



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



174 Strathgowan Avenue

Lawrence Park



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 of this calibre become available in this exclusive and private enclave on one of the most prestigious streets in Lawrence Park. Prominently situated on a spectacularly landscaped lot with 65 feet of frontage, it was designed and built to enhance the soaring panoramic ravine vistas with gently rolling forests from both the south and west exposures. 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 while providing abundant natural light.

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 spectacular and professionally landscaped rear garden oasis complete with an outdoor dining stone patio and covered porch sitting area with gas fireplace.

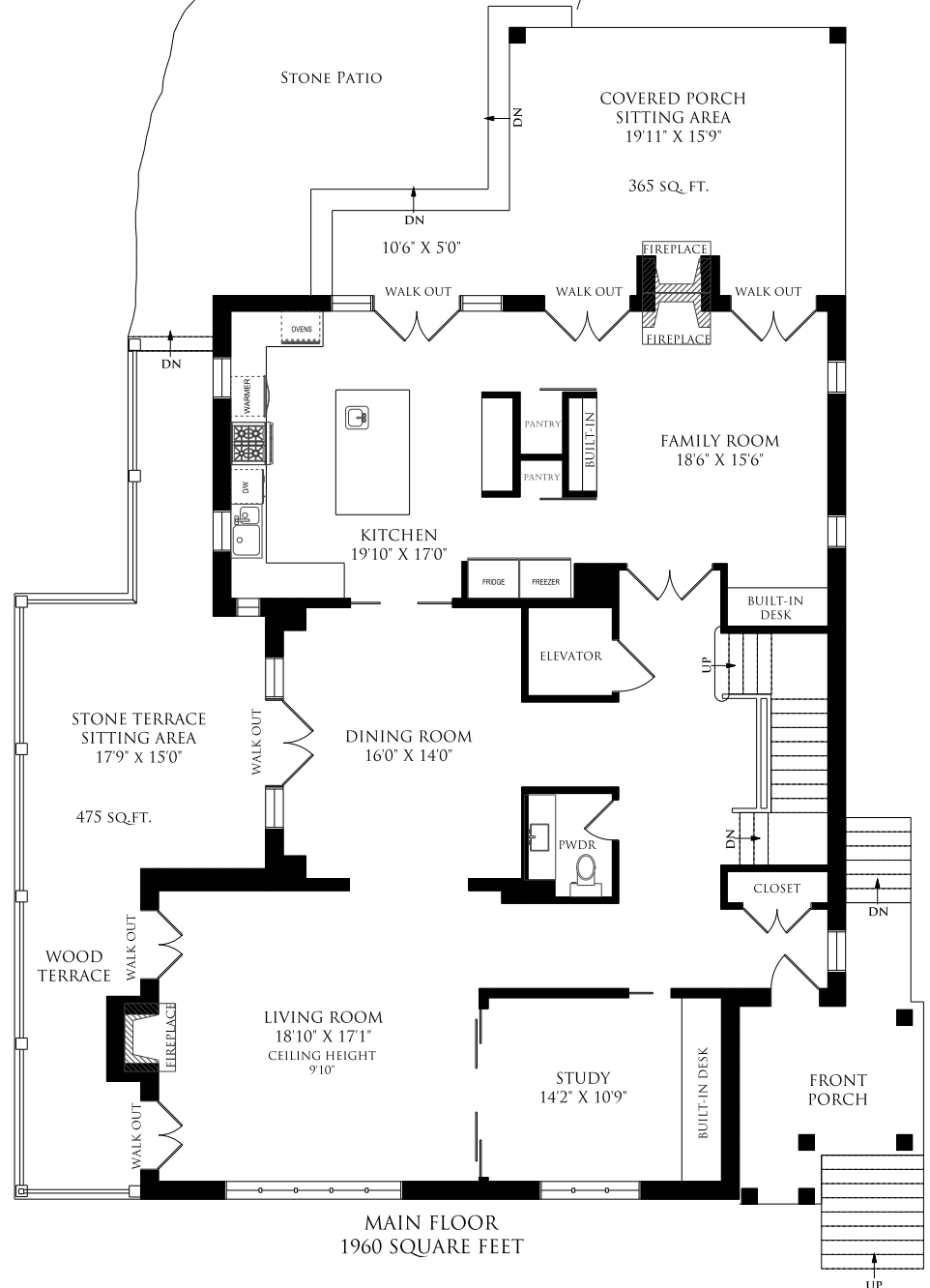
The sumptuous and spacious master bedroom is a stunning private suite with panoramic southwest views of the lush treetops and ravine. Complete with a 5-piece ensuite and his and her dressing rooms, this is an elegant and luxurious retreat. The second floor is bathed in natural light courtesy of gorgeous paneled window seats overlooking two exposures in every bedroom. With three additional bedrooms and two additional washrooms plus a fully finished lower level, it is 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 4+1 bedrooms, 5 bathrooms, elevator and private oversized double driveway with an attached two car garage for a total of 6-car parking. In combination with the lower level complete with an "at grade" great room, entertainment bar, nanny suite or exercise/games room, 4-piece washroom, laundry, oversized mudroom, wine cellar and ample storage areas, the house totals over 5760sf in prime Central Toronto. Everything is done...simply move in, relax and enjoy your "Muskoka In The Heart Of The City"!

Wide plank walnut floors with radiant heated floors throughout (6" wide rustic walnut with an old-world finish, engineered hardwood beneath for stability), dimmable halogen pot lights, 9' 10" ceilings, custom made solid wood 1-3/4" paneled doors, plaster crown moulding, high quality millwork, built-in ceiling speakers.

# MAIN FLOOR



### FOYER:

- Substantial reverse staircase with oversize solid walnut railing and gracious volute
- Wainscoting throughout with full height paneling in passageway to dining room and on staircase feature wall
- Large dormer window and skylight in stairwell (double glazed glass)
- 2 crystal chandelier pendants and Hudson Valley wall sconces to light the stair landings
- Double door front closet with automatic lighting and vacpan
- Elevator access
- Travertine stone flooring (radiant heat)
- Control pad for security system

### POWDER ROOM:

- Two-piece
- Custom walnut vanity with Calacatta Crema marble countertop
- Custom Swarovski crystal and mother-of-pearl chandelier with wall sconces from Hinkley
- Travertine stone flooring (radiant heat)
- HRV system exhaust fan
- Wainscoting
- Toto toilet



### STUDY:

- Built-in cabinetry with file storage and walnut veneer desktop
- Large south-facing window overlooking ravine with paneling below
- Sliding French doors with sidelites to living room with exposed rustic black "barn door" hardware
- Pocket glass door to main hall
- Custom contemporary shaded crystal chandelier
- Hidden wire management for computer and printer, built in floor receptacle with internet
- LED cabinet spotlights





## LIVING ROOM:

- Town & Country natural gas fireplace with direct vent and floor to ceiling stone surround in South Bay Quartz
- 2 sets of French doors to walkout wood terrace on the west
- Large south-facing window with paneling below
- Expansive ravine views with south and west exposure
- Built-in floor receptacles with internet
- Hard-wired for regular TV RG6 cable
- Roughed-in with 2 x Cat 5, 2 x Cat 6



## DINING ROOM:

- Paneled entry from hall and wainscoting throughout
- Double-wide French doors with sidelites to walkout stone terrace on the west
- Custom oversize contemporary mother-of-pearl shell chandelier
- Hudson Valley wall sconces
- Wide pocket doors to kitchen
- High visibility sliding screens on French doors
- Built-in floor receptacle with internet



## GOURMET CHEF'S KITCHEN:

- Abundant windows and double-wide French door with sidelites, walk-out to covered porch and stone patio at grade
- Parkland views to south, west and north
- Beamed ceiling treatment
- Custom wood cabinetry with birch interiors, custom organizers and 2 recycle stations
- Dovetailed soft close drawers
- LED undercabinet lighting
- Honed granite countertops and milk glass tile backsplash
- 2 pantries with sliding doors with exposed rustic "barn door" hardware with lights inside
- Large center island with prep sink and seating for 4 people with hidden electrical outlets and storage
- Oversize light pendants at island
- Separate bar area with glass cabinetry and beadboard detail
- Large double clean-up sink
- Miele built-in separate fridge and freezer units (each 36" wide) with paneled doors
- Miele built-in convection oven, speed oven (combined convection/microwave), warming drawer, stainless steel dishwasher
- Wolf gas rangetop with BBQ chargrill
- Custom Moderne stainless steel oversized vent hood with exterior wall-mount motor, imported from California
- Remainder of 10-year extended warranty on all Miele appliances
- Pull down faucets by Axor
- High visibility sliding screens on French doors
- Vacpan





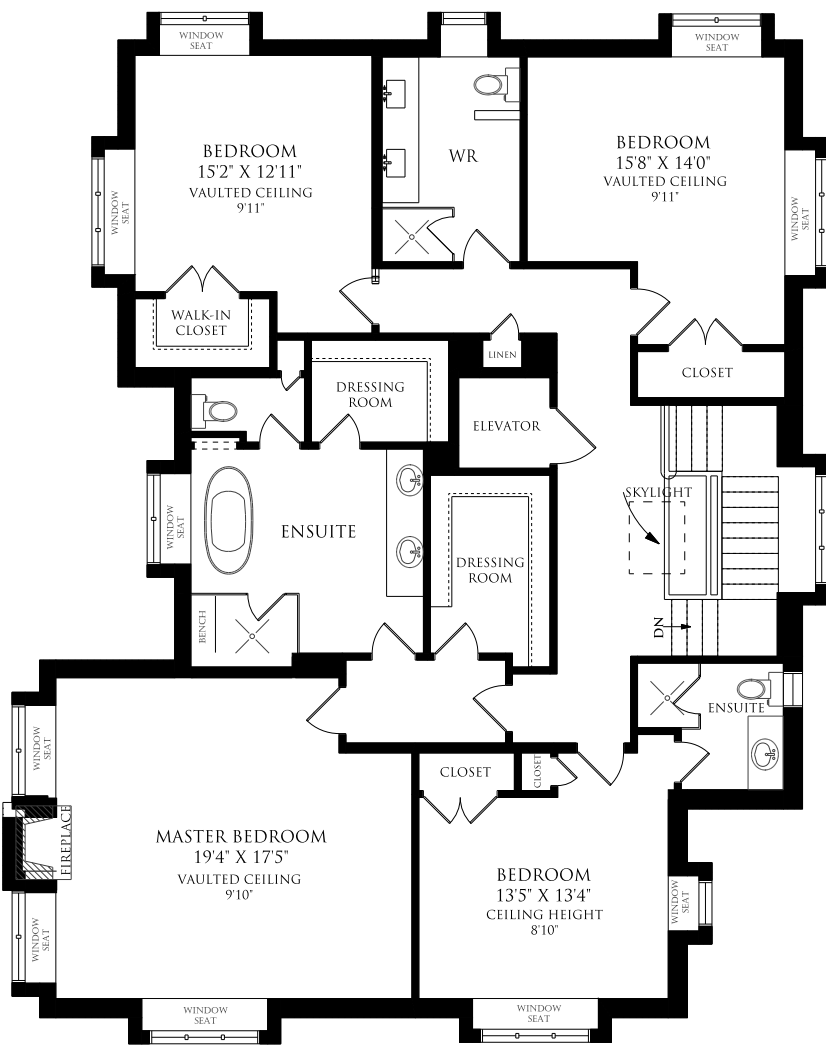
FAMILY ROOM:

- Beamed ceiling treatment
- Town & Country natural gas fireplace with direct vent and floor to ceiling stone surround in South Bay Quartz
- 2 sets of French door walkouts to covered porch sitting area
- Custom built-in desk with walnut veneer desktop, file drawers, and open shelving with beadboard detail
- Custom built-in shelving unit for wall-mounted TV with extendable arm for viewing angle
- Open shelves and closed cabinetry in TV unit with wire mesh doors for electronic signals
- Double French glass panel doors to main hallway on pivot hinges
- Pair of round feature windows
- Robert Abbey shaded chandelier
- Prewired for Bose surround sound home theatre system
- Roughed-in with 2 x Cat 5, 2 x Cat 6
- Hardwired for regular TV RG6 cables



Wide plank walnut floors with radiant heated floors throughout (6" wide rustic walnut with an old-world finish, engineered hardwood beneath for stability), dimmable halogen pot lights, 9' ceilings (consistent 9' with no height reduction due to dormers), custom made solid wood paneled doors, plaster crown moulding, high quality millwork, built-in ceiling speakers.

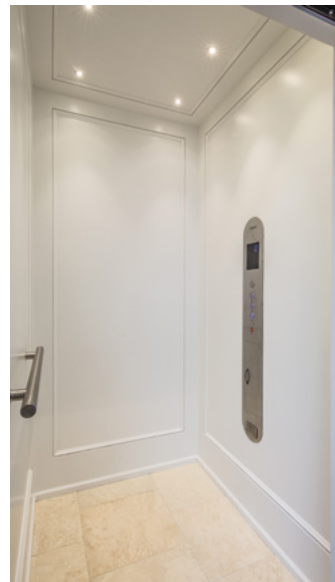
# SECOND FLOOR



SECOND FLOOR  
2062 SQUARE FEET

UPPER FOYER:

- Elevator access
- Wainscoting throughout
- Abundant natural light from the central skylight and oversize dormer window
- Linen closet



PRIVATE MASTER SUITE:

- Coffered ceilings
- Bedroom with fireside sitting area overlooking ravine; windows facing south and west, featuring dormer window seats with panelling below
- Flat European style Roman blinds with room darkening lining
- Full lead crystal and wrought iron chandelier
- Restoration Hardware light sconces
- Town & Country natural gas fireplace with direct vent and custom cast limestone mantel
- Second privacy door between sleep area and rest of master retreat
- His and hers dressing rooms with built-in cabinetry, motion sensor lights
- Control pad for security system
- Built-in floor receptacles with internet
- Roughed-in with 2 x Cat 5, 2 x Cat 6
- Hardwired for regular TV RG6 cable





**FIVE-PIECE ENSUITE WASHROOM:**

- Ensuite with large marble shower with bench, rain shower head and handheld shower, glass enclosed, pot lights
- Freestanding soaker tub for two with built-in back heaters and freestanding tub filler with spray
- Large custom 8 ft vanity with 2 sinks, marble countertop, custom mirror
- Coffered ceiling
- Layered lighting with Art Deco crystal chandelier, RH wall sconces and pots
- Marble floors (radiant heat) with inlay
- Private water closet with additional storage cabinet
- Built-in medicine cabinet and open display shelving
- Large window with silhouette blind, privacy film, window seat with panel below

- Wall-mounted ensuite TV
- Toto toilet
- 2 Panasonic bathroom exhaust fans
- Polished nickel hardware throughout
- Roughed-in with 2 x Cat 5, 2 x Cat 6
- Hardwired for regular TV RG6 cable
- Attic access panel in Men's dressing room
- Vacpan



**SECOND BEDROOM:**

- Large walk-in closet with built-ins
- Contemporary crystal light pendant
- Vaulted ceiling with moulding detail
- Two wide dormer windows extending outwards, with views west and north, featuring window seats with panels below
- Black out roller blinds
- Roughed-in with 1 x Cat 5, 1 x Cat 6
- Hardwired for regular TV RG6 cable

**THIRD BEDROOM:**

- Large walk-in closet with built-ins
- Contemporary crystal light pendant
- Vaulted ceiling with moulding detail
- Two wide dormer windows extending outwards, featuring window seats with panels below
- Black out roller blinds
- Roughed-in with 1 x Cat 5, 1 x Cat 6
- Hardwired for regular TV RG6 cable



**FOUR-PIECE WASHROOM:**

- Services 2nd and 3rd bedrooms
- Marble floor (radiant heat)
- Double sink 8 ft vanity with Caesarstone countertop, custom mirror, and marble minibrick backsplash
- Rain head shower with handheld, marble floor, glass enclosed, pot light, Caesarstone and marble shampoo holder
- Beadboard wainscoting
- Towel racks from Restoration hardware
- Kohler Sinks, Hansgrohe Faucets
- Tall window with Silhouette blind and privacy film
- Toto toilet
- Wall sconces and pot lights
- Panasonic bathroom exhaust fan
- Vacpan



**FOURTH BEDROOM:**

- Two closets
- Two windows overlooking the ravine to the south and east, each with window seats with panelled trim below
- Black out roller blinds
- Blown glass contemporary chandelier
- Roughed-in with 1 x Cat 5, 1 x Cat 6
- Hardwired for regular TV RG6 cable



**THREE-PIECE ENSUITE WASHROOM:**

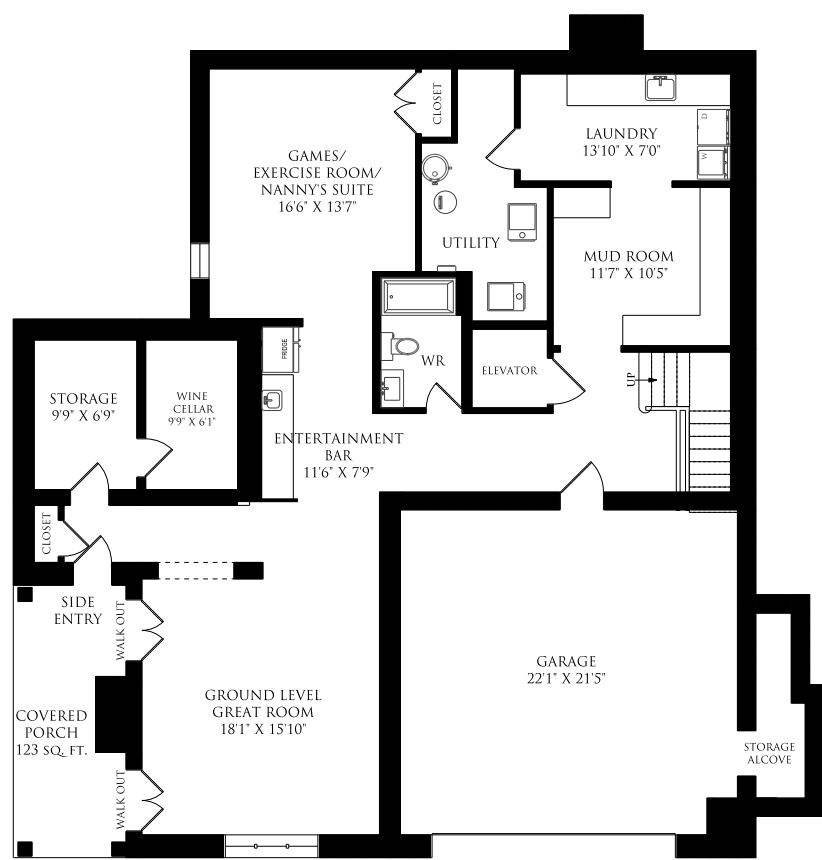
- Marble floor (radiant heat)
- Round feature window
- Custom vanity with Caesarstone countertop and marble minibrick backsplash
- Shower is glass enclosed, handheld, marble floor, pot light, Caesarstone and marble shampoo holder
- Kohler sink and Hansgrohe faucet
- Toto toilet
- Panasonic bathroom exhaust fan





Radiant heated floors throughout, with wide plank walnut flooring (6" wide rustic walnut with an old-world finish, engineered hardwood beneath for stability) and Italian porcelain tile, dimmable halogen pot lights, 9' ceilings, custom made solid wood paneled doors, plaster crown moulding, high quality millwork, built-in surround sound speakers in great room.

# LOWER LEVEL



LOWER LEVEL  
1740 SQUARE FEET

## LOWER FOYER:

- Lower level entry foyer from attached oversize two car garage
- Staircase landing with volute
- Elevator access
- Large open mudroom adjoining the entry foyer
- Italian porcelain tile flooring with radiant heat
- Storage area underneath staircase
- Control pad for security system
- Vacpan

## MUDROOM:

- Features extensive custom cabinetry with beadboard detail and ample storage with hanging cubbies, drawers and shoe storage cabinets
- Custom cabinet drawers & open shelving unit
- Entry to adjoining laundry room
- Italian porcelain tile (radiant heat)
- Automatic lighting

## LAUNDRY ROOM:

- Extensive storage in custom cabinetry with soft close drawers
- Caesarstone countertops and LED undercabinet lighting, subway tile backsplash
- Wide stainless steel sink
- Hansgrohe faucet with pull down
- Miele large capacity washer and gas dryer with remainder of 10 year warranties
- Built-in drying area for laundry
- Access to mechanical room
- Italian porcelain tile (radiant heat)
- HRV system exhaust fan



## GROUND LEVEL GREAT ROOM:

- Very bright ground level great room, faces south & west with full 8ft height ravine views through 2 French door walkouts to west covered porch and with large south window
- Complete casual entertainment area with its own side entry door from covered porch and entry closet
- Built-in custom cabinetry with mesh doors for electronics
- Wall mounted TV on extendable arm & built-in Bose Lifestyle surround sound theatre system
- Adjoining bar area with prep sink, pull down faucet, custom cabinetry, granite countertop, beadboard backsplash, LED undercabinet lighting, Samsung French door fridge. Cove ceiling with plaster crowns. Hook-up for microwave for popcorn.
- Custom west entrance door, 8 ft, 1-3/4 inch thick with divided lights, keyless combo dead-bolt lock & Baldwin deadbolt lock, closet with automatic lighting, control pad for security system
- Roughed-in with 2 x Cat 5, 2 x Cat 6
- Hardwired for regular TV RG6 cable
- High visibility sliding screens on French doors



## GAMES/EXERCISE ROOM OR NANNY SUITE:

- West-facing tall window with laminate glass for security
- Adjacent to entertainment bar area
- Closet containing AV wiring
- Games/exercise room with closet could be +1 bedroom or dedicated home theatre
- Roughed-in with 2 x Cat 5, 2 x Cat 6
- Hardwired for regular TV RG6 cable
- Contemporary light fixture



## 4 PIECE BATH:

- Beadboard wainscoting
- Custom vanity with Caesarstone countertop
- Handheld shower
- Kohler fixtures
- HRV system exhaust fan



## WINE CELLAR & COLD STORAGE:

- Discrete locking wine cellar with Whisperkool wine chiller; Rosehill cedar wine racking for 1200 bottles
- Fully insulated and finished (unheated) storage room near west side entry
- Italian porcelain tile (unheated)



# ADDITIONAL INFORMATION

## PROPERTY:

- South facing property overlooking ravine parkland and nature trails
- Property is adjacent to a walking path and parkland setting along the west side
- 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 (only one neighbouring house in typical proximity)
- Walking distance to Yonge and Lawrence subway station and Mt. Pleasant bus routes are  $\frac{1}{2}$  block away
- Walking distance to Summerhill Market and fine shops and restaurants on Yonge Street

## LANDSCAPING AND DRAINAGE:

- The lot resembles an 80ft wide lot both front and back, and is landscaped accordingly with mature trees and extensive shrubbery along the west path rather than a fence
- Property is landscaped with extensive natural stone features
- More than 12 new trees and 225+ new shrubs were planted in Fall 2012
- Substantial shrubbery additions throughout 2013, and landscaping is now very filled in
- Extensive planters throughout with drip irrigation
- Fully zoned irrigation system
- 2 French Drains to manage water runoff from oversized eavestroughs; all water drainage directed away from house
- Sump pump located in garage alcove
- Back-up prevention valve located in west entrance closet

## FOUNDATION:

- Insulated Concrete Forms (ICF) construction throughout for foundation and lower level walls, garage walls

## INSULATION AND SOUNDPROOFING:

- ICF construction throughout lower level
- Terrace and front porch structure in Insul-Deck construction
- 2 pound foam insulation throughout all dormer window surrounds and where floor joists meet outer wall and around perimeter of garage
- Half pound foam insulation in all exterior walls on first and second floors
- Batt insulation in the attic
- Roxul insulation behind fireplaces
- House exterior clad in one inch rigid Styrofoam insulation; same under the heated concrete basement floor
- Soundproofing insulation used in interior walls, to dampen any noise from plumbing areas & from TV areas
- Lightweight concrete subfloor for radiant heating also provides sound insulation

## EXTERIOR:

- House exterior is Indiana Limestone on the lower level and chimney breasts; Main level and chimneys are finished in Belden brick
- Natural Owen Sound front steps with covered porch
- Natural Owen Sound stone covered entrance / sitting porch on west side
- Raised outdoor terrace in natural Owen Sound stone with walkout from dining room
- West-facing walkouts from living room linking to terrace and back garden in lpe hardwood
- Large Owen Sound patio adjacent to kitchen and back covered sitting porch
- Large covered sitting or dining porch facing back garden, in lpe hardwood, with walkouts from kitchen and family room
- Open burning masonry natural gas fireplace in covered porch with Indiana Limestone surround
- Exterior railings are wrought-iron (hot-dipped galvanized and powder coated) running between custom-made wood newel posts
- Extensive Kichler exterior pendants and sconces at front entrance, west porch and entrance, garage, west terrace and back elevations
- Custom oversize wrought iron porch chandelier
- Dimmable porch lighting; soft down lights along rear elevation
- Soft LED accent steplights along west terrace
- Pre-wiring and switches for 3 landscaping lighting zones

## DRIVEWAY AND GARAGE:

- Private paved oversize driveway with stone border
- Driveway is double width (20 feet), level with street
- Parking for 4 on driveway and 2 in garage
- Separate asphalt kids' play/sports area which can easily be returned to sod or garden
- True double car garage with storage alcove
- Direct entry into house from garage
- Cedar garage door (painted) with windows, 16 foot wide, with automatic garage door opener.
- Hot & cold mixer faucet in garage

## WINDOWS AND DOORS:

- There are 8'-6" high French doors walkouts on the main floor to west terrace, and to rear covered porch and stone patio
- The fully finished lower level is completely above ground to the South West exposures, and walk out at the South front elevation to a side door with covered porch. A pair of 8 ft high French doors walkout from the ground level great room to the West porch
- All French doors are custom made, 8'6" high on main; 8' in lower level, 1-3/4 inch thick, true divided lites with laminate glass for greater security, and multi point locking hardware. High visibility slider screens on French doors.
- Casement style large feature windows. Maintenance-free aluminum clad pre-finished exteriors, with simulated divided lites, all Douglas Fir wood, double-glazed, with argon gas. Specific glazing "tuned" to the direction of exposure (south, west etc.) to control solar heat gain. Manufactured by Loewen.
- Throughout the second floor, windows feature wide dormer window bays extending outwards, each featuring a window seat with paneled trim

## ROOF:

- Mansard roof in no.1 cedar shingles
- All flashing, dormers, sills, & overhangs custom fabricated in copper
- Waterproof membrane on porch canopies
- Two double chimneys complete with true clay decorative chimney pots

## HEATING AND COOLING:

- Primary heating is provided by radiant floor heating throughout all three levels of the house, and is supplemented by forced air heating through two air handlers
- A single high efficiency natural gas fired boiler is used for this purpose, and to provide for domestic hot water needs
- An 78 gallon stainless steel indirect hot water tank (with lifetime warranty) is a side tank to the boiler, and ensures ample hot water
- There are two separate zones on each floor for the radiant floor heating (6 in total), each controlled by its own thermostat
- The kitchen & main hall are on their own thermostat, so they can be kept cooler than the sitting rooms. Same concept for the lower level service rooms vs. sitting rooms
- The tiled bathrooms on the 2nd floor are on their own thermostat so they can be kept warmer than the sleeping rooms
- The heat flow to particular rooms can be fine-tuned directly
- Each air handler has its own thermostat (Main floor & 2nd floor)
- Central air conditioning is provided through the same two air handlers and two conventional condenser units outdoors
- Air circulation and exchange is handled by the air handlers in conjunction with a heat recovery ventilator (HRV), and there are two steam humidifiers to provide controlled humidity
- The system is roughed-in to be supplemented in future by solar heating of the water

## PLUMBING:

- 1 inch diameter new water service from the street
- All copper plumbing for domestic water use
- Cast iron drains on vertical runs
- Whole-house carbon water filtration system providing filtered water for all domestic use - faucets, showers, laundry, etc.
- Hot water recirculation system
- Toto toilets in all bathrooms
- Hot & cold mixer faucet in garage
- Two dedicated hose bibs for irrigation system

## ELEVATOR:

- Hydraulic passenger elevator by Cambridge Elevating, servicing all 3 levels of house
- Electronic control panel and call buttons
- Automatic retracting elevator door discreetly hidden behind wood hall doors
- Complete with stainless steel hardware, matching paneling and LED lighting, Italian porcelain tile on floor
- Ample space for a wheelchair and attendant

## SECURITY SYSTEM:

- Security system with motion sensors throughout
- Contacts on all operating windows and doors
- Control pads at front door, door to garage, west side entry door, and in master suite
- Three exterior motion sensors controlling exterior security lighting front & back
- LED accent downlights along west terrace wall

## INTERIOR:

- 9ft-10in on Main, 9 ft on second floor & lower level. The walls & ceilings on the second floor are full height (i.e. consistent 9 ft with no height reduction due to dormers)
- Extensive plaster crowns everywhere throughout house, including lower level and bathrooms
- 3 Town & Country indoor fireplaces- natural gas direct vent: living room, family room, master bedroom
- Extensive wood trims and paneling throughout the house
- Wainscoting in stairwell (all 3 levels), powder room, dining room, and throughout the 2nd floor hallway
- Beadboard wainscoting in hall bath on 2nd flr, and lower level bath
- Beadboard detail in kitchen and mudroom cabinetry
- Low-voltage halogen pot lights (Lightolier)
- Extensive dimmers on pot lights and ceiling fixtures
- All closets complete with custom built-ins
- Panasonic washroom exhaust fans, or HRV system exhaust, including laundry room
- Central vacuum system, with 5 vacpans for quick cleanup: front foyer closet, kitchen, lower level foyer, master & hall bath on 2nd floor

## FLOORING:

- Wide-plank walnut floors throughout main floor, second floor and lower level: 6 inch wide, rustic walnut with an old-world finish, engineered hardwood base for stability with radiant heating
- Main hall & powder room in travertine stone
- Bathroom floors in marble on 2nd floor
- Lower level entry & service areas, and elevator floor in Italian porcelain tile
- Substantial main staircase with matching walnut hand railing, and gracious volutes at both main and lower levels



#### AUDIO/ VIDEO:

- Ceiling speakers throughout main floor and master bedroom & ensuite; outdoor speakers for rear covered porch
- Family Room has wall-mounted TV in custom-built AV cabinetry
- Ground level great room has wall-mounted TV & built in Bose Lifestyle surround sound system
- Master Ensuite has wall-mounted TV
- Built-in floor receptacles with internet in study, living room, dining room and master bedroom
- A-V wiring centralized in Games/exercise room closet
- Games/exercise room is home-theatre ready if desired
- For simplicity the current owners choose to use Apple iTunes in conjunction with an amplifier, so that any Apple device in the home can easily control music & video streaming
- House is hardwired for centrally-controlled video streaming
- Roughed-in with 2 x Cat 5, 2 x Cat 6 wiring for: family room, living room, lower level great room & games/exercise room, master bedroom, & master ensuite
- House is hardwired for regular TV RG6 cable, in: living room, family room, all bedrooms, master ensuite, lower level great room & games/exercise room
- 5.1 Surround sound is roughed-in for the family room and the lower level great room for a Bose Lifestyle home theatre system

#### INCLUSIONS:

- Elevator
- MIELE integrated 36" refrigerator
- MIELE integrated 36" freezer
- MIELE built-in convection oven
- MIELE speed oven (combined convection/microwave)
- MIELE warming drawer
- MIELE dishwasher
- WOLF gas rangetop with BBQ chargrill
- MIELE Washer and Dryer
- Remainder of 10- Year Warranty with MIELE appliances
- Modernaire custom stainless steel vent hood with Abbaka Hy-Ex Professional Exterior Ventilator (vent hood motor)
- Central Vac with equipment (5 vacpans)
- Whisperkool wine chiller/condenser and Rosehill cedar racking system
- Samsung refrigerator in lower level
- All electric light fixtures & wall sconces
- All window coverings
- Interior gas fireplace inserts (Town and Country) and exterior gas log set (RH Peterson Co.)
- Whole house carbon water filtration system
- Professional security system with 3 exterior motion sensors (front SW corner and each corner in back- control exterior lights)
- All wall-mounted televisions
- All built in speakers indoor and outdoor (incl. Bose Lifestyle System in lower level great room)
- Irrigation System
- Outdoor planters
- All outdoor furniture
- Hot water indirect tank is owned and very efficient (lifetime warranty)
- Garage door opener and remotes

#### RENTAL:

- Alarm and security system monthly contract to be assumed



#### ADDITIONAL INFORMATION:

LOT SIZE: 65ft x 135ft (Irregular as per survey provided).  
Site Area is 7,477 SqFt. Property lies within the ravine protection boundaries of the Toronto and Region Conservation Authority.

HVAC: Radiant floor heating, gas forced air and central air conditioning

ELECTRICAL: 200 Amp

TAXES: \$19,301.80 (2015)

DRIVE: Private paved driveway with stone border. Driveway is double width (20ft) level with street; parking for 4 on driveway and true 2 car garage. Direct entry into house from garage.

POSSESSION: To be Determined

**OFFERED FOR SALE AT \$4,980,000**

Seller Kindly requests 10% Certified Deposit & Survey To Be Attached To Offer





## 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.

## AVAILABLE UPON REQUEST

Carson Dunlop pre-listing home inspection  
Pre-construction topographic survey - May 2007  
Construction survey of new foundation - September 2010  
Certificate of substantial completion - September, 2012  
Letter ensuring no registered property easements or building encroachments  
Lot Grading Certificate - December 2013



**ERIN**  
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