



CHRISTIE'S
INTERNATIONAL REAL ESTATE



115 Buckingham Avenue

Lawrence Park

This sophisticated two storey residence is a perfect blend of gracious design and casual elegance. Located on a prime street in Lawrence Park on a highly coveted 50' x 150' south facing lot, this 5 + 2 bedroom home was custom built by Mather Fine Homes and the superior craftsmanship and high quality is evident throughout. Within walking distance to Cheltenham Park, top rated public and private schools including Toronto French School and convenient to downtown or the 401, it is an ideal family home.

The main floor has generous principal rooms including a gourmet kitchen with sun-filled eat-in breakfast area, a grand living room with wood-burning fireplace, an elegant dining room for formal entertaining, a spacious family room for casual relaxation, an office with a gas fireplace and a laundry room with side door entrance. Walk out from either the family or living room to a spectacular, sunny and private oasis complete with patio and hot tub (the yard has been fully fenced in and professionally landscaped).

The sumptuous and spacious master bedroom is a stunning private suite complete with a 5 piece ensuite and a large walk-in closet. With four additional bedrooms, two semi-en-

suites and a reading nook, it is a well-appointed, spacious and comfortable home.

The lower level has a walk out to the rear gardens, two recreation areas one of which has a wood burning fireplace and built-in cabinetry, a nanny suite with 4 piece ensuite, above grade windows, various storage areas, cedar closets, cold storage and a rough-in for a kitchenette.

Located on a child friendly street and within walking distance to transportation, parks, top rated public schools and shopping including the new Whole Foods, restaurants, the Granite Club, Sunnybrook Hospital, Toronto French School, Crescent, Havergal and Glendon University, the location is ideal. This is truly an exceptional residence with over 6,100 sq. ft. of luxurious living space including the lower level plus a private double drive way with a two car built-in garage. This home has it all including a spectacular rear garden oasis located in the prestigious and highly acclaimed neighbourhood of Lawrence Park. Everything is done...move in, relax and enjoy!

**FOYER:**

- Custom antique front door with wrought iron detail and glass transom
- Tile entryway
- Antique chandelier
- Double cedar lined closet

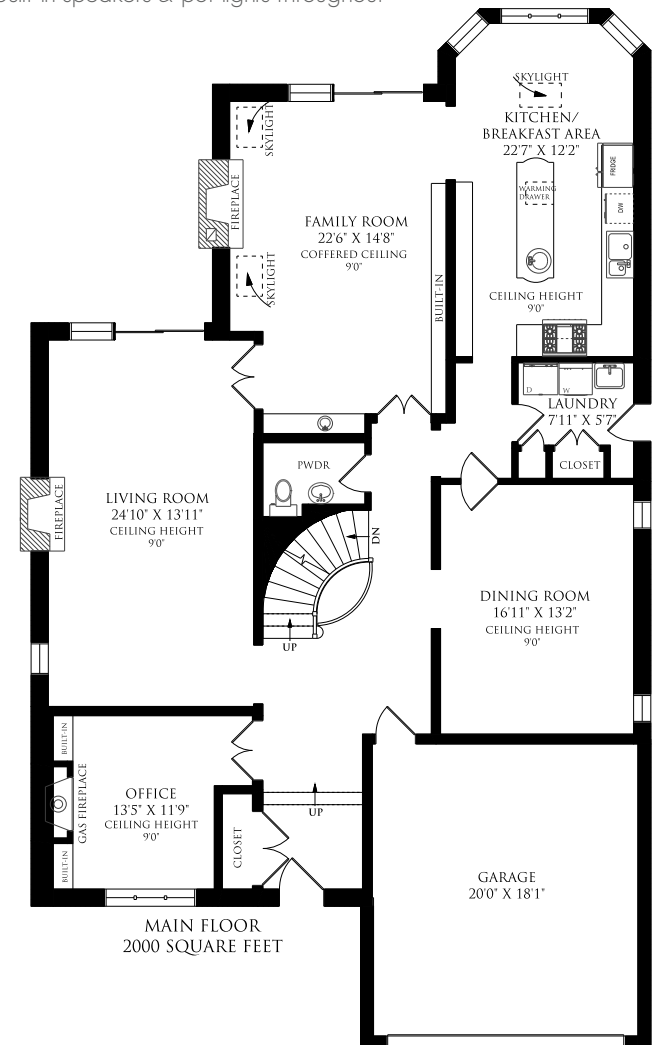
LIBRARY: 13'5" x 11'9"

- Mahogany panelled walls, mouldings and built-in cabinetry
- Gas fireplace with marble surround and mahogany custom mantle
- Leaded glass windows
- French doors



MAIN FLOOR

Hardwood floors, 9' ceilings, built-in speakers & pot lights throughout

**LIVING ROOM: 24'10" x 13'11"**

- Wood burning fireplace with marble surround and decorative wood mantle
- Sliding glass doors to balcony overlooking rear garden
- Excellent flow with French doors opening to family room
- Crown moulding

DINING ROOM: 16'11" x 13'2"

- Wainscoting
- Crown moulding
- Swing door



KITCHEN: 22'7" x 12'2"

- Custom designed white cabinetry with leaded glass front detailing and under cabinet lighting
 - Custom island with antique school light pendants, bar sink, built-in storage, moist/crisp drawer, seating and butcher block countertop
 - White tile backsplash with integrated electrical outlets
 - Granite countertop
 - Under mount double stainless steel sink
- Stainless steel four burner gas stove with center Char-grill, oven and Thermador hood fan
 - Sub-Zero stainless steel side-by-side refrigerator and freezer
 - Miele integrated dishwasher
 - GE built-in stainless steel microwave
 - Crown moulding



BREAKFAST AREA:

- Eat-in dining area with bay window providing ample sunlight and breathtaking view of rear south facing gardens
- Skylight
- Crown moulding

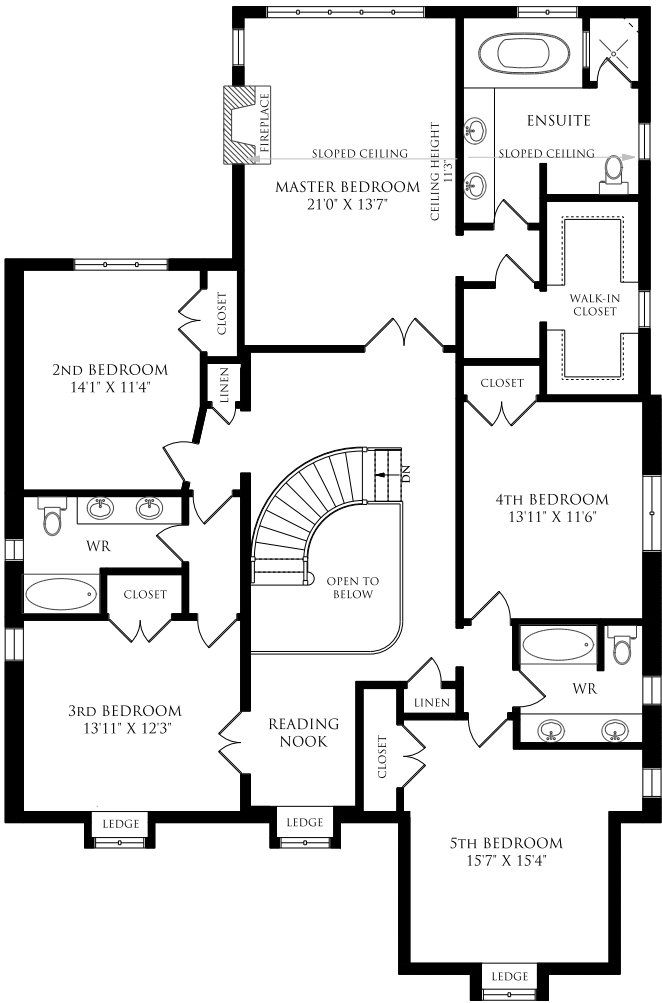
FAMILY ROOM: 22'6" x 14'8"

- Sliding glass doors provide abundant natural light and walk out to patio and rear garden
 - Wood burning stone fireplace with decorative wood mantle
 - Built-in wet bar with granite countertop and cabinetry with leaded glass detail
- Custom built-in shelving with library ladder and brass railing
 - Coffered ceiling
 - Skylights
 - French doors



SECOND FLOOR

Beautifully appointed, the upper level offers a dramatic circular staircase with stairway lighting, runner and skylight. A luxurious master bedroom with ensuite, four additional bedrooms, two semi-ensuites, reading nook & two linen closets complete this level



MASTER BEDROOM: 21' x 13'7"

- A private suite, this spacious master retreat offers picture windows overlooking the rear south facing gardens
- Wood burning fireplace with marble surround and custom decorative mantle
- Large walk-in closet with custom wall-to-wall built in storage
- Pot lights
- Broadloom
- Beamed ceiling
- Built in speakers

FIVE PIECE ENSUITE BATHROOM

Shower with bench, custom designed vanity with marble countertop and double sinks, skylight, soaker tub with marble surround, built in speakers, tile floor with in-floor heating and pot lights



SECOND BEDROOM: 14'1" x 11'4"

- Double closet
- Broadloom
- Picture window
- FIVE PIECE SEMI-ENSUITE with marble countertop



THIRD BEDROOM: 13'11" x 12'3"

- Leaded glass window and window seat with storage
- Hardwood floor
- Double closet
- FIVE PIECE SEMI-ENSUITE with marble countertop



FOURTH BEDROOM: 13'11" x 11'6"

- Double closet
- Broadloom
- FIVE PIECE SEMI-ENSUITE BATHROOM



FIFTH BEDROOM: 15'7" x 15'4"

- Double closet
- In floor heating
- Broadloom
- Leaded glass window and window seat with storage
- FIVE PIECE SEMI-ENSUITE BATHROOM



READING NOOK: Leaded glass windows



LOWER LEVEL

Lower Level with walk out offers two recreation areas and an exercise space, a wood burning fireplace, nanny suite with 4 piece ensuite, various storage areas, cedar closets with rough-in for a kitchenette, above grade windows, broadloom and pot lighting.



RECREATION ROOM: 36'4" x 13'9"

- Wood burning brick fireplace
- Sliding glass doors walk-up to rear garden
- Broadloom
- Pot lights
- Built-in storage
- Above grade windows

EXERCISE ROOM: 24'1" x 12'8"

- Broadloom
- Cedar closets with rough-in for kitchenette

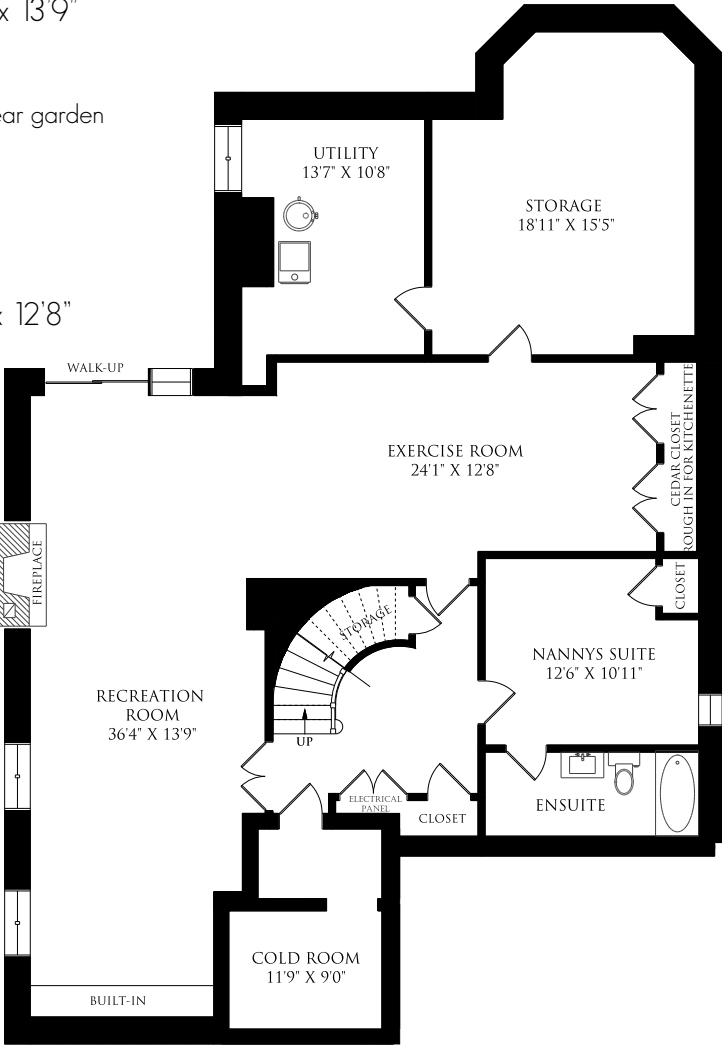
NANNY SUITE: 12'6" x 10'11"

- Broadloom
- Above grade windows
- FOUR PIECE ENSUITE

STORAGE ROOM: 18'11" x 15'5"

UTILITY ROOM: 13'7" x 10'8"

COLD ROOM: 11'9" x 9'



ADDITIONAL INFORMATION:

LOT SIZE: 50 ft x 150 ft south exposure lot

HVAC: Gas forced air and central air conditioning

ELECTRICAL: 200 Amp

TAXES: \$17, 468.98 (2015)

DRIVE: Private double drive with built-in two car garage.
Ample parking for 6+ cars.

POSSESSION: To Be Determined

INCLUSIONS:

- | | |
|------------------------------------|---|
| • Ultraline S/S gas stove and oven | • Broadloom where laid |
| • Thermador hood | • Family room book ladder and rail |
| • Miele dishwasher | • Built in speakers |
| • Subzero refrigerator/freezer | • Viera tv and wall mount in kitchen |
| • GE built in microwave | • Nuvo sound system |
| • Thermador moist/crisp drawer | • Central vacuum and equipment |
| • Maytag washer | • Gas burner and equipment |
| • Maytag dryer | • Hot tub and cover in rear garden |
| • Gas fireplace and insert | • Built-ins |
| • All electric light fixtures | • Hot water tank rental |
| • All window coverings | • ADT alarm system (contract to be assumed) |

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

IMPROVEMENTS BY CURRENT OWNER:

- Hardwood floors redone
- Painting interior and exterior
- Nuvo Sound system(7 zone w/components - satellite radio/IPAD/IPOD etc.)
- CAT-5 wiring
- Pot lights and electrical updated 200amp. All electrical plates including dimmers, plugs and switches were redone with screwless plate covers
- Newer furnace
- Steam humidifier
- Redid back flat roof (asphalt)

DETAILS OF HOME:

- Custom built by Mather Fine Homes in approximately 1984
- 50' x 150' sunny and gorgeous south exposure lot
- 4,110 sf above grade with 5+1 bedrooms and 5 bathrooms
- 2,000 sf lower level walk out with recreation room and games area, exercise room, wood burning fireplace, rough in for kitchenette, cedar closet, multiple storage areas, nanny bedroom and ensuite. Perfect for in-law, teenagers or older children.
- Built in two car garage and private double drive with parking for 6+ cars
- Leaded windows front exterior
- Cedar roof
- In floor heating in master ensuite and 5th bedroom
- Skylights
- 5 fireplaces (4 wood burning and 1 gas)

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

***Gross Commission Earned



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