



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



# 127 Cheltenham Avenue

Lawrence Park

This sophisticated two storey residence is a perfect blend of gracious design and casual elegance. Located on a prime street in Lawrence Park on a highly coveted 50' x 150' south facing lot, this 4 + 1 bedroom home shows with excellence. Within walking distance to Cheltenham Park, top rated public and private schools including the Toronto French School and convenient to downtown or the 401, it is an ideal family home.

The main floor has generous principal rooms including a gourmet kitchen with sun-filled eat-in breakfast area, a grand living room and dining room for formal entertaining and a spacious family room for casual relaxation. Walk out from the family, breakfast or dining room to a spectacular, sunny and private oasis complete with deck, patio and custom designed Gibsan pool (the yard has been fully fenced in and professionally landscaped).

The sumptuous and spacious master bedroom is a stunning private suite complete with a 4 piece ensuite and a large walk-in closet. With three additional bedrooms, two additional washrooms and an office on the second floor, it is a well-appointed, spacious and comfortable home. The lower level has an oversized recreation room with a wood burning fireplace, built-in cabinetry, above grade windows, a large laundry room, a 2 piece powder room and various storage areas.

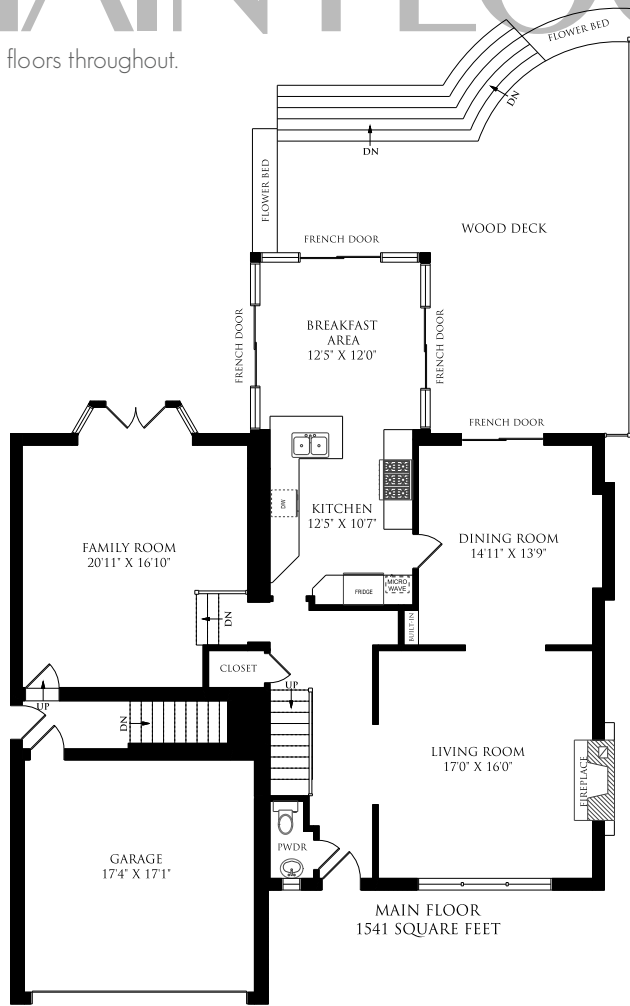
Located on a child friendly street and within walking distance to transportation, parks, top rated public schools and shopping including the new Whole Foods, restaurants, the Granite Club, Sunnybrook Hospital, Toronto French School, Crescent, Havergal and Glendon University, the location is ideal. This is truly an exceptional residence with over 4,300 sq. ft. of luxurious living space including the lower level plus a private double drive way with a built-in two car garage. This home has it all including a spectacular rear garden oasis with custom Gibsan pool located in the prestigious and highly acclaimed neighbourhood of Lawrence Park. Everything is done...move in, relax and enjoy!





# MAIN FLOOR

Hardwood floors throughout.



### FOYER:

- Custom front door with privacy and leaded glass detail
- Slate floor in entryway
- Wainscoting and wallpaper
- Walk-in closet
- Pot lights

### POWDER ROOM:

- Toto toilet
- Perrin and Rowe faucet
- Natural stone countertop

### LIVING ROOM: 17'0" x 16'0"

- Gas fireplace with natural stone surround and decorative wood mantel
- Picture window overlooking front yard
- Excellent flow with living room opening to dining room
- Crown moulding

### DINING ROOM: 14'11" x 13'9"

- French door walkout to deck providing both ample sunlight and breathtaking views of rear gardens and pool
- Swing door to kitchen
- Built-in display cabinet and shelving
- Wallpaper
- Crown moulding





KITCHEN: 12'5" x 10'7"

- Custom designed cabinetry with under cabinet lighting
- Opalo stone glass blanco backsplash with integrated electrical outlets
- Granite countertop
- Undermount double stainless steel sink with pull down faucet
- Eat-in dining area with dramatic French doors providing ample sunlight and breathtaking view of rear gardens, deck and pool
- Tile floor with radiant heating
- Stainless steel Viking six burner gas stove, oven and hood fan
- Sub-Zero integrated refrigerator with two freezer drawers below
- KitchenAid stainless steel dishwasher
- Panasonic built-in stainless steel microwave
- Swing door to dining room
- Pot lights



BREAKFAST AREA: 12'5" x 12'0"

- Tile floor with radiant heating
- Six French door walk out to rear garden, deck, playset and pool
- Window blinds



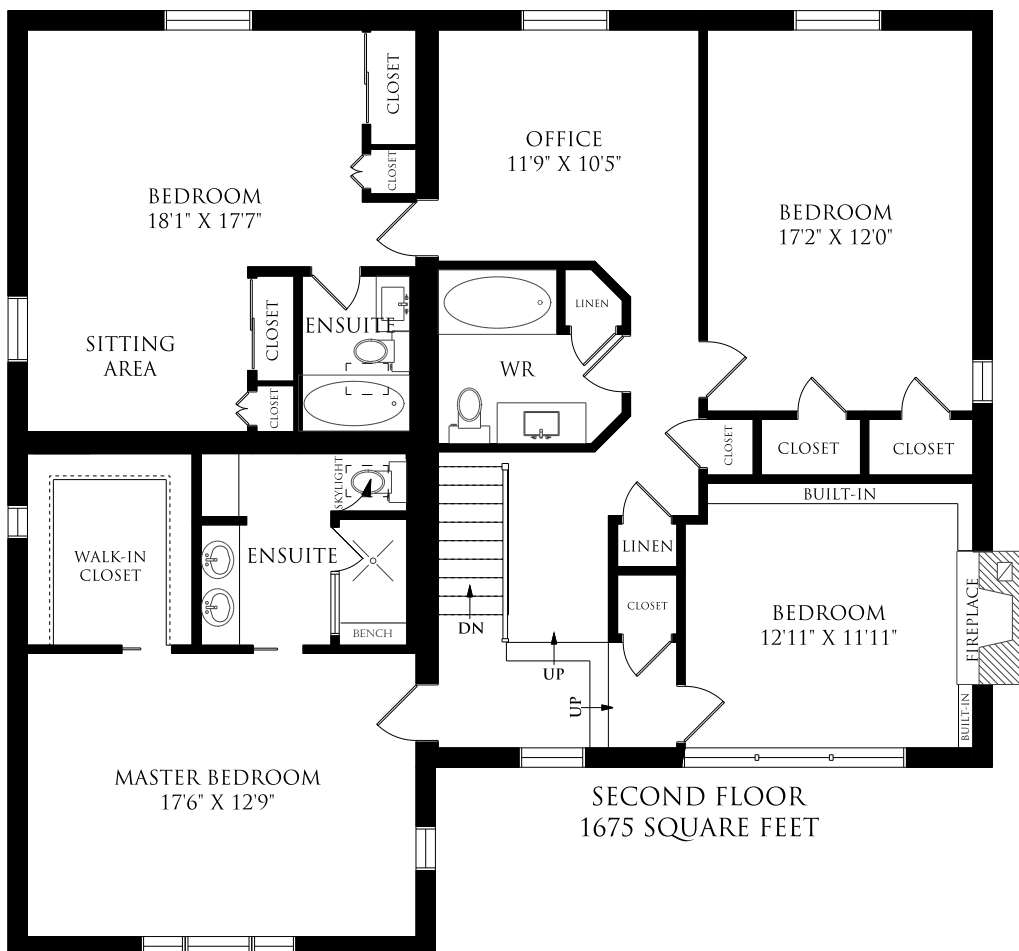
FAMILY ROOM: 20'11" x 16'10"

- French doors provide abundant natural light and walk out to rear garden with play area and pool
- Decorative applied mouldings
- Crown moulding
- Pot lights



# SECOND FLOOR

Beautifully appointed, the upper level offers a classic reverse staircase with wainscoting and runner. A luxurious master bedroom with ensuite, three additional bedrooms, two additional bathrooms and three linen closets complete this level. Hardwood floors throughout.



MASTER BEDROOM: 17'6" x 12'9"

- A private suite, this spacious master retreat offers picture windows overlooking the front of the home
- Large walk-in closet with custom wall-to-wall built in storage
- Crown moulding
- FOUR PIECE ENSUITE BATHROOM- Glass enclosed shower with bench and rainfall showerhead, custom designed vanity with marble countertop and double sinks, hidden water closet with skylight above, built-in shelving providing ample storage, tile floor, pocket door with frosted glass and pot lights





SECOND BEDROOM: 12'11"x11'11"

- Built-in shelves and cabinetry with inset mirrors
- Fireplace
- Crown moulding



THIRD BEDROOM: 17'2"x12'0"

- Double closets
- Overlooks south facing rear garden
- Wallpaper



FOUR PIECE WASHROOM:

- Services the second and third bedrooms
- Custom designed vanity with stone countertop
- Shower/ tub combination
- Tile floor



OFFICE: 11'9"x10'5"

- Overlooks south facing rear garden
- Wainscoting
- Crown moulding



FOURTH BEDROOM: 18'1"x17'7"

- Two double closets with built-in storage
- Separate seating area
- Overlooks south facing rear garden
- Crown moulding
- FOUR PIECE ENSUITE BATHROOM ~ Custom designed vanity with stone countertop, skylight and shower/tub combination

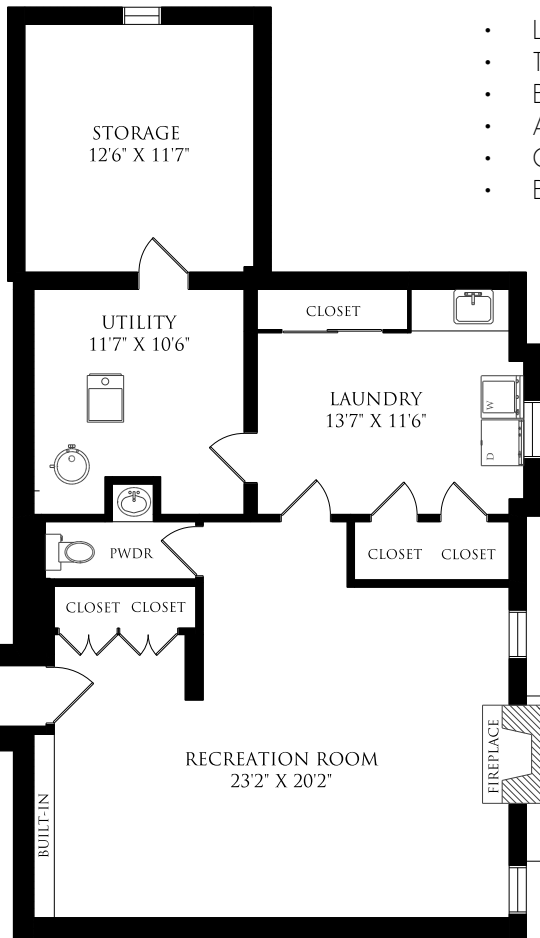


# LOWER LEVEL

Lower Level with separate side entrance offers a recreation/ media room, laundry room, 2-piece powder room, various storage areas, above grade windows and pot lighting.

RECREATION ROOM: 23'2"x20'2"

- Log burning fireplace with decorative wood mantel
- Two-piece powder room
- Built-in storage
- Above grade windows
- Crown moulding
- Broadloom



LOWER LEVEL  
1110 SQUARE FEET



ADDITIONAL INFORMATION:

LOT SIZE: 50 ft x 150 ft south exposure lot

HVAC: Gas Forced Air and Central Air Conditioning

ELECTRICAL: 200 Amp

TAXES: \$15, 994.27 (2015)

DRIVE: Private double drive with built-in two car garage. Ample parking for 4+ cars.

POSSESSION: To Be Determined

IMPROVEMENTS:

- Opalo stone glass blanco backsplash 2016
- Gibsan pool and equipment (\$150,000+) 2015
- Updated electrical
- Fenced yard
- Rebuilt garden shed
- Spray foam insulated garage
- New garage door
- Professionally landscaped front and back gardens 2007/2009
- New roof, eaves & soffits (except breakfast room) 2008
- Central air conditioning 2007
- Outdoor lighting 2007
- Furnace 2006
- Kitchen 2005
- Mostly new windows 2005
- Architectural renovation plans included valued at \$25,000

INCLUSIONS:

- Viking professional stainless steel six burner gas stove, oven and hood fan
- Sub-Zero integrated refrigerator with two freezer drawers below
- KitchenAid stainless steel dishwasher
- Panasonic built-in stainless steel microwave
- Washer and dryer
- All electric light fixtures and wall sconces
- All window coverings (except as excluded)
- Broadloom where laid
- Honeywell alarm system (contract to be assumed)
- Rogers smart home system
- Inground pool and equipment
- Outdoor garden Shed
- Playset
- BBQ
- Hot water tank rental
- HVAC
- Gas fireplace insert
- Garage door opener and remotes

EXCLUSIONS:

- Drapes in two girls bedrooms on the west side of house
- All wall mounted televisions and brackets

Carson Dunlop Home Inspection Available Upon Request  
 Seller Kindly Requests 10% Certified Deposit & Survey To Be Attached To Offer.



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