
LAWRENCE PARK

14 Cheltenham Avenue

INTRODUCTION:

14 Cheltenham Avenue, located in the heart of Lawrence Park, is a beautifully renovated home with a fabulous three story addition. The gorgeous garden features a spectacular salt water pool, deck & stone patio. It offers an oasis of privacy with tree-line views from every window! It has been professionally landscaped with mature foliage - on a sun filled lot likened to "Muskoka in the City!"

This wonderful family home has huge rooms, sensational finishing's & incredible style! Renovated with a three storey addition in 2002-2003, 14 Cheltenham Avenue is a spacious 3,130 sq. ft. on two floors plus 1,529 sq. ft. in the lower level. It features: a fabulous kitchen/family room addition with sensational views overlooking the garden & pool, main floor mudroom, an elegant dining room and a grand piano sized living room. The second floor has four large bedrooms including a superb master with 6 piece ensuite, walk in closet and stunning views overlooking the garden, as well as a second floor laundry room. The lower level has great windows and includes a recreation room, gym or 5th bedroom, laundry room, bathroom & lots of storage! High ceilings, lovely windows & incredible light, all beautifully combined with a spacious floor plan & lovely interior design!

A widened private drive with parking for several cars, an oversized built-in garage with front and rear garage doors, interior access to a main floor mud room and a large carport

Minutes to Yonge Street subway, shops, restaurants. Easy access to highways, The Granite Club, both private & public schools, Sunnybrook Hospital, Sunnybrook walking ravines & park and Whole Foods (expected 2016).

Public School Catchment Area Include:

Blythwood Junior, Bedford Park Junior & Senior, Glenview Middle, Northern Senior, Lawrence Park Senior

Private School Include:

Crescent (Boys), Havergal College (Girls), Toronto French School (Co-Ed & IB Program) and Crestwood (Co-Ed)

Uniquely Designed! Incredibly Spacious & Fabulously Located!
ABSOLUTELY SENSATIONAL

MAIN FLOOR: *HIGH CEILINGS, GORGEOUS OAK FLOORS, CROWN MOULDINGS, HALOGEN LIGHTING*

Vestibule

Spacious entrance, marble floors, closet, powder room

Living Room

Gas fireplace, large windows, French doors to hall, leaded glass windows, door to family room

Dining Room

Panelled walls, bay window leaded glass windows

Kitchen

Gorgeous Chef's kitchen, marble counters, large marble island with seating for 3, pantry with doggy bath, breakfast area, stainless appliances, expansive windows with stunning views of garden & pool, glass door to deck

Family Room

Gas fireplace, built in cabinetry & bar, built in sideboard, large bay window with stunning views of garden & pool, glass door to deck

Mud Room

Entrance to garage & carport, double closet, built in shelves & cabinetry

2 Piece

Private powder room

SECOND FLOOR: *LOVELY STAIRCASE, FABULOUS SKYLIGHT WITH COVE LIGHTING, HALOGEN LIGHTING*

Master Bedroom

Lovely windows with gorgeous views overlooking the garden and pool, large walk-in closet, 6 piece marble ensuite

Ensuite

6 piece marble ensuite with separate water closet with bidet, large tub, oversized steam shower, double sinks, heated floor, walk out to deck overlooking garden & pool

Bedroom #2

Double closet, built in desk

Bedroom # 3

Double closet, built in desk

Bedroom #4

Ensuite 3 piece bath with shower, ensuite laundry

Main Bath

4 piece bathroom with frameless shower, heated floor

LOWER LEVEL: *GREAT LIGHT, LARGE WINDOW IN ADDITION*

Recreation Room

Double closets, single closet

Laundry Room

Sink, lots of cabinetry

Office

Shelving & storage

Bathroom

2 piece bathroom

Gym/5th Bedroom

Fabulous ceiling height & terrific windows, double closet & 2 single closets

Storage Room

Roughed In drain for bathroom

Two Utility Rooms & Loads of Storage

EXCLUSIONS:

ALL CURTAINS & RODS FOR MASTER & LIVING ROOM
CHANDELIER IN MAIN HALL, MUD ROOM, STAIRWELL TO LOWER LEVEL,
MASTER BATHROOM
FOYER TABLE & SCONCES, CANDLE SCONCE

INCLUSIONS:

ALL APPLIANCES INCLUDING;
ULTRA LINE 6 BURNER GAS STOVE
PANASONIC MICROWAVE
KITCHEN AID WALL OVEN
KITCHEN AID WARMING DRAWER
WHIRLPOOL FRIDGE & WHIRLPOOL FREEZER-FULL SIZE-SEPARATE UNITS
MIELE DISHWASHER
WHIRLPOOL DUET WASHER & DRYER (2007)
ALL ELECTRIC LIGHT FIXTURES EXCEPT AS EXCLUDED
ALL BLINDS
SPRINKLER SYSTEM FRONT & REAR
EXTERIOR LIGHTING
ALL POOL EQUIPMENT
POOL SAFETY COVER WITH GARDEN & INTERLOCK STAKES
ALARM SYSTEM (DOORS, WINDOWS, MOTION & SCREENS)

UPGRADES:

2016

Salt Cell for Pool

Outdoor Lighting Re-Vamped

KELLY FULTON | Sales Representative | Johnston & Daniel Brokerage
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2015

Roof

2014

Alarm Upgraded

2013

High Efficiency Gas Furnace

2008

Irrigation & Lighting

2005

Salt Water Pool

Landscaping

Front & Rear Lighting

Flagstone Patio

Fence & Gate

Custom Safety Cover with Garden & Interlock Stakes

2004

Rear Deck Tree Cabled

2002-2003

Three Story Addition

Windows Throughout

Floors Sanded & Stained

ADDITIONAL FEATURES:

Garage: Built-In Oversized Garage with Front & Rear
Garage Doors, Interior Access, Oversized
Carport

Drive Widened Drive with Room for Numerous Cars

Heating Two High Efficiency Forced Air Gas
Furnaces (2003 & 2013)

Cooling: Two Central Air Conditioners(1999 & 2003)

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Hot Water: Two Separate Tanks - Rented

Electrical: 200 Amps

Possession: 90 Days or TBA

KELLY FULTON

SALES REPRESENTATIVE

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JOHNSTON AND DANIEL DIVISION, Brokerage

ROYAL LEPAGE REAL ESTATE SERVICES LTD.

The information contained in this feature sheet has been obtained from sources deemed reliable and, while not guaranteed, is believed to be correct. Note: Seller does not guarantee attendance in any catchment area schools, Information regarding schools only pertains to the district where the homes located.