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REAL ESTATE TEAM



28 Weybourne Crescent

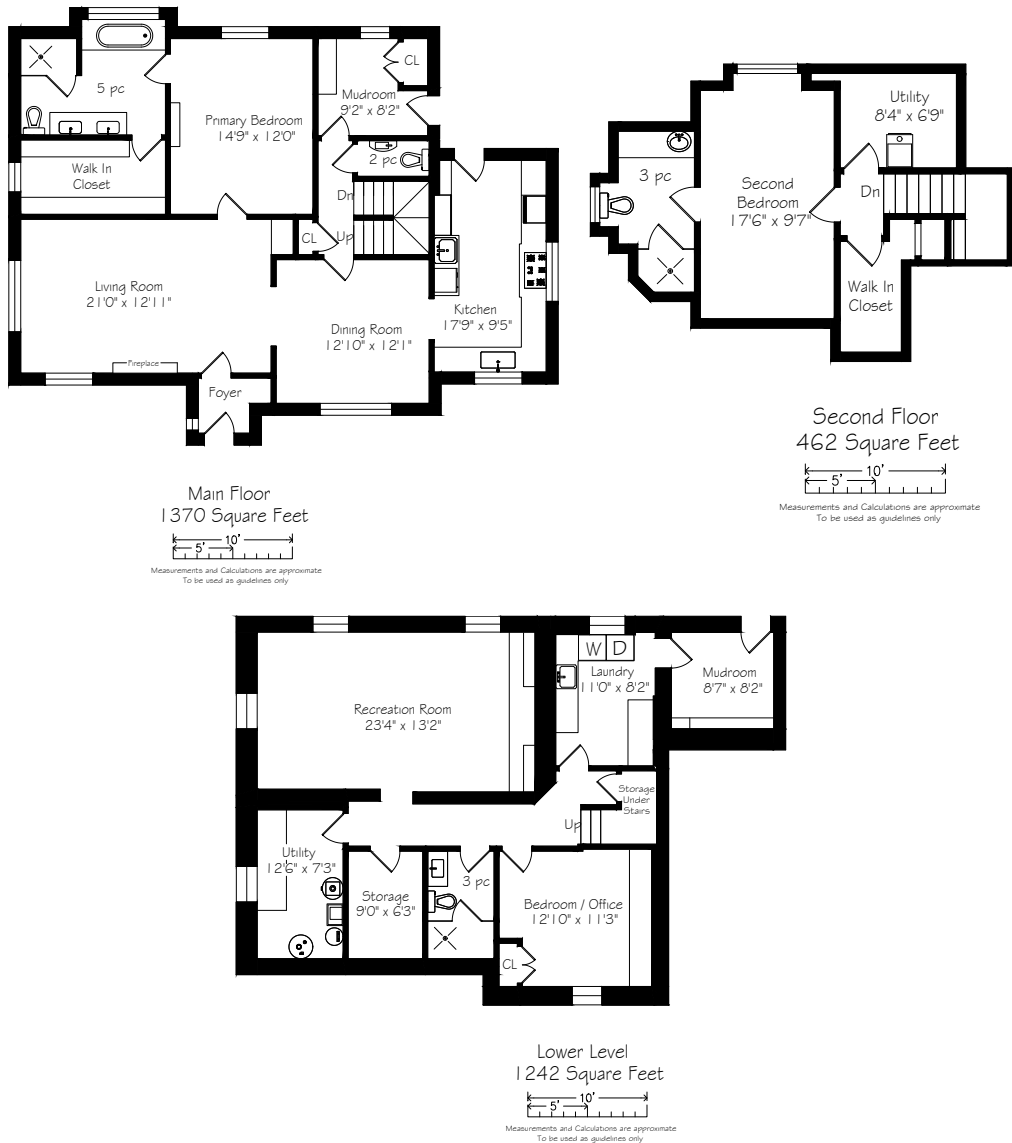


28 Weybourne Crescent

Welcome to 28 Weybourne Crescent, A Stunning One-Of-A-Kind Restoration Of A Landmark English Cottage Style Home In Lawrence Park. Thoughtful and Comprehensive Planning Was Used To Maintain the Original Detail & Charm While Bringing This Beautiful Home Into The 21st Century.

The main floor features sizable principal rooms, European oiled hardwood floors throughout, a stone gas fireplace and multiple stained glass windows allowing an abundance of natural light. A thoughtful floor plan places the primary bedroom with a five-piece ensuite and walk-in closet on the main floor allowing for maximum accessibility to all rooms along with access to the private English country garden and backyard deck. The 2nd story boasts a bedroom with 3 piece ensuite and walk-in closet and the lower level is 1,200 square feet that has been beautifully finished with heated tile floors, a 3rd bedroom/ office, 3 piece bathroom, spacious family room, laundry room, mud-room walk up and ample areas for storage.

Extensive renovations in 2012 include impressive craftsmanship in all the exquisite finishes. Turnkey living at it's best in one of the park's most coveted areas just steps to parks, ravines, Yonge St. and the TTC, this home is truly a jewel.



Details

LOT SIZE

119 feet by 93 feet, please see survey

TAXES

\$11,570.60 (2022)

POSSESSION

December 8th 2022, to be arranged

HEATING

Forced air / gas

COOLING

Central air conditioning

DRIVEWAY

Private driveway with 3 car parking

Features

- This turnkey detached home is ideally situated in Toronto's coveted Lawrence Park community
- The home boasts an impressive 3,000 square feet of living on 3 levels
- The main level features European oil rubbed hardwood floors, multi zone wiring with speakers, leaded glass windows and custom panel walls and cabinetry throughout.
- An original leaded glass door welcomes you into the living room showcasing beamed ceilings and a stone gas fireplace.
- The dining room has custom panel walls and a bright east facing leaded glass window, ideal for your morning coffee.
- The kitchen is equipped with professional grade appliances, custom cabinetry with ample storage, granite countertops, farmhouse sink and separate bar sink. The space is open and bright with vaulted ceilings and a sunlit skylight and walks out to the back deck and bbq.
- The primary bedroom features custom built in cabinetry, a large leaded glass window overlooking the back garden, a 5 piece ensuite and professionally organized walk in closet.
- The spa-style ensuite bathroom is complete with a soaker tub, a glass shower with rain shower head, a custom double sink vanity with marble countertops and beautiful marble weave heated flooring
- The main floor mud room is accessible from the back deck and has tile flooring, a double closet and built in shelving.
- An additional bedroom occupies the 2nd level including hardwood flooring, leaded glass windows, walk in closet and a 3 piece ensuite with a custom vanity and glass shower with rain shower head and heated marble flooring.
- The lower level boasts a spacious 1,240 square feet of living space with pot lights and heated tile flooring throughout.
- The 3rd bedroom is currently used as a home office and has heated broadloom flooring, a closet and built in cabinetry. Adjoining is a 3 piece ensuite with a glass shower and custom vanity.
- The family room is large and bright with heated floors, custom built ins for ample storage and built in speakers to feel like a home theatre.
- The laundry room has heated tile flooring, ceramic back splash, custom cabinetry, a sink and leads into another mudroom with a separate entrance and walk up to the backyard. The mechanical room has a built in workbench and pegboard.

IMPROVEMENTS

- Hand Crafted Cedar Roof With Copper Eaves
- Quality Wood Framed Windows and Insulating Doors Installed Throughout
- 200-Amp Electrical Service With Updated Wiring
- Professionally Landscaped English Country Garden With Irrigation and Lighting System
- Exterior Foundation Walls Have Been Waterproofed
- Hot Water Boiler 2022

INCLUSIONS

- TV's In Living Room and Primary Bedroom.
- All Light Fixtures & Wall Sconces.
- All Window Coverings.
- All Kitchen Appliances-Including
- Dacor Gas cooktop
- Dacor Convection Oven
- B/I Panasonic Microwave
- Sub Zero fridge
- B/I Miele dishwasher
- General Electric Washer & Dryer In Laundry Room
- Small Freezer in Lower Level Mudroom
- Central Vacuum and Equipment

EXCLUSIONS

- TV and Soundbar In Lower Level Recreation Room
- Sonos System

RENTALS

- Hot Water Tank



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