



CHRISTIE'S
INTERNATIONAL REAL ESTATE



291 Lawrence Avenue East

Lawrence Park

Welcome home to this fully renovated (\$300,000+) residence located on a rare 95' frontage x 83' south exposure lot in this much sought after Lawrence Park neighbourhood. This traditional, red brick, centre hall home has been renovated and is in move in condition with 3+1 bedrooms, enormous principal rooms including a main floor family room with vaulted ceiling, a fully finished lower level and three washrooms.

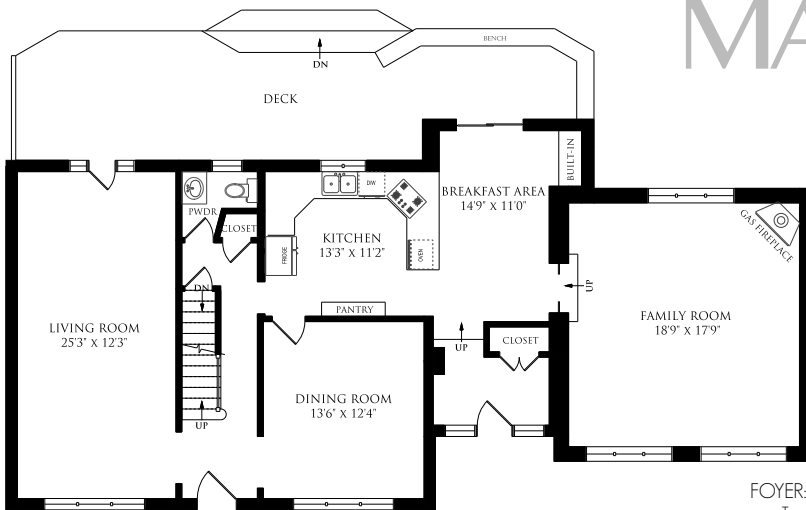
The gorgeous living room has 2 walls of windows and a wood burning fireplace making it perfect for both formal entertaining and casual evenings. The tranquil master bedroom has a four-piece ensuite and oversized "His and Hers" closets. Enjoy time together in the family room with a gas fireplace and in the stunning renovated gourmet kitchen with eat-in dining area, granite countertops and stainless steel appliances. Walk out from the kitchen and living room to a cedar deck and fenced in yard perfect for entertaining and safe for children. **VERY RARE CIRCULAR DRIVE WHICH PROVIDES PARKING FOR 5 CARS.**

The fully finished lower level includes a nanny suite with four-piece washroom, large recreation room with wood burning fireplace that is perfect for relaxing with the family and the laundry room. Just steps away, you can spend the afternoon enjoying the child and pet friendly Sherwood Park, Sunnybrook Park and Cheltenham Park.

Across the street from the acclaimed Toronto French School and conveniently located within walking distance to transportation, parks, Crescent School, top rated public schools and shopping including the new Whole Foods, restaurants, the Granite Club, and Sunnybrook Hospital, the location is ideal. Perfect to just move in or potential may exist to build one larger home or two smaller homes.



MAIN FLOOR



- FOYER:**
- Two front door entrances
 - Two coat closets
 - Slate floor

LIVING ROOM:

- Picture window provides abundant natural light
- Wood burning fireplace with natural stone surround
- Walkout to cedar deck and rear garden
- Crown moulding
- Hardwood floor



DINING ROOM:

- Excellent flow with living room and kitchen
- Picture window provides abundant natural light
- Crown moulding
- Hardwood floor
- Chandelier



KITCHEN:

- Renovated with stainless steel appliances (Bosch dishwasher, Samsung refrigerator/freezer, Kitchen Aid oven, Jenn-Air gas cooktop and Panasonic microwave)
- Granite countertops and slate backsplash
- Eat-in dining area that also includes a built-in desk

- Peninsula with pendant lighting
- Walkout to cedar deck and rear garden
- Slate flooring
- Plenty of Storage



FAMILY ROOM:

- Excellent flow with kitchen opening into sunken family room (pocket doors)
- Town & Country gas fireplace with decorative mantle

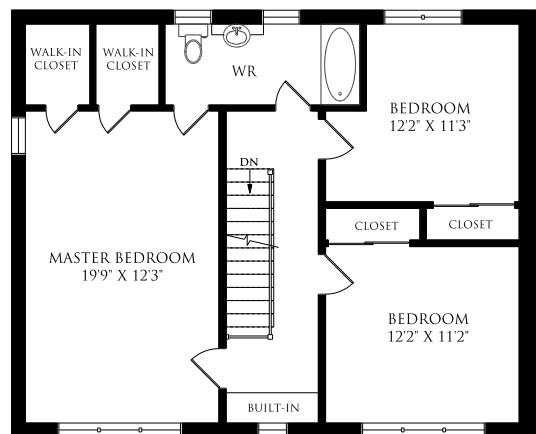
- Picture windows overlooking the front and rear garden provide abundant natural light
- Vaulted ceiling
- Broadloom



SECOND FLOOR

MASTER BEDROOM:

- Oversized bedroom
- "His and Hers" closets
- Four-piece ensuite
- Picture windows
- Hardwood floor



SECOND BEDROOM:

- Closet
- Picture window
- Hardwood floor

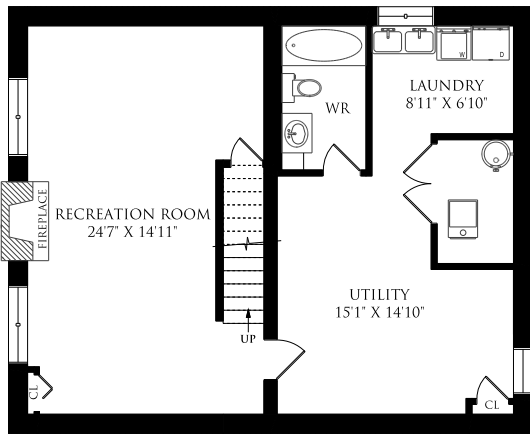


THIRD BEDROOM:

- Closet
- Picture window overlooking rear garden
- Hardwood floor



LOWER LEVEL



RECREATION ROOM:

- Oversized room
- Wood burning fireplace with floor to ceiling stone
- Above grade windows
- Broadloom



BED ROOM:

- Double closet
- Above grade window



RENOVATED 4 PC WASHROOM

MECHANICAL ROOM

LAUNDRY ROOM:

- Whirlpool Duet Washer/ Kenmore Dryer
- Oversized double utility sink



ADDITIONAL INFORMATION:

LOT SIZE: 95ft x 83ft south exposure lot

TAXES: \$7,931.21

DRIVE: VERY RARE PRIVATE CIRCULAR DRIVEWAY WITH PARKING FOR 5 CARS

POSSESSION: To Be Determined

OFFERED FOR SALE AT \$1,649,000

Offers, if any, kindly reviewed on Wednesday April 20, 2016 at 7pm

INCLUSIONS:

- All window coverings
- electric light fixtures
- Jenn-Air gas cooktop
- Kitchen Aid oven
- Panasonic microwave
- Samsung refrigerator/freezer
- Bosch dishwasher
- Whirlpool Duet washer & Kenmore dryer.

Carson Dunlop Home Inspection Available Upon Request
Seller Kindly Requests 10% Certified Deposit & Survey To Be Attached To Offer.

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



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Sales Representative

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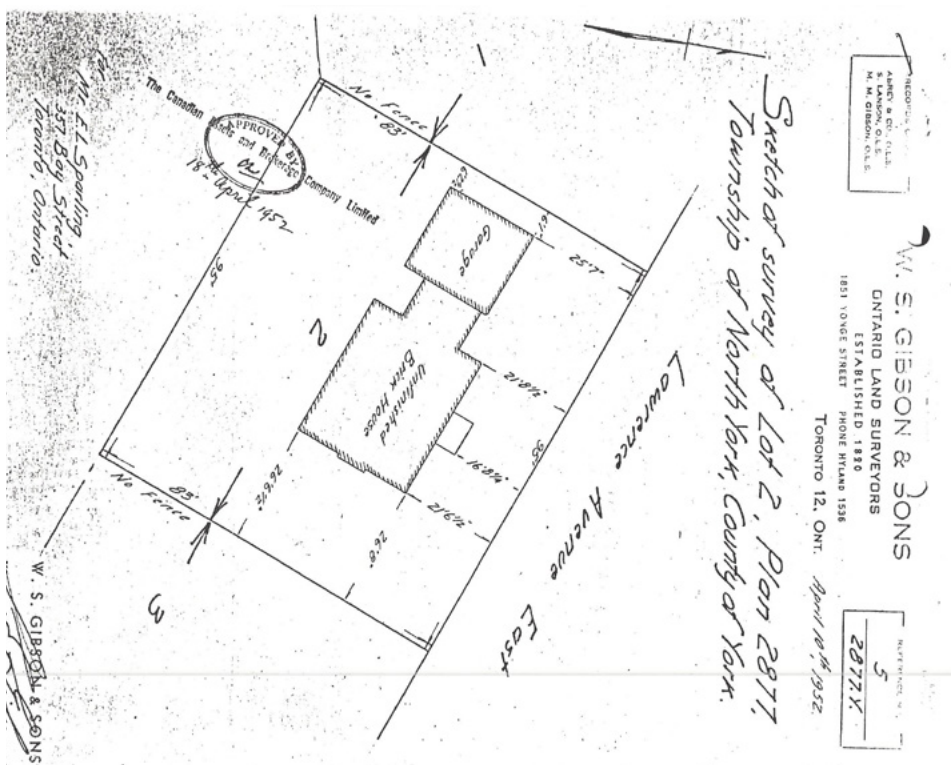
Chestnut Park Real Estate Ltd., Brokerage

www.erinashby.com

Cell: 416-276-4849

Office: 416-925-9191

erinashby@chestnutpark.com



***Gross Commission Earned

