



HEAPS ESTRIN

REAL ESTATE TEAM



186 Strathgowan Avenue



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Scarcely does a property of this calibre come to market in Lawrence Park. Perched among the trees on a quiet and rarely available block sits 186 Strathgowan Avenue. With eighty feet of frontage and over six thousand square feet of above-grade living space, this enchanting five-bedroom, seven-bathroom home has been updated and modernized to satisfy the needs of a modern family.

Approaching the front of the home, one is immediately impressed by the stunning south-facing stone terrace and views of a beautifully treed, private yard complete with a pond. Upon entering the light-filled foyer, gracious principal rooms await. An elegant living room with a gas fireplace, French doors and oversized windows offer an abundance of natural light. A handsome den with a cozy fireplace and richly coloured built-ins create the perfect reading or working space. The dining room and sunroom offer breathtaking views of the lush backyard oasis and mature tree canopy. A recently renovated eat-in chef's kitchen and a well-appointed family room is the perfect place to entertain guests or relax with family and boasts a walkout to a rear stone terrace and back garden.

Winding your way up the impressive solid oak staircase, the second level features three bedrooms, each with its own dedicated four-piece ensuite bathroom. The large primary bedroom is complete with a sitting room, a gas fireplace, a four-piece ensuite bathroom, a laundry area and a walk-in closet.

The third level is a perfect retreat for children and features a family room, two additional bedrooms with double closets, a large four-piece ensuite bathroom, an additional laundry area and a walkout to the sun deck with incredible views.

The lower level offers over one thousand square feet of well-appointed living space, a large portion of which is above grade. As you enter through the lower foyer, you will find a playroom with a gas fireplace, a recreation room with floor-to-ceiling windows and French doors accessing the exterior, a large laundry room, a convenient four-piece bathroom, an additional two-piece bathroom, a mudroom with direct access to the garage, and a cloak closet.

This home is truly magical. Loved by the same incredible family for over 30 years, it is ready for a new family to move in and enjoy. Immediate access to Sherwood Park and Ravine Trails from the end of the driveway, within walking distance to Summerhill Market and the Shops of Yonge Street, and surrounded by some of the best public and private schools the city has to offer.

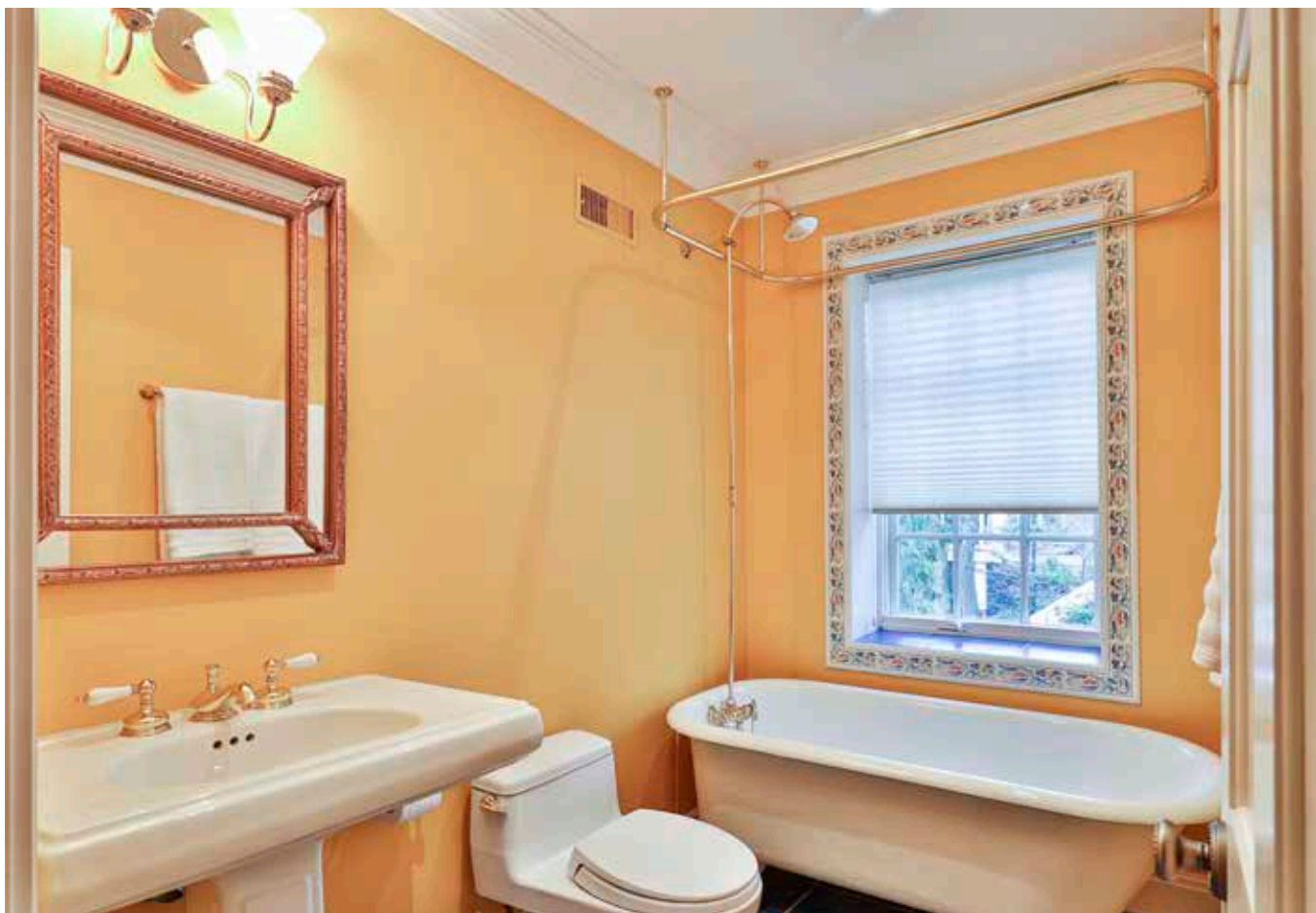
This stellar property offers a unique opportunity to own the perfect family home with the feel of living in the country.

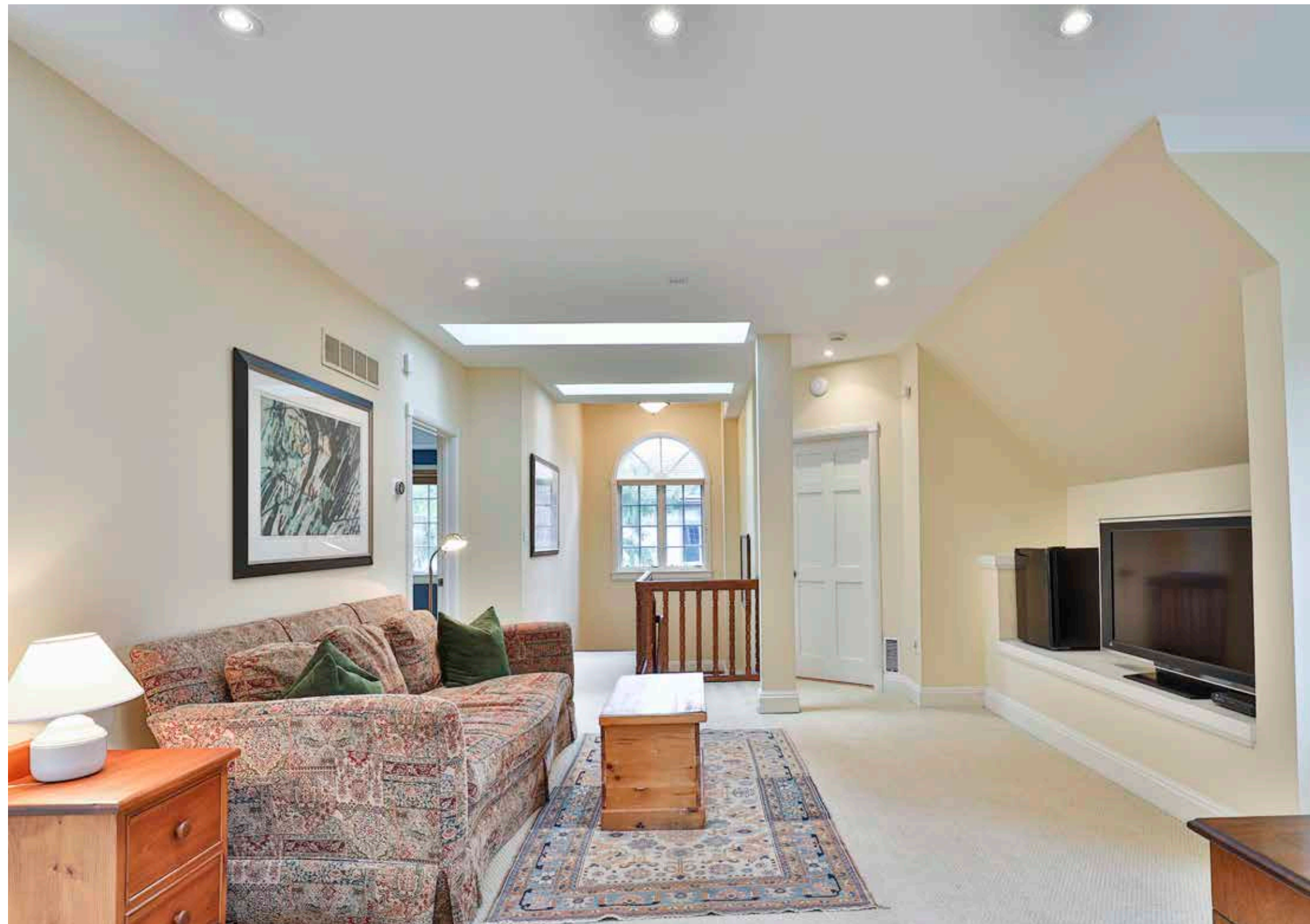


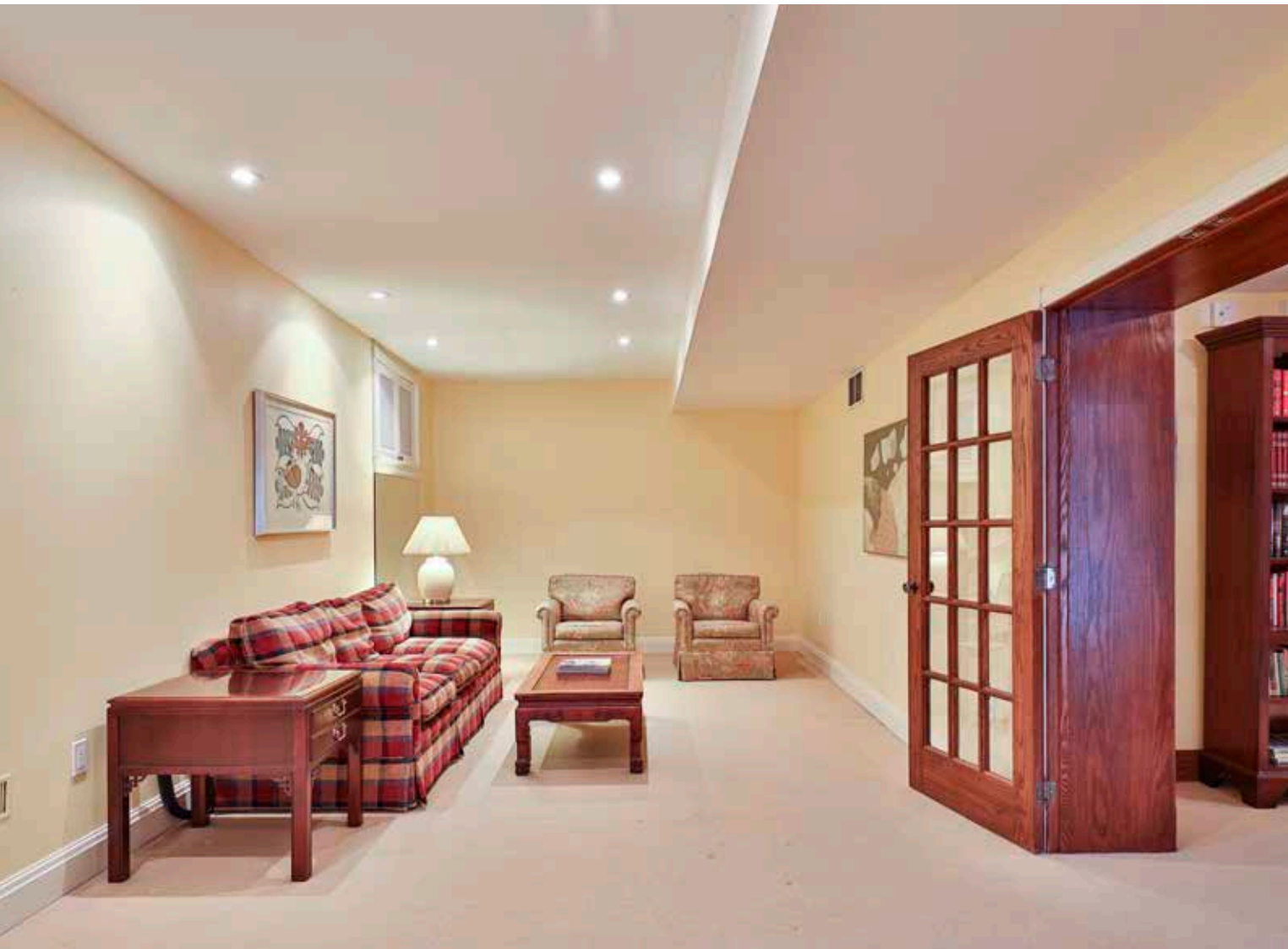




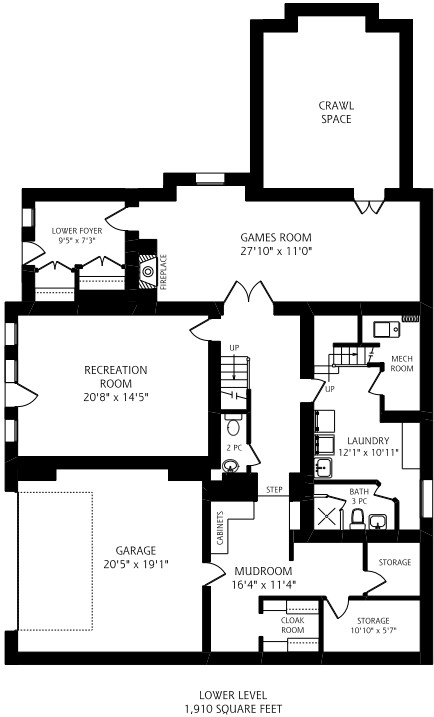
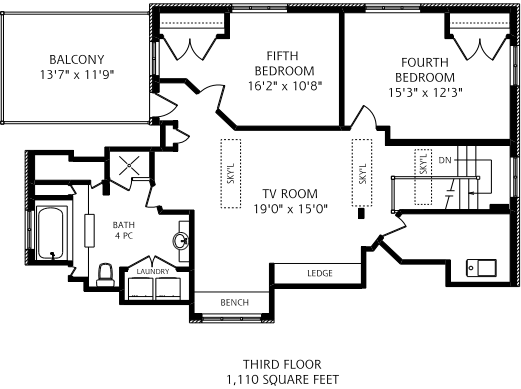
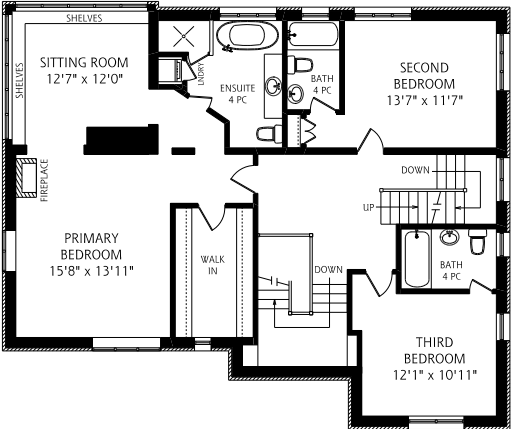
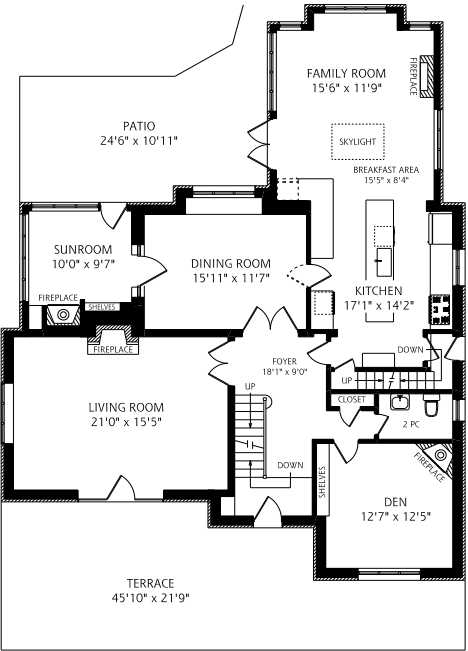
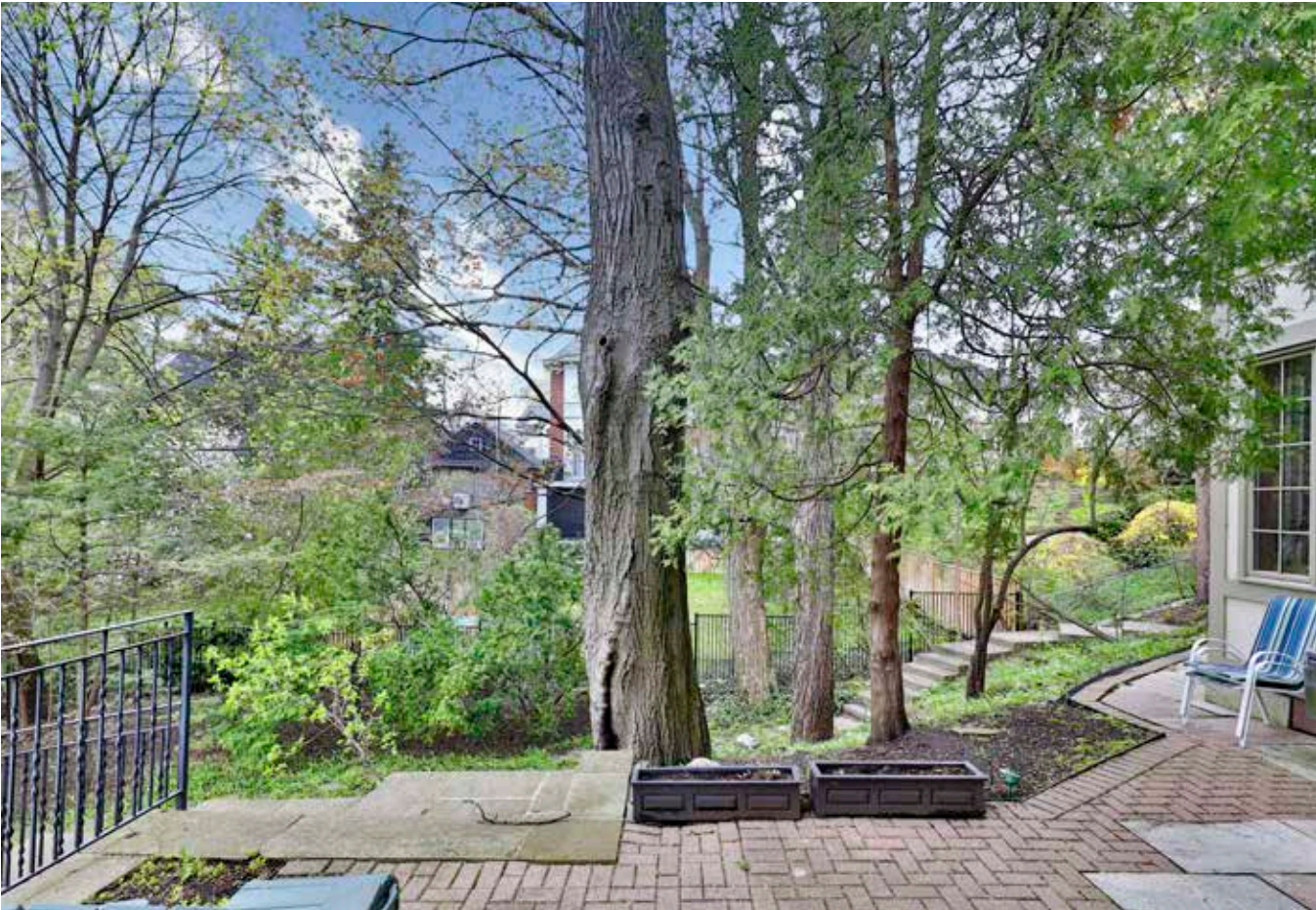












Features

- Over 6,000 square feet of incredible light-filled living space
- Stunning South-Facing Stone Terrace and landscaped garden with a pond and private, treed yard
- Double Car Garage with Direct Access to Mudroom and Cloak Room
- Gracious Principal Rooms Drenched with Light
- Gorgeous, generously-sized Living Room with walk-out to stone terrace
- Handsome den with wood burning fireplace and views of the garden
- Open Concept Kitchen and Family Room with walk out to backyard and additional side entrance
- Eat-In Chef’s Kitchen with Top of the Line Appliances
- Elegant dining room with views of the back yard
- Lovely sunroom with walk out to backyard
- Wide Oak staircase ascending all four floors from the west side of the home
- Additional staircase on the east side of the home from the basement to the second level
- Exquisite primary bedroom with a sitting room, a four-piece ensuite bathroom and a walk-in closet
- Two additional bedrooms, each with an ensuite bathroom
- Third storey retreat with a family room, two additional bedrooms, a large four-piece bathroom, a laundry area and a sundeck
- Outstanding lower level with over 1,000 square feet of highly usable living space
- Convenient lower level foyer entrance with additional storage area
- Games room and recreation room with floor-to-ceiling windows and a walk out to the driveway and yard
- Two-piece bathroom and additional four-piece bathroom
- Convenient second staircase to second level
- Six Fireplaces: Two w/Gas Inserts, Three Gas Fireplaces, One Woodburning
- Heated Floors in the kitchen and family room
- Heated Floors in the primary ensuite bathroom and in the second bedroom ensuite bathroom
- Electric Venting Skylights with Automatic-close Rain Sensors on the third level and in the family room
- The third level features a family room, two additional bedrooms with double closets, a large four-piece ensuite bathroom, an additional laundry area and a walkout to the sun deck with incredible views.

- Convenient laundry area on the lower, second and third levels
- Millwork beautifully recreated to match the original detailing

IMPROVEMENTS

- Fully Renovated Back to the Studs (2001)
- Southern Addition of Garage, Mudroom and Storage Rooms (2001)
- Main Floor Family Room and Crawl Space Addition (2008)
- Kitchen Renovation (2008)
- Third Floor Deck Construction and Fencing (2014)
- Green roof with irrigation (2014)\

INCLUSIONS

- All window coverings
- All light fixtures
- Miele Dishwasher
- Two Fisher Paykel DishDrawers
- Amana Panelled Fridge/Freezer
- Wolf Six-Burner Gas Rangetop
- S/S Hood Vent
- Panasonic Cyclonic Inverter Microwave
- AEG Electrolux Competence Steam Oven
- AEG Electrolux Competence Oven
- GE Monogram Beverage and Wine Fridge
- AEG Stacking Washer/Dryer (Primary Bedroom)
- All Fireplace Inserts, Equipment and Accessories
- Nest Thermostat
- Maytag Washer/Dryer (Third Floor)
- Mudroom Fridge/Freezer
- Third Floor Bar Fridge
- Tankless Hot Water Heater
- Two Gas-Fired Furnaces and Related Equipment
- Two Central Air Conditioning Systems and Related Equipment
- Alarm System and Related Equipment
- Irrigation System and Related Equipment
- Velox Skylight Opening System and Accessories (Family Room and Third Floor)
- Central Vacuum System, Accessories and Related Equipment
- Pond Accessories, Pump and Related Equipment

- Bang & Olufsen sound console in the library with connected speakers in the living room and dining room
- TV and related sound system in the basement rec room
- Front Urns and Planters

EXCLUSIONS

- Barbecue with Gas Line

Details

LOT SIZE

80 feet x 135 feet

TAXES

\$21,169.55 (2020)

POSSESSION

Fall 2021

HEATING

Dual Zone Gas Fired Forced Air Heating
(Two Systems)

COOLING

Dual Zone Central Air Conditioning Systems
(Two Systems)

DRIVEWAY

Double Garage with Private Driveway and Parking for Six Cars



HEAPS ESTRIN

REAL ESTATE TEAM

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