



CHESTNUT PARK
REAL ESTATE LIMITED, BROKERAGE
CHRISTIE'S
INTERNATIONAL REAL ESTATE

20 BLYTH HILL ROAD

LAWRENCE PARK
WWW.20BLYTHHILLROAD.COM

MAIN FLOOR



▼ ENTRANCE FOYER & INTERIOR FOYERS

- Custom solid oak entry door with glass panel and decorative wrought iron detailing
- New Emtek entry door hardware in matte black
- Statuario marble floor (honed finish) in entryway with custom marble Aria Vent and Aerin Lauder “Arabelle” Flush Mount by Visual Comfort & Co in burnished silver leaf finish
- Dramatic hall includes three grand passageways with two additional Aerin Lauder “Arabelle” Flush Mounts by Visual Comfort & Co in burnished silver leaf finish, hardwood flooring (1st passageway has diamond inlay), custom mouldings and two Thomas O’Brien “Elkins” double sconces by Visual Comfort & Co in bronze and hand-rubbed antique brass (in 3rd passageway)
- Walk-in guest closet with built-in organizers and automatic lighting
- Graceful reverse staircase with oak handrail and skylight
- Open to all principal rooms
- Digital alarm keypad and motion detectors
- Ring video doorbell

FEATURES



2,392 SQFT

Oak hardwood flooring, pot lights throughout, 9.5’ ceilings, solid core doors, plaster crown mouldings, superior quality millwork including custom paneling and wainscoting as well as built-in ceiling speakers.



◀ OFFICE

- Interior arched French doors with bevelled glass provide a private work space
- Wall-to-wall built-in cabinetry with desk, bookshelves and file storage
- Hidden wire management for computer and printer
- Bay window nook overlooking front garden
- Wainscoting wood panel wall detail

◀ DINING ROOM

- Custom full height paneling with professional spray paint finish
- Hidden panel door provides access to kitchen and butler’s pantry
- Large window providing ample sunlight
- Custom draperies and hardware (Lee Jofa)
- Traditional crystal chandelier with gold finish
- Nest thermostat

◀ LIVING ROOM

- Grand three pane bay window overlooking front garden
- Gas log fireplace with decorative wood mantel and Crema Marfil marble surround/hearth
- Two full height windows flanking either side of fireplace
- Custom mouldings
- Custom draperies and hardware (Kravet)
- Grand entryway transitions from living room to dining room and foyer



MAIN FLOOR



▲ GOURMET CHEF'S KITCHEN WITH EAT-IN DINING AREA (2016)

- Expansive and breathtaking ravine views with west exposure providing ample sunlight
- Custom designed cabinetry by “Heritage Kitchens” with full height uppers, soft-close drawers, under cabinet lighting/hidden electrical outlets and two direction (up and down) backlighting in display cabinets with glass shelves
- Polished “Super White” quartzite countertop on island with “Pure White” Caesarstone perimeter and matching Caesarstone slab backsplash
- Large center island with 3 crystal pendant lights (Robert Abbey), spacious seating for 6 people, stainless steel sink with Kohler “Artifacts” pull-down sprayer faucet and removable cutting board, built-in Panasonic microwave with trim kit, Marvel wine fridge, plenty of storage and hidden electrical outlets
- Eat-in dining area with crystal “George II Chandelier” by Visual Comfort & Co and dramatic picture window/two separate walk-outs to stone terrace at grade with

- natural gas BBQ line (south walkout features a Phantom disappearing screen)
- Two integrated Miele 36” wide refrigerator/freezer units with custom paneled doors
- Two integrated Miele dishwashers with custom paneled doors
- Wolf 60” all gas range with two full size ovens, 6 burners, char broiler and griddle (custom pullouts on either side for cooking and baking supplies)
- Wolf 66” professional range hood
- Large stainless steel sink with Kohler “Artifacts” pull-down sprayer faucet and removable cutting board
- Polished silver hardware throughout with matching refrigerator pulls from Antique Door & Hardware
- Open concept to adjacent family room
- Custom draperies and hardware (Barbara Barry)

◀ BUTLER'S PANTRY (2016)

- Separate walk-in butler's pantry with ample countertop space for small appliances
- Custom designed cabinetry by “Heritage Kitchens” with full height uppers, soft-close drawers, under cabinet lighting and “Pure White” Caesarstone countertop
- Frigidaire commercial refrigerator with stainless steel doors above for seamless look
- Built-in desk with window above, pencil drawer and hanging file storage on either side
- Hidden panel door leads to dining room



▲ FAMILY ROOM

- Expansive and breathtaking ravine views with west exposure providing ample sunlight
- Town & Country natural gas fireplace with floor-to-ceiling surround in limestone
- Two sets of French door walk-outs to oversized stone terrace at grade
- Custom full height paneling with professional spray paint finish
- Two custom hidden touch-latch panel doors flanking either side of fireplace for AV components and storage
- Custom draperies and hardware (Barbara Barry)
- Open concept to adjacent kitchen
- Audio/Visual System – 5.1 surround sound system featuring four B&W ceiling speakers (2 front and 2 back), concealed B&W center channel, 65” Samsung Smart TV, B&W subwoofer, Pioneer Elite audio visual receiver with Logitech Harmony universal remote controller and Apple TV media box
- Sony audio visual receiver and Sonos Connect system controlling main floor speakers (office, living room, dining room, kitchen and family room)

POWDER ROOM ▶

- Two-piece (separate water closet)
- Custom floating vanity with “White Thassos” marble countertop and Zucchetti faucet
- Dramatic floor-to-ceiling mirror with custom frame and exposed decorative plumbing
- “Statuario” marble floor with custom marble Aria Vents
- Contemporary wall sconces (Kohler) and two clover leaf flush mount light fixtures (Hudson Valley Lighting)
- Privacy window & exhaust fan



SECOND FLOOR



▲ PRINCIPAL BEDROOM (2017)

- Spacious principal bedroom features spectacular four pane picture window and double French door walk-out to balcony overlooking the rear garden and lush tree tops of the ravine
- Barrel vaulted ceiling features shiplap detail
- “George II Chandelier” by Visual Comfort & Co
- Custom paneling throughout with professional spray paint finish
- Window with custom arched panel and draperies with blackout lining (Kravet/Scalamandre)
- Control pad for security system

FEATURES



2,299 SQFT



3 ENSUITE BATH



5 BEDROOMS

Oak hardwood flooring, pot lights throughout, 9'+ ceilings, solid core doors, plaster crown mouldings, superior quality millwork including custom paneling/ wainscoting and built-in ceiling speakers in the principal bedroom/ensuite washroom.



▲ FIVE-PIECE ENSUITE WASHROOM (FALL 2020)

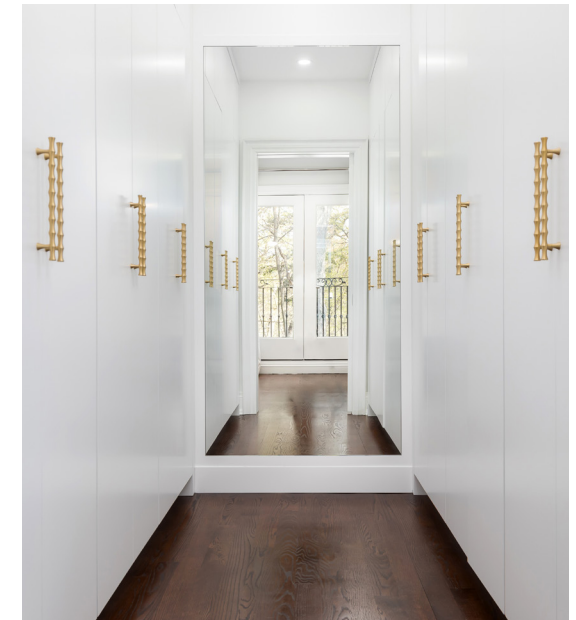


- Custom designed double vanity with “Oriental White” oversized waterfall marble countertop, Kohler “Purist” brass wall-mounted faucets, undermount sinks and contemporary brass hardware with backplate/ trim detailing
- Full height/wall-to-wall custom marble mirror with two Kelly Wearstler “Box Bath Sconces” in brass and alabaster
- Oversized glass enclosed “Oriental White” marble shower with integrated Mr. Steam shower system, two showerheads (rain and hand-held), built-in floating bench, wall-to-wall shelf offering ample storage for personal items and linear drain (all fixtures Kohler “Purist” in brass)
- Free standing Fleurco soaker tub with Kohler “Purist” brass free-standing tub filler
- “Oriental White” marble floor with electric heating and Aria Vents
- “Oriental White” marble wall tile with matching pencil trim throughout
- Private water closet with window and terrycloth roman blind
- Glass partition with 2/3 frosting between private water closet and shower allows sunlight through while simultaneously providing ample privacy
- Large arched window with custom terrycloth draperies and brass hardware overlooking ravine with west exposure
- Vaulted ceiling with skylight & exhaust fan



▼ HIS & HERS DRESSING ROOMS (SPRING 2021)

- His and hers walk-in dressing rooms each featuring two banks of custom built-in floor-to-ceiling cabinetry, ample hanging space for long/short garments, drawers of various depths for storage of anything from clothes to belts and jewellery and plenty of space for shoes/ boots (shoe storage features glass shelves for light to filter through)
- Touch-latch upper cabinets offer storage for purses, hats and luggage
- All sections feature closet doors to keep items protected and dust free
- Each closet features sensor activated lighting, a full height mirror and his/her elegant hardware



SECOND FLOOR



◀ SECOND BEDROOM

- Double door closet with built-in organizers, shelving and automatic lighting
- Custom white linen draperies with polished nickel hardware
- Flush mount light with black trim
- Four-piece semi-ensuite washroom



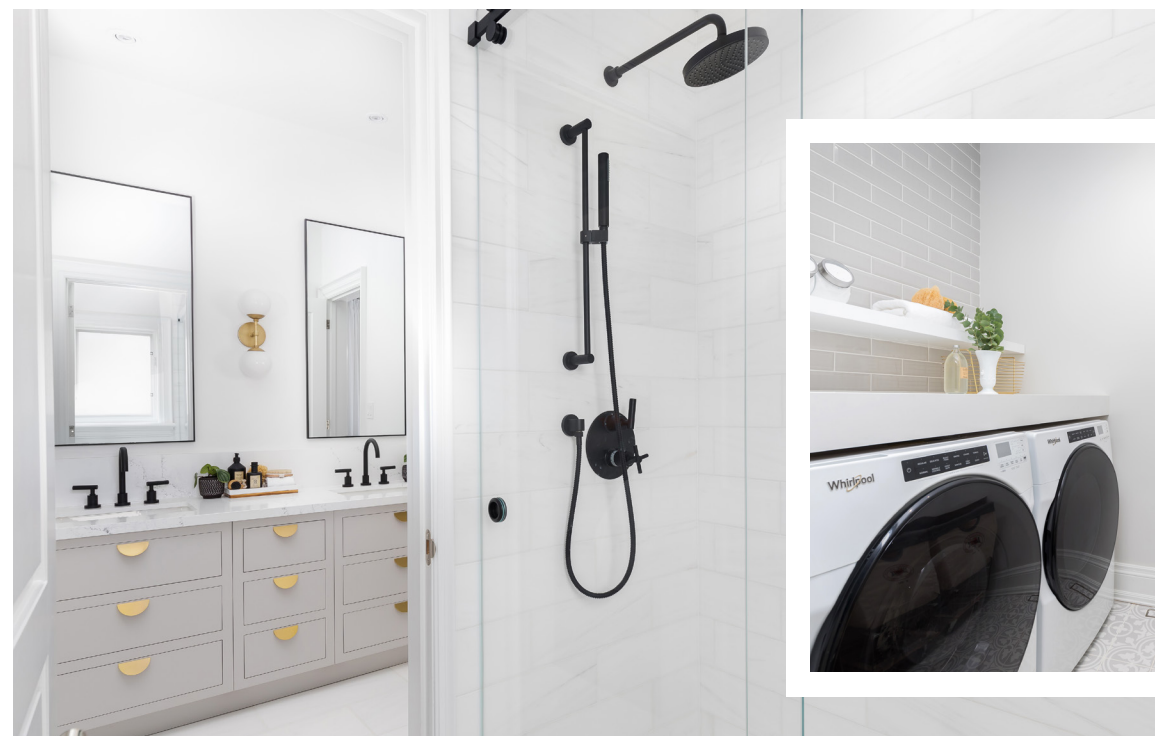
THIRD BEDROOM ▶

- Two closets (double closet & single closet) with built-in shelving and automatic lighting
- Custom white linen draperies with polished nickel hardware
- Flush mount light with black trim
- Four-piece semi-ensuite washroom



◀ FOUR-PIECE SEMI-ENSUITE WASHROOM (FALL 2020)

- Custom designed double vanity with Caesarstone "Empira White" countertop, undermount sinks, matte black Rubinets "Genesis" faucets, two custom made mirrors with black metal frame and gold hardware from CB2
- Double sconce from Arteriors
- Separate water closet/shower with dolomite wall tile, Rubinets "Genesis" rain shower/hand-held shower, built-in soap box, linear drain, frameless sliding glass door by CR Laurence with Starphire glass, minimal hardware providing a frameless look that gives the enclosure an almost floating appearance and specially designed roller bearings that allow for quiet and easy opening/closing of the door
- Dolomite floor with electric heating and Aria Vents
- Privacy window & exhaust fan



◀ LAUNDRY ROOM (FALL 2020)

- Whirlpool washer and dryer (2019)
- Painted concrete tile from M2 with Aria vent
- Two "Pure White" Caesarstone countertops for folding with shelf above for supplies
- Tile backsplash wall from M2
- Closet across the hall for extra laundry supply storage





◀ FOURTH BEDROOM

- Double closet with built-in organizers and automatic lighting
- Custom white linen draperies with polished nickel hardware
- Flush mount light with gold trim



▼ FIFTH BEDROOM

- Vaulted ceiling
- Tongue and groove wainscoting throughout
- Custom walk-in closet with soft close drawers, built-in organizers and brass hardware (Spring 2021)
- Arched window with custom white linen draperies and silver hardware
- Polished nickel pendant light
- Three-piece ensuite washroom



▲ THREE-PIECE SEMI-ENSUITE WASHROOM (FALL 2020)

- Two entrances — ensuite entrance from bedroom and additional entrance from hallway
- Custom designed vanity with “White Opal” marble countertop, single undermount sink, Aquabrax polished nickel faucet, custom made mirror with white frame and polished nickel hardware with backplate from CB2
- Two oversized “Camille Large Tail Sconces” by Suzanne Kasler
- Glass enclosed shower with “White Opal” marble wall tile, Aquabrax rain shower/hand-held shower, built-in soap box, linear drain, frameless sliding

- glass door by CR Laurence with Starphire glass, minimal hardware providing a frameless look that gives the enclosure an almost floating appearance and specially designed roller bearings that allow for quiet and easy opening/closing of the door
- “White Opal” marble wall tile with matching pencil trim
- “Blue Lias” marble floor with electric heating and Aria Vents
- Privacy window & exhaust fan

LOWER LEVEL



FEATURES



1,849 SQFT



3-PIECE ENSUITE



1 BEDROOM

White oak engineered hardwood flooring with radiant heating in home theater and games room, pot lights throughout, wet bar, nanny suite/exercise room with 3-piece ensuite, mudroom with electric heated floor, at grade 2.5 car garage, multi-purpose room and mechanicals room.



◀ HOME THEATER (2017)

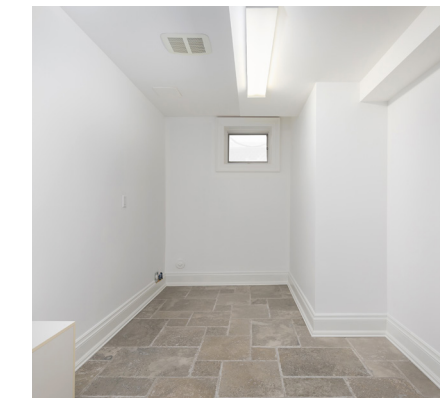
- Custom coffered and paneled ceiling in walnut
- Custom full height paneling with professional spray paint finish
- White oak engineered floor with radiant heating
- Custom built-in wet bar featuring upper and lower walnut cabinetry, antiqued smoked silver mirror backsplash, quartz countertop, integrated bar fridge with custom panel ("as is condition"), gold hardware and two sconces flanking either side
- Built-in 115" Elune Vision AudioWeave projector screen (audio transparent)
- Built-in JVC Projector (enclosed in ceiling for hidden/seamless look)
- 5.1 surround sound system with 2 B&W front speakers, center channel and subwoofer hidden behind audio transparent screen and 2 rear B&W in-wall speakers
- Pioneer Elite receiver and Belkin power conditioner
- LED recessed stair lighting
- Double storage closet at entry
- Pocket doors with heavy duty hardware track offers easy one finger operation with soft close dividing the home theater and games room

◀ RECREATION/GAMES ROOM (2017)

- Custom coffered and paneled ceiling in walnut
- Custom full height paneling with professional spray paint finish
- White Oak engineered floor with radiant heating
- Custom hidden double door storage closet concealed by paneling — right side features pull-out trays for audio visual equipment and Left Side features adjustable shelves for additional storage
- Rough-in for speakers

▼ MUDROOM

- Oversized mudroom with plenty of storage featuring two separate walkouts to private driveway and garage
- Custom built-in two bank storage system by Komandor Canada Closets and Doors featuring built-in drawers, shoe and boot storage, pull-down hanging storage for long and short hanging garments and second closet bank offering storage for a variety of sports equipment or can be used as lockers
- Built-in flip top bench allows for seating and additional storage
- Tile floor with electric heating



◀ MULTI-PURPOSE ROOM

- Potential to be second laundry (rough-ins already in place), wine cellar, hobby or storage
- Limestone floor (2020)
- Window & glass door



LOWER LEVEL



◀ SIXTH BEDROOM OR EXERCISE ROOM

- Window
- Walk-in closet with pocket door



◀ THREE-PIECE ENSUITE WASHROOM

- Custom designed vanity with “Bianco Carrara” marble countertop, single undermount sink, polished chrome faucet, round mirror with black metal frame and polished chrome hardware (Fall 2020)
- Shower with “Bianco Carrara” marble threshold and surround, built-in “Bianco Carrara” marble bench seat and glass door
- Horizontal wall-mounted double sconce



INTERIOR UPGRADES

- 9.5ft ceilings on main and 9ft+ on second floor
- Extensive custom millwork, paneling and trim throughout the house (2015-2021)
- Extensive plaster crown mouldings throughout the house
- All new interior and exterior door hardware (2020/2021)
- All new lighting fixtures throughout interior of house (2015-2021)
- Professional spray paint finish on all paneling throughout main floor, principal bedroom and lower level home theater/games room
- Whole house repainted — interior and exterior (2015-2021)
- Majority of interior features Farrow and Ball’s highly pigmented paint delivering a unique depth of colour and quality to the finish
- Oak hardwood flooring throughout all levels of the home
- Two gas fireplaces (family room and living room)
- Built-in ceiling speakers throughout the main level and the principal bedroom/bathroom
- Family room and lower level home theater both have their own 5.1 surround sound systems
- All new insulation in attic to R60
- New his/her principal bedroom closets and 5th bedroom walk-in closet (2021)
- All second floor washrooms and laundry room completely gutted and renovated (2020)
- Lower level washroom offers new vanity, marble countertop/backsplash, faucets, mirror and hardware (2020)
- Home theater/games room completely gutted and renovated (2017)
- Principal bedroom completely renovated including custom barrel vaulted ceiling and paneling (2017)
- Kitchen and butler’s pantry completely renovated including all new appliances (two refrigerator/freezers, two dishwashers, Wolf gas stove with two full ovens, commercial beverage/food fridge, wine fridge and microwave with trim kit (2016)
- Powder room completely renovated (2016)
- Marble tile in front foyer (2016)
- Numerous windows and both skylights replaced over the years



ADDITIONAL INFORMATION

EXTERIOR & LANDSCAPING

- Exterior of house features Warton Stone on the front facade and Belden Brick on the sides and rear
- Oversized backyard stone terrace with 2 gas fire bowls (2017) and natural gas BBQ line
- 18 Beech Hedge trees planted in rear yard along the side fence lines (Fall 2020)
- Front yard landscaping includes Boxwood shrubs, Hicks yews, two maple trees, two birch trees and hydrangeas (Fall 2020)
- Two grand planters flanking either side of front entrance with drip irrigation (Spring 2021)
- Six planters in rear yard with drip irrigation (Spring 2021)
- Fully zoned irrigation system
- Hot and cold water taps at rear of house
- Backyard overlooks Sherwood Park Ravine providing year-round natural views

ADDITIONAL INFORMATION



DRIVEWAY & GARAGE

- Concrete private double width driveway level with the street (Fall 2019)
- Snow melt system on driveway and new front walkway/porch (Fall 2019)
- Parking for 4 cars on the driveway and 2.5 in the garage
- True double car garage with storage alcove
- Polyaspartic floor coating system (Floortex™) by Garage Living (2018)
- Wall storage/organization system by Garage Living
- Direct entry into house from garage in 2 locations
- Painted garage door with Chamberlain automatic garage door opener and remotes
- Boiler for snowmelt, sump pump and central vacuum located in garage alcove
- Hot and cold water taps in garage
- Freshly painted garage interior and garage door serviced (Spring 2021)



REAR WEST EXPOSURE YARD

- West exposure property backing onto Sherwood Park Ravine (direct gated access from rear yard but no public entry in this section of the ravine)
- Sunset enjoyed year-round from the back of the property
- Property sits in a cul-de-sac and does not have any through-traffic
- Walking distance to Sunnybrook Hospital, local public and private schools, Summerhill Market and a fine variety of shops and restaurants on Yonge Street

MECHANICALS

- Two HVAC systems
- Two furnaces (Carrier in Spring 2021 and Keeprite in 2017)
- Two central air conditioning units (Carrier in Spring 2021 and Trane in 2015)
- Radiant floor heating throughout home theater and recreation/games room
- Electric floor heating throughout all second floor bathrooms and mudroom
- Central vacuum system and two sets of equipment
- Nest thermostats (dining room and upstairs hallway) for two zone temperature control
- Owned hot water tank
- Wall-mounted NTI Boiler in garage for snowmelt system (Fall 2019)
- Copper pipes in and out



SECURITY SYSTEM

- Security system with motion sensors throughout
- Contacts on all operating windows and doors
- Control pads at front door, door to garage and principal bedroom
- Two exterior motion sensors controlling exterior security lighting at sides of house
- Ring Video Doorbell
- Ring Floodlight Cam at rear
- Smoke and carbon monoxide detectors are hard-wired into security system





EXCLUSIONS

- All items belonging to the stager both indoor and outdoor
- Six planters in backyard
- All outdoor furniture
- BBQ

INCLUSIONS

- Two integrated Miele 36" wide refrigerator/freezer units
- Two integrated Miele dishwashers
- Wolf 60" all gas range with two full size ovens, 6 burners, char broiler and griddle
- Wolf 66" professional range hood
- Two Large stainless steel sinks with Kohler "Artifacts" pull-down sprayer faucets and removable cutting boards
- Built-in Panasonic microwave with trim kit
- Marvel wine fridge
- Frigidaire commercial refrigerator
- Whirlpool washer and dryer

- Integrated bar fridge in home theater ("as is condition")
- Two indoor gas fireplaces
- Two outdoor gas fire bowls
- Family Room audio/visual system — 5.1 surround sound system featuring 4 B&W ceiling speakers (2 front and 2 back), concealed B&W center channel, 65" Samsung Smart TV, B&W subwoofer, Pioneer Elite audio visual receiver with Logitech Harmony universal remote controller, Apple TV media box, Sony audio visual receiver and Sonos Connect system
- Home theater audio/visual system — 5.1 surround sound system featuring 2 B&W front speakers, center channel and subwoofer hidden behind audio transparent screen, 2 rear B&W in-wall speakers, built-in 115" Elune Vision

AudioWeave projector screen (audio transparent), built-in JVC Projector, Pioneer Elite receiver and Belkin power conditioner

- All built-in speakers
- All electric light fixtures both interior and exterior
- All custom draperies and hardware
- All built-in cabinetry
- Nest thermostats
- Ring video doorbell
- Snow melt system on driveway and new front walkway/porch
- Polyaspartic floor coating system (Floortex™) and wall storage/organization system by Garage Living

- Chamberlain automatic garage door opener and remotes
- NTI Boiler for snowmelt located in garage alcove
- Two planters flanking either side of front entrance
- All hardscape and softscape (except as excluded)
- All security system equipment
- Two HVAC systems
- Owned hot water tank
- Central vacuum system and two sets of equipment
- Fully zoned irrigation system
- Pool table

This majestic Richard Wengle designed home has classic yet contemporary design features throughout which have been thoughtfully blended to create a distinguished residence with a timeless elegance that exudes the essence of serenity, tranquility and privacy. Rarely does an exquisite home and west exposure ravine property of this caliber become available in this exclusive and private enclave on one of the most prestigious streets in Lawrence Park.

Dramatic walls of windows and walk-outs aesthetically integrate the interior and the exterior living spaces creating an exquisite backdrop to the rear garden with magnificent ravine views which provide abundant natural light throughout the home. 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 west facing rear garden and flagstone terrace. Enjoy al fresco dining and a spectacular ravine view which is uniquely beautiful throughout every season.

The sumptuous and spacious principal bedroom is a stunning private suite with panoramic southwest views of the lush treetops and ravine. Complete with a five-piece ensuite and his and hers dressing rooms, this is an elegant and luxurious retreat. A gorgeous skylight bathes the second floor in natural light and with four additional bedrooms, two additional ensuite washrooms, an upstairs laundry room and two linen closets, this is truly a one-of-a-kind residence.

The fully finished lower level includes a home theater with a built-in wet bar, recreation/games room, a nanny bedroom or exercise room with three-piece ensuite, a rough-in for a second laundry room or wine cellar, storage and mudroom with direct access to the driveway and the at grade 2.5 car garage making this a perfect family home.

Just steps to nature trails, Sherwood Park, transportation and the top-rated Blythwood Elementary School, the location is superb. Nearby schools and facilities include the Granite Club, Sunnybrook Hospital, Toronto French School, Crescent School, Branksome, Upper Canada College, Havergal College, St. Clement’s School, Glendon College, Summerhill Market, Pusateri’s, Whole Foods, restaurants and cinema. Lawrence Park is also an easy commute to downtown or Highway 401.

Welcome home to this luxurious residence with 5+1 bedrooms, 5 washrooms and a fully finished lower level, totaling approximately 6,540 square feet in prime Central Toronto. Winters will be easier with your snow melt system for the front walkway, porch and the private double driveway and a built in 2.5-car garage providing 6-car parking. This is a unique opportunity for the most discerning of buyers to own one of the most exceptional properties in Lawrence Park.

ADDITIONAL INFORMATION

LOT SIZE:	50ft x 150ft — Property lies within the ravine protection boundaries of the Toronto and Region Conservation Authority
HVAC:	Two HVAC systems, radiant floor heating in lower level and electric heating in all second floor bathrooms
ELECTRICAL:	200 Amp
TAXES:	\$19,658.30 (2020)
DRIVE:	Private double driveway with snowmelt system and parking for 4 cars on driveway and 2.5 in at grade garage. Direct entry into house from garage and driveway.
POSSESSION:	To be determined

OFFERED FOR SALE AT \$7,295,000

Seller kindly requests certified cheque or bank draft and survey to accompany offer.
Carson Dunlop pre-listing home inspection available upon request.

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RECREATION/
GAMES ROOM
18'10" X 15'6"

HOME THEATER
22'0" X 19'0"

AUDIO/VIDEO EQUIPMENT

WOODEN PANEL BOOTH
CABINET
CABINET

MULTIPURPOSE ROOM/
ROUGH IN FOR WINE CELLAR/
2ND LAUNDRY
13'6" X 7'11"

CABINET

DN

STORAGE
14'4" X 8'5"

UTILITY
13'6" X 7'8"

UNDER STAIRS
STORAGE

BEDROOM
11'8" X 10'0"

2 1/2 CAR GARAGE
20'9" X 20'6"

HEATED DRIVEWAY

UP

UP

MUDROOM
23'3" X 11'8"

BUILT-IN

ENSUITE

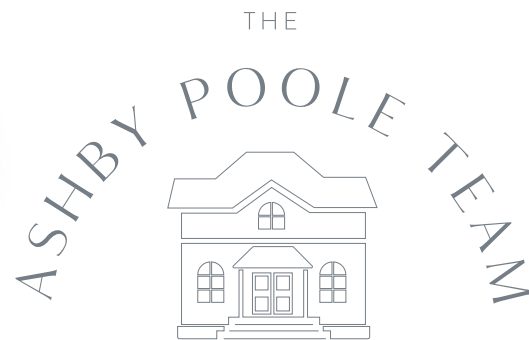
WALKIN CLOSET

ELECTRICAL PANEL

SEAT

BUILT-IN

20 BLYTH HILL ROAD



TOP 3 TEAM AT CHESTNUT PARK
REAL ESTATE LIMITED, BROKERAGE IN 2016 & 2017

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The information in this feature sheet has been provided by principals and sources we believe are reliable. Prospective purchasers should satisfy themselves regarding its accuracy. All measurements are approximate.