

CHRISTIE'S
INTERNATIONAL REAL ESTATE



151 Rochester Avenue

Lawrence Park

Elegance abounds in this stately and resplendent residence located at a most coveted address in the upscale neighbourhood of Lawrence Park. From the dramatic stone façade to the meticulous craftsmanship and design within, this spectacular home was built by Sherwood Custom Homes, renowned builders of some of the most distinguished homes in this area.

The sophisticated principal rooms are perfectly proportioned providing an exceptional layout for formal entertaining with a grand living room and dining room with servery for hosting large scale dinner parties and celebrations. The chef's kitchen with a gorgeous eat-in dining rotunda and adjoining family room provide the perfect space for casual gatherings and quality family time. Walls of windows overlook the lush rear garden with French doors walking out to a stone patio complete with a barbecue and a professionally landscaped yard that is fully fenced in making it perfect for children and pets. Luxuriate in your exquisite and private master suite with French doors which open to a Juliette balcony providing tranquil views of the rear garden and treetops. A richly paneled dressing room and a spa inspired 5-piece ensuite complete this beautifully appointed adult retreat. A custom designed vaulted skylight bathes the second floor in natural light and with four additional bedrooms, two additional washrooms plus a fully finished lower level, this is a wonderful and welcoming family home.

The location is ideal and within walking distance to the top rated Blythwood Junior Public School and the many beautiful green spaces in the area including Cheltenham and Sherwood Park. This central Toronto neighbourhood is also very convenient to both transportation and the shopping and restaurants along the Bayview, Yonge and Mt. Pleasant corridors. 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". It is also an easy commute to downtown Toronto or Highway 401.

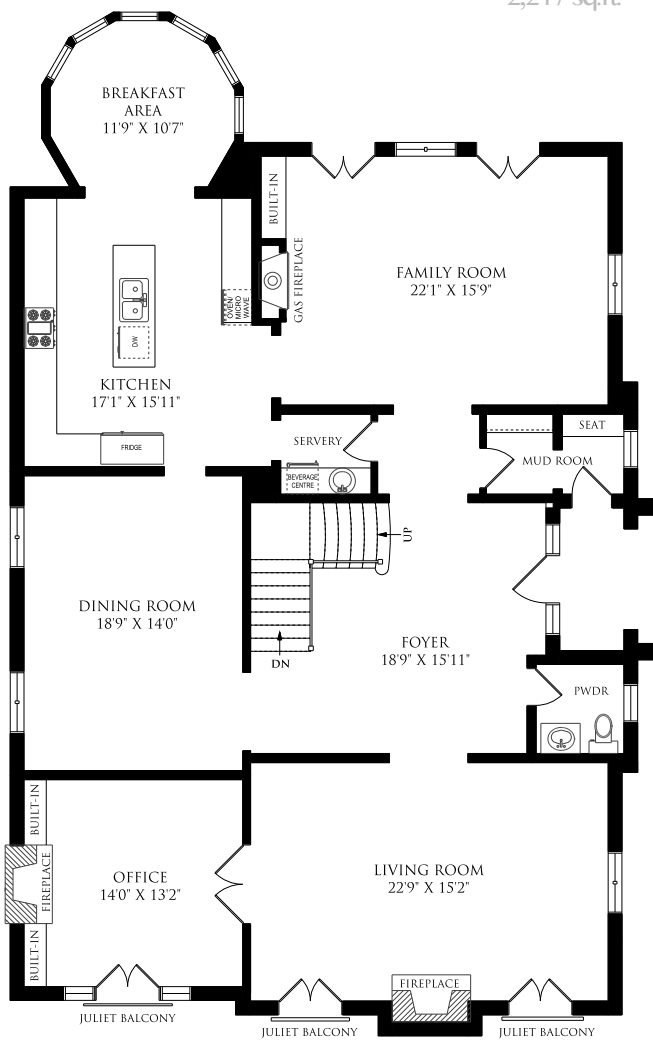
Welcome home to this quintessential Lawrence Park residence with 5+1 bedrooms, 5 washrooms and a rare built-in 3-car underground garage (which translates to larger square footage on the main floor) with heated driveway and side stairs. In combination with the lower level complete with a recreation room, games room with adjoining wet bar, wine cellar, exercise room or nanny suite, 4-piece washroom and ample storage areas, the house totals 6,081sf in prime Central Toronto. A home of this square footage on a 50' x 150' lot with a 3-car underground garage is virtually impossible to replicate today. Everything is done...simply move in, relax and enjoy!



MAIN FLOOR

4" oak hardwood floors, custom made solid core doors, custom plaster crown moulding, high quality millwork, 10' ceilings, radiant floor heating under stone surfaces, pot lighting and built-in ceiling speakers throughout.

2,217 sq.ft



FOYER & MAIN HALL:

- Custom Mahogany entry door with decorative glass sidelites
- Limestone floor with decorative inlaid border and radiant floor heating
- Grand entry foyer with chandelier
- Side entrance with mudroom/guest closet, heated limestone floor and paneled door
- Wainscoting
- Control pad for security system



POWDER ROOM:

- Two-piece
- Custom vanity with marble countertop
- Heated limestone floor
- Traditional wallpaper
- Circular window
- Toto toilet

LIBRARY:

- Custom built-in cabinetry and panelled walls
- Gas fireplace with custom wood mantel
- Custom moulded coffered ceiling
- French doors with custom blinds open to Juliette balcony
- French doors with glass panels open to living room

DINING ROOM:

- Recessed ceiling with traditional crystal chandelier
- Full height panelled walls
- Picture windows with custom draperies and hardware

LIVING ROOM:

- French doors with blinds provide abundant natural light and open to Juliette balconies
- Gas fireplace with decorative wood mantel and surround
- Custom draperies and hardware



GOURMET CHEF'S KITCHEN:

- Custom designed Stutt kitchen with dovetailed cabinetry and under cabinet lighting
- Custom designed coffered ceilings
- Granite countertops with custom edge and tumbled marble backsplash
- Center island with chandeliers, breakfast bar seat, double stainless undermount sink and plenty of storage
- Glass rotunda eat-in dining area with chandelier and dramatic windows which provide ample sunlight and breathtaking view of rear garden

- Heated limestone floor
- Sub Zero built-in refrigerator/freezer with paneled doors
- Wolf four burner range, griddle and oven with pot filler above
- Miele built-in dishwasher with paneled door
- Dacor microwave oven
- Second Dacor oven
- Vacpan



FAMILY ROOM:

- Gas fireplace with custom decorative limestone mantel and surround
- Custom cabinetry with mesh doors for AV equipment and bookshelves
- Coffered decorative ceiling
- French doors and large picture window with custom blinds, draperies and hardware
- French door walkout to flagstone terrace providing both ample sunlight and breathtaking view of rear gardens

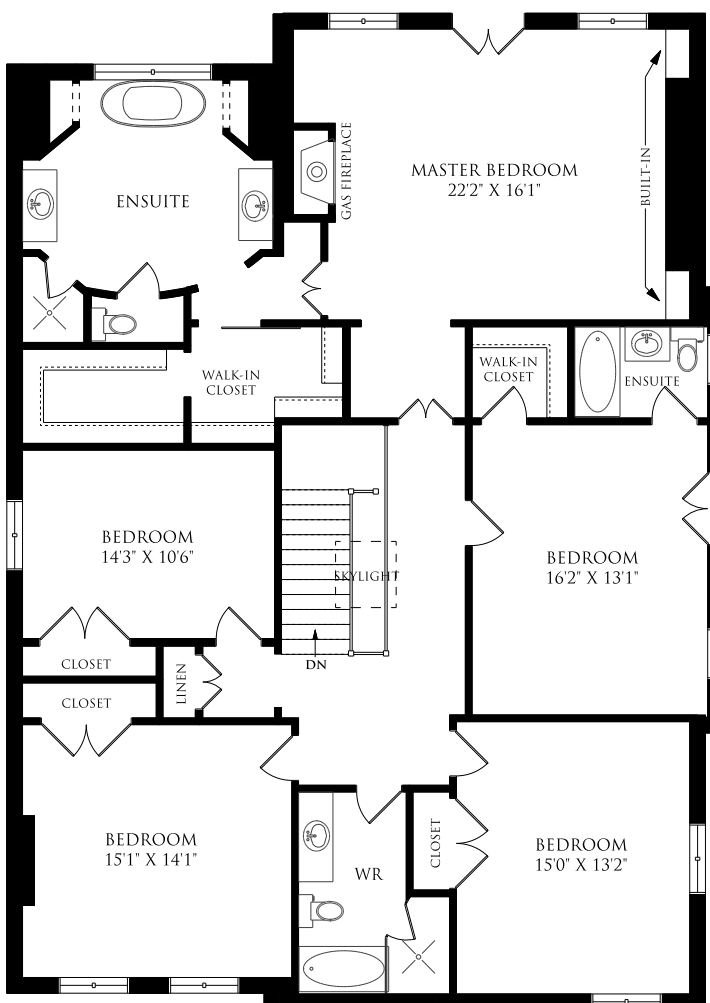
SERVERY & PANTRY:

- Custom designed servery and storage pantry with dovetailed/soft-close cabinetry and leaded glass doors
- Granite countertops and tumbled marble backsplash
- GE Monogram wine/beverage refrigerator
- Undermount bar sink
- Heated limestone floor



SECOND FLOOR

Beautifully appointed the upper level offers a dramatic staircase with wainscoting, stunning vaulted skylight, coffered ceiling with backlighting, grand 2nd floor landing, 4" hardwood floors, radiant floor heating in bathrooms, custom made solid core doors, plaster moulding, high quality millwork, 9ft+ ceilings with 13ft+ cathedral ceilings in master bedroom & 2nd bedroom and 13ft vaulted ceiling in 3rd bedroom) and pot lighting throughout.



2,130 sq.ft.

UPPER FOYER:

- Grand 2nd floor landing with stunning 2-pane decorative skylight with frosted lead lens
- Separate linen closet in vestibule
- Wainscoting throughout

PRIVATE MASTER SUITE:

- Entry vestibule provides privacy
- 13'11" cathedral ceiling with beams and chandelier
- Built-in cabinetry
- Gas fireplace with marble and decorative wood mantel
- Panelled accent wall
- French doors with Juliette balcony overlooking rear garden
- Custom blinds, draperies draperies and hardware
- Control pad for security system



DRESSING ROOM:

- Custom designed his and hers walk in closet with wall-to-wall built in cabinetry

FIVE-PIECE ENSUITE WASHROOM:

- Custom designed his and hers vanities with marble countertop and custom profile edge
- Glass enclosed marble shower with rainfall showerhead, spray jets and pot lights
- Freestanding soaker tub
- Picture window with California shutters
- Marble floor with decorative border inlay and radiant floor heating
- Private water closet with Toto toilet



SECOND BEDROOM:

- 14'7" cathedral ceiling
- Walk-in closet with custom built-in cabinetry
- Custom blinds, draperies and hardware
- 4-piece ensuite includes decorative marble floor with radiant floor heating, custom vanity with marble counter, marble shower & bathtub combination with glass wall, Toto toilet and California shutters

THIRD BEDROOM:

- Large double closet with built-ins
- 13ft vaulted ceiling with chandelier
- California shutters

4-PIECE WASHROOM:

- Marble floor (radiant heat)
- Custom vanity with marble countertop
- Glass enclosed shower
- Soaker tub with marble surround
- California shutters
- Dome ceiling
- Toto toilet

FOURTH BEDROOM:

- Large double closet with custom built-ins
- California shutters

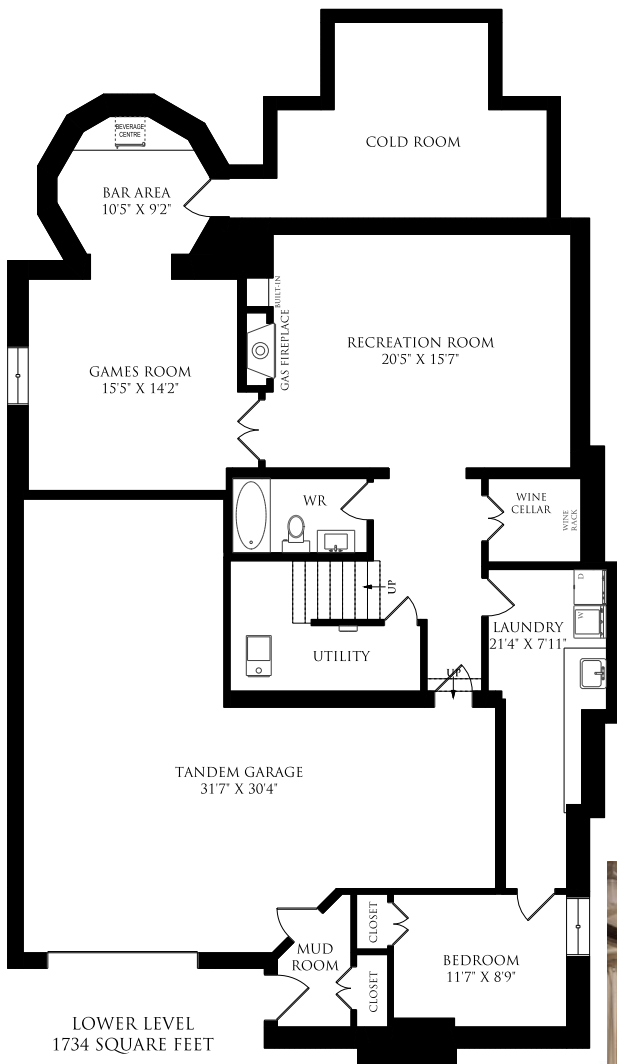


FIFTH BEDROOM

- Large double closet
- California shutters

LOWER LEVEL 1,734 sq.ft.

Radiant floor heating, 9'ceilings, above grade windows and entrance to built-in three car garage



WINE CELLAR :

- Wine rack system
- Custom door with decorative glass frames
- Stone floor (not heated)

4 PIECE BATH :

- Custom vanity
- Heated limestone floor
- Combined tub/shower with limestone surround

RECREATION ROOM :

- Very bright recreation room with above grade windows and California shutters
- Built-in custom cabinetry for electronics
- Wall mounted TV
- Gas fireplace with wood mantle
- Broadloom

NANNY SUITE OR EXERCISE ROOM :

- Rubber flooring
- Mirrored walls
- Double closet with built-ins
- Above grade windows with California shutters

GAMES ROOM :

- Very bright games room with above grade windows
- Adjoining bar area with custom cabinetry built on site and Carrera marble countertop, bar fridge and room for bistro seating
- Adjoining oversized storage room
- Broadloom

LAUNDRY :

- Custom built in cabinetry with marble countertop
- Sink
- LG Washer and dryer
- Heated limestone floor



ADDITIONAL INFORMATION INCLUDING \$340,000+ IMPROVEMENTS BY SELLER:

- \$18,500 Light fixtures
- \$10,000 Fireplace log sets and inserts
- \$51,000 Window treatments and coverings
- \$54,000 Painting and design
- \$35,000 Wet bar in lower level (built on site)
- \$5,000 Exercise room flooring and mirrors
- \$95,000 Landscaping by Lawrence Park Garden Centre
- \$25,000 Landscape lighting by RJ Electric
- \$15,000 Mechanical (Air makeup unit, steam humidifier, sump pump system & extended battery back-up)
- \$35,000 AV and security
- Copper eaves and downspouts
- Two or three car garage with heated floor and secondary mudroom
- Driveway and side stairs heated
- Inground irrigation and sprinkler system
- Indoor and outdoor speakers
- Cedar shingle roof
- Radiant floor heating
- Five fireplaces
- Central vacuum
- Two central air conditioning units
- Wine cellar with racking



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*** ***Gross Commission Earned



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INCLUSIONS:

- SubZero integrated refrigerator
- Miele integrated dishwasher
- Wolf four burner stove, griddle and oven
- Dacor microwave
- Second Dacor oven
- GE Monogram wine refrigerator in servery
- LG Washer and Dryer
- Central Vac with equipment
- Wine cellar racking system
- Wine fridge in lower level
- All electric light fixtures (except above pool table in lower level) & wall sconces
- All window coverings except purple draperies in second bedroom
- Interior gas fireplace inserts
- All built in speakers
- Irrigation System
- Garage door opener and remotes

EXCLUSIONS:

- Two wall mounted televisions and brackets
- Light fixture above pool table
- Purple draperies in second bedroom

RENTAL:

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

LOT SIZE:	50ft x 150ft
HVAC:	Gas forced air, radiant floor heating and central air conditioning (two furnaces and two AC units)
ELECTRICAL:	200 Amp
TAXES:	\$26,509.53 (2015)
DRIVE:	Private heated interlock driveway two or three car underground garage with heated floor. Direct entry into house from garage and driveway.
POSESSION:	To be Determined