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REAL ESTATE TEAM



174 Lawrence Avenue East



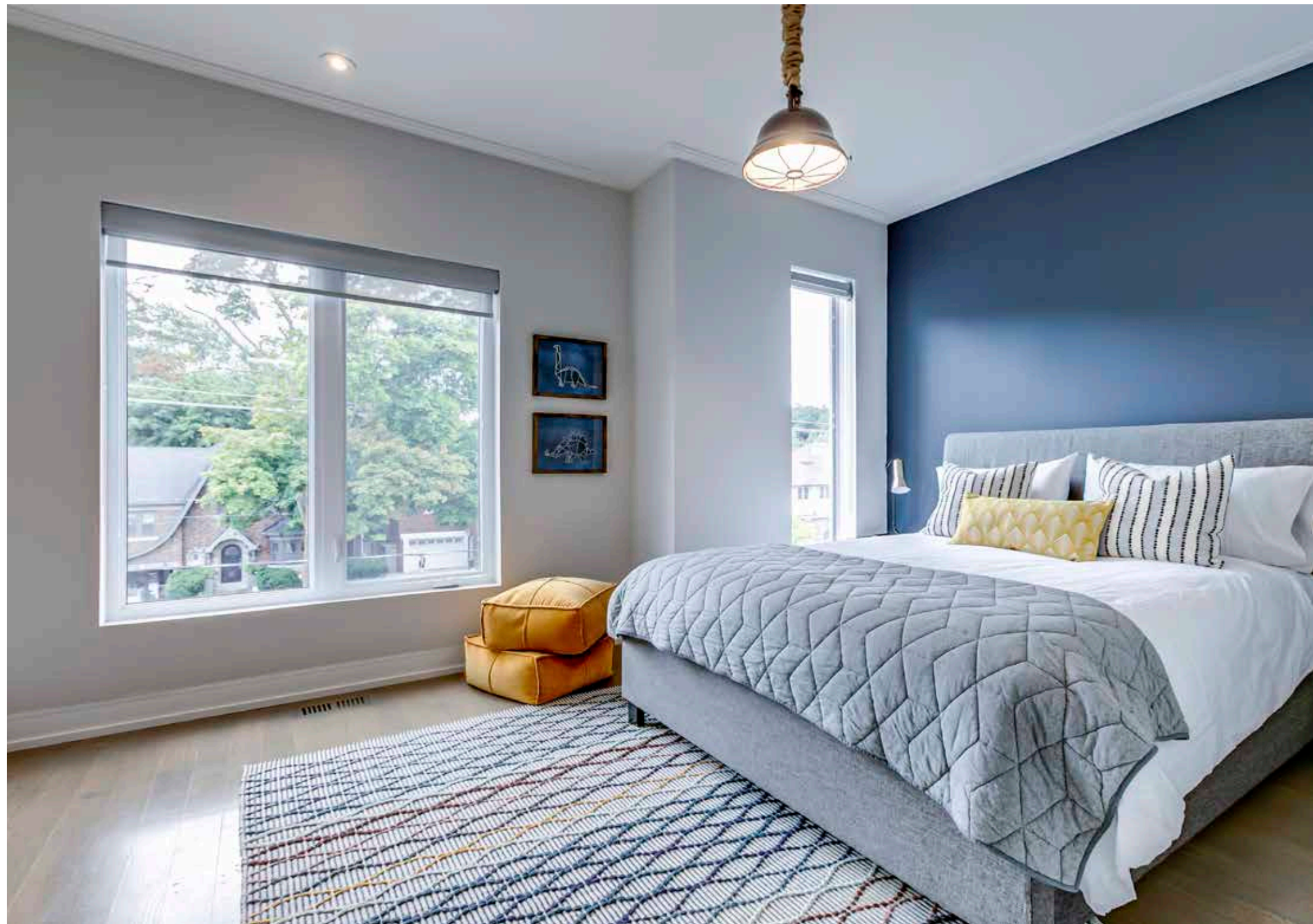
174 Lawrence Avenue East

A wonderful opportunity to live in one of Toronto's most sought after neighborhoods, this beautiful, contemporary home is a stunner! This turnkey home in Lawrence Park is fully move-in ready. The open concept main floor boasts 10' foot ceilings, a lovely separate dining room, a gorgeous custom kitchen with built in workstation, and an updated powder room. The family room with custom built in shelving and gas fireplace has large windows and double doors that walk out to a surprisingly deep lot. The glass stair railing and the second-floor skylight add to the light, airy feel of the home. The second floor has 9' foot ceilings and three bedrooms with ample space, all with hardwood floors. The second and third bedrooms both have double closets and share a four piece ensuite bathroom. The master bedroom is a lovely oasis that overlooks Lawrence Parks' beautiful mature trees. It features a gorgeous five piece ensuite bathroom and a large walk in closet. The lower level has incredibly high 9.5' ceilings and a walk out to the lovely backyard. The space has a terrific recreation room and dedicated workspace, with room for a small gym or nanny suite. The radiant in-floor heating in the lower level adds additional warmth to the space. The house has direct access to a large, built in garage with plenty of storage options. This beautiful property is located within walking distance to fabulous public and private schools, and a short distance to local restaurants, boutiques, various ravines, parks and playgrounds. Simply move in and enjoy!

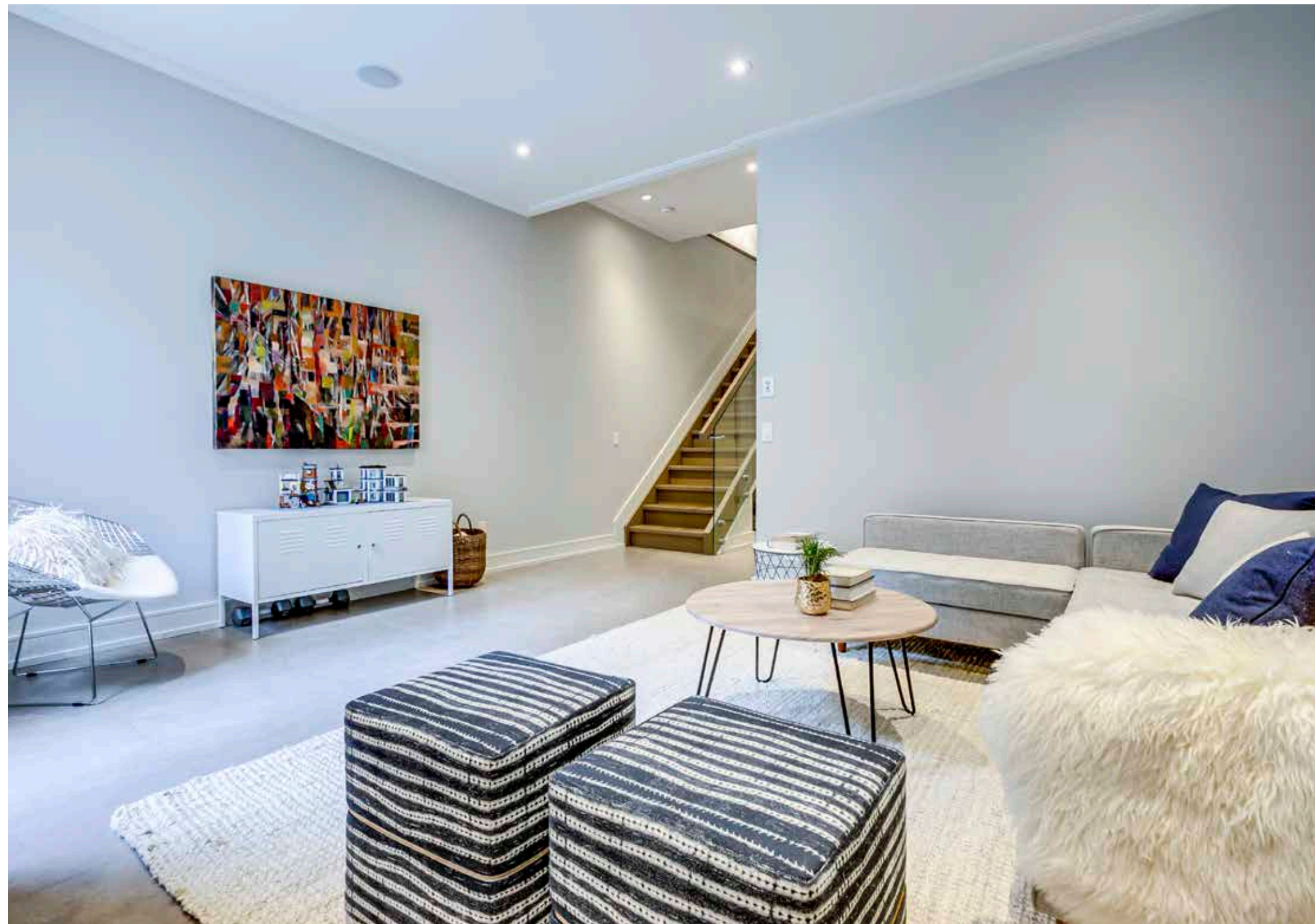






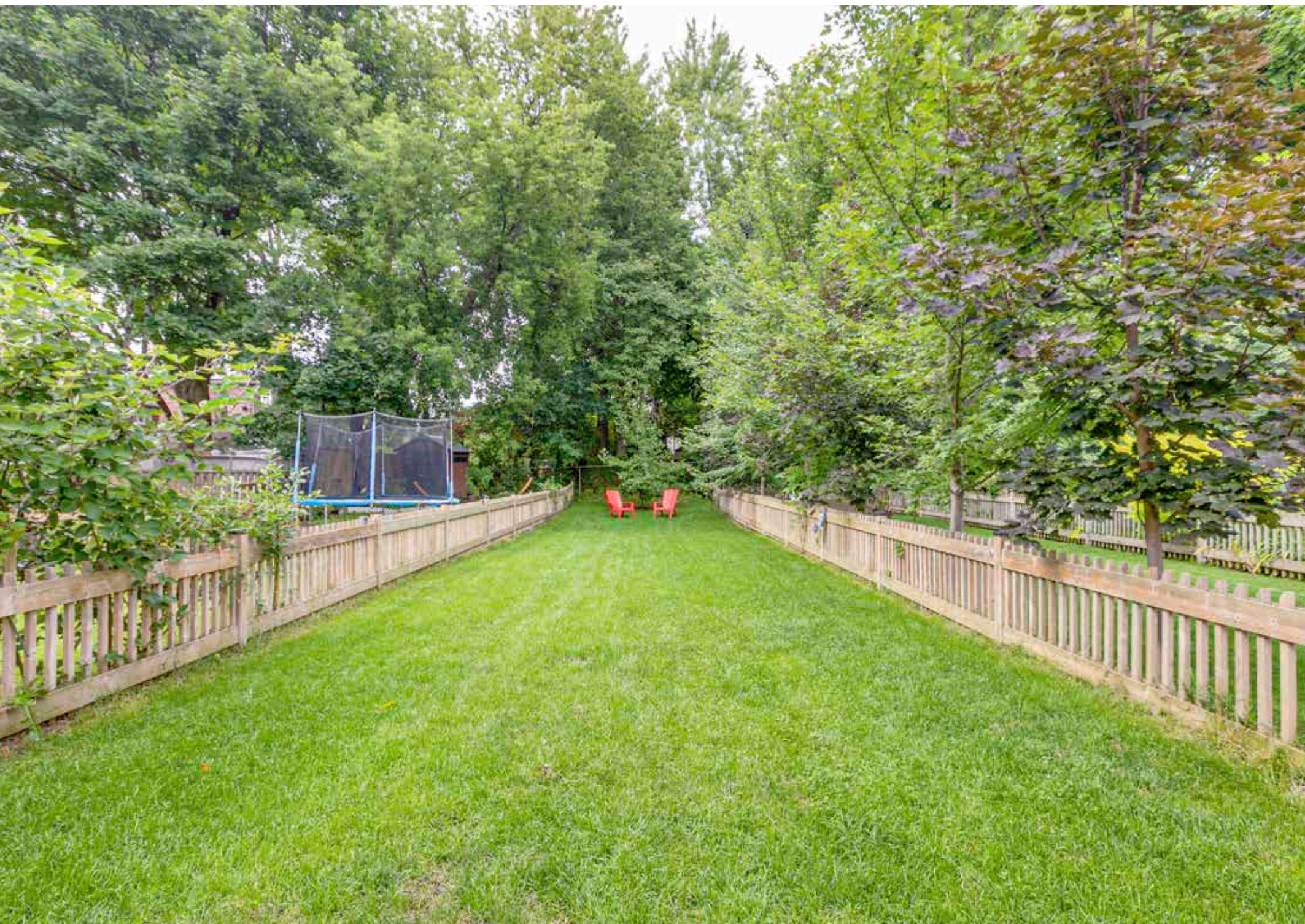


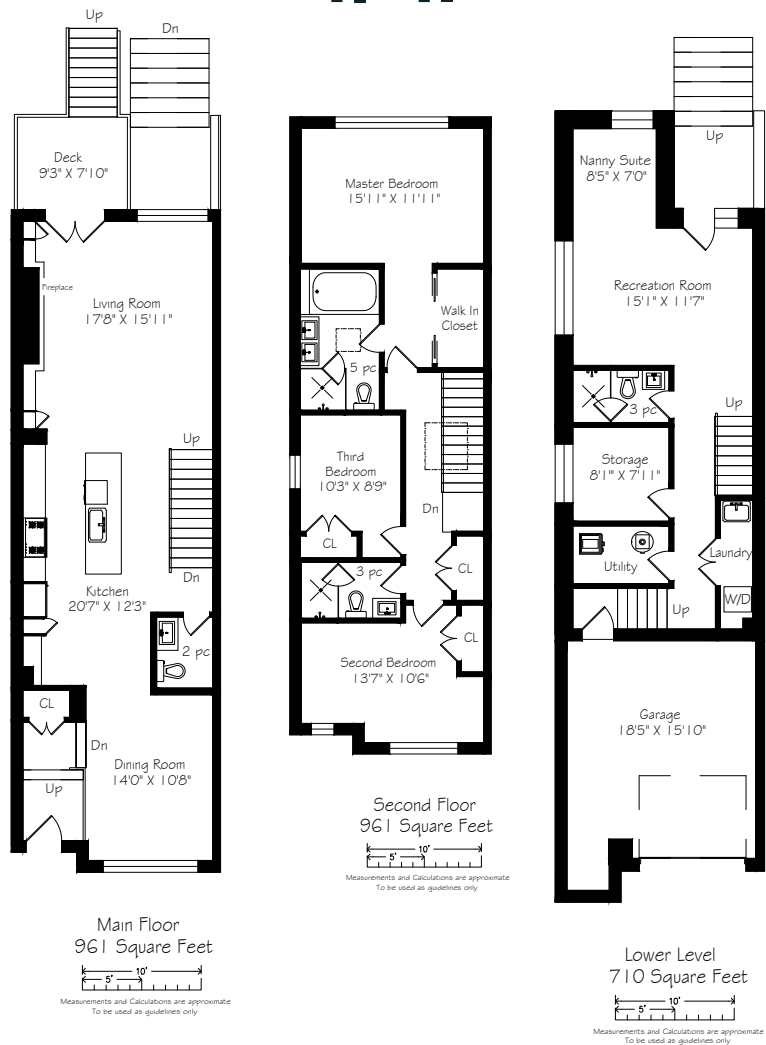












Details

LOT SIZE
18.75 feet by 190.08 feet

TAXES
\$5,559.25 in 2020

POSSESSION
60-90 days

HEATING
Forced Gas Air

COOLING
Central Air Conditioning

DRIVEWAY
Private drive with two tandem spots. Built-in garage

Features

- Inviting main floor landing with custom built in floor-to-ceiling closet
- Gorgeous open concept main floor with separate front dining room
- Open concept kitchen with gorgeous, extra-large marble island
- Upgraded stainless steel appliances including gas cooktop
- Built-in custom workstation in kitchen
- Terrific main floor ceiling height
- Gorgeous, light filled family room with built in shelving/cabinets and gas fireplace
- In-ceiling speakers on the main floor
- Large windows overlooking an immense, picturesque backyard
- Walk out to deck overlooking backyard
- Lovely main floor powder room
- Stunning glass railing staircase and beautiful second floor skylight
- Two large second and third floor bedrooms with hardwood floors and double closets
- Beautiful master bedroom with a gorgeous view of large mature trees
- Five piece ensuite and walk in closet
- 9.5' foot ceilings in lower level.
- Heated flooring on lower level
- Substantial recreation room and workspace with walk out to large back yard.
- Cozy gym or nanny suite
- Three-piece bathroom with glass shower
- Lower level laundry room
- Exit to built-in single car garage with ample storage
- Second tandem parking spot
- In-ground sprinkler system for the front and back yard
- ADT alarm system and exterior cameras
- Fabulous location- top school public and private schools within walking distance including Toronto French School, Lawrence Park Collegiate, Blessed Sacriment School and Bedford Park.
- Walking distance to shops, restaurants and boutiques at Yonge and Lawrence
- Within walking distance to bus stop and Lawrence subway station
- Fantastic nearby recreational facilities including: The Granite Club, Yonge and Eglinton Arena and Community Centre, Lawrence Park Tennis Club, Lawrence Park Library, Wanless Park playground, Wanless Park Tennis Club, Wanless Park Playground

INCLUSIONS

- Subzero stainless steel fridge
- Wolf stainless steel stove
- Gas cooktop
- Asko dishwasher
- Sharp stainless steel microwave
- LG stainless steel washer and dryer
- Cana Vac central vacuum system and all related equipment
- In-ceiling speakers
- All light fixtures
- All window coverings
- Gas burner and all related equipment
- Energy Recovery ventilations system

EXCLUSIONS

- Third bedroom light fixture



HEAPS ESTRIN

REAL ESTATE TEAM

We are a team of passionate and dedicated professionals who strive to ensure that each client's unique needs are met. Our goal is to deliver every client with a full service real estate experience that exceeds all expectations.



Claire Speedie

SALES REPRESENTATIVE

416.505.0506

Claire@HeapsEstrin.com

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