



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

109 Lytton Boulevard LYTTON PARK

# MAIN FLOOR:

2,070 SQUARE FEET

Quarter sawn cut oak hardwood flooring, pot lights, 10' ceilings, 8' solid core doors, plaster crown mouldings, 8.5" baseboards, high quality millwork including custom recessed panelling/ wainscoting, built-in surround sound speakers, CAT5/RG6.

## FOYER:

- Custom mahogany entry door with frosted glass
- Crema Marfil marble floor with polished finish, custom marble registers and radiant floor heating
- Custom wainscoting with Grasscloth wallpaper above
- Ceiling medallion with contemporary brass chandelier
- Guest closet with built-in storage and pocket door
- Graceful reverse staircase with wooden balusters and oak handrail
- Open to all principal rooms
- Digital alarm key pad and motion detectors



## LIVING ROOM:

- Grand three pane lead glass window and transom overlooking front garden
- Hand carved limestone gas burning fireplace and hearth
- Hand-painted walls by Robert Sangster
- Custom draperies and hardware
- Grand paneled entryway transitions from living room to dining room and foyer
- Art light

## DINING ROOM:

- Hand-painted recessed panelling by Robert Sangster
- Coffered ceiling with traditional crystal chandelier
- Built-in china cabinets with glass doors, hand-painted interior, backlighting and storage below
- Grand paneled entryway transitions from dining room to living room, foyer and kitchen provides excellent flow
- Pocket door provides access to kitchen
- Custom draperies and hardware
- Lead glass window



## GOURMET CHEF'S KITCHEN:

- Custom designed dovetailed cabinetry with under cabinet lighting and backlit china cabinets with "X" design on glass doors
- Statuario marble countertops with OG edge and a combination of slab Statuario marble backsplash and brick pattern mosaic marble backsplash with integrated electrical outlets
- Oversized solid maple center island with two contemporary black and brass pendant lights, spacious seating for three people, farm style stainless steel sink with contemporary pull down sprayer faucet, water purification faucet, plenty of built-in storage and VacPan
- Eat-in dining area with contemporary black chandelier and French doors walkout to flagstone terrace with built-in stone outdoor kitchen & BBQ area providing both ample sunlight and breathtaking view of rear garden with southern exposure
- Sub-Zero 42" stainless steel side-by-side refrigerator/ freezer
- Wolf 48" six burner gas stove with double oven and griddle with hood fan and pot filler above
- Miele integrated dishwasher
- Thermador built-in microwave, wall oven and warming drawer
- Two Sub-Zero integrated pull-out fridge drawers
- Beamed ceiling treatment
- Double pocket doors with grand panelled transition open to family room
- Custom draperies and hardware
- Custom oak registers



### FAMILY ROOM:

- Black marble gas burning fireplace and hearth with paneled space for artwork with art light above
- Custom paneled walnut built-in seating alcoves flanking fireplace complete with brass sconces, pot lights and storage drawers below
- Bay window with lead glass transoms and custom paneled surround overlooks rear garden providing both ample sunlight and breathtaking view of rear garden
- Double pocket doors with grand paneled transition open to kitchen and additional paneled transition to foyer
- Custom draperies and hardware

### OFFICE/LIBRARY:

- Luxurious custom built-in cherry wood cabinetry and shelving with full height panelling and mouldings
- Gas burning fireplace with cherry wood mantel, Crema Marfil marble surround and hearth and space for artwork or television above
- Interior bevelled glass French doors provide a private work space
- Lead glass picture window and transom with custom blinds



### POWDER ROOM:

- Two-piece
- Custom antiqued walnut vanity with undermount sink, Crema Marfil marble countertop with OG edge and antiqued brass faucet
- Crema Marfil marble floor
- Designer brass sconces and pendant light
- Window with roman blind treatment
- Luxurious wallpaper covering
- One-piece Toto elongated toilet
- Exhaust fan

### MUDROOM/SIDE ENTRANCE/2 PIECE POWDER ROOM:

- Insulated side door walkout with electronic keypad lock to full size 2 car detached heated garage and private heated driveway
- Limestone floor
- Large closet with built-in storage
- Window with roman blind treatment
- Wainscoting
- Digital alarm pad control
- Two-Piece Powder Room: Custom antiqued vanity with undermount sink, Crema Marfil marble countertop with bullnose edge and chrome faucet, bevelled framed mirror with wall-mounted light fixture above, one-piece Toto elongated toilet and exhaust fan

# SECOND FLOOR:

2,010 SQUARE FEET

Beautifully appointed, the upper level offers a dramatic reverse staircase with wainscoting, custom railing and stunning lead glass skylight with indirect lighting. The luxurious master bedroom with balcony, 5-piece ensuite and dressing room, three additional bedrooms all with ensuite bathrooms, a separate full size laundry room and double linen closet make it the perfect family home.

Quarter sawn cut oak hardwood flooring, pot lights, solid core doors, 9'+ ceilings, plaster crown mouldings, 8.5" baseboards, high quality millwork throughout including wainscoting in hallway, CAT5/RG6.

### UPSTAIRS FOYER:

- Grand 2nd floor landing with magnificent lead glass skylight and indirect lighting
- Wainscoting throughout
- Double linen closet with built-in shelves





**PRIVATE MASTER SUITE:**

- Private entryway with French doors
- Vaulted paneled ceiling with transitional chandelier and ceiling medallion
- Luxurious cherry-blossom wallpaper treatment
- Seating area with gas burning fireplace featuring Mother of Pearl surround, custom designed built-in cabinetry with "X" design and space for a hidden television (integrated wiring system), desk and storage drawers
- Spectacular four pane picture window overlooks rear garden with southern exposure
- Custom draperies and hardware and Hunter Douglas black-out blinds
- Walk-out to flagstone balcony

**LARGE WALK IN CLOSET & DRESSING ROOM:**

- Custom designed wall-to-wall built-in cherry wood cabinetry
- Two pane window with roman blind



**FIVE-PIECE ENSUITE BATHROOM:**

- His and Hers custom designed antiqued vanities with Statuario marble countertops with OG edge, undermount sinks, polished nickel faucets and built-in bevelled framed mirrors with pot lights above
- Custom built-in cabinetry with open display shelving flanking "Her" vanity for storage, towels and toiletries etc.
- Oversized glass enclosed marble steam shower with body jets, rainfall showerhead, hand-held shower and built-in bench
- Traditional style soaker tub with polished nickel fixtures
- Statuario marble floor with radiant floor heating
- Vaulted ceiling
- Two pane picture window with blinds overlooking rear garden with southern exposure
- Wainscoting
- Separate water closet with one-piece Toto elongated toilet and window with blinds
- Exhaust fans



**BEDROOM #2:**

- Double closet with custom built-in cabinetry
- Picture window with Hunter Douglas blind
- Traditional chandelier



**BEDROOM #3 :**

- Double closet with custom built-in storage
- Vaulted ceiling with dormer lead glass window
- Two pane lead glass picture window
- Custom draperies and hardware
- Traditional chandelier



**THREE-PIECE ENSUITE BATHROOM:**

- Custom designed antiqued vanity with limestone countertop and bullnose edge, chrome/ceramic faucet and built-in bevelled mirror with wall-mounted light fixture above
- Glass enclosed limestone shower with hand-held shower
- Skylight
- One-piece Toto elongated toilet
- Exhaust fan

**LAUNDRY ROOM:**

- Whirlpool front load washer and dryer with large capacity
- Upper and lower cabinetry provides extensive storage with large stainless steel laundry tub
- Attic access
- Tumbled ceramic tile floor
- Laundry chute
- Exhaust fan

#### BEDROOM #4:

- Walk-in closet with custom built-in storage
- Vaulted ceiling with dormer lead glass window
- Two pane lead glass picture window
- Custom draperies and hardware
- Traditional chandelier



#### SEMI-ENSUITE BATHROOM:

- Custom designed double vanity with Statuario marble countertop and bullnose edge, undermount sinks, brushed chrome faucets and built-in bevelled mirror with pot lights above
- Separate toilet/ combination shower and tub area with ceramic subway tile, handheld shower and built-in soap box
- Marble floor with decorative inlay
- Two pane lead glass window with California shutters
- One-piece Toto elongated toilet
- Exhaust fan



## LOWER LEVEL:

2,265 SQUARE FEET

Radiant underfloor heating throughout, recreation & games/theatre room with built-in English hand-carved bar, wine cellar, 2 additional bedrooms, 3-piece bathroom, above grade windows, high quality millwork, 2nd laundry room, storage/utility room underneath staircase, cold storage/sump pump room and mechanical room.

#### RECREATION ROOM:

- Complete casual entertainment area with gas burning fireplace, decorative wood mantel, limestone surround and hearth
- Above grade windows provide abundant sunlight
- Radiant underfloor heating
- Broadloom



#### GAMES/ THEATRE ROOM:

- Rough-in for surround sound speakers
- Rough-in for overhead projector
- Rough-in for wet bar (under the bar counter near the wall)
- Sound proofed walls and ceiling
- Adjoining built-in English hand-carved bar with stained glass and pot lighting
- Radiant underfloor heating
- Broadloom (except hardwood under bar area)
- Above grade windows provide abundant sunlight

#### WINE CELLAR:

- Custom built wine cellar with approximately 500 bottle capacity
- Walnut stained door with insulated glass and antiqued door lock
- Wet bar with overmount sink, chrome wall-mounted faucet and limestone countertop
- Integrated Whisper Cool XTD 3000 Series Compressor Cooler
- 2 wrought iron wall sconces and chandelier
- Limestone floor

#### LAUNDRY ROOM:

- KitchenAid front load washer and gas dryer
- Upper and lower cabinetry provides extensive storage with large laundry tub
- Radiant underfloor heating
- Above grade window
- Chest freezer
- Tumbled ceramic tile floor
- Laundry chute

#### THREE-PIECE BATHROOM:

- Custom designed antiqued vanity with limestone countertop, undermount sink, polished chrome faucet and bevelled mirror with wall mounted light fixture above
- Oversized glass enclosed shower with ceramic subway tile, hand-held shower and tumbled marble floor
- Radiant underfloor heating
- Medicine cabinet
- Exhaust fan

#### COLD STORAGE:

- Sump pump

#### STORAGE/UTILITY ROOM:

- 2 separate areas located underneath staircase provide extensive storage
- BEAM central vacuum unit
- Outside water shut off
- Ceramic floor

### 5TH BEDROOM/NANNY SUITE:

- Walk-in closet
- Radiant underfloor heating
- Above grade window
- Broadloom
- CAT5/RG6



### 6TH BEDROOM/NANNY SUITE:

- Single closet
- Radiant underfloor heating
- Above grade window
- Broadloom
- Wall-mounted television
- CAT5/RG6



### MECHANICAL ROOM:

- Keeprite forced air gas hi-efficiency furnace
- Neptronic full-house steam humidifier
- 1" water service
- Air cleaner
- Security system
- Superventor heat recovery ventilator (HRV)
- 200 amp service
- Hot Water Tank (75 gallons)
- Ceramic floor

### HEATED DETACHED GARAGE/ HEATED DRIVEWAY:

- Full size 2 car detached garage
- Hot Dawg natural gas garage ceiling heater
- Insulated garage door with Chamberlain Lift-Master double garage door opener
- Garage organization system
- Exterior keyless entry pad



### REAR GARDEN WITH CUSTOM BUILT CLUBHOUSE:

- Southern exposure
- Property is landscaped with extensive natural stone features
- Outdoor kitchen: Built-in stone Lynx BBQ and Lynx refrigerator
- Flagstone terrace with wrought iron railings steps down to flagstone dining terrace
- Built-in natural stone seating area with pergola above
- Turf grass
- Clubhouse- custom built children's playhouse with hardwood floors, wainscoting/ paneling, windows, electric wall heater, ceiling fan, loft area with ladder to access and front porch
- Whole-house Generac back-up generator



This exquisite custom built residence has classic yet contemporary design features throughout which have been thoughtfully blended to create a distinguished residence with a timeless elegance found in the finest luxury properties. 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 Emily Griffin and featured in the House & Home October 2017 Issue 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, flagstone terrace, outdoor kitchen with adjoining flagstone dining terrace, built-in natural stone seating area with pergola and custom designed children's clubhouse (complete with heating, ceiling fan & electricity). This spectacular outdoor entertaining space has perfectly manicured grounds (with low maintenance turf) and professionally landscaped gardens which are uniquely beautiful throughout every season and even enjoy an ice rink in the winter (boards included). Luxuriate in your exquisite master suite with a spacious bedroom and fireside sitting area which walkout to the flagstone balcony and provide panoramic views of the rear garden. Complete with a 5-piece ensuite and dressing room, this beautifully appointed space is a resplendent private retreat. A gorgeous skylight bathes the second floor in natural light and with three additional bedrooms, two 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 Lytton Park, the home is walking distance to Yonge Street, 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 St. Clements, Toronto French, Crescent, Havergal, Branksome, UCC & BSS), the location is superb. 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 quintessential residence with 4,100sf (above grade) of luxurious living space complete with 4+2 bedrooms, 6 bathrooms and a heated two car detached garage. Winters will be easier with your snow melt system on the private driveway and partial front walkway. In combination with the fully finished lower level complete with recreation room, games/theatre room, wine cellar, bar, two additional bedrooms (or nanny suite & exercise room), 3-piece bathroom and 2nd laundry room, the home totals over 6,300sf in this prime and highly coveted Central Toronto location.

## ADDITIONAL FEATURES

- Interior renovation estimate= \$250K (Featured in House & Home October 2017 Issue- Design by Emily Griffin)
- Exterior renovation estimate (front/back)= \$400k (Children's custom built clubhouse, heated driveway/partial front walkway, heated garage, whole-house back-up Generac generator, hard and soft landscaping, upgraded surveillance /security system)
- Southern exposure property
- Walking distance to Yonge Street shops and restaurants and both Yonge/Lawrence and Yonge/Eglinton subway stations
- Stone and brick exterior with dramatic arched front portico
- Asphalt roof
- Detached 2 car heated garage with private heated driveway for up to 8 car parking
- Extensive natural stone features in rear garden including flagstone terrace with wrought iron railings, flagstone dining area, natural stone seating area with pergola above, built-in natural stone kitchen with Lynx BBQ and Lynx refrigerator
- Landscaping by Pro-Land Landscape
- Sump pump with alarm located in cold room
- Zinc eavestroughs and downspouts
- Zinc bay roofs
- In-ground irrigation system
- Upgraded surveillance/security system: 14 hard wired cameras (8 external/6 internal) with motion and infrared on a 16 channel PVR. The app enables all the cameras to be monitored remotely and can also email pictures when motion is detected. There is also a monitored alarm system with ADT that has GSM (cellular so if someone tries to cut the phone line it still works). There is a sump pump alarm, fire alarm, glass break, motion sensors, entry doors and windows plus guard response. Also app enabled so you can remotely arm and disarm the system plus receive automatic email alerts.
- Lead glass windows
- Sonos System (six zones: kitchen, family room, office, main floor hallway, master bedroom and patio. Roughed in for basement)

## EXCLUSIONS

- Chandeliers in master bedroom, front entrance foyer and kitchen
- Art lights in family room and living room
- Draperies in master bedroom
- Drapery hardware in 4th bedroom (pink)
- All area rugs

## RENTALS

- Alarm system contract, if any

## ADDITIONAL INFORMATION

LOT SIZE:	50 feet X 133 feet south facing lot
2019 PROPERTY TAXES:	\$20,439.57
DRIVE:	Heated private double drive with full size heated 2 car detached garage (parking for 8 cars)
ELECTRICAL:	200 amp
POSSESSION:	To be determined
ELEMENTARY SCHOOL:	John Ross Robertson Junior Public School
LEGAL DESCRIPTION:	LOT 440 PLAN 1534

## INCLUSIONS

- Sub-Zero 42" stainless steel side-by-side refrigerator/ freezer
- Miele integrated dishwasher
- Wolf 48" six burner gas stove with double oven and griddle, hood fan and pot filler
- Thermador built-in microwave, wall oven and warming drawers
- Two Sub-Zero integrated pull-out fridge drawers
- Two custom bench cushions for seating alcoves in family room
- Whirlpool washer and dryer (2nd floor laundry room)
- Custom built-in wine rack system and integrated Whisper Cool XTD 3000 Series Compressor Cooler
- KitchenAid washer and dryer (lower level laundry room)
- Chest freezer (lower level laundry room)
- Hand-carved English bar (lower level games/theatre room)
- BEAM central vacuum unit and equipment (lower level storage/utility room)
- Sump pump (lower level cold room)
- All electric light fixtures including chandeliers, sconces and art lights (except as excluded below)
- All draperies, blinds and hardware (except as excluded below)
- All built-in speakers/ surround sound system/Sonos system/upgraded wifi system
- All alarm system/security equipment including all interior/exterior hard-wired security cameras and motion sensors throughout
- Hot Dawg natural gas garage ceiling heater
- Chamberlain LiftMaster double garage door opener and remotes
- Garage organization system
- In-ground irrigation system
- Radiant heated driveway and partial front walkway
- Built-in outdoor kitchen with Lynx BBQ and Lynx refrigerator in rear garden
- Whole-house Generac generator
- Outdoor planters
- Children's outdoor clubhouse
- Keeprite forced air gas hi-efficiency furnace
- Nepronic full-house steam humidifier
- 1" water service
- Electro Air electronic air cleaner
- Superventor heat recovery ventilator (HRV)
- 200 amp service
- Hot Water Tank (75 gallon)
- Culligan water purification system
- Wall mounted TV's and brackets
- Broadloom where laid and tacked (not area rugs)

## SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



### John Ross Robertson Junior Public School

Designated Catchment School  
Grades PK to 6  
130 Glengrove Ave W

### É Éliém Mathieu-da-Costa

Designated Catchment School  
Grades PK to 6  
116 Cornelius Pkwy

### Glenview Senior Public School

Designated Catchment School  
Grades 7 to 8  
401 Rosewell Ave

### Lawrence Park Collegiate Institute

Designated Catchment School  
Grades 9 to 12  
125 Chatsworth Dr

### ÉS Étienne-Brulé

Designated Catchment School  
Grades 7 to 12  
300 Banbury Rd

### North Toronto Collegiate Institute

Designated Catchment School  
Grades 9 to 12  
17 Broadway Ave

### Other Local Schools

#### John Fisher Junior Public School

Grades K to 6  
40 Erskine Ave

## PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



### Lytton Park

200 Lytton Blvd  
A playground and picnic table icon.

### Snider Parkette

2 Lytton Blvd  
A playground icon.

4 min  
Walking person icon.

### Chatsworth Ravine

900 Duplex Ave  
A walking person icon.

8 min  
Walking person icon.

### FACILITIES WITHIN A 20 MINUTE WALK

- |                       |                     |
|-----------------------|---------------------|
| 3 Playgrounds         | 1 Wading Pool       |
| 5 Sports Fields       | 7 Tennis Courts     |
| 2 Ball Diamonds       | 2 Rinks             |
| 2 Trails              | 3 Clubhouses        |
| 2 Lawn Bowling/Bocces | 1 Picnic Facilities |

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 6 minute walk away and the nearest rail transit stop is a 15 minute walk away.

**Nearest Rail Transit Stop**  
Eglinton Station  
15 min  
Walking person icon.

**Nearest Street Level Transit Stop**  
Yonge St At Craighurst Ave South Side  
6 min  
Walking person icon.

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 2.28km.

**Sunnybrook Health Sciences Centre - Bayview Campus**  
2075 Bayview Ave

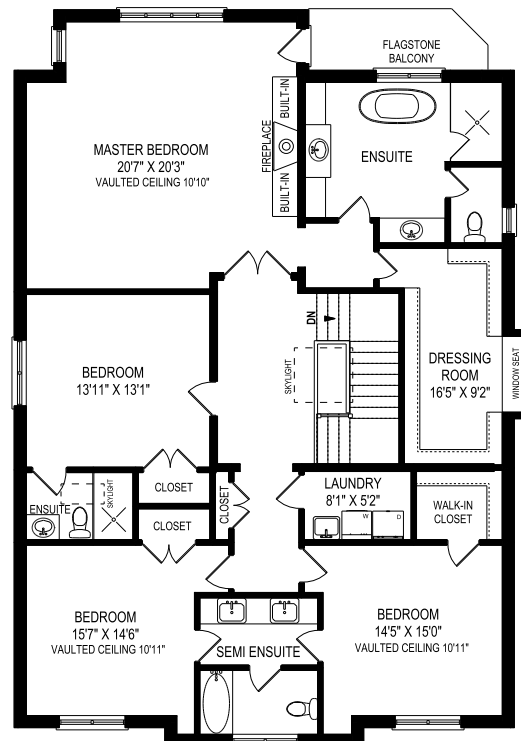
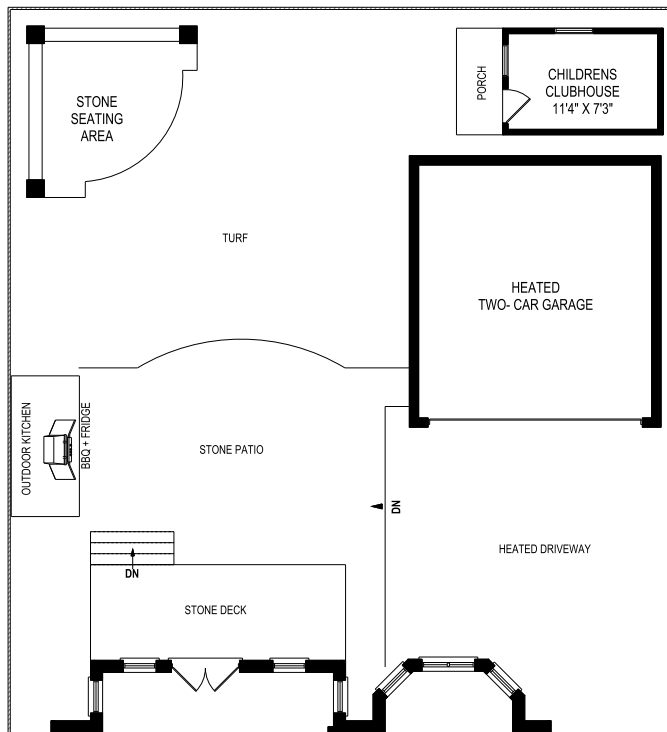
**Fire Station**  
16 Montgomery Ave

**Police Station**  
75 Eglinton Ave W

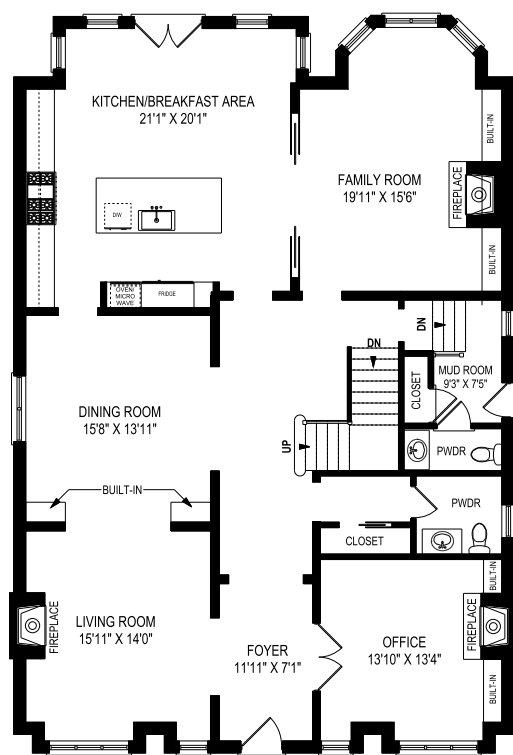
## CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.

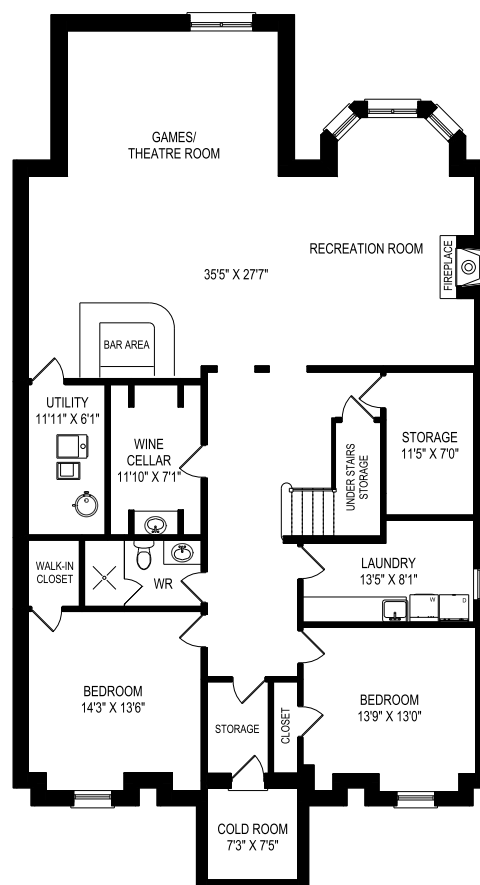
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|--------------|------------------|
| Coffee icon  | Gym icon         |
| Grocery icon | Gas Station icon |



SECOND FLOOR  
2010 SQUARE FEET  
CEILING HEIGHT 9'0"



MAIN FLOOR  
2070 SQUARE FEET  
CEILING HEIGHT 10'0"



LOWER LEVEL  
2265 SQUARE FEET





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