

# 77 LAWRENCE CRESCENT, LAWRENCE PARK

## INTRODUCTION:

In The Heart Of Lawrence Park - A Beautifully Renovated Three Bedroom, Two Bath Home With A Fully Finished Lower Level, Attic Storage, An Attached Garage With Storage Above And A Fabulous Private South Facing Fully Fenced Garden with A Stone Terrace, A Gorgeous Pool & Cabana And Terrific Play Area For The Kids

Gracious Principal Rooms - Including A Lovely Living Room With Hardwood Floors And A Marble Gas Fireplace, A Spacious Dining Room With Built In Cabinetry, Hardwood Floors And A Walk Out To A Sun-Filled South Garden And Pool

A Renovated Kitchen With Stainless Appliances, Granite Counters And Hardwood Floors, Overlooking The Gorgeous South Garden And Pool

A Lovely Master With Built In Cabinetry, A Huge Five Piece Marble Semi Ensuite Bath With A Separate Tub, Oversized Shower And Two More Bedrooms

A Finished Lower Level With Terrific Ceiling Height Including A Large Family Room With Gas Fireplace And Built In Cabinetry, An Office, Bathroom, Laundry Room And Loads Of Storage

Private Drive & Single Attached Garage - Parking For 2 Cars In Driveway (Storage Built Over Garage Accessible From Back Garden)

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

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## MAIN FLOOR:

### Foyer

Extensive built in closets, stone floor

### Living Room

Lovely large windows, gas fireplace, hardwood floors

### Dining Room

Hardwood floors, walk out to terrace, south garden & pool

### Kitchen

Renovated kitchen with granite counters, stainless appliances and hardwood floors, overlooking the south garden and pool

## SECOND FLOOR:

### Master Bedroom

Hardwood floors, built in cabinetry, semi ensuite bath

### Bedroom #2

Closet, hardwood floors, overlooking the garden

### Bedroom #3

Closet, hardwood floors, overlooking the garden

### Main Bathroom (Semi Ensuite To Master With Pocket Door)

Marble bathroom, exceptionally spacious, double sink, oversized shower, separate tub

## ATTIC: *PULL DOWN STAIRS*

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## LOWER LEVEL: *EXCELLENT HEIGHT*

### Recreation Room

Gas fireplace with thermostat, built in cabinetry, hardwood floors, halogen lighting

### Office

Parquet floors

### Laundry

Single sink, double closet

### Bathroom

3 piece with shower

## INCLUSIONS:

ALL APPLIANCES INCLUDING; PROFILE FRIDGE, TWO THERMADOR WALL OVENS, WOLF 6 BURNER BUILT IN GAS RANGE, WHIRLPOOL DISHWASHER, WASHER & DRYER, ALL ELECTRIC LIGHT FIXTURES (EXCEPT AS EXCLUDED), HEATED TOWEL RACK IN LOWER LEVEL BATHROOM, ALL BUILT IN BLINDS, BUILT IN BBQ, PLAY SET IN GARDEN, FRIDGE IN LOWER LEVEL

## EXCLUSIONS:

ELECTRIC LIGHT FIXTURE IN ENTRANCE HALL AND BATHROOM, WINE FRIDGE IN LOWER LEVEL

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## RENOVATIONS

### 2006:

- Installed Kitchen
- Refinished Hardwood Floors Throughout
- Installed Built-Ins In Master Bedroom
- Renovated Lower Level Including; Built-Ins, Gas Fireplace, New Bathroom, Laundry Room
- New Boiler
- New Hot Water Tank

### 2007:

- Installed Pool
- Built Fence Both Sides

### 2008:

Front Entryway Addition (Extended & Renovated) Anessa Le, Broker | Kingsway Real Estate

- 2<sup>nd</sup> Floor Bathroom (Extended & Renovated)
- Addition Of Storage Area Above Garage
- New Windows And Doors Throughout
- Stucco
- Landscaping – Including Astro Turf In Rear Garden

### 2013:

- Installed Irrigation System Front And Rear

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## ADDITIONAL FEATURES:

Lot Size: 53.3' x 139.1' (irregular as per survey 2005)

Legal Description: Plan 541E lot 29

Taxes: \$ 9,480.00 2013

Parking: Single Car Attached Garage

Drive: Private Drive with Parking for 2 Cars

Heating/Cooling:: Hot Water Gas & Central Air Conditioning

Possession: 90 Days T.B.A.

PRICE \$1,749,000

JOHNSTON & DANIEL

**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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