

170 DINNICK CRESCENT, LAWRENCE PARK

INTRODUCTION:

In The Heart Of Lawrence Park - A Beautifully Renovated Four Plus Bedroom Six Bath Home With A Large Three Storey Addition (1998) And A Fabulous Private West Facing Maturely Treed Garden

Gracious Principal Rooms - Including A Gorgeous Living Room With A Large Bay Window, Hardwood Floors, A Marble Fireplace And A Lovely Dining Room With A Bay Window And Hardwood Floors

A Family Sized Renovated Kitchen With Stainless Appliances, Hardwood Floors, Granite Counters, A Large Island With Seating For Four And A Spacious Breakfast Area Open To A Family Room With Fireplace, Hardwood Floors And A Walk Out To A Lovely Large Deck & Beautiful West Facing Fully Fenced Garden

Terrific Side Entrance With Mud Room, And Two Piece Bath

A Spacious Master Suite Overlooking The Garden With Walk In Closet, A Six Piece Marble Ensuite And Three More Bedrooms Each With Ensuites

A Finished Lower Level With Large Family Room, 5th Bedroom, 3 Piece Bathroom, Laundry Room And Loads Of Storage

Private Drive & Single Attached Garage - Parking For 2 Cars In Driveway

Close to Transit (Walk to Subway) & 401, Yonge Street Shops, Restaurants and George Locke Library

Public School Districts: Blythwood Elementary School, Bedford Park Elementary & Middle School, Glenview Middle School, Lawrence Park High School, Northern High School - Private Schools: Havergal Girls School, Crescent Boys School, Toronto French School

KELLY FULTON, Sales Representative
Royal LePage Real Estate Services Ltd.
Johnston & Daniel Division, Brokerage

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MAIN FLOOR:

Foyer

Hardwood floors, closet

Living Room

16'10" x 13'3"

Lovely large bay window, gas fireplace, hardwood floors

Dining Room

13'7" x 10'9"

Hardwood floors, bay window

Kitchen

24'3" x 19'2"

Renovated family sized kitchen with granite counters, large breakfast area, granite island with seating for four, hardwood floors

Family Room (combined with kitchen)

24'3" x 19'2"

Gas Fireplace, hardwood floors, sliding glass doors to large deck and gorgeous maturely treed west facing garden

Mud Room

9'7" x 8'11"

Side entrance, hardwood

2 Piece

Private powder room

SECOND FLOOR:

Master Bedroom

19'2" x 16'0"

Hardwood floors, walk in closet, 6 piece marble ensuite, overlooks garden

Bedroom #2

12'6" x 10'4"

Ensuite 4 piece, double closet, hardwood floors

Bedroom #3

16'11" x 11'6"

Ensuiter 4 piece, two single closets, hardwood floors

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Bedroom #4

11'4" x 9'1"

Ensuite 3 piece Single cedar closet, hardwood floors

Main Bathroom

4 piece with tub and shower combination

LOWER LEVEL: *EXCELLENT HEIGHT*

Recreation Room

23'5" x 12'9"

Bay window, halogen lighting

Bedroom #5

18'3" x 11'8"

Double closet

Storage

Tile floor

10'5" x 9'6"

Storage

18'3" x 11'7"

Laundry Room

13'8" x 6'6"

Laundry sink

Bathroom

3 piece with shower

INCLUSIONS:

All Stainless Appliances; Stove, Fridge, Dishwasher, Microwave, Washer, Dryer, Electric Light Fixtures (except as excluded). Hot Water Tank (Rental), Blinds

EXCLUSIONS:

All Curtains And Rods, Chandelier in Dining Room, Master & 2 Piece Bath, Televisions In Master And Family Room

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ADDITIONAL FEATURES:

Lot Size: 50' x 150'

Legal Description: Plan 1534Y Lot 193

Taxes: \$13,141.22 2013

Roof: 2012

Parking: Single Car Attached Garage

Drive: Private Drive with Parking for 2 Cars

Heating/Cooling:: Forced Air Gas & Central Air Conditioning

Possession: 90 Days T.B.A.

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