



## 64 LASCELLES BOULEVARD

This is the one you have been waiting for. Truly one of a kind, this completely rebuilt centre hall home has everything on your checklist. Prime location and large, 50 foot lot all located within highly desirable Chaplin Estates. Spectacular layout and level of finish, this six bedroom centre hall plan features generous room sizes, high end finishes throughout, a large eat-in kitchen and family room, main floor mudroom, five bedrooms on the second floor as well as a large loft / bedroom space on the third floor, six stunning bathrooms and a fully finished lower level with home theatre, recreation room, guest suite and wine cellar. A very rare opportunity. Short walk to great schools, parks, community centre and the many amenities of Yonge Street. Oriole Park, North Toronto and Northern School District.

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## FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Spacious six bedroom home in Chaplin Estates
- Centre hall plan
- Large lot with excellent curb appeal on highly desirable street
- Completely renovated/rebuilt in 2009
- Stunning architecture by acclaimed architect Peter Higgins
- Built by reputable high end builder Balmoral Custom Homes
- Attention paid to every detail
- Exquisite transitional, timeless design with contemporary interior built with meticulous attention to detail
- 6,055 square feet in total
- Abundance of natural light
- Superior layout and floor plan – ideal for family living and entertaining
- High end finishes throughout
- Built-in speakers throughout
- Main floor family room with gas fireplace and custom built-in cabinetry
- Large, eat-in custom designed kitchen (Bellini) complete with servery and breakfast area
- Convenient main floor mudroom
- Luxurious master suite with custom dressing room and stunning five piece ensuite
- Laundry chute with access from main and second floor
- Large loft/bedroom space on third floor
- Six stunning bathrooms
- Central vacuum system
- Spectacular lower level spacious recreation room, home theatre, guest suite, wine cellar and ample storage
- Audio-visual system throughout, installed by Sound Designs
- Exterior hot and cold water taps
- Beautiful backyard oasis with large covered back deck
- Professionally landscaped by Wendy Berge Landscaping
- Private driveway with detached garage
- Walk to the shops, restaurants and subway at both Yonge and Eglinton and Yonge and Davisville
- Easy access to North Toronto Community Centre
- Great schools (Oriole Park, Hodgson, North Toronto and Northern Secondary)
- Nearby Forest Hill Road Park and Eglinton Park
- Short walk to the beltline trail

## ADDITIONAL INFORMATION:

**Inclusions:** Panelled Sub-Zero fridge, Wolf six burner gas double oven with griddle, two Miele built-in paneled dishwashers, warming drawer, Wolf microwave/convection oven, stainless steel Vent-A-Hood, Sub-Zero beverage fridge, Whirlpool front load washer and dryer, all electric light fixtures (except where excluded), all California shutters, all window coverings, broadloom where laid, doors for mudroom cubbies (not installed), all built-in speakers, central vacuum system and equipment, gas line to barbeque, alarm system and equipment (monitoring extra), central air conditioning system and equipment and gas burner and equipment.

**Exclusions:** Televisions and mounts in family room, third floor, master suite and master bathroom, three pvr's, Apple television, desk in ensuite bathroom and light fixture in fourth bedroom.

**Lot:** 50 feet by 130.75 feet.

**Driveway:** Private driveway with parking for three to four vehicles.

**Garage:** Detached garage.

**Heating:** Forced air gas.

**Cooling:** Central air conditioning.

**Taxes:** \$13,793.86 (2016 annual).

**Possession:** August or to be arranged.



## MAIN FLOOR

### Foyer

- Heated slate floor
- Entrance closet
- French doors
- Wainscoting
- Pot lights
- Crown moulding

OFFERED FOR SALE AT \$4,895,000



## MAIN FLOOR

### Living Room

- Hardwood floor
- Pocket doors
- Wood burning fireplace with wood mantel and stone surround
- Pot lights
- Built-in speakers
- Crown moulding
- Double exposure
- Leaded windows
- Overlooks front garden

### Dining Room

- Hardwood floor
- Pocket doors
- Pot lights
- Built-in speakers
- Wainscoting
- Double exposure
- Leaded windows
- Overlooks front garden





## MAIN FLOOR

### Kitchen

- Custom Bellini kitchen
- Eat-in kitchen with separate breakfast area
- Hardwood floor
- Tray ceiling
- Centre island with pendant lighting
- Breakfast bar with storage
- Granite countertop
- Marble backsplash
- Valence lighting
- Pot lights with dimmers
- High end appliances
- Double undermount sink
- Built-in speakers
- Crown moulding
- Open to family room and breakfast area

### Breakfast Area

- Hardwood floor
- Tray ceiling
- Pot lights
- Custom built-in desk with cabinetry
- Built-in speakers
- Wall to wall windows overlooking backyard

### Servery

- Hardwood floor
- Butler's door to dining room
- Custom cabinetry
- Tile backsplash
- Undermount sink
- Valence lighting
- Quartz countertop
- Pot lights





## MAIN FLOOR

### Family Room

- Hardwood floor
- Tray ceiling
- Gas fireplace with wood mantel and stone surround
- Custom built-in shelving
- Pot lights
- Built-in speakers
- Wall to wall windows

### Powder Room

- Hardwood floor
- Custom vanity with marble countertop
- Pot light
- Crown moulding
- Undermount sink
- Wall sconces

### Mudroom

- Heated slate tile floor
- Pocket door
- Custom millwork and storage area
- Crown moulding
- Pot lights
- Side entrance





## SECOND FLOOR

- Landing**
- Hardwood floor
  - Pot lights
  - Wainscoting
  - Crown moulding



## SECOND FLOOR

### Master Suite

- Hardwood floor
- Tray ceiling
- California shutters
- Pot lights
- Built-in speakers
- Double exposure
- Overlooks backyard

### Dressing Room

- Hardwood floor
- Pocket door
- Skylight
- Pot lights
- Custom shelving throughout
- Built-in mirror
- Built-in island with drawers
- Built-in bench

### Five Piece Ensuite

- Heated marble mosaic tile floor
- Arched ceiling
- Pot lights
- Built-in speakers
- Custom built-in cabinetry
- Custom built-in vanity
- Freestanding soaker tub
- Glass enclosed steam shower with built-in bench
- Custom his and her vanity with marble countertop
- Undermount sinks
- Wall sconces
- California shutters
- Large windows overlooking backyard





## SECOND FLOOR

### Second Bedroom

- Hardwood floor
- Walk-in closet with built-in organizers
- Pot lights
- California shutters
- Crown moulding
- Access to Jack and Jill Four Piece Bathroom

### Four Piece Jack and Jill Bathroom

- Heated tile floor
- Custom vanity with marble countertop
- Pot lights
- Undermount sink
- Soaker tub with tile surround
- Crown moulding

### Third Bedroom

- Hardwood floor
- Double closet with built-in organizers
- Custom built-in desk and shelving
- Crown moulding
- Pot lights
- Access to Jack and Jill Four Piece Bathroom







## SECOND FLOOR

### Fourth Bedroom

- Hardwood floor
- Walk-in closet
- Custom built-in desk with shelving
- California shutters
- Pot lights
- Crown moulding
- Custom built-in mirror
- Custom built-in drawers

### Fifth Bedroom

- Hardwood floor
- Tray ceiling
- Double closet with custom organizers
- Pot lights
- Crown moulding
- Custom built-in desk with shelving
- California shutters

### Five Piece Bathroom

- Heated tile floor
- Custom his and her vanity with marble countertop
- Built-in mirrors
- Undermount sinks
- Pot lights
- Custom built-in cabinetry
- Soaker tub with tile surround
- Wall sconces

### Linen Closet with Laundry Chute





## THIRD FLOOR

### Family Room/Sixth Bedroom

- Broadloom
- Pot lights
- Built-in speakers
- Custom built-in desk
- Recessed shelving
- Two large storage closets
- Walkout to deck

### Three Piece Bathroom

- Heated tile floor
- Custom built-in vanity with marble countertop
- Undermount sink
- Separate shower with glass enclosure
- Sky light
- Wall sconces





## LOWER LEVEL

(Heated floor, pot lights and crown moulding)

### Recreation Room

- Broadloom
- Tray ceiling
- Pot lights
- Built-in speakers
- California shutters
- Custom built-in shelving
- Custom built cork board and chalk board
- Large window

### Home Theatre

- Broadloom
- Tray ceiling
- Built-in speakers
- Projector
- Built-in screen
- Wall sconces





## LOWER LEVEL

### Guest Suite

- Broadloom
- Double closet
- Pot lights
- Above grade windows

### Three Piece Bathroom

- Heated slate tile floor
- Custom built-in vanity with stone countertop
- Separate shower with glass enclosure and tile surround
- Pot light
- Wall sconces

### Wine Cellar

- Slate floor
- Seven hundred bottle capacity
- Climate controlled

### Laundry Room

- Heated slate tile
- Built-in cabinetry
- Built-in laundry sink
- Folding counter above washer and dryer
- Butcher block countertop
- Front load washer and dryer

Closet with Laundry Chute Landing and Automatic Light

Storage/Audio Room

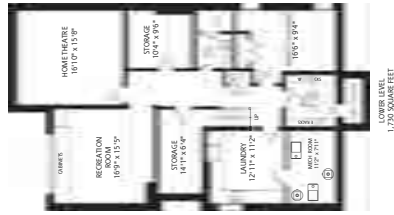
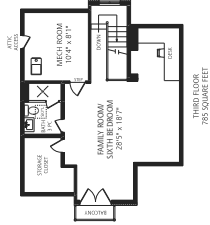
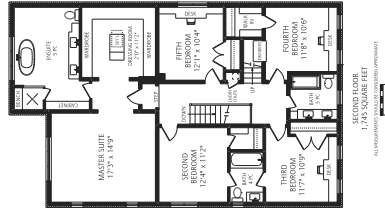
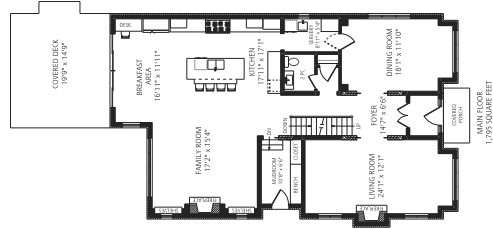
Storage Room

Mechanical Room





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