
91 Lawrence Crescent

Lawrence Park, Toronto

Main Floor

Foyer

- Heated Porcelain Tile Floor
- Custom 2 ¾ Rift Cut White Oak Front Door
- Panelled Walls
- Built-in Custom Closet
- Powder Room
- LED Pot Lights

Library

- 7" Plank White Oak Hardwood Floor
- Panelled Walls
- Decor Ceiling Detail
- LED Pot Lights
- Custom Built-in Cabinetry
- Rough-in for Built-in Audio
- Soft Touch Pocket Doors

Dining Room

- 7" Plank White Oak Hardwood Floor
- Panelled Walls
- Coffered Ceiling
- LED Pot Lights
- Floor to Ceiling Windows
- Rough-in for Built-in Audio
- Open to Servery

Kitchen

- 7" Plank White Oak Hardwood Floor
- Custom Cabinetry
- Centre Island
- Integrated Professional Grade Appliances
- Porcelain Countertop
- Porcelain Backsplash
- LED Pot Lights
- Built-in Desk
- Rough-in for Built-in Audio
- Eat-in Breakfast Area
- Open to Family Room
- Walk-out to Patio & Backyard

Family Room

- 7" Plank White Oak Hardwood Floor
- Linear Gas Fireplace with Porcelain Surround
- Custom Built-in Cabinetry
- LED Pot Lights
- Rough-in for Built-in Audio
- Open to Kitchen
- Walk-out to Patio & Backyard

Butler's Pantry

- 7" Plank White Oak Hardwood Floor
- Custom Cabinetry
- Servery with Bar Sink
- Porcelain Countertop
- Separate Pantry
- Pass through to Kitchen/Dining Room

Powder Room

- Heated Porcelain Tile Floor
- Panelled Walls
- Custom Vanity with Stone Countertop
- Moulded Ceiling

Second Floor

Master Bedroom

- 7" Plank White Oak Hardwood Floor
- Vaulted Ceiling
- Decor Panelled Wall
- LED Pot Lights
- Double Bedroom Entry Doors
- Walk-in Dressing Room with Italian Lacquered Custom Cabinetry & Drawers
- 5-piece Ensuite Bathroom

Master Ensuite

5-piece

- Heated Porcelain Tile Floor
- Custom Double Vanity with Cesarestone Countertop
- Private Toilet Closet
- Victoria & Albert Soaker Bathtub
- Porcelain Tile/Glass Enclosed Shower with Flushmount Rainhead and Linear Drain
- LED Pot Lights
- Custom Beveled Mirror

Second Bedroom

- 7" Plank White Oak Hardwood Floor
- Walk-in Closet with Organizers
- Ensuite Bathroom
- LED Pot Lights

Ensuite

3-piece

- Heated Porcelain Tile Floor
- Porcelain Tile/Glass Enclosed Shower with Linear Drain
- Soft Touch Pocket Door
- Custom Vanity with Stone Countertop
- LED Pot Lights

Third Bedroom

- 7" Plank White Oak Hardwood Floor
- Double Closet with Organizers
- LED Pot Lights

Fourth Bedroom

- 7" Plank White Oak Hardwood Floor
- Double Closet with Organizers
- LED Pot Lights

Bathroom

4-piece

- Heated Porcelain Tile Floor
- Porcelain Tile/Glass Enclosed Shower with Linear Drain
- Glass Subway Tile in Shower
- Soft Touch Pocket Door
- Custom Vanity with Stone Countertop
- LED Pot Lights

Laundry Closet

- Tile Floor with Drain
- Storage Shelving
- Rough-in for Washer & Dryer
- Double Door Entry

Lower Level

Recreation Room

- 6" Plank White Oak Hardwood Floor
- Custom Italian Lacquer Built-in Entertainment Cabinet
- Wall Panelling
- Rough in for Built-in Audio
- LED Pot Lights
- Radiant Heated Floor
- Storage Closet
- Large Window

Bedroom

- 6" Plank White Oak Hardwood Floor
- Double Closet
- Radiant Heated Floor
- LED Pot Lights
- Large Window

Bathroom

3-piece

- Heated Porcelain Tile Floor
- Glass Enclosed Shower with Rain Showerhead & Linear Drain
- Custom Vanity
- LED Pot Lights

Laundry Room

- Heated Porcelain Tile Floor
- Laundry Sink
- Front Load Steam Washer & Dryer
- Drying Rack
- Custom Storage Cabinetry
- LED Pot Lights

Mud Room

- Porcelain Tile Floor
- Garage Access
- Built-in Bench
- Wall to Wall Matte Finished Cabinetry with Organizers
- LED Pot Lights

Exterior

- 50 x 120 South Facing Lot
- Heated Unilock Driveway with Concrete Base
- Heated Garage with Epoxy Floor Finish
- Flagstone Front Entry & Steps with Snow Melt
- Unilock Side Retaining Wall
- Custom Iron Railings
- Custom Wood Soffits
- Indiana Limestone Accents & Front Portico
- Weathershield Aluminium Clad Exterior & Wood Interior Windows
- Custom 2 ¾ White Oak Front Door
- Irrigation System
- Fully Fenced Backyard
- Window Wells with Weeping Tile
- Interlock Rear Patio
- Glen-Gery Brick Construction

Neighbourhood

- Sought after Lawrence Park neighbourhood
- Minutes to vibrant shopping, cafes & restaurants on Yonge Street
- TTC at Lawrence/Wanless and/or walk to Lawrence subway stations
- Near phenomenal green space of Blythwood Ravine, Sherwood Park Ravine & Sunnybrook running & biking trails
- Best public schools: Blythwood Jr or Bedford Park PS or Glenview Sr., Lawrence Park CI & Northern SS
- Private schools: Havergal, Toronto French, Crescent School, St Clements, UCC
- Close proximity to Granite (social & athletic) Club, Lawrence Park Tennis Club/Lawn Bowling Club
- Convenient to Sunnybrook Hospital (Teaching & Trauma Centre)
- Easy Access to Mt Pleasant & Bayview Extension downtown or to the 401 & Don Valley Pkwy

Features

- Rough -in Audio Through-out Main Floor
- Custom Oak Rift Cut Cabinets, Dovetail Drawers with Self Close
- Birch Cabinet Inlay (Kitchen & Library)
- Hard Rock Maple Melamine Shelving
- Weathershield Windows
- Ceiling Height Main- 10 Feet, Second Floor- 9 Feet, Lower Level- 9 Feet
- Custom Glass Panel Skylight (Second Floor Stair/Hallway)
- Solid Wood Doors Throughout
- Custom Linear Ceiling Heating Grills
- All Curbless Showers with Linear Drains
- All Glass Stair Railings
- LED Lights Throughout
- 6" or 7" Plank White Oak Floors Throughout
- Soft Touch Pocket Doors
- Napoleon Linear Gas Fireplace
- Custom Cabinetry & Vanities Throughout
- Decor Wall & Ceiling Panelling
- Heated Garage with Epoxy Floor Finish
- Heated Porcelain Tile Floors Throughout (except Mud Room)
- Snow Melt System for Drive, Front Walk & Steps
- Irrigation System
- 2 Zone Keeprite Furnace
- NTI Boiler (Snow Melt & Radiant Heated Floors)
- Generalaire Steam Generated Humidified
- Lifebreath HRV System
- 200 Amp Electrical Service
- 1 Inch Water Service
- 2 Pound Spray Foam Insulation Throughout (including attic)
- Hot Water Recirculating Line (continuous)

Inclusions

- 30" Subzero Dual Temperature Wine Fridge (130 Bottle)
- Subzero Panelled Fridge & Double Door Freezer
- Wolf 6 Burner Gas Range
- Vent-a-hood Range Hood
- Asko Panelled Dishwasher
- Wolf Wall Oven
- Wolf Convection Microwave
- Electrolux Steam Washer & Dryer
- 2 Zone Keeprite Furnace
- NTI Boiler
- Generalaire Steam Generated Humidified
- Lifebreath HRV System
- Sump Pump (battery back up?)
- 75 Gallon Hot Water Tank (rental)
- 200 Amp Electrical Service
- 1 Inch Water Service
- All Electric Light Fixtures
- Central Vacuum & Equipment
- Rough-in For Audio
- Napoleon Linear Gas Fireplace
- Irrigation System
- Home Alarm System (monitoring extra)

**The information regarding public schools associated with the subject property in the MLS listing & marketing materials for the subject property was obtained from information found on the Toronto District School Board website (tdsb.ca). As such, the Seller, Listing Broker and Listing Sales Representatives make no representations or warranties regarding the accuracy of such information or of availability of enrollment spaces in any such schools. The Buyer is hereby advised and cautioned not to rely on information found on the TDSB Website as a guarantee of enrollment in any particular school, should they purchase the subject property. The Buyer is advised to contact the specific school in which they intend to enroll their family member(s) to confirm the said school has available enrollment spaces.*

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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