

305 LAWRENCE AVENUE EAST



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Presents



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Lawrence Park. Great schools, great shopping, great restaurants. It's all here, not to mention the TTC. This fabulous cedar roofed stone Cape Cod style home is very deceiving. It looks small and pretty on the outside but inside, WOW! The 95' x 150' lot gives the illusion of country in the city as you look over it from the full width glass addition.

Asking Price: \$1,500,000

Lot Size: 95' x 150'. Survey available.

Taxes: \$9,858.87 2007

HVAC: Forced air gas furnace with central air conditioning, air cleaner and humidifier.

Possession: 90 days or to be arranged

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FEATURES OF THIS HOME . . .

Main Floor

Entrance Foyer:		Black and white marble, coat closet, 2 piece powder room.
Living Room:	15.3' x 25.10'	Bias laid bleached oak floor, traditional mantel with marble surround fireplace, crown moulding, deep trims, good light.
Dining Room:	13.2' x 13.18'	Bias laid, bleach oak floor, crown mouldings, deep trims.
Kitchen:	12' x 14'6'	Tile floor, huge center island with double breakfast bar, tumbled marble back splash, pot lights, under counter lighting, glass fronted cupboards and a wonderful view overlooking the garden. Appliances include Jen-air gas range top, exhaust hood, Dacor warming oven, Amana fringe, wall oven and built-in dishwasher.
Breakfast Room:	18.9' x 13.3'	Tile floor, floor to ceiling glass walls, walkout to covered stone BBQ patio
Family Room:	22.10' x 16.10'	Bayed, double doors out to the garden, tile floor, 2 glass and one stone wall, walk out to covered dining patio.
Mud Room/ Dog Room:	10' x 7.6'	Tile floor with walk out to stone BBQ terrace. Ensuite 3 piece bathroom with hand shower (great for dogs!)

Second Floor

Master bedroom:	13.6' x 15'	North and east facing windows, carpet.
Ensuite:		4 piece with marble walls and floor.
Dressing Room:	6' x 16.6'	Carpet
Bedroom 2:	11.6' x 16.4'	Dormered window, carpet, dressing alcove.
Bedroom 3:	11' x 12.4'	Carpet, closet with built-ins.

Basement

Recreation Room:	14.9' x 24'.	Stone fireplace, carpet, wall of custom bookshelves and cabinets.
Teen TV Room:	16.2' x 12.2'	Carpet, built-in shelves.
Bedroom 4:	11.9' x 18.6'	Carpet, double clothes closet
Bathroom:		3 piece with tumbled marble and glass shower enclosure, tumbled marble floor, marble vanity.
Laundry Room:	19' 13'	Stainless steel sink, built-in shelves, cupboards and "folding counter", tile floor.
Mudroom/Storage:	9.2' x 5.2'	Ceramic floor
Cold Room:	6' x 2.2'	

Included with the sale are the fridge, gas range top, exhaust hood, warming oven, wall oven, built-in dishwasher, washer, dryer, stair runner, broadloom where laid, garden sprinkler system, all electric light fixtures except as below.

Please exclude the following: light fixtures: ceiling fixture in family room, powder room fixture, dining room chandelier, chandelier in north west bedroom, the "measuring ruler" and hooks in the main floor mud room.

