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# LAWRENCE PARK

## 1355 Mount Pleasant Road

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Welcome to 1355 Mt Pleasant Road

Situated in the heart of Lawrence Park this handsome 3 storey home is nestled on a choice 50 x 159 foot lot. Inside, this impressive five bedroom home offers warmth and character. The spacious principal rooms, filled with sunlight, have been meticulously maintained. The charming living room features a quintessential bay window updated with plantation shutter, wood burning fireplace and gleaming hardwood floor. The bright formal dining room is a spacious room to entertain guests and offers a walkout to rear garden. Step through to the updated kitchen with stainless steel appliances, large pantry and breakfast area.

Five bedrooms grace the upper two floors of this expansive home. The king size master bedroom features a walk in closet while the remaining four bedrooms offer double closets, excellent space and plantation shutters. The main second floor bathroom has been renovated with heated tile floor, spacious vanity and pot lighting, while the third floor 4-piece bathroom is a must have in a home of this size and configuration.

The lower level has a bright recreation room which would configure easily as a media room, games room or as a possible home office. The massive laundry room is currently used for additional storage, but there is ample space to add an additional bathroom and bedroom, as the utility room can facilitate storage needs.

This expansive property offers a pool size lot and mature greenery surrounds the yard showcasing the exceptional privacy of this Lawrence Park home. Boasting private driveway and a single car garage, there is parking for up to 3 cars. A fabulous community and tree lined haven for families.

Incredible access to Blythwood Ravine and walking trails which extend through Sherwood Park. The subway and Yonge Street's vibrant amenities are a short walk away. Minutes to Blythwood PS, Bedford Park PS and Lawrence Park Collegiate and a short drive to some of Toronto's most

prestigious private schools including Havergal, Toronto French and Crescent School.

Absolute pride of ownership in North Toronto's premier community!

"Wonderful Layout! Incredibly Spacious & Fabulously Located!  
ABSOLUTELY SENSATIONAL!"

- Expansive 50 x 159 Foot Lot
- Private Driveway with Single Car Garage
- Detached 3 Story, Five Bedroom Home
- Choice Lawrence Park Community
- Access to Phenomenal Green Space of Blythwood

Ravine, Sherwood Park, Alexander Muir Gardens.

- Close Proximity to Granite (Social/Athletic) Club,

Lawrence Park Tennis Club and Lawrence Park

Lawn Bowling Club

- Walk to Subway at Yonge
- Vibrant Shopping, Cafes, Restaurants on Yonge
- Best Public Schools: Blythwood PS, Bedford Park

PS, and Lawrence Park CI.

- Choice Private Schools from Havergal, Toronto

French, Crescent School

**Main Floor**   *Gorgeous Sunlight, Incredibly Spacious*

Foyer:	Tile Floor Closet
Living Room:	Hardwood Floor Fireplace Bay Window Crown Moulding California Shutters
Dining Room:	Hardwood Floor Crown Moulding Walkout to Garden
Kitchen:	Tile Floor Eat in Kitchen Pot Lights Sliding Glass Door to Garden Pantry Crown Moulding

**Second Floor**   *Spacious Rooms*

Master Bedroom:	Broadloom Garden View Walk-in Closet
Second Bedroom:	Broadloom California Shutters Double Closet
Third Bedroom:	Broadloom California Shutters Double Closet

4-Piece Bathroom	Heated Tile Floors Vanity with Storage (Linen Closet) Pot Lights Crown Moulding
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**Third Floor** *Perfect for the teenagers!*

Fourth Bedroom:	Broadloom California Shutters Double Closet
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Fifth Bedroom:	Broadloom California Shutters Double Closet
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4-Piece Bathroom

**Lower Level**

Recreation Room:	Broadloom Pot Lights Wall to Wall Storage Closet
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Laundry/Storage Room:

**Additional Information**

Lot Size:	50 x 159 Feet
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Parking: Parking	Private Drive with Single Garage total of 3 Car
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Property Description:	Lot 214 Plan 1534
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Comfort System:	Hot Water Rads (Gas)
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Inclusions: Whirlpool Fridge, Stove, Dishwasher, Washer  
& Dryer,  
All Electric Light Fixtures

Exclusions: All Curtains

Neighbourhood Amenities: Sought After Lawrence Park Neighbourhood  
Walk to Lawrence Subway  
Ravine Trails of Blythwood Ravine (extends to  
Sherwood Pk)  
Walk to Shops on Yonge  
Blythwood Public School, Bedford Park, Lawrence  
Park CI,  
Havergal, UCC, Toronto French, Crescent School  
Lawrence Park Tennis Club/Lawn Bowling Club  
Family Oriented Granite Club (Social/Athletic)

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**KELLY FULTON & JOY VERDE**

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