

# 51 DAWLISH AVENUE, LAWRENCE PARK

## INTRODUCTION:

A Truly Exceptional Property And An Absolutely Exquisite Residence

The Original Character Of This Heritage Home Is Beautifully Blended With Refined Finishes

Approximately 6000 Square Feet Plus Over 2000 Square Feet In The Lower Level

Gorgeous Windows With Glorious Views, 9' Ceilings And Incredible Mouldings Through-Out

3 Storey - 7 Bedrooms - 7 Baths - 9 Fireplaces

Gorgeous Curb Appeal & Lovely Tree-Lined Street

Wonderfully Manicured And Professionally Landscaped Garden (130' x 150') With Saltwater Pool With Full Bathroom and Bar Area In Breathtaking Ravine Setting

Fabulous Private Drive With Room For Multiple Cars, 3 Car Garage With Fantastic Loft Space (Easily Finished)

Minutes To Lawrence Avenue Shops & Lawrence Subway Station

Steps To Wanless Park, Lawrence Park Ravine & Tennis Club, Sunnybrook Running & Biking Trails

Public Schools - Blythwood Junior School, Glenview Middle School, Lawrence Park Secondary & Northern Secondary School

Private Schools - Toronto French School (Co-Ed), Crescent School (Boys), Havergal College (Girls), St Clements School (Girls), Lawrence Park Nursery School

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**Royal LePage Real Estate Services Ltd.**  
**Johnston & Daniel Division, Brokerage**

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## MAIN FLOOR: *CEILINGS - UP To 9'2"*

- **Foyer** **18'6" x 15'9"**
  - Black & White Marble
  - Halogen Lighting
  - Wainscotting & Crown Moulding
  - Sweeping Staircase
  
- **Living Room** **25'10" x 25'4"**
  - Hardwood floors
  - Crown Moulding
  - Gas Fireplace
  - Halogen Lighting
  - Bay Window Overlooking Ravine
  - French Doors To Stone Terrace & Garden
  
- **Dining Room** **23'11" x 15'7"**
  - Hardwood floors
  - Halogen Lighting
  - Fireplace
  - Crown Moulding
  - Swing Door To Kitchen
  - French Doors To Stone Terrace & Garden
  
- **Powder Room**
  - Very Private Off Main Hall
  
- **Kitchen** **23'5" x 14'6"**
  - Custom Cabinets & Marble Island
  - Marble counter tops
  - Halogen Lighting
  - Water Heated Floors
  - Built-In Desk
  - French Doors To Stone Terrace & Garden

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- **Family Room** **15'1" x 13'5"**
  - Wood Burning fireplace
  - Custom Cabinetry
  - Bay window
  - Halogen Lighting
  - Slate Floors
  
- **Library** **14'6" x 13'5"**
  - Gas fireplace
  - Custom Cabinetry
  - Bay window

## **SECOND FLOOR: *LOVELY 2 STOREY WINDOW***

- **Master Bedroom** **23'11" x 15'10"**
  - Bay Window Overlooking Garden
  - Wood Burning Fireplace
  - Halogen Lighting
  - Door To Second Bedroom
  - Walk-In Closet
  
- **Master Ensuite**
  - Gorgeous Marble Ensuite
  - Oversized Shower Marble Slab & Soaker Air Tub
  - Double Sink
  - Vanity Desk
  - Large Window Overlooking Garden
  - Hardwood Floors
  
- **Bedroom #2** **15'10" x 15'1"**
  - Wood Burning Fireplace
  - Custom Cabinetry
  - Large Window Overlooking Garden

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- **Bedroom #3** **14'0" x 11' 10"**
  - Wood Burning Fireplace
  - Custom Cabinetry
  
- **Bedroom #4** **13'9" x 12'4"**
  - Decorative Coal Burning Fireplace
  - Custom Cabinetry
  
- **Main Bath**
  - Custom wood vanity, with marble counter top
  - Separate Shower

## **THIRD LEVEL: *SPACIOUS AREA, ACCESS TO ATTIC***

- **Bedroom #5** **31'3" x 16'4"**
  - Huge Walk-In Closet With Custom Cabinetry
  - Custom Built-In Desk
  - French Doors To Balcony Overlooking Garden & Ravine
  
- **Ensuite Bath**
  - 4 Piece Bath With Tub/Shower Combination
  
- **Bedroom #6** **18'11" x 18'8"**
  - Walk-In Closet
  - Built-In Cabinetry
  
- **Ensuite Bath**
  - 4 Piece Bath With Tub/Shower Combination
  
- **Bedroom #7** **12'2" x 11'5"**
  - Built-In Cabinetry

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## **LOWER LEVEL: *SIDE DOOR TO DRIVE, CEILINGS - ALMOST 9' IN FAMILY ROOM***

- **Mud Room**
  - Multiple Closets
  - Walk - Out To Garden & Driveway
- **2 Piece Bathroom**
- **Recreation room** **24'9" x 24'6"**
  - Fireplace
  - Halogen Lighting
  - Large Bay Window
- **Bedroom #8/Nanny's Room** **14'1" x 11'2"**
  - Double Closet
- **Bath**
  - 4 Piece
- **Kitchen** **7'10" x 4'6"**
  - Tile Floor
- **Laundry Room** **13'9" x 11'4"**
  - Built-In Cabinetry
  - Laundry Sink
  - Washer & Dryer
- **Electrical Room - Utility Room - Large Storage Room**

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## **INCLUSIONS:**

Subzero Fridge-Thermador Range-Thermador Double Over-Panasonic Microwave-Maytag Dishwasher-Subzero Bar Fridge-Lower Level Freezer-Lower Level Appliances In Nanny's Kitchen-Whirlpool Front Loading Washer & Dryer-Safe In Mudroom-Automated Music System With Multiple Built-In Speakers Throughout-All Curtains & Rods Except As Excluded, All Electric Light Fixtures Except As Excluded-Lower Level Rolling Shoe Cupboard-Side Door Coat Hanger-Laundry Room Shelving

## **EXCLUSIONS:**

### Main Floor

Entrance Hall Hanging Star-All Fireplace Items In Family Room-Kitchen Chandelier-Dining Room Chandelier & Wall Sconces-All Fireplace Items In Living Room -All Fireplace Items In Library-Library Chandelier

### Second Floor

Mirror In Main Bath-Curtains & Rods In Green Room (North West)-Upper Hallway Chandelier & Wall Sconces-All Fireplace Items In Master-Master Ensuite Chandelier-Master Ensuite Silver Mirror & Mounted Table

### Third Floor

South East Bedroom Ensuite Wall Mounted Mirror-South West Bedroom Ensuite Wall Mounted Mirror

### Lower Level

Recreation Room Chandelier-Mirror Over Fireplace

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## ADDITIONAL FEATURES:

Lot Size:	130' x 150'
Taxes:	\$30,655.12 Full Year 2012
Drive & Garage:	Private Drive With Multiple Parking, Triple Car Garage With Huge Loft Area Easily Finished
Heating/Cooling:	Two Forced Air Gas Furnaces & Central Air Conditioning Air Conditioning Units
Electrical:	400 Amp Electrical Panel

List Price: **\$7,895,000**

**KELLY FULTON**

SALES REPRESENTATIVE

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*The information contained in this feature sheet has been obtained from sources deemed reliable and, while not guaranteed, is believed to be correct.*

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