



## 150 DAWLISH AVENUE

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Absolutely stunning new home in prime Lawrence Park location. The best block of Dawlish! This home has been very well built with attention to detail throughout. Superior design and floor plan, 3754 square feet above grade, 5630 of beautifully finished space including lower level. Abundance of natural light throughout. Large main floor family room with walkout to patio and garden. Main floor study and mudroom access from garage. Stunning master suite with huge walk-in closet. Excellent lower level with recreation room, gym and full guest suite with walkout to landscaped garden. Please note this home is close to completion and all finishes will be in place by the end of October. Please try to give notice for showings as L.A. to be present.

**Offered For Sale at \$5,250,000**

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## FEATURES OF THIS HOME:

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- Stunning new home in prime Lawrence Park location
- Fifty foot frontage with incredible curb appeal
- 3,754 square feet plus 1,876 square feet in lower level (5,630 square feet in total)
- Custom built in 2016 by well reputed local builder Summit Homes
- Excellent natural light
- Superior design and floor plan
- High end finishes throughout
- Main floor mudroom and separate office
- 5" rift cut custom white oak pre-finished hardwood flooring throughout main and second floors
- Exceptional trim carpentry throughout
- High ceilings throughout
- Heated bathroom floors
- Large main floor family room with custom millwork, gas fireplace and walkout to patio and garden
- Custom millwork throughout
- Stunning master suite with large dressing room and five piece ensuite bathroom
- Four spacious bedrooms each with their own ensuite
- Second floor laundry room with front loading washer and dryer and custom built-ins
- Walkout from lower level to landscaped garden
- Custom closet interiors
- Built-in speakers throughout
- Front yard extensively landscaped with interlocking driveway and walkway
- Backyard with patio, cedar fence and plantings
- Private driveway with built-in garage

## ADDITIONAL INFORMATION

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**Inclusions:** 48" Sub-Zero side by side fridge, 48" Wolf free standing oven, microwave, Koolr wine refrigerator, Sako dishwasher, Samsung washer, Samsung dryer, broadloom where laid, all electric light fixtures, all built-in speakers, central vacuum system and equipment, alarm system (monitoring extra), automatic garage door opener with remote, front and back gardens irrigation system, central air conditioning system and equipment and gas burner and equipment.

**Rentals:** Hot water tank and alarm system monitoring

**Lot:** 50 feet by 150 feet.

**Drive:** Private driveway with built-in garage

**Heating:** Forced air gas.

**Cooling:** Central air conditioning.

**Taxes:** \$13,321.80 (2016).

**Possession:** 30 days or to be arranged.

# MAIN FLOOR (Ten Foot Ceiling)

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## FOYER

- Heated stone floor
- Paneled, high ceiling
- Stained 2 ¼" mahogany front door with glazed sidelites
- Oversized double closet with built-in organizers
- Pot lights
- Paneled walls
- Views to backyard

## LIVING ROOM

- Custom white oak wide plank floor
- Ten foot ceiling
- High baseboards
- Gas fireplace with custom wood detail
- Pot lights
- Built-in speakers
- Bay window with accent lighting
- Wall sconces
- Open to dining room
- Large windows overlooking landscaped front garden

## KITCHEN

- Custom white oak wide plank floor
- Pot lights
- Large window
- Built-in speakers
- Full height custom cabinetry
- Soft close drawer system
- Stone countertop
- Centre island with stone countertop
- Pendant lighting above island
  - High end appliances
  - Sub-Zero 48" side by side fridge
  - 48" Wolf free standing oven
  - Sako dishwasher
  - Microwave
  - Samsung washer and dryer
- Sink with high end plumbing finishes
- Pull out drawer for waste
- Overlooks family room and breakfast room

## FAMILY ROOM

- Custom white oak wide plank floor
- Ten foot ceiling with decorative detail
- Gas fireplace flanked with custom built-in cabinetry – wired for television above
- High baseboards
- Pot lights
- Built-in speakers
- Large window overlooking back garden
- French doors with walkout to stone patio and garden
- Open to kitchen and family room

## DINING ROOM

- Custom white oak herringbone wide plank floor
- Ten foot ceiling with decorative detail
- High baseboards
- Paneled walls
- Pot lights
- Built-in speakers
- Access to servery
- Overlooks living room

## SERVERY

- Custom white oak wide plank floor
- Ten foot ceiling with decorative detail
- Custom cabinetry
- Walk-in pantry
- Pot lights
- Access to dining room and kitchen

## MUDROOM

- Heated stone floor
- High ceiling
- Crown moulding
- Built-in custom bench and storage
- Pot lights
- Direct access entrance door from garage

## POWDER ROOM

- Heated stone floor
- Decorative ceiling detail
- Custom vanity
- Wall sconces
- Paneled walls

## OFFICE

- Custom white oak wide plank floor
- Ceiling with decorative detail
- Built-in bookshelves
- Paneled walls
- Pot lights

## WINE CELLAR/DISPLAY

- Custom walnut interior with accent lighting
- Built-in wine racks and shelving
- Glass door
- Pot lights
- Koolr wine refrigerator unit

# SECOND FLOOR

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## LANDING

- Dramatic floor to ceiling paneling throughout hallway and stairway
- Custom oak staircase with wood railings
- Ceiling detail
- Excellent natural light
- Pot lights
- Large skylight

## MASTER BEDROOM

- Custom white oak floor
- French doors
- Tray ceiling
- High baseboards
- Pot lights
- Paneled accent wall
- Pre-wired for television
- Oversized windows overlooking back garden
- Great natural light

## SECOND BEDROOM

- Custom white oak floor
- High baseboards
- Large closet with built-in organizers
- Pot lights
- Overlooks front garden

## 2ND BEDROOM THREE PIECE ENSUITE

- Heated stone floor
- Pot lights
- Custom vanity with stone countertop
- Large glass shower with built-in stone niche and marble surround
- Large window overlooking front garden

## THIRD BEDROOM

- Custom white oak floor
- High baseboards
- Walk-in closet
- Large closet
- Pot lights

## 3RD BEDROOM THREE PIECE ENSUITE

- Heated floor
- Custom vanity with stone countertop
- Large glass shower with built-in stone niche
- Pot lights

## MASTER DRESSING ROOM

- Custom white oak floor
- Wall to wall built-ins with custom organizers and built-in drawers
- Pot lights
- Built-in island

## MASTER FIVE PIECE ENSUITE

- Heated stone floor
- Stone herringbone walls and marble accent walls
- Glass enclosed walk-in shower with two large niches, bench and rain shower head
- Stand alone tub
- Separate water closet
- Custom vanity with his and hers sink and high end faucets
- Stone countertop
- Pot lights
- Wall sconces
- Large windows overlooking back garden

## FOURTH BEDROOM

- Custom white oak floor
- High baseboards
- Walk-in closet with built-in storage
- Pot lights

## 4TH BEDROOM THREE PIECE ENSUITE

- Heated stone floor
- Pot lights
- Custom vanity with stone countertop
- Large glass shower with built-in stone niche
- Herringbone accent wall
- Large window

## LAUNDRY ROOM

- Stone floor
- Countertop with tile backsplash
- Custom cabinetry
- Laundry tub/sink
- Washer and dryer

## LINEN CLOSET

# LOWER LEVEL

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## SPACIOUS RECREATION ROOM

- Hardwood floor
- High ceiling
- Good natural light
- Roughed-in for gas fireplace
- High baseboards
- Custom built-in storage
- Pot lights
- Built-in speakers
- Rough-in for projector screen
- Wiring for television
- Walkout to garden

## BAR AREA

- Hardwood floor
- Pot lights
- Built-in storage
- Bar with stone top
- Open to recreation room

## THREE PIECE BATHROOM

- Heated stone floor
- Custom vanity with stone countertop
- Large glass shower with stone floor and tile surround
- Pot lights

## OVERSIZED LAUNDRY ROOM/STORAGE ROOM

- Tile floor
- Custom cabinetry
- Soft close drawer system
- Pot lights
- Laundry sink
- One set of washer/dryer included, buyer to choose if they want it installed as second floor laundry or lower level laundry
- Access to large cold room

## GUEST SUITE/NANNY'S ROOM

- Hardwood floor
- High ceiling
- Double closet with built-in storage
- High baseboards
- Built-in desk
- Display shelves
- Pot lights

## EXERCISE ROOM

- Rubber floor
- High ceiling
- Pot lights
- Built-in shelves
- Wired for television
- Mirrored wall
- Window well with natural light

## MECHANICAL ROOM STORAGE ROOM

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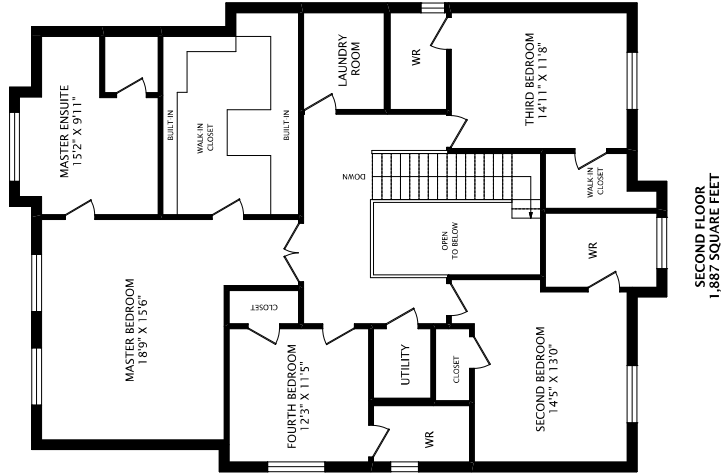
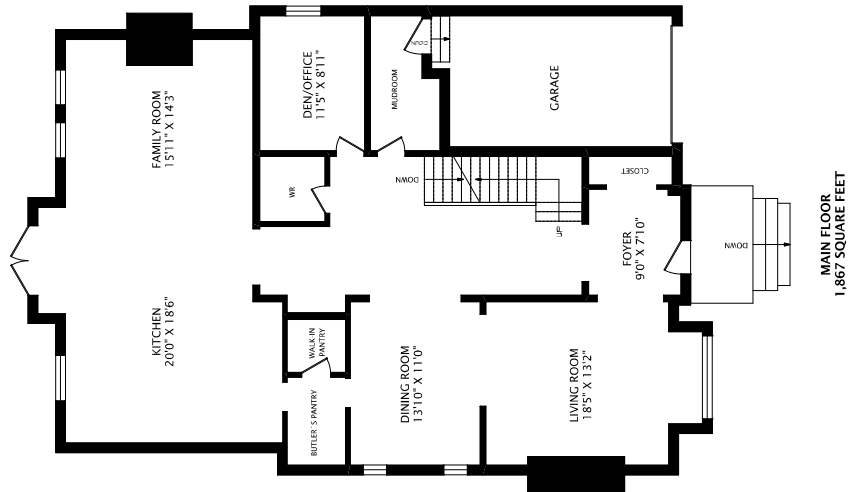
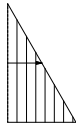
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ROYAL LEPAGE REAL ESTATE SERVICES, HEAPS ESTRIN TEAM, BROKERAGE



# 150 DAWLISH AVENUE

NW04



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MEASURED ON JULY 14, 2016  
ROOM SIZES SHOULD BE CONSIDERED APPROXIMATE  
SINCE MEASUREMENTS ARE SUBJECT TO CERTIFICATION.  
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