



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ONE STRATHEDEN ROAD

Lawrence Park
www.1StrathedenRd.com



This majestic residence is reminiscent of the classic and timeless elegance found in the finest European luxury properties. Located at a most coveted address in the upscale neighborhood of Lawrence Park, it is situated on a gorgeous and oversized south exposure lot and was impeccably planned and built in 2007 by architect Richard Wengle, Sherwood Homes and Stratheden Design whose inspired efforts combined to create a most distinguished home. It is set apart by rich architectural detailing, high quality finishes and superior craftsmanship with a consistency of design standard that is evident throughout every space. 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 grand principal rooms are thoughtfully conceived and perfectly proportioned providing an exceptional flow for elegant large scale entertaining and casual family living. A gourmet kitchen with breakfast bar and eat-in dining area adjoins a spacious family room both of which overlook the pristinely landscaped expansive rear garden (69.33' frontage which widens to 90.32' at rear x 133' south exposure lot), French limestone terrace, custom designed pool, hot tub and outdoor fireplace. Spectacular mature trees provide privacy and the perennial gardens further enhance the perfectly manicured grounds which are uniquely beautiful throughout every season.

Luxuriate in your exquisite master suite with a spacious bedroom, adjoining sitting area and French doors which walk out to the terrace and provide a panoramic view of the rear garden and lush treetops. Complete with a fireplace, a 6 piece ensuite and a richly panelled dressing room/walk-in closet with private laundry, this beautifully appointed space is a resplendent private retreat. A gorgeous skylight bathes the second floor in natural light and with four additional bedrooms, four additional washrooms and a linen closet, this is truly a one-of-a-kind residence.

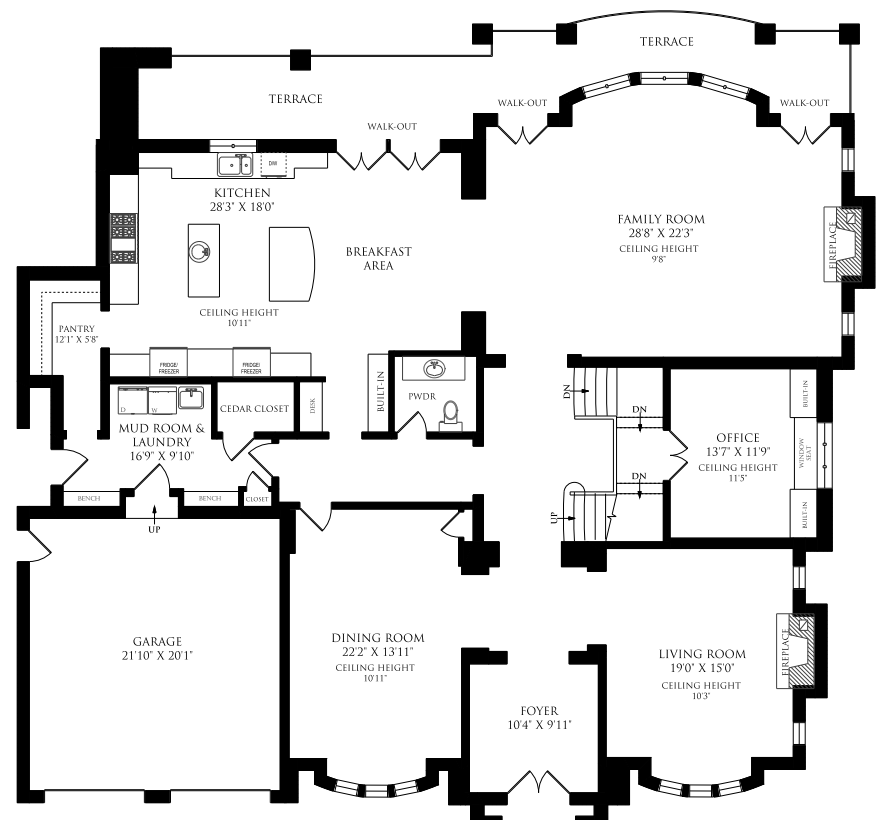
Located in an exclusive and private enclave on one of the most prestigious streets in Lawrence Park, this home is close to transportation and an easy commute to downtown Toronto and the 401. Surrounded by beautiful parks and close to top rated public schools, the Granite Club, Sunnybrook Hospital, Summerhill market & Whole foods and the finest private schools including Toronto French, Crescent, Havergal College, Branksome Hall, UCC, BSS & St. Clement's, the neighborhood is superb.

Welcome to this quintessential residence with over 6,400sf (above grade) of luxurious living space complete with 5+1 bedrooms, 8 bathrooms and an attached two car garage. In combination with the 3,661sf fully finished "at grade" lower level complete with two recreation rooms, games room, wine cellar, exercise room, sauna, 4 piece washroom, nanny room with ensuite, roughed-in theatre room, pool, hot tub, outdoor fireplace and alfresco dining area, this is the perfect family home. This is truly a unique opportunity for the most discerning of buyers to own a residence totalling over 10,000sf on a prime 70' frontage south exposure lot on a premier street in Lawrence Park as it would be virtually impossible to replicate this home and this quality in today's market at this price.

MAIN FLOOR

2,990 sq. ft.

10 ft to 11 ½ ft ceilings throughout, walnut herringbone floors, 8' solid core doors, 10" Balmer custom plaster crown mouldings, 10" baseboards, high quality custom millwork including panelled archways and wainscoting throughout, custom reverse walnut staircase, halogen pot lights, surround sound system & built in speakers



GRACIOUS ENTRYWAY:

- 10' arched Mahogany double entry doors with panelling and decorative windows
- Inlaid limestone floor with radiant floor heating
- Custom plaster cornice and bronze antique chandelier (\$2,500)
- Dramatic hall with three grand archways, walnut herringbone floors with inlay and wainscoting throughout
- Clear site line to back garden through rear French doors
- Security and intercom system



ELEGANT DINING ROOM:

- Grand three pane arched bay window overlooking front terrace
- Custom plaster cornice and medallion
- Invisible surround sound system for the ultimate expression in architectural audio
- Built-in storage closet for fine china and silverware
- 8' panelled swing door to butler's pantry and kitchen
- Grand panelled entryway transition from foyer to dining room
- Walnut herringbone floors with inlay



FORMAL LIVING ROOM:

- Grand three pane arched bay window overlooking front terrace
- Custom carved Indiana limestone log burning fireplace and hearth
- Two arched windows flanking fireplace
- Invisible surround sound system for the



GOURMET CHEF'S KITCHEN (\$130,000):

- Custom designed walnut and antiqued cabinetry (dovetailed) by "Stutt Kitchens" with soft close drawers, under cabinet lighting and backlighting
- Marble countertops with double scalloped edge
- Two center islands:
 - Walnut cabinetry, honed crema marfil marble countertop, seating for two people, plenty of storage and sweeper vac
 - Antiqued cabinetry, black marble countertop, round Kohler vegetable prep sink with Perrin & Rowe polished nickel faucet and plenty of storage
- Dramatic limestone arch and window above double concrete sink with Perrin & Rowe polished nickel bridge faucet, vegetable spray and soap dispenser
- Eat-in dining area with antique chandelier and two sets of dramatic French doors with walkout to French limestone terrace with BBQ area provides both ample sunlight and breathtaking view of rear gardens and luxurious pool
- Built-in desk with storage
- Oversized backlit china cabinet with storage below
- Separate butler's pantry provides additional storage
- Two Sub-Zero refrigerators each with 2 freezer drawers below
- Lacanche "Sully" six burner range with cast iron simmer plate plus two ample ovens (imported from France) with pot filler above
- Miele integrated dishwasher
- Breville microwave
- Grand panelled entryway transition from kitchen to family room
- Marble floor with radiant floor heating
- Custom plaster cornice



GRAND FAMILY ROOM:

- Grand three pane arched bay window overlooking rear gardens
- Custom carved Indiana limestone log burning fireplace and hearth
- Two arched windows flanking fireplace
- Two French door walkouts to French limestone terrace overlooking rear gardens and luxurious pool
- Custom designed coffered domed ceiling with cornice detail
- Walnut herringbone floors with inlay



LIBRARY:

- Interior 8' walnut panelled French doors
- Custom walnut panelling and built-in cabinetry with window seat
- Chandelier
- Coffered walnut ceiling

POWDER ROOM:

- Two-piece with Toto toilet
- Antique furniture style vanity with marble countertop and Horus (France) polished nickel faucet
- Wainscoting
- Marble floor with radiant floor heating
- Recessed ceiling with custom plaster cornice and chandelier (\$2,000)

OVERSIZED LAUNDRY & MUDROOM:

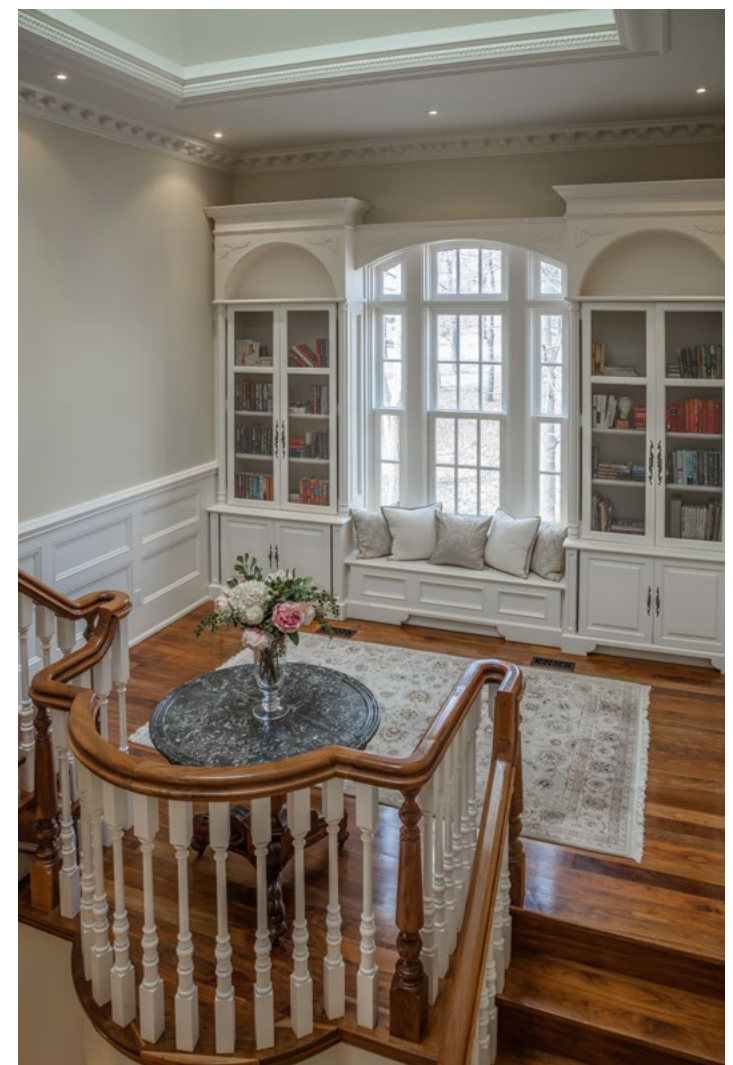
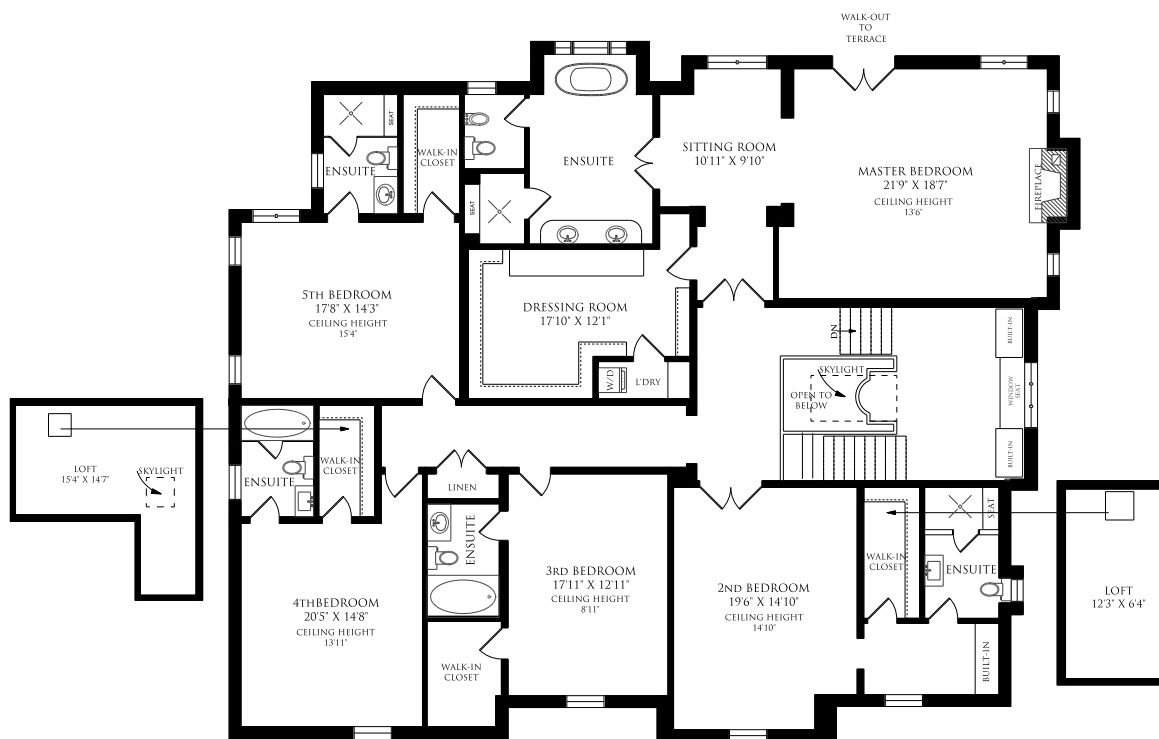
- Two separate walkouts to built-in two-car garage and side door exit
- Marble floor with radiant floor heating
- Custom built-in cabinetry with two bench seats and storage underneath
- Marble countertop with under mount sink and faucet
- Wooden clothes drying rack
- Cedar closet
- Cleaning supplies closet
- Samsung stainless steel washer and dryer
- Custom plaster cornice



SECOND FLOOR

3,438 sq ft

9 ft to 15ft ceilings throughout, walnut herringbone floors, 8' solid core doors, 10+'' Balmer custom plaster crown mouldings, 10'' baseboards, high quality custom millwork including panelled archways and wainscoting, custom reverse walnut staircase crowned with a stunning custom vaulted skylight, 2nd floor landing with built-in bench, halogen pot lights, surround sound system & built in speakers



PRIVATE MASTER SUITE:

- Private entryway with bronze light fixture and sitting area overlooking rear gardens
- Dramatic custom designed 13'6'' domed ceiling with cornice detail
- Spectacular windows and French door to balcony overlooking rear gardens and lush tree tops
- Custom carved Indiana limestone log burning fireplace and hearth with two sconces above
- Custom silk draperies

LARGE DRESSING ROOM & ENSUITE LAUNDRY:

- Custom designed wall-to-wall cabinetry by Downsview
- Ensuite laundry with Bosch washer & dryer & custom cabinetry

SIX PIECE ENSUITE BATHROOM:

- Antique Mahogany furniture style double vanity with marble countertop and Horus (France) polished nickel faucets
- Oversized marble steam shower with two rainfall showerheads, a built-in bench and Horus (France) polished nickel fixtures
- Antique soaker tub with claw feet and Horus (France) polished nickel fixtures
- Marble floor with radiant floor heating
- Private water closet with Toto toilet and bidet
- Dramatic custom designed domed ceiling with cornice detail
- Picture windows with custom silk roman blinds overlooking rear gardens and lush tree tops
- Bronze sconces and chandelier (\$3,000)





BEDROOM #2:

- Picture window overlooking front terrace
- Custom draperies
- Chandelier
- Walk-in closet with custom built-in cabinetry

BEDROOM #3:

- Picture window overlooking front terrace
- Custom draperies
- Chandelier
- Walk-in closet with custom built-in cabinetry



THREE PIECE ENSUITE BATHROOM:

- Oversized glass enclosed marble shower with rainfall showerhead, built-in bench and Perrin & Rowe polished nickel fixtures
- Marble floor with radiant floor heating
- Pedestal vanity
- Toto Toilet

FOUR PIECE ENSUITE BATHROOM:

- Custom designed vanity with marble countertop
- Marble floor with radiant floor heating
- Bathtub and shower with Perrin & Rowe fixtures
- Toto Toilet

BEDROOM #4:

- 13'11" ceiling
- Wainscoting
- Picture window overlooking front terrace
- Custom draperies
- Chandelier

BEDROOM #5:

- 15'4" vaulted beamed ceiling
- Custom silk draperies
- Chandelier
- Walk-in closet with custom built-in cabinetry



FOUR PIECE ENSUITE BATHROOM:

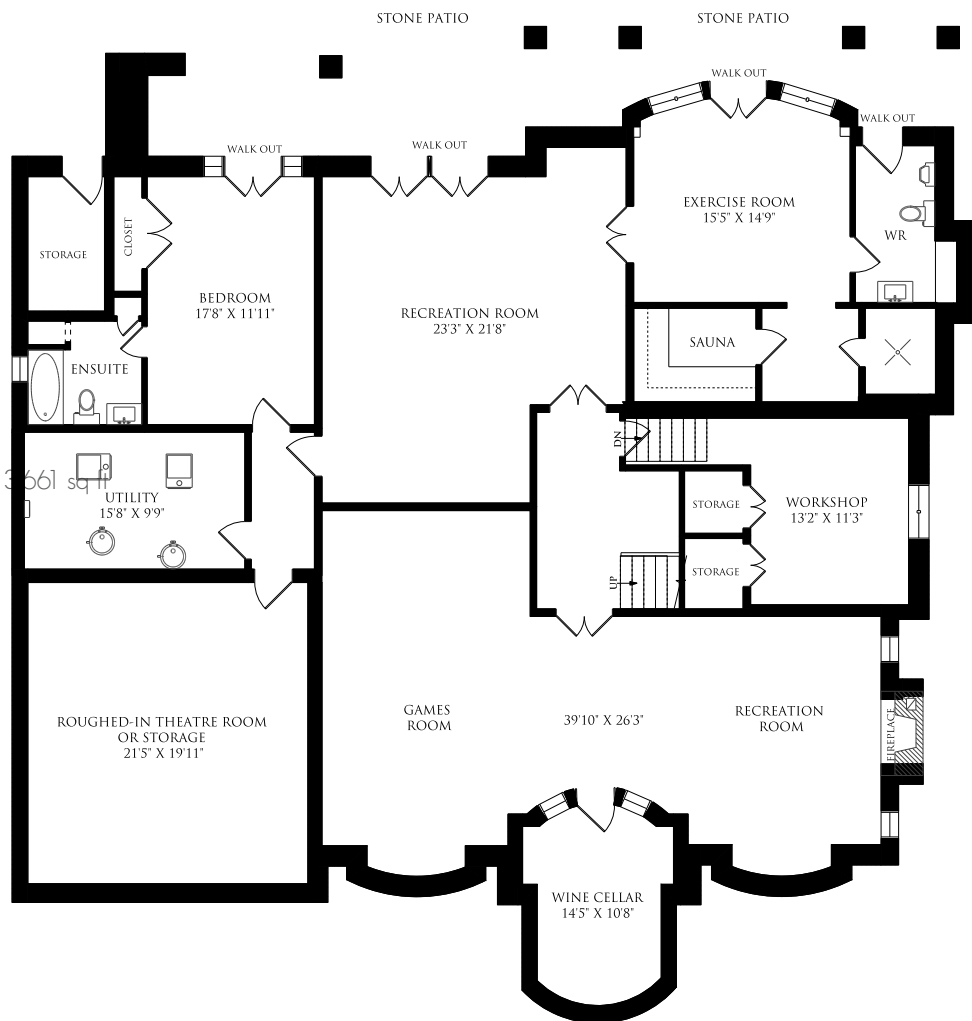
- Oversized glass enclosed marble bathtub and shower with Perrin & Rowe polished nickel fixtures
- Marble floor with radiant floor heating
- Pedestal vanity
- Toto Toilet

THREE PIECE ENSUITE BATHROOM:

- Oversized glass enclosed marble shower with rainfall showerhead, built-in bench and Perrin & Rowe polished nickel fixtures
- Custom designed vanity with marble countertop
- Marble floor with radiant floor heating
- Toto Toilet

LOWER LEVEL

10' Ceilings, marble and slate flooring, radiant floor heating, surround sound with built-in speakers and "at grade" walk out to rear garden and pool



RECREATION & GAMES ROOM:

- French door entryway
- Custom wood carved log burning fireplace with marble surround and hearth and two sconces above
- Two windows flanking fireplace
- Marble floor with radiant floor heating
- Rough-in for bar area
- Cigar ventilation system

WINE CELLAR (\$100,000):

- Dramatic old-world curved stone wine cellar with two windows and wrought iron detailing
- Limestone floor
- Brick interior walls
- Chiller system
- Racking system not installed

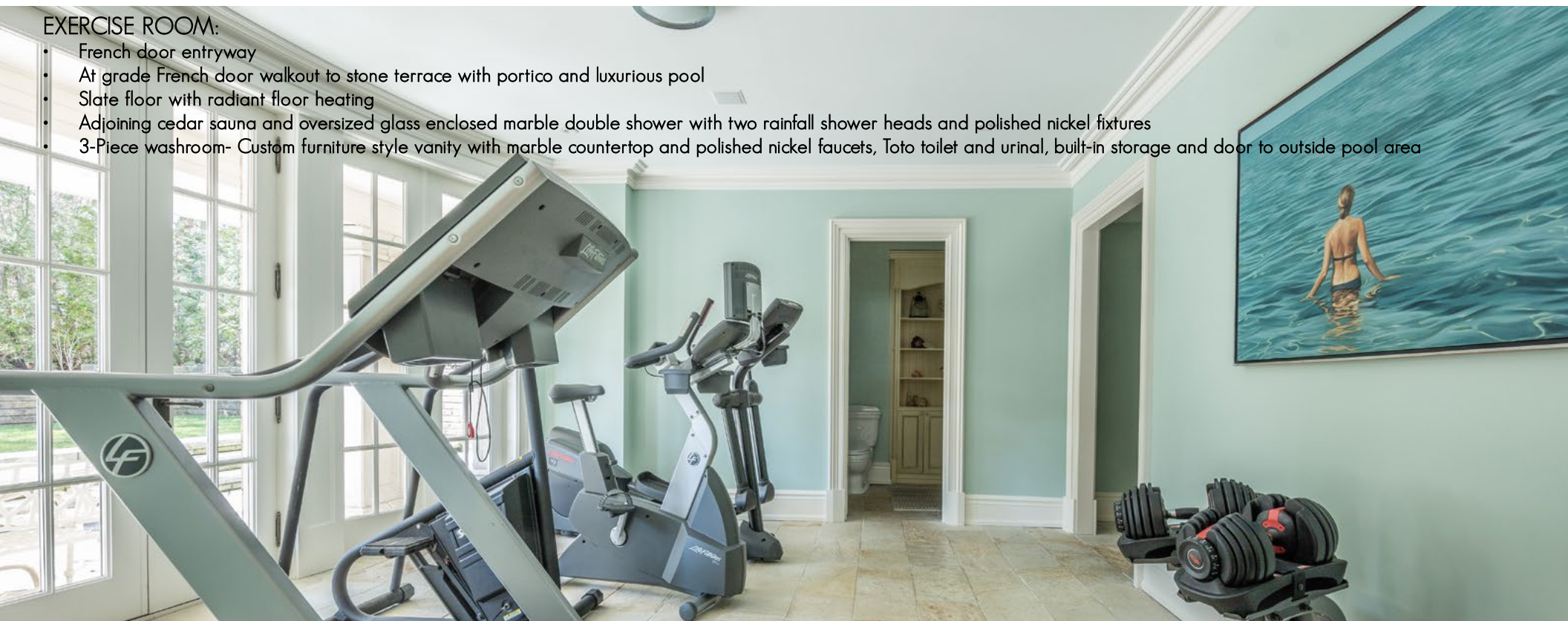
2ND RECREATION ROOM:

- French door entryway
- Two at grade French door walkouts to stone terrace with portico, outdoor fireplace, luxurious pool, hot tub and outdoor speakers
- Slate floor with radiant floor heating



EXERCISE ROOM:

- French door entryway
- At grade French door walkout to stone terrace with portico and luxurious pool
- Slate floor with radiant floor heating
- Adjoining cedar sauna and oversized glass enclosed marble double shower with two rainfall shower heads and polished nickel fixtures
- 3-Piece washroom- Custom furniture style vanity with marble countertop and polished nickel faucets, Toto toilet and urinal, built-in storage and door to outside pool area



THEATRE OR STORAGE ROOM:

- Rough-in for theatre room
- Slate floor with radiant floor heating

WORKSHOP:

- Below grade
- Window
- Concrete floor
- Two sump pumps
- Work bench

NANNY SUITE:

- At grade French door walkout to stone terrace with portico and luxurious pool
- Slate floor with radiant floor heating
- Double closet
- Custom silk draperies

FOUR PIECE ENSUITE BATHROOM:

- Marble bathtub and shower with polished nickel fixtures
- Marble floor with radiant floor heating
- Pedestal vanity
- Built-in cabinetry
- Toto Toilet



ADDITIONAL INFORMATION:

LOT SIZE: 69.33' (widens to 90.32' at rear) x 133.33' E, 100.72' W (Irregular)

SURVEY: Plan 4458, Part Lot 11 & Lot 12

GARAGE: Oversized two car garage with storage

TAXES: \$27,963.07 (2015)

DRIVE: Double private drive with parking for four cars

HEATING: Two forced air gas furnaces | Two central air conditioning units
Two humidifiers | Two LifeBreath air cleaners

POSSESSION: To Be Determined

INCLUSIONS:

- Two SubZero refrigerators each with two freezer drawers below
- Lacanche "Sully" six burner range with cast iron simmer plate plus two ample ovens (imported from France)
- Pot filler
- Miele integrated dishwasher
- Breville microwave
- Samsung washer and dryer
- Bosch stacked washer/dryer
- Electric light fixtures (excluding dining room and master bedroom chandelier & dining room sconces)
- All window treatments
- Central vacuum and equipment
- Two humidifiers
- Two forced air gas furnaces (November 2014)
- Two central air conditioning units (November 2014)
- Two Life Breath air cleaners
- Sound system and built-in speakers
- Alarm system
- Pool equipment and hot tub equipment
- Heat recovery ventilator
- Two hot water tanks

EXCLUSIONS: Master bedroom and dining room chandeliers, and dining room sconces

RENTALS: security system monitoring

ADDITIONAL INFORMATION:

- Built in 2007 by Sherwood Homes, Architect: Richard Wengle, Landscape: Wendy Berger, Designer: Stratheden Design
- \$ 90,000: Paradise Pools (pool, hot tub, waterfall and fountains)
- \$150,000: Exterior hardscaping and French limestone
- \$ 40,000: Exterior softscaping by Green Circle
- Old World Indiana limestone exterior and outdoor fireplace
- Slate shingled roof
- ICF foundation
- Double car garage
- Pool equipment storage
- In ground sprinkler system
- Outdoor sound system
- R-40 attic insulation

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

***Dollar Volume



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