



CHRISTIE'S
INTERNATIONAL REAL ESTATE



135 Rochester Avenue
Lawrence Park

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This Stately Residence is reminiscent of the classic and timeless elegance found in the finest European luxury properties. Impeccably planned and built by Mahir Manios, Architect and Farzin Group Homes, their inspired efforts have created a most distinctive home. It is set apart by rich architectural detailing and superior craftsmanship with a consistency of design that is evident throughout every space in the home. 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 stunning interior was designed by Jill Wooley and Addax Design creating an eminently desirable residence that is sophisticated, stylish and comfortable with all of the modern amenities.

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 pristinely landscaped south facing rear garden and flagstone terrace. Spectacular mature trees further enhance the perfectly manicured grounds which are uniquely beautiful throughout every season.

The sumptuous and spacious master bedroom is a stunning private suite with a panoramic view of the rear garden and lush treetops. Complete with a 5 piece ensuite and a dressing room/ walk-in closet with a skylight, this beautifully appointed adult space is a luxurious and private retreat. A gorgeous three paned leaded glass skylight bathes the second floor in natural light and with three additional bedrooms, three additional washrooms, an upstairs laundry room and a linen closet, this is truly a one-of-a-kind residence.

Located on a premier, family friendly street in the upscale neighborhood of Lawrence Park, the home is close to transportation and an easy commute to downtown Toronto and the 401. Surrounded by beautiful parks, top rated public schools, the Granite Club, Sunnybrook Hospital and the finest private schools (including Toronto French, Crescent, Havergal, Branksome, UCC, BSS & St. Clement's). This is a unique opportunity for the most discerning of buyers to own one of the most exceptional properties to come to the market in this prestigious community.

Welcome home to this distinctive residence 4+1 bedrooms, 6 bathrooms and a heated underground four car garage. A home of this grandeur located on a south facing lot on a premier street with 4,700sf above grade of luxury living space plus a four car underground attached garage is virtually impossible to replicate. In combination with the 1,904sf fully finished lower level complete with home theatre/ recreation room, games room, nanny suite/exercise room, 4 piece washroom and second laundry room, the home totals over 6,601sf in this prime and highly coveted Central Toronto location.

MAIN FLOOR 2,411 sq. ft.

4" oak hardwood flooring, halogen pot lights, 10' ceilings, 8' solid core doors, 10" plaster crown mouldings, 10" baseboards, high quality millwork, built-in surround sound speakers, wainscoting in hallways

FOYER: 13' 10" x 8' 8"

- 8' custom walnut entry door with decorative lead glass side light panels
- Statuario marble floor with polished finish, custom marble registers and radiant floor heating
- Recessed ceiling with European crystal chandelier (\$7,000)
- Recessed panelling
- Two closets with panelled door

LIVING ROOM: 14' 4" x 14' 1"

- Grand three pane picture window overlooking front terrace and balcony
- Gas fireplace (\$8,000) with decorative wood mantel & marble surround
- Grand panelled entryway transition from foyer to living room
- Decorative glass mirrors flanking fireplace
- Custom silk draperies and hardware



DINING ROOM: 17' 0" x 14' 0"

- Recessed ceiling
- Chandelier (\$6,000)
- Privacy glass windows
- 8' swing door with bevelled glass to servery, butler's pantry and kitchen

FAMILY ROOM: 20' 5" x 17' 6"

- Gas Fireplace with Statuario marble surround and bench
- Custom cabinetry and shelving flanking fireplace
- Coffered ceiling
- Wall mounted curved television (\$5,000) with sound bar (\$1,000)
- Large picture window with Hunter Douglas blinds
- French door walk out to flagstone terrace providing both ample sunlight and breathtaking view of rear gardens
- In-floor electrical outlets



GOURMET CHEF'S KITCHEN: 22' 11" x 18' 1"

- Custom designed cabinetry (dovetailed) by "Alux Kitchens" with soft-close, under cabinet lighting and backlighting
- Polished marble countertops with scalloped edge, custom glass backsplash and integrated electrical outlets
- Oversized walnut center island with three pendant lights (\$4,500), seating for four people, Franke by Villeroy & Boch double sink with Raven nickel faucet and plenty of storage
- Eat-in dining area with chandelier (\$7,000) and dramatic picture windows with Hunter Douglas blinds provides ample sunlight and breathtaking view of rear gardens
- Built-in desk with storage
- Panelled transition to family room
- Sub-Zero 54" side by side refrigerator/ freezer
- Wolf stainless steel dishwasher
- Wolf six burner gas stove with hood fan
- Wolf microwave/convection oven
- Wolf oven
- Wolf warming drawer



SERVERY & PANTRY: 10' 7" x 6' 0"

- 8' swing door leads to dining room
- Custom designed cabinetry (dovetailed) by "Alux Kitchens" with soft-close, under cabinet lighting and backlighting
- Marble countertop with scalloped edge, glass backsplash and round under mount sink with faucet
- Privacy glass window above sink
- Separate butler's pantry with custom designed cabinetry (dovetailed) by "Alux Kitchens" with soft-close and Caesarstone countertop



WALK-IN GUEST CLOSET: 5' 10" X 5' 0"

- Adjacent to main floor two-piece powder room with custom built-in cabinetry and shelving



LIBRARY: 16' 3" x 14' 0"

- Interior 8' bevelled glass French doors
- Wood burning fireplace with walnut decorative mantel and marble surround
- Exterior French door walk out to front patio
- Custom built-in walnut cabinetry and panelling
- Wall mounted flat Screen television (\$1,000) above fireplace
- Chandelier (\$1,000)
- Coffered walnut ceiling
- Privacy window

WINE CELLAR: 11' 8" x 6' 10"

- 800+ bottle capacity
- Custom mahogany door with glass and wrought iron detailing
- Custom built-in mahogany wine rack system and cabinetry
- Limestone flooring with inset lighting
- Integrated vent for condenser
- Decorative slate wall
- Coffered mahogany ceiling



POWDER ROOM: 9' 4" X 5' 6"

- Two-piece
- Custom vanity with onyx countertop and Grohe chrome/ crystal faucet
- Privacy leaded glass window with silk Roman blind
- Silk wall covering
- Radiant heated marble floor with custom marble register
- Recessed ceiling
- Designer sconces (\$2,500) and chandelier (\$1,500)
- Waterworks towel holder and tissue dispenser (\$3,000)



Beautifully appointed, the upper level offers a dramatic reverse staircase with wainscoting, custom railing, stunning three pane lead glass skylight and grand 2nd floor landing with seating area. The master bedroom with ensuite, dressing room and ladies vanity, three additional bedrooms and three additional bathrooms, laundry room and linen Closet make it the perfect family home. Halogen pot lights, solid core doors, 4" oak hardwood floors, 10" plaster crown mouldings, 10" baseboards, high quality millwork and wainscoting in hallways



UPSTAIRS FOYER:

- Grand 2nd floor landing with seating area, picture gallery, pendant light fixture (\$4,000) and Waterworks light fixture (\$1,500)
- Wainscoting



PRIVATE MASTER SUITE: 19' 0" x 16' 0"

- Private entryway with Waterworks light fixture (\$3,000)
- Vaulted 11' 11" ceiling
- French doors to Juliette balcony
- Custom silk draperies
- Wall mounted television (\$3,000)

FIVE PIECE ENSUITE BATHROOM: 12' 6" x 11' 10"

- Custom designed double vanity with Caesarstone countertop and polished nickel faucets/ hardware
- Oversized glass enclosed marble steam shower with jets, Graff fixtures, rainfall showerhead and built-in bench
- Caml Tomlin soaker tub with Graff fixtures
- Picture window with Hunter Douglas blinds
- Marble floor with radiant heating
- Private water closet with Toto toilet & designer tissue Holder (\$1,000)
- Waterworks sconces (\$2,500) and chandelier (\$2,500)
- Cable television hook-up



LADIES VANITY: Built-in mirror, sconces, Caesarstone countertop and electrical outlet
LARGE WALK IN CLOSET & DRESSING ROOM: 18' 11" x 17' 5"

- Skylight
- Picture window with Hunter Douglas blinds and built-in seat with storage
- Center island with Caesarstone countertop, storage and bench
- Built-in dressing mirror
- Custom designed wall-to-wall built-in cabinetry

BEDROOM #2: 15'0" X 11'8"

- 9' ceiling
- Walk-in closet (5' 6" x 5' 0") with custom built-in cabinetry
- Silk draperies
- Cable television hook-up
- Chandelier (\$1,500)

BEDROOM #3: 14' 4" x 12' 11"

- 9' Ceiling
- Private entryway
- Walk-in closet (6' 4" x 5' 4") with custom built-in cabinetry
- Silk draperies
- Cable television hook-up
- Waterworks light fixture (\$1,500)

BEDROOM #4: 14'6" x 13'8" with Four Piece Ensuite

- 9' ceiling
- Walk-in closet (5' 7" x 5' 2") with custom built-in cabinetry
- Silk draperies
- Chandelier (\$1,200)



THREE PIECE ENSUITE BATHROOM: 9' 7" X 5' 6"

- Custom designed vanity with Caesarstone countertop
- Marble floor with radiant heating
- Glass enclosed shower with rainfall showerhead
- Waterworks light fixture (\$1,500)



FOUR PIECE ENSUITE BATHROOM: 9' 7" x 5' 6"

- Large custom designed vanity with Caesarstone countertop
- Marble floor with radiant heating
- Bathtub and shower with Rubinet fixtures
- Hunter Douglas blinds
- Waterworks light fixture (\$1,500)

FOUR PIECE ENSUITE BATHROOM: 7' 10" x 4' 10"

- Custom Vanity with Caesarstone countertop
- Marble floor with radiant heating
- Bathtub and Shower with Rubinet fixtures
- Skylight
- Waterworks light fixture (\$1,500)



LAUNDRY ROOM: 12' 5" x 11' 9"

- 9' ceiling
- Miele Novotronic Washer W1623 Water Control System and Miele Dryer T7634
- Marble floor with radiant heating
- Custom cabinetry with soft-close with Caesarstone countertop and sink with Graff fixtures
- Mechanical Room with 2nd Carrier gas furnace and humidifier
- Hunter Douglas blinds

LOWER LEVEL- 1,904 sf. ft.

8'8" ceilings, 4" oak hardwood floor with radiant heating, recreation/ theatre room, games room with wet bar, nanny suite/ exercise room, mudroom with radiant heated marble floor, above grade windows, underground heated 4 car garage, cold storage, 2nd laundry room and mechanicals room

RECREATION ROOM/HOME THEATRE: 22' 3" x 19' 0"

- Built-in storage with soft close and entertainment unit
- Television with sound bar (\$8,000)
- Above grade windows with silk draperies

GAMES ROOM: 20' 2" x 15' 8"

- Silk draperies
- Billiard light fixture (\$10,000)
- Wet bar with Caesarstone countertop

4 PIECE BATHROOM: 7' 9" x 4' 10"

LAUNDRY ROOM: 11' 4" x 8' 1"

- LG Tru Steam stainless steel washer and dryer
- Built-in cabinetry with under cabinet lighting, Caesarstone countertop and sink with Graff faucet



MUDROOM: 20' 4" x 7' 3"

- Two separate walk outs to private driveway and underground garage
- Marble floor with radiant heating
- Custom built-in cabinetry with bench seating

GARAGE: 34' 10" x 18' 5"

- Four car heated underground garage
- Rubberized epoxy floor
- Chamberlain Lift Master Elite Series double garage door opener
- Garage organization system
- Water spigot

ADDITIONAL FEATURES

- Taron warranty transferrable to new owner
- Indiana limestone buff and brick exterior with dramatic front portico
- Cedar roof
- Copper downspouts
- Heated driveway and front walkway
- Underground 4 car heated garage with private drive for up to 10 car parking
- Rear ledge rock stone terrace with built-in BBQ, sink and Sub-Zero refrigerator (\$40,000)
- Landscaping by Gardens Retreat
- In-ground sprinkler system
- Exterior camera security system
- Weather Shield windows

INCLUSIONS:

- Sub-Zero 54" side by side refrigerator/ freezer
- Wolf stainless steel dishwasher
- Wolf six burner gas stove with hood fan
- Wolf microwave/ convection oven
- Wolf oven
- Wolf warming drawer
- Two mirrors flanking fireplace in living room
- Silk draperies and Hunter Douglas blinds (\$50,000)
- Chandeliers and light fixtures (\$50,000)
- Cushions in master bedroom dressing room
- Built-in speakers/ surround sound system on main floor
- Central Vacuum and Equipment
- Wall mounted flat screen television (\$1,000) above fireplace in library
- Custom built-in mahogany wine rack system and cabinetry
- Wine cellar condenser
- Wall mounted television in master bedroom (\$3,000)
- Miele Novotronic Washer W1623 Water Control System and Miele Dryer T7634 (upstairs laundry room)
- Television with sound bar in lower level recreation room (\$8,000)
- LG Tru Steam Stainless Steel Washer and Dryer (lower level laundry room)
- Welcome bench on front terrace
- Built-in Stone BBQ, sink and Sub-Zero refrigerator in rear garden (\$40,000)
- Chamberlain Lift Master Elite Series double garage door opener
- Garage organization system
- In-ground sprinkler system
- Heated driveway and front walkways
- Exterior camera security system
- NTI hot water tank with on demand hot water (rental)
- Two zone HVAC
- Radiant floor heating
- Tekmar snow detector and melting control system
- Fantec air cleaning system
- Wine mate condenser
- Two Aprilaire humidifiers
- Le Grande Adorn interior lighting system (\$5,000)
- Kocom smart home system (phone, security, cameras, locks)
- Lifebreath clean, fresh air system

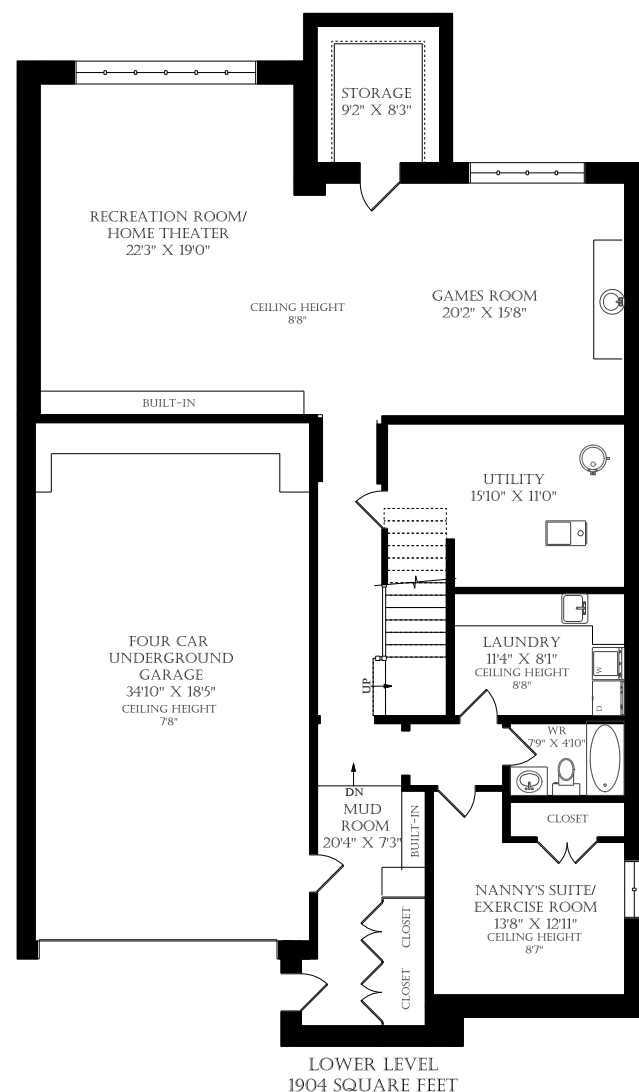
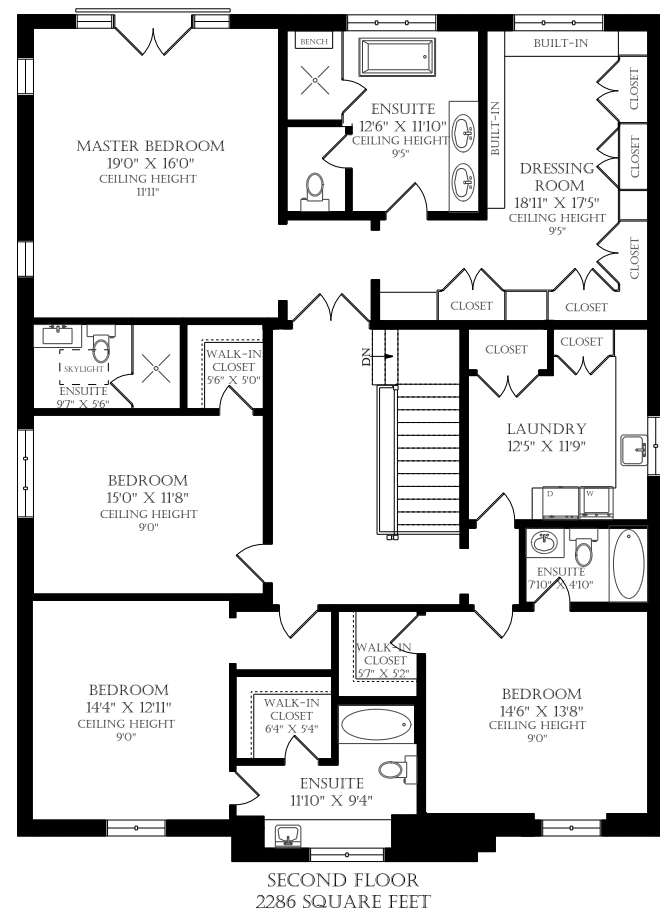
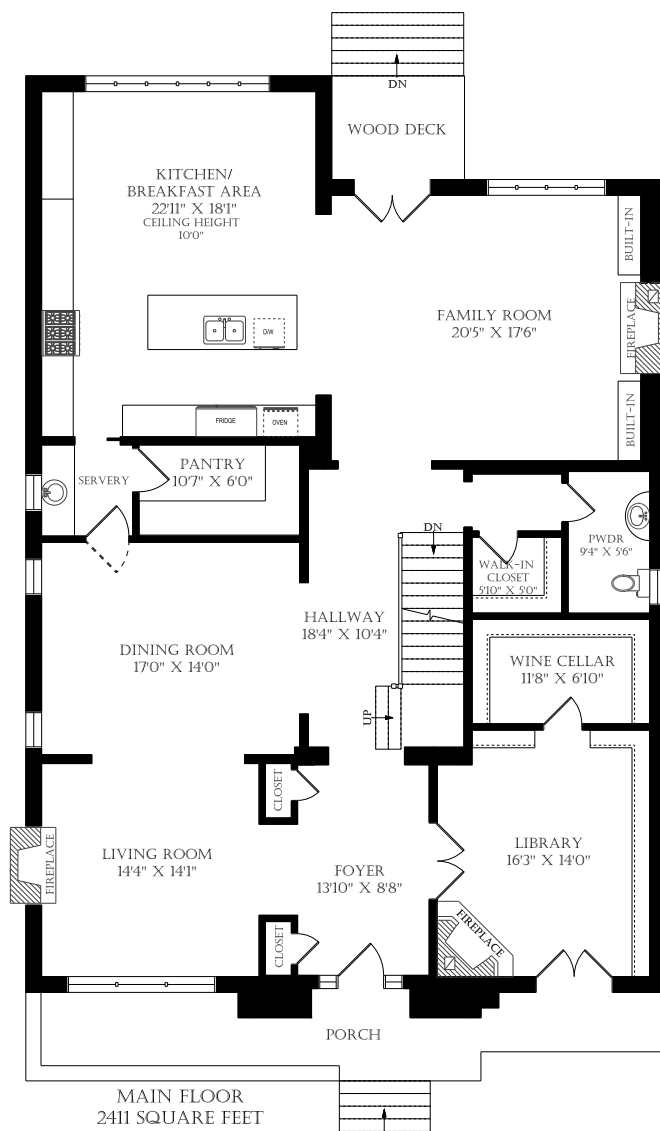
EXCLUSIONS (CAN BE PURCHASED SEPARATELY)

- Foyer mirror
- Dining room mirror
- Master bedroom mirror
- Main floor powder room mirror

ADDITIONAL INFORMATION:

- LOT SIZE: 50 feet X 150 feet south facing lot
- TAXES: Approximately \$15,000 pending reassessment
- DRIVE: Heated private double drive with underground heated 4 car garage (parking for 10 cars)
Heated front walkways
- ELECTRICAL: 200 amp
- MECHANICAL: Two HVAC systems
Hot water heater with on-demand hot water (rental)
- POSSESSION: To be determined
- ELEMENTARY SCHOOL: Blythwood Junior Public School
- LEGAL DESCRIPTION: LOT 616 PLAN 1534

SELLER KINDLY REQUESTS 10% CERTIFIED DEPOSIT OR BANK DRAFT AND SURVEY TO BE ATTACHED TO ALL OFFERS
FURNITURE CAN BE PURCHASED SEPARATELY.





THE NEIGHBOURHOOD

Lawrence Park has long held the distinction of being one of the most desired addresses in the city and is amongst the most exclusive residential neighborhoods in Toronto. Many of Toronto's most prominent citizens reside in this picturesque and upscale neighborhood.

This exclusive enclave is unique in that it is located within a gorgeous backdrop of tree lined streets with gently rolling hills, beautiful ravines and parklands that make you feel as though you are far away from the city and yet, you are only minutes from midtown and downtown Toronto. Within close proximity to Bay Street, entertainment, restaurants, shopping on Yonge, the Bayview Village Mall and the Bloor-Yorkville district, which is recognized internationally as one of the top ten shopping destinations and Canada's fashion mecca.

The neighborhood has a mix of original homes built in the early 1900's in a variety of architectural styles including Georgian, English Cottage, Tudor Revival and Colonial as well as the more recent stone and brick mansions and contemporary masterpieces.



Erin Ashby, Sales Representative

Chestnut Park Real Estate Ltd., Brokerage

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For Top Level Sales Performance
www.erinashby.com

Cell: 416-276-4849
Office: 416-925-9191
erinashby@chestnutpark.com