



CHRISTIE'S
INTERNATIONAL REAL ESTATE

60 LYMPSTONE AVENUE LAWRENCE PARK

MAIN FLOOR

Unique offering in Lawrence Park! This charming residence is located on a prime 60 ft frontage lot in the coveted & rarely available location between Mt. Pleasant & Yonge within walking distance to Yonge Street & the subway. With large principal rooms, four bedrooms, an updated kitchen & finished basement, this house is move in ready, renovate to suit or you can build your dream home on this gorgeous 7,814 sf lot.

Walk out from the kitchen, eat-in dining area & family room space to a deck, patio seating area and your meticulously landscaped gardens. Stunning mature hedges provide privacy in the tranquil rear yard.

Conveniently located within walking distance to all that Yonge Street and this up-scale neighbourhood has to offer including a multitude of fine shops and restaurants, Bedford Park Junior Public School, private schools including TFS, Havergal, Crescent & St. Clement's, the Granite Club, the Locke library, Alexander Muir Park, Sunnybrook Hospital, the Lawrence subway station and the TTC. This location is ideal and provides an easy commute to both downtown Toronto and the 401.

This is truly an exceptional opportunity to live in this prime neighborhood and the house is perfect for your family to just move in, renovate to suit or build your dream home!



FOYER:

- Hardwood floor
- Closet



LIVING ROOM: 21'52" X 13'12"

- Wood burning fireplace with decorative mantel
- French doors open to family room
- Picture window with California Shutters



DINING ROOM: 13'12" X 11'25"

- Formal room with moulding
- Picture window with California Shutters provides abundant natural light
- Built-in china cabinet



SUNROOM: 15'15" X 6'89"

- Wall-to-wall windows provide abundant natural light
- Connected to family room and living room



KITCHEN: 22'30" X 12'53"

- Updated family sized kitchen with spacious eat-in dining area
- Centre island with sink and breakfast bar seating
- Bay window and sliding doors provide abundant natural light
- InSinkErator
- Track lighting & ceiling fan
- Hardwood floor





FAMILY ROOM: 18'04" X 13'84"

- Gas fireplace (as-is)
- Custom built-in cabinetry and shelving
- Bay windows with seating
- Hardwood floor
- Pot lighting
- Walk-out to deck, rear garden and patio seating area

POWDER ROOM:

- Two-piece

SECOND FLOOR



MASTER BEDROOM: 18'04" X 13'32"

- Updated four-piece ensuite bathroom
- His & Hers closets and additional walk-in closet
- California shutters
- Broadloom



SECOND BEDROOM: 11'22" X 10'10"

- Bay window with seat
- Large closet
- Broadloom

THIRD BEDROOM: 11'35" X 9'38"

- California Shutters
- Large closet
- Broadloom



OFFICE: 7' X 5'3"

- Closet with built-in drawers
- California shutters
- Broadloom

FOURTH BEDROOM: 16'11" X 9'3"

- Private stair access from kitchen
- Panelled
- Broadloom

4-PIECE WASHROOM

- Updated vanity
- Ceramic flooring
- Pot lighting



LOWER LEVEL



FIFTH BEDROOM:

- Walk-in closet
- Above grade window with California Shutters
- Broadloom

LAUNDRY ROOM:

- Washer and dryer
- Sink
- Ceramic tile floor

ADDITIONAL INFORMATION:

- Bedford Park Junior Public School District
- Private lot with 60 ft frontage
- Irrigation system in front and back yard
- Main sewage line was replaced in the last ten years

TAXES: \$12,990.09 (2019)

DRIVE: Private Drive with Attached One Car Garage

LOT SIZE: 60 Ft X 130 Ft

POSSESSION: To Be Determined

INCLUSIONS:

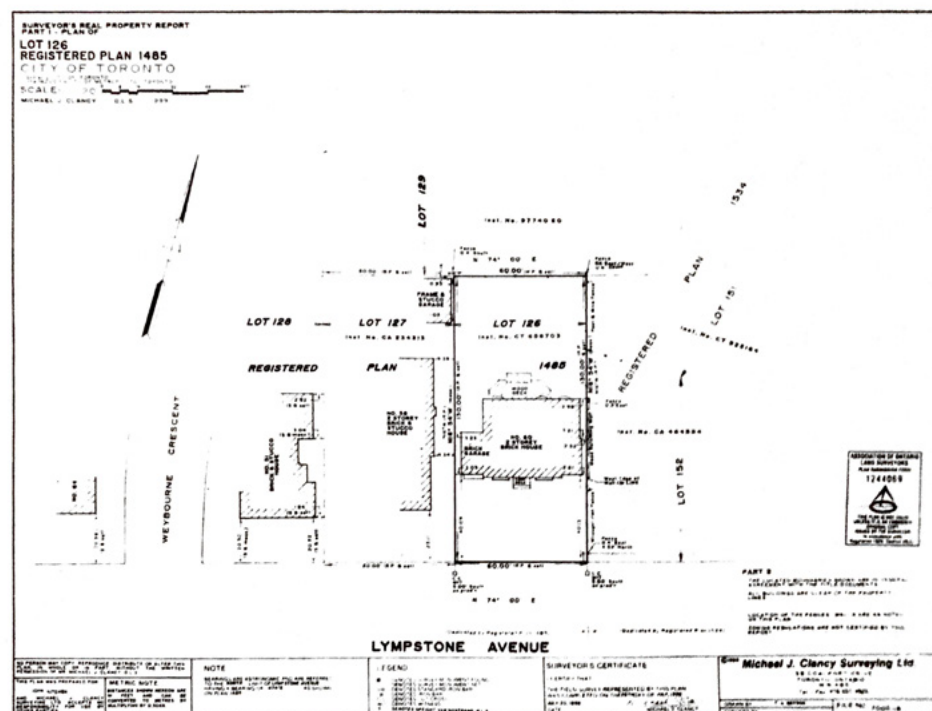
Kenmore refrigerator/freezer, GE Profile electric cook top stove & oven, GE built-in microwave, KitchenAid dishwasher, Diplomat beverage fridge, Kenmore washer, GE dryer, Ceiling fan, Alarm system (contract to be assumed), Broadloom where laid, All window treatments, All electric light fixtures, Wall mounted TV w/bracket in family room, BBQ (as-is), Fujitsu Halcyon ductless A/C unit, Irrigation system in front & back yard, Hot water tank is owned, Gas fireplace in family room "as-is"



RECREATION ROOM:

- Above Grade Windows with California Shutters
- Broadloom
- Pot Lights

THREE-PIECE WASHROOM





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