

21 SUNNYDENE CRESCENT, LAWRENCE PARK

INTRODUCTION:

A Very Special Enclave In Lawrence Park - Located On A Quiet Cul De Sac On A Gorgeous Ravine With Loads Of Privacy, A Lovely Garden With A Stone Terrace, A Salt Water Hot Tub And Terrific Tableland - Lot Pies Out To Over 100' In The Rear Garden

This Stunning Four Plus Bedroom Four Bath Home Was Beautifully Renovated 7 Years Ago From Top To Bottom - It Offers A Fabulous Floor Plan - Superb Finishing's - Incredible Sunlight And Gorgeous Ravine Views

The Main Floor Has An Inviting Entrance Hall With A Powder Room, A Beautifully Appointed Living & Dining Room, A Stunning Kitchen With A Spacious Breakfast Area Open To A Family Room With A Fireplace, Hardwood Floors And A Walk Out To A Lovely Terrace Overlooking The Stunning Ravine And Private Garden - Also On The Main Floor Is A Mud Room That Is Fully Fitted With Custom Cabinetry And A Double Closet With Interior Access To The Double Car Garage With Fantastic Loft Storage

The Second Floor Includes A Spacious Master Suite Overlooking The Ravine With Walk In Closet, A Five Piece Limestone Ensuite With Heated Floors, Three More Spacious Bedrooms And A Main Bath With Heated Floors

The Lower Level Is Fully Finished With Two Walk Outs To The Garden, A Spacious Family Room With A Gas Fireplace, An Office, 5th Bedroom, 3 Piece Bathroom With Heated Floors, Laundry Room And Lots Of Storage

Terrific Double Private Drive With A Two Car Garage And Interior Access

Close to Transit & 401, Granite Club & New Whole Foods (to be opened 2015)

Public School Districts: Blythwood Elementary School, Glenview Middle School, York Mills Cl, Northern High School Private Schools: Havergal Girls School, Crescent Boys School, Toronto French Co-Ed Schools

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

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MAIN FLOOR:

Foyer

Lovely spacious entrance with limestone floors, powder room, double closet

Living Room

18'9" x 12'5"

Lovely large window, hardwood floors, double french doors to entrance hall, stereo keypad and built-in speakers

Dining Room

14'3" x 12'6"

Lovely large window, hardwood floors, double french doors to entrance hall, swing door to kitchen, stereo keypad and built-in speakers

Kitchen & Spacious Breakfast Area

25'6" x 13'3"

Gorgeous new white Cameo kitchen with limestone counters, hardwood floors, halogen lighting, stereo keypad and built-in speakers, stainless appliances, entrance to mud room and large breakfast area with hardwood floors overlooking the ravine

Family Room

19'7" x 13'3"

Gas Fireplace with custom cabinetry, hardwood floors, halogen lighting, stereo keypad and built-in speakers, french doors to large terrace overlooking gorgeous extremely private, maturely treed ravine garden

Mud Room

10'4" x 8'9"

Fully fitted with custom cabinetry, double closet, slate floor, entrance to double garage and side entrance to exterior

SECOND FLOOR:

Master Bedroom

17'4" x 12'6"

Large window, walk in closet, 5 piece limestone ensuite with oversized shower and heated floors, stereo keypad and built-in speakers, overlooking garden

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Bedroom #2

Double closet, large window

13'2" x 11'6"

Bedroom #3

Double closet, large window overlooking garden

16'6" x 11'6"

Bedroom #4

Double closet, large window overlooking garden

13'2" x 11'10"

Main Bathroom

3 piece bath with oversized shower, double sink and heated floor

LOWER LEVEL: *LARGE HALL - TWO WALK OUTS - FABULOUS HEIGHT*

Recreation Room

Gorgeous french doors walking out to terrace and garden, gas fireplace, halogen lighting, wireless stereo keypad and built-in speakers, wet bar

32'11" x 18'4"

Office

Large window

12'10" x 11'10"

Bedroom #5

Large window, double closet

11'1" x 8'7"

Rear Hall

Second exit to garden with heated floors

Bathroom

3 piece with shower and heated floor

Laundry Room

Built in cabinetry, laundry sink

10'11" x 7'0"

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Two Double Closets, Cedar Closet, Cold Room

EXTERIOR YARD & GARDEN:

Large Stone Patio In Rear Yard, Extensive Manicured Gardens (lot widens to over 100 feet in the rear), Hydro pool Salt Water Tub, Toro Sprinkler System, Stereo Keypad And Outdoor Speakers

INCLUSIONS:

Viking Wall Oven, Viking 4 Burner Gas Top Stove, LG Fridge, Dishwasher, Panasonic Microwave, Front Loading Kenmore Elite Washer and Dryer, Electric Light Fixtures (except as excluded). Hot Water Tank (Rental), Blinds, Central Vac, Alarm System, 8 Zone Built-In Speakercraft Speakers and Keypads, 3 stools in lower level wet bar, Toro Sprinkler System, Automatic Garage Door Opener

EXCLUSIONS:

Curtains And Rods in Master, Family Room, Living Room, Dining Room, Chandeliers in Dining Room, Kitchen, 2 piece, Master bedroom and Master Ensuite, Television and Mounting Bracket in Family Room. Speakercraft Controller and Amplifier

MECHANICS:

- 2007 House Stucco Over Painted Brick
- 2007 Eaves trough, Soffit and Fascia
- 2006-7 Roof
- 2006-7 3/4" Copper Line from the Street
- 2006-7 200 amp Electrical Service
- 2006-7 All Windows
- 2006-7 French Doors
- 2006-7 Central Vacuum
- 2006-7 Alarm System
- 2006-7 All Halogen Lighting

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- 2006-7 SpeakerCraft Stereo, System With Wired And Wireless Keypads (built-in Family Room, Kitchen, Living & Dining Room, Master & Ensuite, Recreation Room & Patio
- 2006-7 Sound System (Family Room, Kitchen, Living, Dining Room, Master. Recreation Room
- 2003 Two New Furnaces (One Mid & One High Efficiency)
- 2000 Air Conditioner

EXTERIOR:

- 2010 Salt Water Hot Tub
- 2010 Terrace
- 2010 Railings
- 2008 Double Front Door with Two Side Lights

INTERIOR:

- 2013 Laundry Room
- 2010 Lower Level 3 Piece Bath with Porcelain Tile (Heated)
- 2010 Lower Level Rear Hall with Porcelain Tile (Heated)
- 2006-7 All New Hardwood Main Floor
- 2006-7 Limestone Floors In Entrance hall
- 2006-7 New Cameo Kitchen
- 2006-7 Mud Room (Cameo Cabinetry)
- 2006-7 Main Floor 2 Piece
- 2006-7 Stairs and Railings
- 2006-7 New Master Ensuite Bath with Heated Floors
- 2006-7 New Second Floor Bath with Heated Floors
- 2006-7 Family Room Gas Fireplace & Cabinetry
- 2006-7 Recreation Room Gas Fireplace

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ADDITIONAL FEATURES

Lot Size: 52.31' x 126.59' (widening to over 100 Feet In The Rear)

Taxes: \$12,916.65

Drive & Parking: Double Drive (Parking For 6 Cars) & Double Car Attached Garage With Interior Access

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

Possession: 90-120 Days T.B.A.

PRICE: \$ 2,495,000

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