



CHRISTIE'S
INTERNATIONAL REAL ESTATE

118 Stratford Crescent

LAWRENCE PARK

MAIN FLOOR: 2,315 SQ.FT.

Hardwood floors, custom made solid core doors, custom plaster crown moulding, high quality millwork, 9+ ft ceilings, radiant floor heating under stone surfaces, pot lighting and built-in ceiling speakers throughout main floor



FOYER & MAIN HALL:

- Custom entry door with decorative glass side lites
- Limestone floor with decorative inset and radiant floor heating
- Grand entry foyer with art display alcoves
- Double guest closet, heated limestone floor and paneled door
- Wainscoting and custom wallpaper
- Control pad for security system

LIBRARY:

- Custom built-in cabinetry
- Picture windows and window seat
- Custom draperies and blinds
- French doors with glass open to foyer



LIVING ROOM:

- Picture windows provide abundant natural light
- Wood burning fireplace with decorative marble mantel and surround
- Custom draperies and hardware
- Wainscoting

DINING ROOM:

- Recessed ceiling with traditional crystal chandelier
- Wainscoting
- Picture windows with custom draperies and hardware
- Pocket doors with decorative leaded glass
- Art alcove





GOURMET CHEF’S KITCHEN:

- Custom designed Downsview kitchen with dovetailed cabinetry and under cabinet lighting
- Eat-in dining area
- Granite and Caesarstone countertops and stone backsplash
- Center island with pendant lighting, stainless steel undermount sink and plenty of storage
- Glass rotunda seating area with dramatic windows providing ample sunlight and breathtaking view of rear garden
- Walk outs to stone patio, BBQ and rear garden
- Integrated Sub Zero 36" built-in refrigerator/freezer with paneled doors
- Thermador four burner gas range & griddle
- Miele built-in dishwasher with paneled door
- Panasonic microwave oven
- Double Thermador stainless steel ovens

FAMILY ROOM:

- Gas fireplace with custom decorative wood/stone mantel and surround
- Wainscoting
- Custom cabinetry with mesh doors for AV equipment, built-in bar, bookshelves and custom art lighting
- Custom draperies and hardware
- Walkout to flagstone terrace providing both ample sunlight and breathtaking view of rear gardens
- Grass cloth wallpaper



POWDER ROOM:

- Two-piece
- Custom vanity with marble countertop
- Heated floor
- Custom wallpaper
- Pendant lighting and sconces
- Toto toilet

MUDROOM/SIDE ENTRANCE TO GARAGE AND MAIN FLOOR LAUNDRY ROOM:

- Double closet with built-ins
- Sink
- Built in storage and cabinetry
- Miele Washer and Dryer
- Heated floor
- Side entrance to private double driveway and two car attached garage
- Custom blinds

SECOND FLOOR: 2,221 SQ.FT

Beautifully appointed the upper level offers a dramatic curved staircase with stunning custom designed circular vaulted skylight, grand 2nd floor landing, hardwood floors, custom made solid core doors, plaster moulding, high quality millwork, 9ft + ceilings with 11ft + cathedral ceiling in master bedroom, broadloom and pot lighting throughout

UPPER FOYER:

- Grand 2nd floor landing with stunning decorative skylight with frosted lens
- Separate linen closet with laundry chute
- Broadloom





PRIVATE MASTER SUITE:

- Private entryway
- 11 ft cathedral ceiling with crystal chandelier and sconces
- French doors walk out to balcony overlooking rear gardens
- Broadloom
- Wallpaper
- Custom draperies and hardware
- Control pad for security system

FIVE-PIECE ENSUITE WASHROOM:

- Custom designed his and hers vanity with marble countertop and custom profile edge
- Glass enclosed marble shower
- Soaker tub with marble surround and wood panelling
- Picture window overlooking rear garden
- Custom built ins for storage, sconces and built-in television
- Marble floor with decorative inlay and radiant floor heating
- Private water closet with Toto toilet and custom draperies



DRESSING ROOM:

- Custom designed walk in closet with wall-to-wall built in cabinetry and track lighting

SECOND BEDROOM:

- Custom built in wrap around desk and shelves
- Two double closets with custom built-in cabinetry
- Track lighting
- Broadloom



THIRD BEDROOM:

- Large double closet with built-ins
- Broadloom
- Contemporary light fixture
- Custom draperies and black out shades
- Five piece semi-ensuite



5-PIECE WASHROOM:

- Marble floor (radiant heat)
- Custom vanity with marble countertop and double sinks
- Mirrored wall with sconces
- Shower/bathtub combination
- Private toilet alcove



FOURTH BEDROOM:

- Large double closet with custom built-ins
- Wood floor with custom area rug
- Custom draperies and blinds
- Wallpaper

FIFTH BEDROOM:

- Two double closets
- Four piece ensuite [vanity with marble countertop, shower/tub combination, heated marble floor]
- Broadloom

LOWER LEVEL: 2,384 SQ. FT.



RECREATION ROOM:

- Oversized recreation room combined with games room and music alcove
- Wall mounted TV
- Gas fireplace with wood mantle and stone surround
- Wood floor

GAMES ROOM:

- Games room combined with recreation room with above grade window and wood floor



WINE CELLAR :

- Wine rack system and WhisperKool Condensor
- Custom glass door with lock
- Stone floor (not heated) and track lighting

4 PIECE BATH:

- Combined tub/shower

NANNY SUITE OR EXERCISE ROOM:

- Rubber flooring
- Mirrored wall
- Two double closets (one is cedar closet) with built-ins
- Four piece ensuite bathroom
- Wall mounted TV

LAUNDRY:

- Samsung washer and dryer
- Sink



TWO ADDITIONAL LOWER LEVEL BEDROOMS:

- Broadloom
- Above grade windows
- Double Closets

Elegance abounds in this stately and resplendent residence located at a most coveted address in the upscale neighbourhood of Lawrence Park. From the dramatic Georgian red brick façade to the meticulous craftsmanship and design within, this is a spectacular family home in a coveted location.

With 70 ft frontage, the sophisticated principal rooms are grand and perfectly proportioned providing an exceptional layout for entertaining. The exquisite formal living room and dining room area is perfect for hosting large scale dinner parties and celebrations. The chef’s kitchen with eat-in dining and a gorgeous rotunda seating area is perfect for morning coffee while overlooking the rear gardens. The adjoining family room provides the perfect space for casual gatherings and quality family time. Walls of windows overlook the lush rear garden with walk outs 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 balcony providing tranquil views of the rear garden and treetops. A walk-in dressing room with custom built-ins 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 Whole Foods. It is also an easy commute to downtown Toronto or Highway 401.

Welcome home to this quintessential Lawrence Park residence with 5+3 bedrooms, 6 washrooms and a 2-car attached garage. In combination with the lower level complete with a recreation room, games room, music alcove, wine cellar, exercise room with four-piece ensuite, nanny suite & second bedroom w/4-piece washroom, second laundry room and ample storage areas, the house totals 6,920 sf in prime Central Toronto. This is a fantastic family home with 4,536sf above grade, an additional 2,384sf of finished space in the lower level on an impressive 70’ frontage lot with 2-car garage parking...simply move in, relax and enjoy!

ADDITIONAL INFORMATION INCLUDING IMPROVEMENTS BY SELLER:

- Additional air handler cooling in attic for second floor
- Garage finished with shelving and flooring
- Custom light fixtures, window treatments and coverings
- Kitchen and powder room updated and interior painting
- Exercise room flooring and mirrors
- Landscaping
- Wine cellar racking and condenser
- Exterior stone cleaned
- Newer Samsung washer and dryer in lower level laundry room
- Newer eavestroughs and downspouts
- Built-in storage cabinet in master ensuite
- Closet built-ins
- Radiant floor heating

INCLUSIONS:

- Integrated SubZero 36” built-in refrigerator/freezer
- Miele integrated built-in dishwasher
- Thermador four burner gas range with griddle
- Panasonic microwave oven
- Double Thermador built-in stainless steel ovens
- Miele washer and dryer in main floor laundry
- Samsung washer and dryer in lower level
- Wine cellar racking system and WhisperKool condensor
- All electric light fixtures & wall sconces
- All window coverings and hardware
- Broadloom where laid
- Custom area rug in striped bedroom
- Interior gas fireplace inserts
- All built in speakers
- Irrigation System
- Garage door opener and remotes
- Alarm system
- Wall mounted televisions and brackets
- Central Vac “as-is”

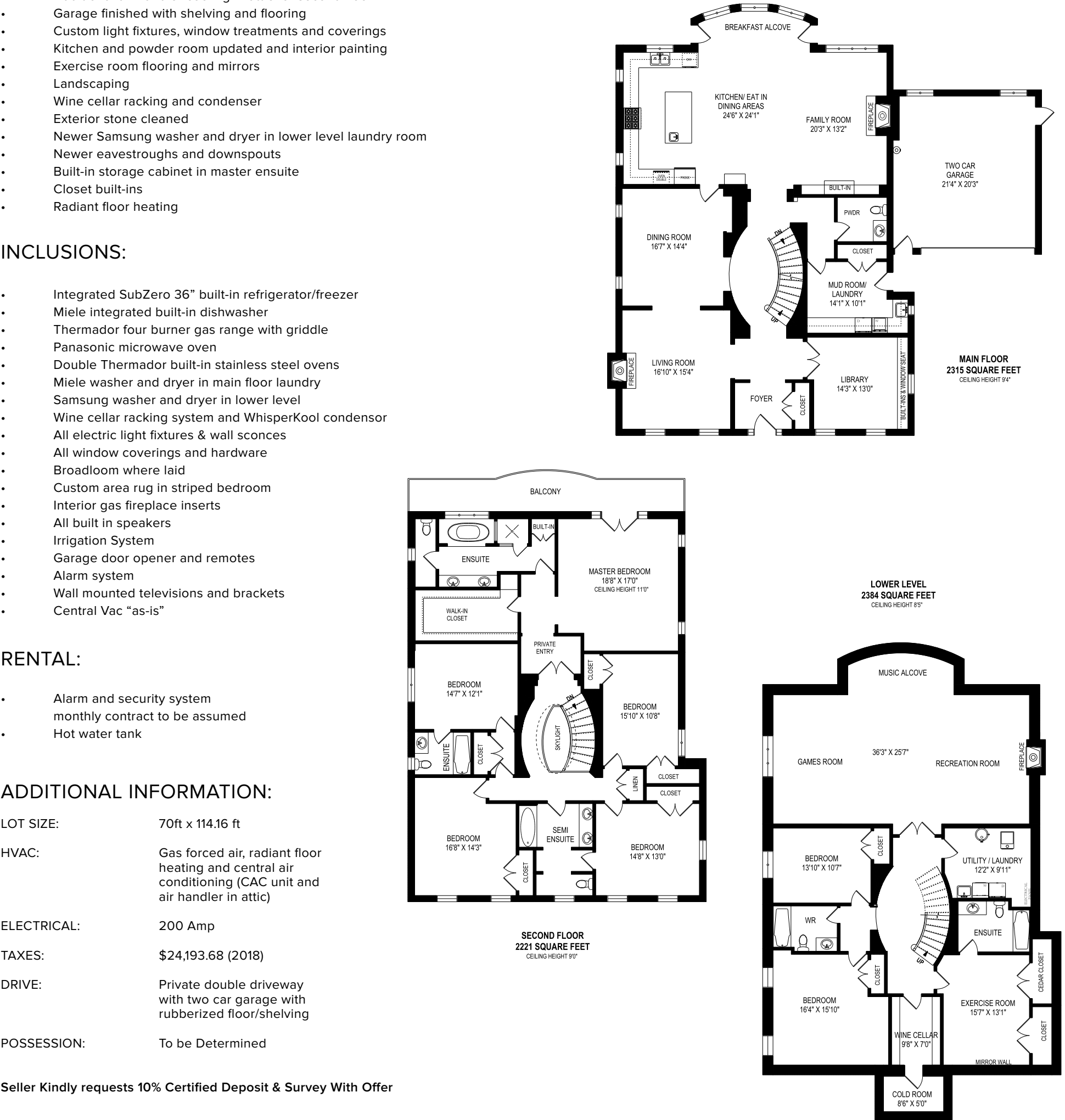
RENTAL:

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

ADDITIONAL INFORMATION:

LOT SIZE:	70ft x 114.16 ft
HVAC:	Gas forced air, radiant floor heating and central air conditioning (CAC unit and air handler in attic)
ELECTRICAL:	200 Amp
TAXES:	\$24,193.68 (2018)
DRIVE:	Private double driveway with two car garage with rubberized floor/shelving
POSSESSION:	To be Determined

Seller Kindly requests 10% Certified Deposit & Survey With Offer





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