

- Two-piece
- Custom vanity by “Hunnia Kitchens” (dovetailed) with soft-close drawers, Caesarstone countertop, Bosco sink and Grohe chrome faucet
- Mirror, designer sconces, contemporary towel holder and tissue dispenser

SECOND FLOOR: 2,343 SQUARE FEET

Beautifully appointed, the upper level offers a dramatic reverse staircase with full height recessed panelling, substantial custom railing and stunning arched lead glass window with sconces on either side. The grand 2nd floor landing and hallway features a breathtaking skylight with backlighting and designer sconces throughout. The luxurious master bedroom with ensuite and dressing room, three additional bedrooms all with ensuite bathrooms, a separate full size laundry room and linen closet make it the perfect family home.

LED pot lights, solid core doors, 5” white oak hardwood floors, 10” plaster crown mouldings, 8” baseboards, high quality millwork throughout

UPSTAIRS FOYER:

- Grand 2nd floor landing with designer sconces, magnificent skylight with backlighting and recessed panelling throughout
- Linen closet with built-in shelves

PRIVATE MASTER SUITE:

- Private entryway with French doors
- Vaulted ceiling with chandelier
- Dramatic custom panelled feature wall accommodates king size bed
- Grand three pane arched lead glass picture window overlooks rear garden
- Sitting area with gas fireplace featuring decorative wood mantel, marble surround and space for wall mounted television above with integrated “behind the wall” wiring system
- Custom built-in cabinetry and shelving flanking fireplace



FIVE PIECE ENSUITE BATHROOM:

- Custom designed double vanity by “Hunnia Kitchens” (dovetailed) with soft close drawers, Caesarstone countertop, Bosco sinks and chrome Cabano faucets/ hardware made in Italy
- Oversized glass enclosed marble steam shower with body jets, Cabano Italian fixtures, rainfall showerhead and built-in bench
- Contemporary style soaker tub with Cabano Italian fixtures
- Two pane lead glass arched picture window
- Marble floor with decorative inlay and underfloor heating
- Separate water closet with frosted privacy glass
- Built-in mirror, designer sconces and chandelier
- Custom built-in cabinet for storage, towels and toiletries etc



LARGE WALK IN CLOSET & DRESSING ROOM:

- Skylight
- Custom designed wall-to-wall built-in cabinetry

BEDROOM #2:

- Walk-in closet with custom built-in cabinetry
- Vaulted ceiling
- Arched lead glass picture window
- Cable television hook-up with integrated “behind the wall” wiring system
- Chandelier

THREE PIECE ENSUITE BATHROOM:

- Custom designed vanity by “Hunnia Kitchens” (dovetailed) with soft close drawers, Caesarstone countertop, Bosco sink and chrome Cabano faucet made in Italy
- Glass enclosed shower with rainfall showerhead
- Underfloor heating
- Built-in mirror with wall mounted light fixture above



BEDROOM #3:

- Private entryway with pendant light
- Walk-in closet with custom built-in cabinetry
- Vaulted ceiling
- Arched lead glass picture window
- Cable television hook-up with integrated “behind the wall” wiring system
- Chandelier

THREE PIECE ENSUITE BATHROOM:

- Custom designed vanity by “Hunnia Kitchens” (dovetailed) with soft close drawers, Caesarstone countertop, Bosco sink and chrome Cabano faucet made in Italy
- Glass enclosed shower with rainfall showerhead
- Underfloor heating
- Built-in mirror with wall mounted light fixture above



BEDROOM #4:

- Private entryway with pendant light
- Double closet with custom built-in cabinetry and shelving
- Arched lead glass window
- Cable television hook-up with integrated “behind the wall” wiring system
- Vaulted ceiling
- Chandelier



FOUR PIECE ENSUITE BATHROOM:

- Custom designed vanity by “Hunnia Kitchens” (dovetailed) with soft close drawers, Caesarstone countertop, Bosco sink and chrome Cabano faucet made in Italy
- Bathtub and shower combination with Cabano Italian fixtures
- Underfloor heating
- Built-in mirror with wall mounted light fixture above



LAUNDRY ROOM:

- LG Washer and Dryer
- Custom cabinetry, Caesarstone countertop, large stainless steel Kraus sink and faucet
- Underfloor heating
- Mechanical Room with 2nd gas furnace and Life-breath system
- Chandelier
- Hidden electrical panel

LOWER LEVEL: 2,012 SQUARE FEET

Radiant underfloor heating throughout the entire lower level with its own dedicated boiler, 5” white oak hardwood floor, recreation/ theatre room with wet bar and French door walkout to rear garden, games room, wine cellar, nanny suite or exercise room with 3 piece ensuite bathroom, mudroom, above grade windows, full size underground 2 car garage, 2nd laundry room and mechanicals room.

RECREATION /THEATRE ROOM:

- Built-in contemporary entertainment unit with storage
- 80” smart television with voice activation and integrated “behind the wall” wiring system
- Built-in surround sound speaker system
- Wet bar with custom walnut cabinetry (dovetailed) by “Hunnia Kitchens” with under cabinet lighting, Caesarstone countertop, Silhouette Professional beverage fridge, natural stacked stone backsplash, Ruvati stainless steel sink and chrome faucet
- Above grade windows and oversized French door walkout to rear garden provides abundant sunlight
- Radiant underfloor heating



GAMES ROOM:

- Cable television hook-up
- Radiant underfloor heating

WINE CELLAR:

- Custom built architectural walnut wine cellar with glass door and undermount lighting
- Contemporary wine rack system
- Integrated Wine Guardian condenser
- Natural stacked stone feature wall with backlighting

NANNY SUITE/EXERCISE ROOM:

- Double closet with custom built-in cabinetry
- Cable television hook-up
- Above grade window
- Radiant underfloor heating
- Pendant light





3 PIECE ENSUITE BATHROOM:

- Custom designed vanity with Caesarstone countertop, Bosco sink and Cabano Italian faucet
- Radiant underfloor heating
- Glass enclosed shower with rainfall showerhead and Cabano Italian fixtures
- Mirror with wall mounted light fixture above

LAUNDRY ROOM:

- LG washer and dryer
- Custom built-in cabinetry with under cabinet lighting, Caesarstone countertop, oversized Kraus stainless steel sink and faucet
- Custom built-in folding table with Caesarstone countertop and storage below
- Hidden electrical panel and security system controls etc.
- Radiant heated floor flows seamlessly from mudroom
- Above grade window



MUDROOM:

- Walk out to full size 2 car underground garage and private driveway
- Custom built-in cabinetry with bench seating, hooks and plenty of storage
- Crawl space under staircase
- Radiant underfloor heating

POWDER ROOM :

- Two-piece
- Custom designed vanity with Caesarstone countertop, Bosco sink and Cabano Italian faucet
- Radiant heated floor flows seamlessly from mudroom
- Built-in mirror with wall mounted light fixture above

GARAGE :

- Full size 2 car underground garage
- Chamberlain LiftMaster double garage door opener
- Water valve for hose
- Central vacuum
- Exterior keyless entry pad





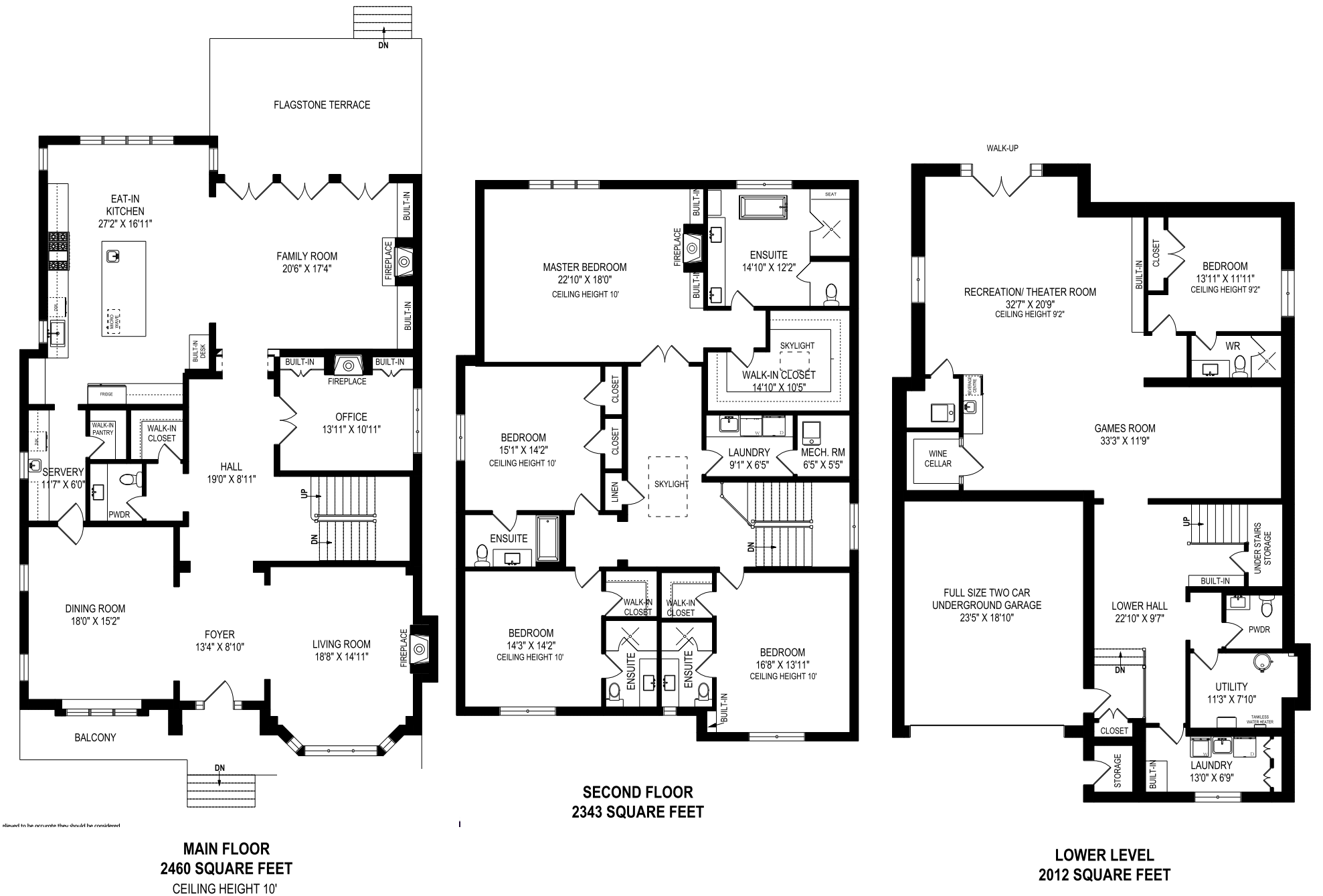
This exquisite custom built masterpiece has classic yet contemporary design features throughout which have been thoughtfully blended to create a distinguished residence with the timeless elegance found in the finest luxury properties. Impeccably planned by the owners (not a spec home) and PARR Design and then built by RSS Construction, their inspired efforts have created a most distinctive home. It is set apart by rich architectural detailing and superior craftsmanship with a consistency of design that is evident throughout every space in the home. Dramatic windows aesthetically integrate the interior and the exterior, providing abundant natural light and a serene and tranquil backdrop to the magnificent and private back garden oasis. The stunning interior was designed by Sheila Clark (Choices, The Agency) creating an eminently desirable residence that is sophisticated, stylish and comfortable with all of the modern amenities.

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. A gourmet kitchen with breakfast bar and eat-in dining area adjoins a spacious family room both of which overlook the south facing rear garden and flag-stone terrace. Spectacular mature trees further enhance the perfectly manicured grounds which are uniquely beautiful throughout every season.

The sumptuous and spacious master bedroom is a stunning private suite with a panoramic view of the rear garden and lush treetops. Complete with a 5 piece ensuite and a dressing room with a skylight, this beautifully appointed adult space is a luxurious and private retreat. A gorgeous skylight bathes the second floor in natural light and with three additional bedrooms, three additional ensuite washrooms, an upstairs laundry room and a linen closet, this is truly a one-of-a-kind residence.

Located on a premier, family friendly street in the upscale neighborhood of Lawrence Park, the home is close to transportation and an easy commute to downtown Toronto and the 401. Surrounded by beautiful parks, top rated public schools, the Granite Club, Sunnybrook Hospital and the finest private schools (including Toronto French, Crescent, Havergal, Branksome, UCC, BSS & St. Clement's). This is a unique opportunity for the most discerning of buyers to own one of the most exceptional properties to come to the market in this prestigious community.

Welcome home to this distinctive residence with 4,800sf (above grade) of luxurious living space complete with 4+1 bedrooms, 7 bathrooms and a full size underground two car garage. Winters will be easier with your snow melt system on the private double driveway, front walkway, backyard terrace and lower level rear walkout. A home of this grandeur located on a south facing lot on a premier street with 4,800sf above grade of luxury living space plus a two car underground garage is virtually impossible to replicate. In combination with the 2,000sf fully finished lower level complete with recreation room/theatre room, games room, nanny suite or exercise room with 3 piece ensuite washroom, mudroom, powder room and second laundry room, the home totals over 6,800sf in this prime and highly coveted Central Toronto location.



ADDITIONAL INFORMATION:

LOT SIZE: 50 feet X 150 feet south facing lot
2017 PROPERTY TAXES: \$12,882.72 (2017) Pending Reassessment
DRIVE: Heated private double drive with full size underground 2 car garage (parking for 6 cars)
ELECTRICAL: 200 amp
POSSESSION: To be determined
ELEMENTARY SCHOOL: Blythwood Junior Public School
LEGAL DESCRIPTION: LOT 440 PLAN 1534

ADDITIONAL FEATURES:

- Indiana limestone and brick exterior with dramatic arched entryway and balcony with custom designed contemporary wrought iron railings
- Cedar roof
- Radiant heated driveway, front walkway, backyard terrace and rear lower level walkout stairs (NTI Boiler)
- Full size underground 2 car garage with private double drive for up to 6 car parking
- Rear stone terrace with contemporary custom wrought iron railings
- In-ground irrigation system
- iPad smart home system for controlled automation
- Complete interior/ exterior security including Kocom video intercom system
- Lead glass windows

OFFERED FOR SALE AT \$6,095,000

Seller kindly requests certified cheque or bank draft to accompany offer

INCLUSIONS:

- Sub-Zero 50" integrated side-by-side refrigerator/ freezer
- Bosch integrated dishwasher (kitchen)
- Wolf six burner gas stove with double oven, griddle, hood fan and pot filler
- Built- in Wolf microwave/convection oven
- Bosch stainless steel dishwasher (servery)
- Silhouette Professional beverage fridge (lower level wet bar)
- All electric light fixtures including chandeliers and sconces
- Built-in speakers/ surround sound system
- Central vacuum and equipment
- Custom built-in wine rack system, Wine Guardian condenser and cabinetry
- LG washer and dryer (2nd floor laundry room)
- Wall mounted 80" smart television with voice activation in lower level recreation/ theatre room
- LG washer and dryer (lower level laundry room)
- Chamberlain LiftMaster double garage door opener
- In-ground irrigation system
- Radiant heated driveway, front walkway, backyard terrace and rear lower level walkout stairs (NTI Boiler)
- Exterior camera security system
- On-demand hot water tank (rental)
- Two zone HVAC
- Lifebreath clean, fresh air system
- Radiant floor heating throughout the entire lower level and underfloor heating in all 2nd floor bathrooms and foyer (Navien Boiler)
- Tekmar snow detector and melting control system
- Lifebreath clean, fresh air system
- Two humidifiers
- Lutron interior lighting system
- Ecobee thermostat system
- Echo smart speaker and Echo dot for voice control (Alexa)
- iPad smart home system for controlled automation (sound system, Caseta by Lutron wireless smart lights, Ecobee thermostats, security cameras, Wi-Fi connected smart sump pump)
- Kocom video intercom system for complete security

THE ASHBY POOLE TEAM TOP 3 TEAM at Chestnut Park Real Estate Limited, Brokerage in 2016 & 2017 ***Gross Commission Earned



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