



10 WANLESS CRESCENT

Classic Lawrence Park family home.

Custom designed by one of Lawrence Park's original builders, this grand luxury home has undergone extensive renovations for modern-day living. Large principal rooms throughout the home are flooded with natural light. The renovated kitchen features a nice sized island and breakfast bar which opens up to the family room - ideal for entertaining.

This home is loaded with wonderful features and a fabulous custom-built garage that is sure to impress! This unique 3-5 car garage is perfect for car collectors alike, and has even been used to host a 40 guest dinner party! The heated garage is fully finished with insulated walls, pot lights throughout, black & white checkered floor, fridge, sink, stereo, television, alarm system and direct access to inside.

Country-like setting on a beautiful tree-lined Lawrence Park street!

MAIN FLOOR

FOYER

- Slate tile floor
- 2-piece powder room with slate tile floor and glass sink
- Beautiful original wood trim
- Wood trimmed door with etched glass detail

LIVING ROOM

- Original wood high baseboards
- Wood burning fireplace with wooden mantle
- Double wooden trimmed door with etched glass inserts
- Gorgeous large windows - some curved at the top
- Hardwood floor

DINING ROOM

- Large front facing windows with metal detailing
- 2 built-in display hutches
- Double wooden doors with etched glass insert
- Wired in speakers
- Hardwood floor

KITCHEN

- Custom cabinets and cupboards
- Open to family room
- Centre island with granite counter tops
- Under cabinet lighting
- Greenhouse style windows above sink, overlooking the back yard
- Tile backsplash
- Glass front cupboards
- Pot lights
- Hardwood floor

FAMILY ROOM

- 3-sided glass fireplace (gas)
- 2 double french doors leading to large deck & garden
- Pot lights
- Built-in shelving
- Coat closet
- Speaker system
- Wall to wall windows with custom blinds
- Hardwood floor



SECOND FLOOR

MASTER BEDROOM

- 2 double closets with mirrored sliding doors
- Large skylight
- Pot lights
- Overlooks backyard
- 5-piece ensuite with Jacuzzi tub, tile floor and surround
- Separate shower
- Broadloom

SECOND BEDROOM

- Closet with mirrored sliding door
- Built-in desk with shelving and cupboards
- Overlooks backyard
- Hardwood floor

THIRD BEDROOM

- Built-in desk with shelving and under mounted light
- Closet
- Hardwood Floor

FOURTH BEDROOM

- Closet with double mirrored sliding door
- 3-piece ensuite
- Hardwood floor

FIFTH BEDROOM/OFFICE

- Closet
- Built-in shelving
- Broadloom

4-PIECE WASHROOM

- Pedestal sink
- Pot lights
- Tile floor

LOWER LEVEL

RECREATIONAL ROOM

- Extra high ceilings
- Gas fireplace
- Pot lights
- Access to garage
- Hardwood floor

LAUNDRY ROOM

- Built-in countertop with double stainless steel sink
- Built-in cupboards
- Laundry chute

3-PIECE WASHROOM

MECHANICAL ROOM & STORAGE ROOM

- Loads of built-in shelving



CUSTOM CAR COLLECTOR'S GARAGE

This enormous extension of the main home has a myriad of possibilities, whether it be to house your prized car collection, your private ballroom, or the perfect space for your large sit-down dinner parties. The attached garage was initially designed and constructed with collectable cars in mind, as featured in The Toronto Star's "Wheels" automotive section. As the perfect car collectors garage, it holds between three and five of your prized possessions, all while still having space for your paraphernalia. No detail was overlooked: fully insulated, heated (gas) and well lit with pot lights in the ceiling and natural light flooding through the windows. You will find all your necessities: fridge, sink, television, sound system, alarm system and a convenient access to the inside of the home. Above this space currently sits a large cedar deck with pergola. Should you want to add extra square footage to the house, the garage was constructed to accept the extension of living space above the garage.





IMPROVEMENTS

- Garage addition in 1999
- Family room and kitchen addition in 2001
- Multi-level deck and pergola in 2012

ADDITIONAL INFORMATION

| | |
|-----------------|---|
| Taxes | \$13,243.48 (2016) |
| Lot | 57' x 147.5' Lot irregular as per survey (see attached) |
| Garage | Designed for custom car collectors, 3-5 cars, Heated, Plumbed, Attached |
| Drive | Private, Triple |
| Possession | TBD |
| Comfort Systems | Central Air Conditioning (SpacePak) Water/Gas Heating |

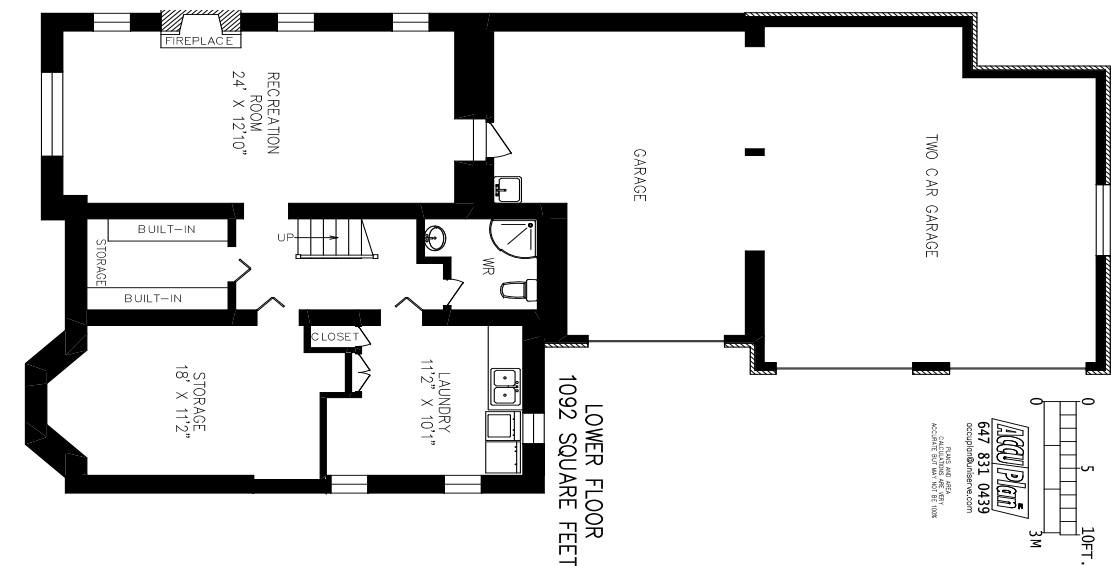
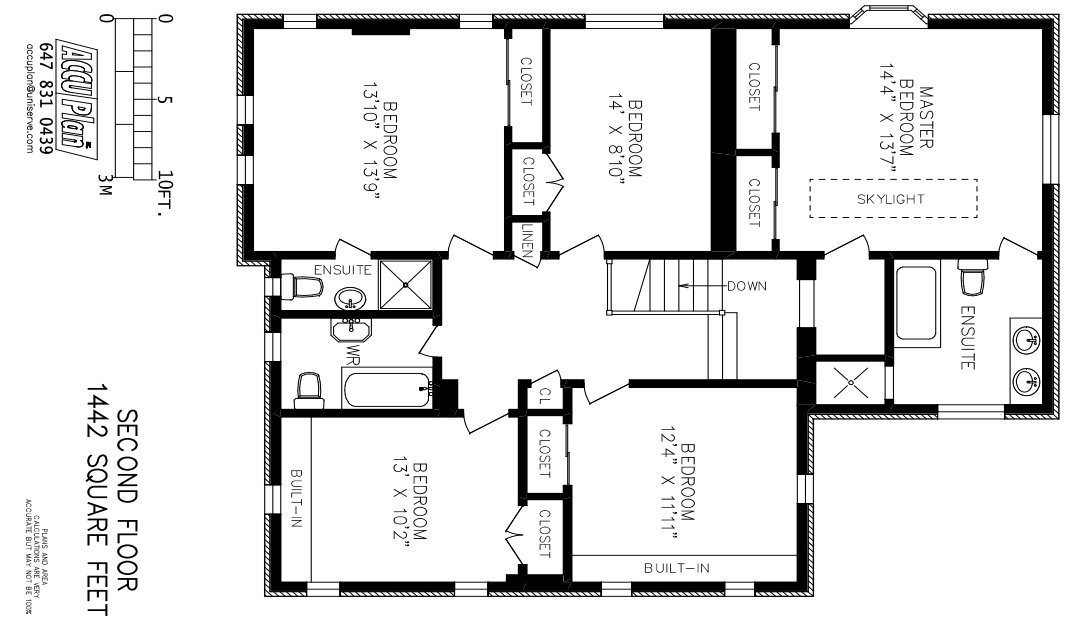
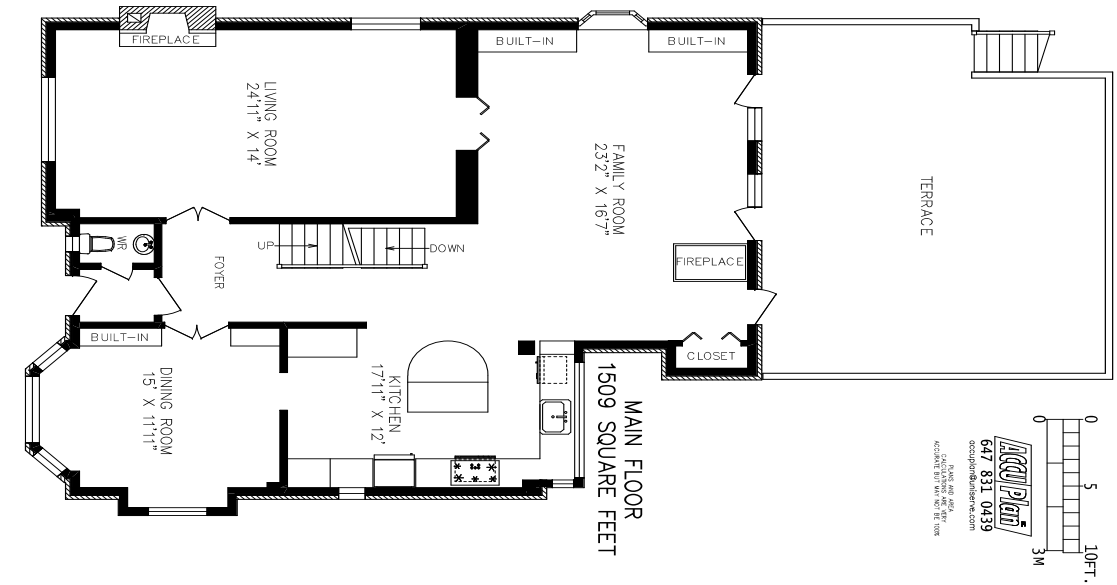
INCLUSIONS

- All electric light fixtures (except as excluded below)
- All blinds and window coverings
- Sub-zero fridge/freezer
- 5-burner gas stove top
- Best by Broan hood fan
- Dacor oven
- KitchenAid stainless steel microwave
- Fisher & Paykel dishwasher
- Central vacuum with attachments
- Navien hot water on demand
- Maytag front loading washer and dryer
- Alarm system (monitoring extra)
- Built-in speakers

EXCLUSIONS

- Kitchen chandelier
- Curtain panels in living room
- All garage paraphernalia

FLOOR PLANS



RECREATION

There is no shortage of outdoor activities right around the corner from Wanless Crescent. Take the family just steps away to Wanless Park where you will sure to be delighted. The park includes five floodlit tennis courts, a baseball diamond, a basketball court, wading pool and children's playground. It really is the social and recreational hub of your neighbourhood.

Other outdoor spaces close by include Cheltenham Park and Alexander Muir Memorial Gardens.

You'll be pleased to know that the Rosedale Golf and Country Club, as well as the Granite Club are also a short distance away.

NEARBY GROCERY:

Advanced Natural - 3149 Yonge St.
Metro - 3142 Yonge St.
Summer's Best - 3229 Yonge St.
Summerhill Market 1054 Mt. Pleasant Rd.
Loblaws - 3501 Yonge St.
Pusateri's Fine Food

NEARBY RESTAURANTS/CAFES:

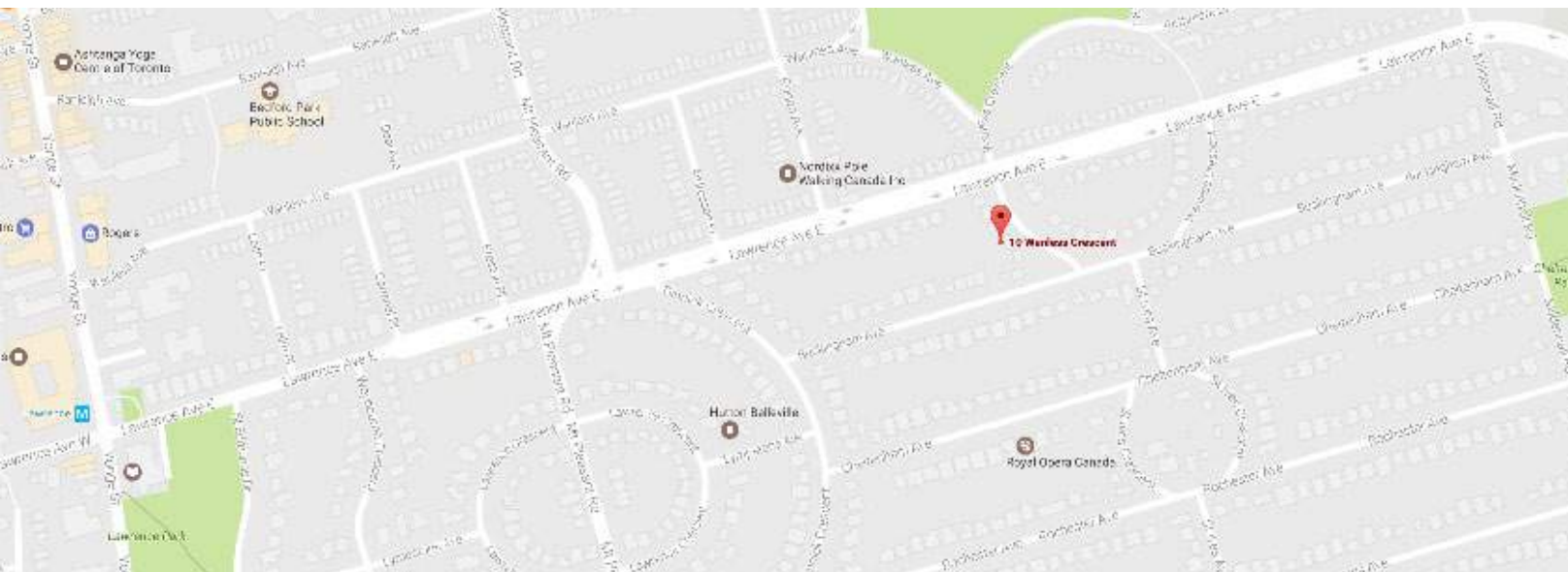
Trio - 3239 Yonge St.
STACK - 3265 Yonge St.
Riz on Yonge - 3321 Yonge St.
Bobbette & Belle - 3347 Yonge St.
The Burger Cellar - 3391 Yonge St.
Coppi - 3363 Yonge St.
Shoushin - 3328 Yonge St.
Delimark Cafe - 3080 Yonge St.
Dufflet - 2638 Yonge St.
Butter Avenue - 3467 Yonge St.



YOUR NEW NEIGHBOURHOOD

Welcome to Lawrence Park, one of Toronto's most exclusive neighbourhoods! Driving through the windey streets you will feel like you have travelled to the country-side, with the lush greenery and gentle rolling hills.

You're twenty-five minutes from downtown Toronto by car, or choose to take TTC close by. Access to the highway is also a breeze, taking you only a few short minutes to get North to Highway 401. Enjoy the peace and quiet of this beautiful neighbourhood, truly a fabulous place to raise your family.



SCHOOLS

PUBLIC

Bedford Park Public School (JK - Grade 8)
Blythwood Junior Public School (JK - Grade 6)
Glenview Senior Public School (Grade 7 - 8)
Lawrence Park Collegiate Institute (Grade 9 - 12)
Northern Secondary School (Grade 9 - 12)

PRIVATE

TFS Canada's International School (Nursery - UE)
Forest Hill Montessori School (18 months - 12 years)
Harvergal College (JK - Grade 12) (Girls)
St. Clements School (Grade 1 - 12) (Girls)
Crescent School (Grade 3 - 12) (Boys)



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