



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

47 Wanless Crescent LAWRENCE PARK

## MAIN FLOOR:

Hardwood floors, custom plaster and wood crown mouldings, high quality millwork, LED pot lighting, mudroom & 2-pc powder room

### FOYER & MAIN HALL:

- Custom entry door with decorative glass panes
- Stone entryway floor
- Double guest closets
- Farrow & Ball wallpaper
- Contemporary chandelier and sconces
- Control pad for security system



### LIVING ROOM:

- Picture window and French doors with 5-point lock provide abundant natural light
- New French doors walk out to walled-in flagstone patio
- Wood burning fireplace with decorative marble and wood panelled mantel and surround
- Custom draperies and hardware

### DINING ROOM:

- Traditional crystal chandelier
- Bay windows with custom draperies and hardware
- Bench seating alcove
- Alcove for buffet



### GOURMET CHEF'S KITCHEN:

- Custom designed kitchen
- "Arabescato Marble" 2-inch countertops with backsplash with custom waterfall edge
- Oversized undermount stainless steel sink with imported brass fixtures
- Breakfast bar seating and plenty of storage
- Integrated Amana built-in refrigerator/freezer with paneled doors
- In-Sink-Erator garbage disposal
- Brigade (Viking) Professional black and stainless steel four burner gas range & oven with convection option
- Miele built-in dishwasher
- Samsung microwave oven with integrated vent hood



### FAMILY ROOM:

- Open concept kitchen and family room
- Custom designed storage cabinet with 8' antique French doors for glassware, household items & includes a built-in ironing board
- Ground level walkout to stunning cedar hedge enclosed backyard with mature trees providing privacy
- Wall to wall windows and French doors with 5-point locks providing both ample sunlight and breathtaking view of magical perennial rear gardens

### POWDER ROOM:

- Two-piece
- Pedestal sink with "Gingers" hardware
- Leaded glass oval accent window
- Antique light fixture
- Toto toilet

### MUDROOM/DIRECT SIDE ENTRANCE TO/FROM DOUBLE WIDE DRIVEWAY:

- Radiant floor heating
- Built-in closet and cabinetry with antique casing surround
- Skylight
- New door with 5-point lock
- Antique brass lantern
- Exposed wood beam

### SECOND FLOOR:

Beautifully appointed the upper level offers a skylight, 2nd floor landing with built-in storage, desk seating alcove, LED pot lighting, hardwood floors, high quality millwork, 9ft ceilings with 10ft vaulted ceiling in master bedroom



### PRIVATE MASTER SUITE:

- 10ft vaulted ceiling with chandelier and sconces
- Wallpaper
- California shutters on arched window
- Antique 12' x 18' area rug (available for purchase)

### FOUR-PIECE MASTER ENSUITE WASHROOM:

- Custom designed antique walnut vanity with marble countertop and Waterworks faucets
- Glass front marble steam shower with marble bench, hand shower, body jets, thermostatic valve and Waterworks faucets
- 6' freestanding jetted air soaker tub with hand shower and Waterworks faucets
- Heated marble floor with decorative inlay in private water closet and shower
- Private water closet with Toto toilet
- Sconces
- Wallpaper
- Decorative leaded glass oval window

### DRESSING ROOM:

- Custom designed walk-in closet with built-in cabinetry and window with California shutters



### UPPER FOYER:

- Staircase with custom runner and 2nd floor landing with decorative skylight
- Desk alcove
- Built-in storage

### SECOND BEDROOM:

- Double closet with built-ins
- Chandelier and sconces
- Custom draperies with custom glass rod and roman blind
- Arched dormer with arched window



**THIRD BEDROOM:**

- Sconces
- Custom roman blind and California shutters
- Arched dormer with arched window

**4-PIECE WASHROOM:**

- Marble mosaic floor (radiant heat)
- Wide Pedestal sink
- Mirrored medicine cabinet with sconces
- Jetted air tub with hand shower
- Glass enclosed shower with mosaic marble floor and ceiling, marble walls, rain shower head plus hand shower and thermostatic valve
- Fan with timer
- California shutters

**LOWER LEVEL:**

Two zone radiant floor heating with herringbone wood plank porcelain floors and LED pot lighting throughout basement



**RECREATION ROOM:**

- Custom ceiling
- Sectional seating included
- Wall-to-wall built-in shelving and cabinetry
- Two zone heated herringbone wood plank porcelain floor
- California shutters on above grade windows

**LAUNDRY:**

- Oversized laundry room with quartz countertop, built-in cabinetry and extra-large adjacent storage room
- New LG washing machine with "Sidekick" pedestal washer 2019
- New LG dryer 2019
- Sink
- Radiant heated herringbone wood plank porcelain floor



**WINE CELLAR/CANTINA:**

- 960 bottle capacity
- Antique French entrance door with latch (late 1700's)
- Wine rack system
- Built-in cabinetry with walnut countertop
- GE refrigerator
- Sconce
- Storage with antique French doors

**2 PIECE POWDER ROOM** with vanity and pendant lighting



Perfection in the Park. Immaculately renovated, character filled three bedroom home with magical perennial garden and outstanding curb appeal. Double wide driveway has direct access to mudroom with heated floors and built-in storage. Open kitchen/family room has ground level walkout to stunning cedar hedge enclosed backyard. Two furnaces and two air conditioners to heat and cool consistently. Wine cellar with 960 bottle capacity with antique French doors. Generous living room with custom crown moulding and wood burning fireplace has walkout to walled-in flagstone patio. Sumptuous Master bedroom suite with 10' vaulted ceilings and dreamy ensuite complete with steam shower, 6' freestanding jetted air bathtub, walk in closet, heated floors and Waterworks faucets. Excellent flow for entertaining. Minutes to TTC, Granite Club, TFS, Crescent School, Havergal College, Blythwood PS and Bedford Park PS.

#### ADDITIONAL INFORMATION INCLUDING IMPROVEMENTS BY SELLER:

- Fully renovated including second storey addition (Peter Higgins, architect)
- Cedar roof 2008
- Radiant floor heating throughout basement, mudroom and bathrooms
- New windows and doors (except 3 windows in kitchen)
- 9' ceilings on second floor
- New 75-gallon water heater 2018
- New LG washing machine with "Sidekick" pedestal washer 2019. New LG natural gas dryer 2019
- Natural gas BBQ line
- 2nd fridge in basement
- Exterior shed with electricity
- In ground sprinkler system with programmable bluetooth app
- Two electrical panels
- Oversized laundry room with quartz countertop and large storage room
- Spray foam insulation
- 8-foot antique French doors in kitchen
- Bell Fibe
- ADT security system (contract may be assumed)
- Jetted air tub in kid's bath, rain shower head plus hand shower
- Exterior painted 2017
- Front exterior stone retaining walls, flower beds & landscaping

#### INCLUSIONS:

- Integrated Amana built-in refrigerator/freezer
- Miele built-in dishwasher
- Brigade (Viking) Professional black and stainless-steel gas range & oven
- Samsung microwave oven with hood vent
- New LG washing machine with "Sidekick" pedestal washer 2019. New LG dryer 2019
- Wine cellar racking system
- All electric light fixtures & wall sconces (except as excluded below)
- All window coverings including California shutters and hardware (except as excluded below)
- Broadloom where laid
- GE basement refrigerator
- Two independent HVAC systems (two furnaces/two AC units)
- Inground irrigation system with programmable Bluetooth app
- Sectional seating in basement
- Exterior shed with electricity
- ADT security system (contract to be assumed)
- Outdoor garbage storage system
- Natural gas BBQ line
- Hot water tank



**EXCLUSIONS:**

- Dining room light fixture, dining room drapes, Wall sconces in master bathroom, BBQ

**RENTAL:**

- Alarm and security system monthly contract may be assumed

**ADDITIONAL INFORMATION:**

**HVAC:** Gas forced air, radiant floor heating and two independent HVAC systems

**ELECTRICAL:** 200 Amp

**TAXES:** \$15,021.91 (2019)

**DRIVE:** Private double wide driveway with parking for 3 cars

**POSSESSION:** To be Determined

**Seller Kindly requests 10% Certified Deposit & Survey With Offer**  
 Carson Dunlop Home Inspection Available Upon Request

**SCHOOLS**

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



**Northern Secondary School**

Designated Catchment School  
 Grades 9 to 12  
 851 Mt Pleasant Rd

**York Mills Collegiate Institute**

Designated Catchment School  
 Grades 9 to 12  
 490 York Mills Rd

**ÉS Étienne-Brûlé**

Designated Catchment School  
 Grades 7 to 12  
 300 Banbury Rd

**Bedford Park Public School**

Designated Catchment School  
 Grades PK to 8  
 81 Ranleigh Ave

**É Élém Jeanne-Lajoie**

Designated Catchment School  
 Grades PK to 6  
 150 Carnforth Rd

**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.



**Wanless Park**

250 Wanless Ave  
 2 min

**Cheltenham Park**

43 Mildenhall Rd  
 4 min

**Bedford Park Community Centre**

81 Ranleigh Ave  
 11 min

**FACILITIES WITHIN A 20 MINUTE WALK**

- |                 |                     |
|-----------------|---------------------|
| 1 Pool          | 2 Playgrounds       |
| 1 Wading Pool   | 2 Sports Fields     |
| 5 Tennis Courts | 1 Basketball Court  |
| 5 Ball Diamonds | 1 Community Centre  |
| 1 Trail         | 1 Picnic Facilities |
| 1 Fitness Room  | 1 Gym               |

**TRANSIT**

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 14 minute walk away.

- Nearest Rail Transit Stop**  
 Lawrence Station  
 14 min
- Nearest Street Level Transit Stop**  
 Lawrence Ave East At Wanless Cres (East)  
 1 min

**SAFETY**

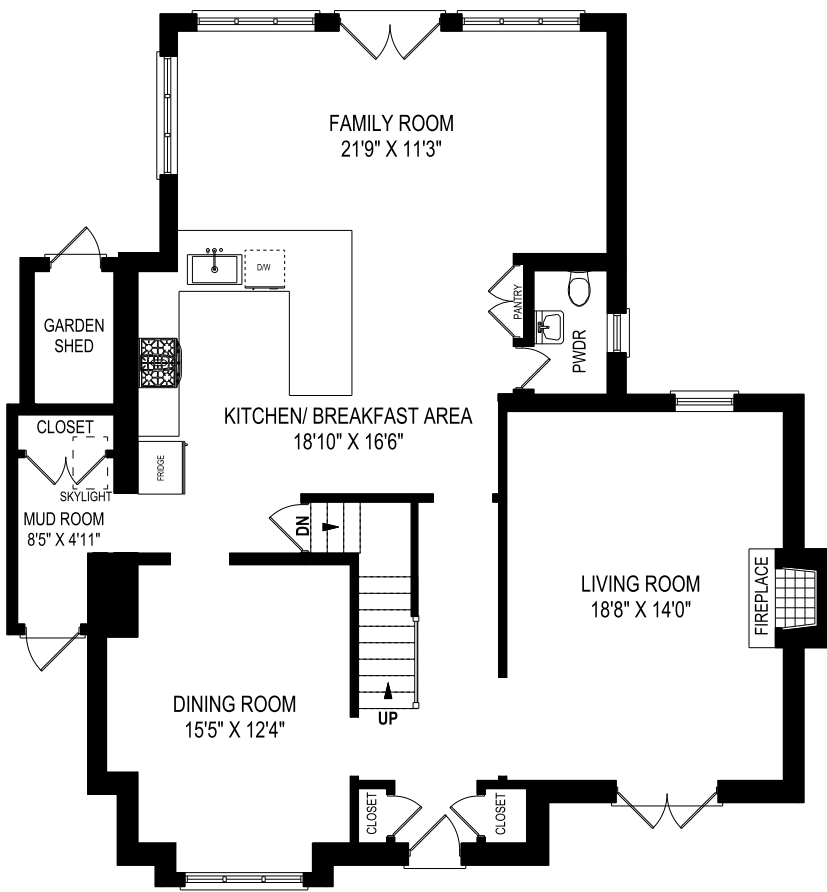
With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 2.53km.

- Sunnybrook Health Sciences Centre - Bayview Campus**  
 2075 Bayview Ave
- Fire Station**  
 3135 Yonge St
- Police Station**  
 75 Eglinton Ave W

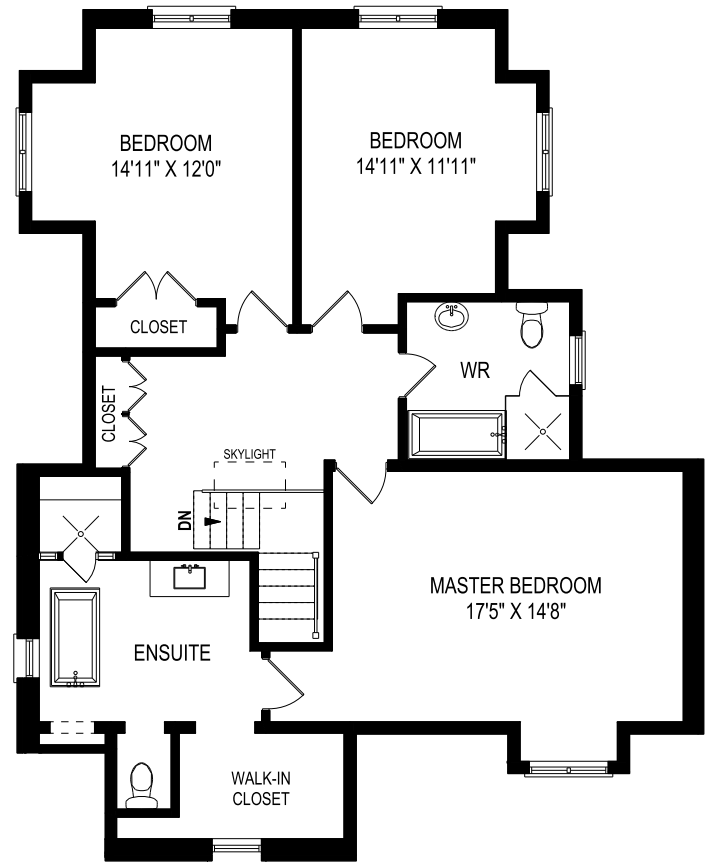
**CONVENIENCE**

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

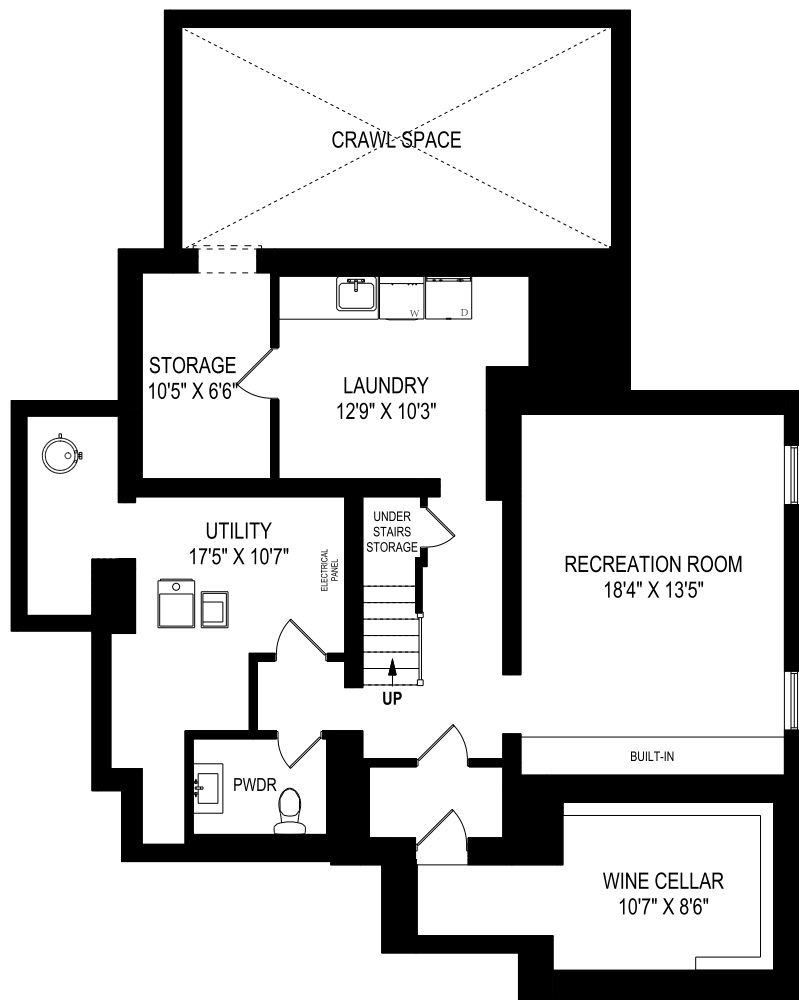
- Coffee**
- Gym**
- Grocery**
- Gas Station**



**MAIN FLOOR**



**SECOND FLOOR**



**LOWER LEVEL**



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