



HEAPS ESTRIN

REAL ESTATE TEAM



55 St Edmunds Drive





## 55 St Edmunds Drive

This glorious home sits proudly at the corner of St Edmunds Drive and Lympstone Avenue, welcoming both residents and visitors into the upscale and desirable community of Lawrence Park.

One of six Lawrence Park homes designed by architect William Breden Galbraith, of which only four remain, this spacious and elegant Tudor Revival residence is a piece of Toronto history. The exterior provides examples of beloved architectural stylings, such as the red clay roof tiles, textured stucco and stonework, stunning arched windows, some with the original leaded glass detailing. Windows on all sides of the home allow beautiful natural light to stream in, from morning until evening.

While the heritage façade is evocative of Toronto history, the renovated interior is thoroughly updated and absolutely perfect for modern family living. An expansive living room/dining room leads to a gorgeous sunroom and an enclosed study/family room. The spacious eat-in kitchen, complete with a beautiful bay window, may be converted into a kitchen/family room, if desired. There is a spacious powder room, as well as a convenient rear entrance, complete with charming original millwork.

The second floor of the home features a luxurious primary suite, complete with a large walk-in closet, sitting room and beautiful private five-piece ensuite bathroom. There are two additional bedrooms and a shared bathroom on the second floor, in addition to a large centre hall and two linen closets. The original wood staircase boasts a stunning, restored wood banister, and is flooded with light entering through the spectacular original leaded glass windows above the landing.

The versatile third floor, with two bedrooms and a full bathroom, may be used as an escape for older children, a pleasant private retreat for guests and in-laws, or a light-filled and quiet work-from-home space.

On the lower level, there is an abundance of recreational space, as well as a bedroom, full bathroom, and laundry space. A large, tiled storage room may be reimagined as a home gym.

The oversized lot presents endless opportunities. The stately front entrance has been updated with stunning hardscaping and a contemporary door. A circular driveway offers parking for three cars, and the attached garage provides an additional space. The backyard has recently been landscaped, with a large patio, creating perfect space for outdoor entertaining.

Perfectly located in prime North Toronto, this home provides easy access to upscale shops and restaurants, public transit, and highways. In close proximity to many of Toronto's excellent public and private schools, such as Lawrence Park Collegiate Institute, Havergal College, Crescent, Bedford Park PS, and Toronto French School.

















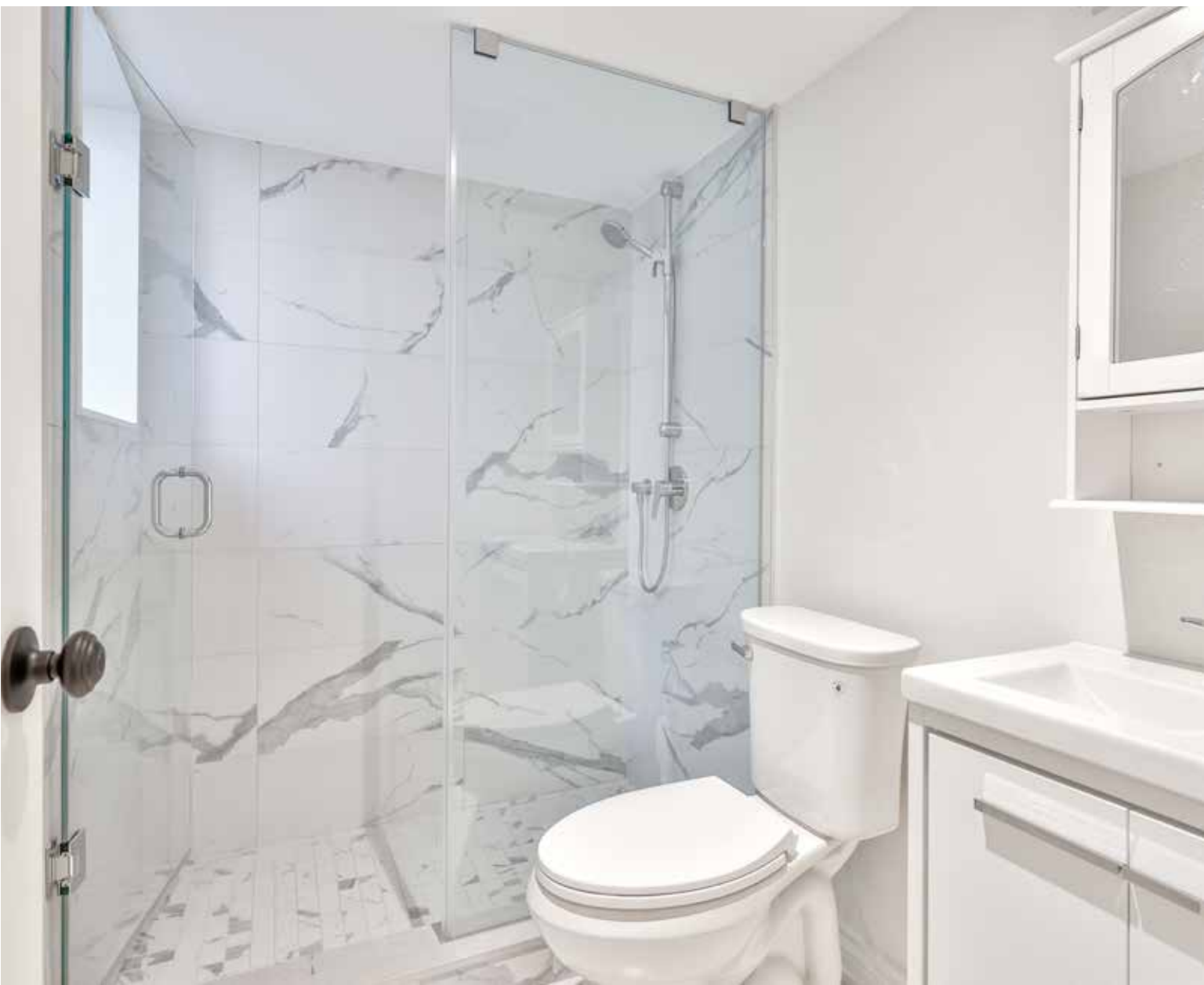




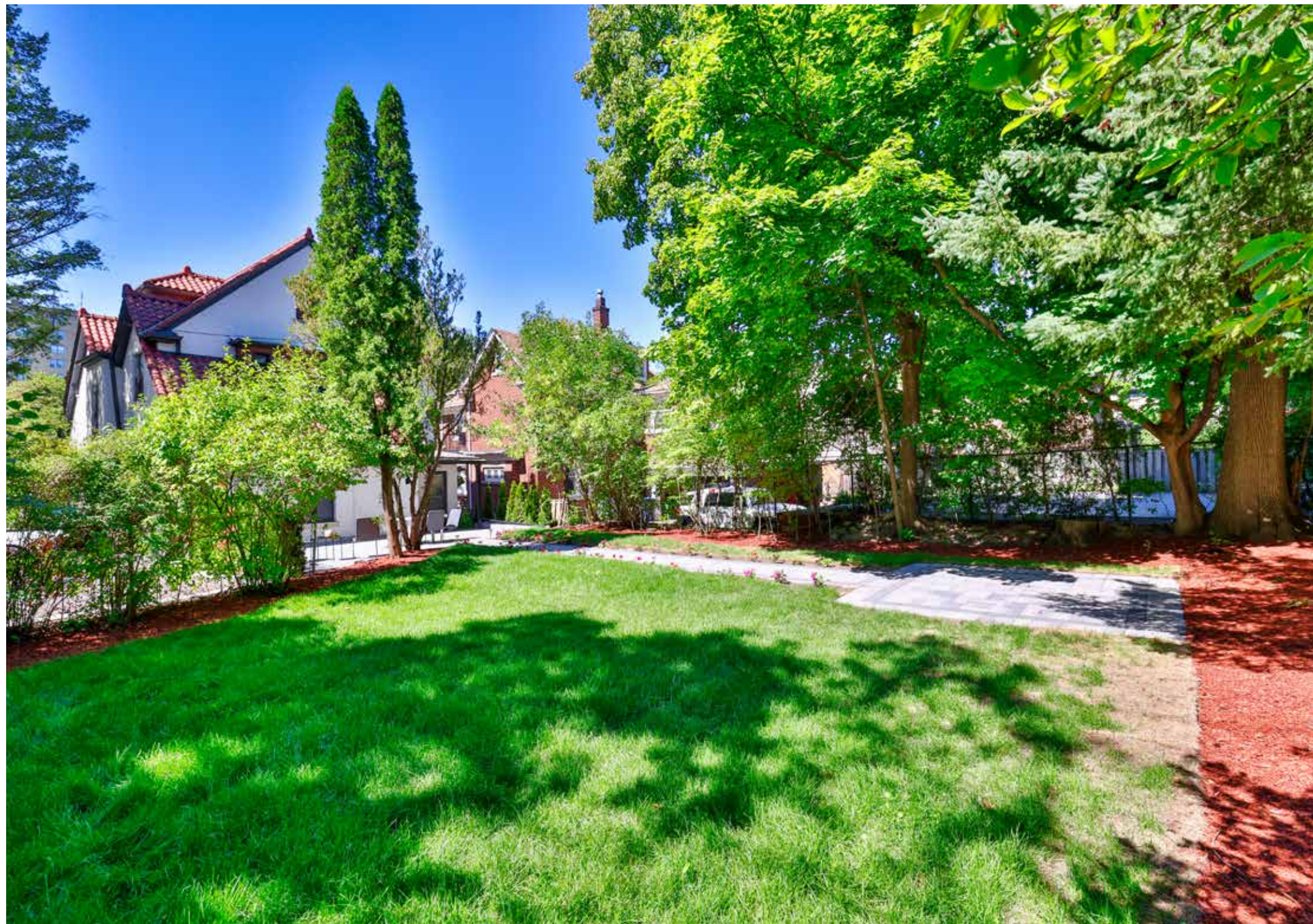




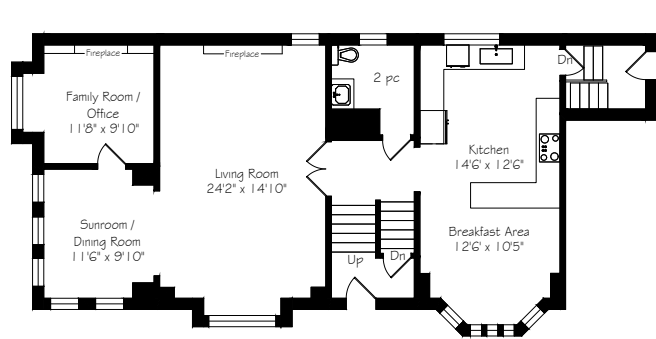






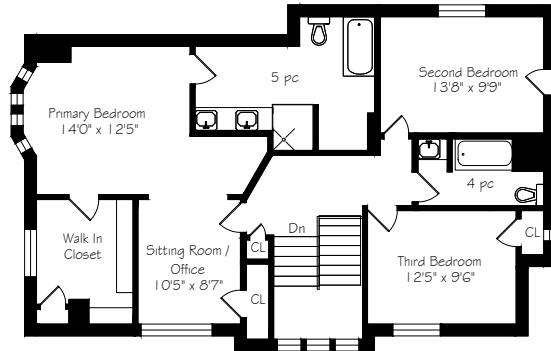






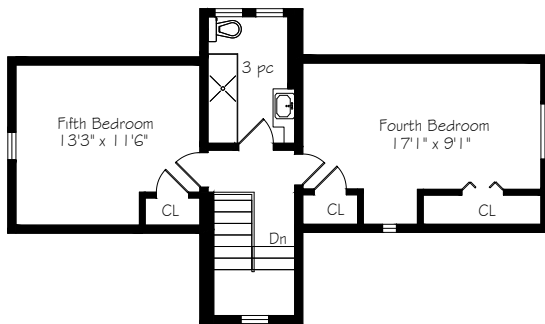
Main Floor  
1280 Square Feet

Measurements and Calculations are approximate  
To be used as guidelines only



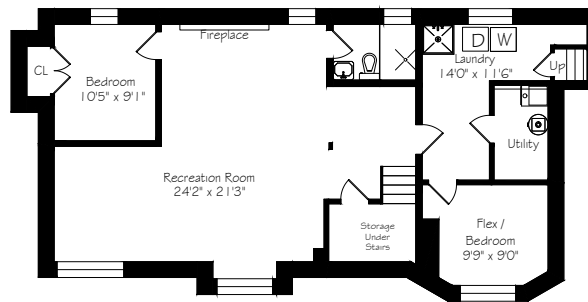
Second Floor  
1195 Square Feet

Measurements and Calculations are approximate  
To be used as guidelines only



Third Floor  
570 Square Feet

Measurements and Calculations are approximate  
To be used as guidelines only



Lower Level  
1235 Square Feet

Measurements and Calculations are approximate  
To be used as guidelines only

# Features

## IMPROVEMENTS

- Beautifully renovated and extremely functional kitchen
- Five sleek and contemporary newly renovated bathrooms
- New furnace and Central AC
- Upgraded electrical, new pot lights and light fixtures throughout
- Brand new Refrigerator, Range, Microwave Dishwasher, Washer, and Dryer
- New broadloom- basement and staircases
- Gorgeous, newly refinished hardwood flooring
- New marble tile in front hallway and main floor powder room
- New ceramic tile in bathrooms, laundry and storage room
- Freshly painted walls and trim
- Freshly painted exterior stucco and trim
- Circular drive with parking for three cars
- Landscaped backyard
- Elegant hardscaping in front and back yards

## INCLUSIONS

- Stainless Steel Fridge
- Stove
- Dishwasher
- Washer and Dryer
- All Light Fixtures

## EXCLUSIONS

- None

## RENTALS

- Hot water heater, \$36.96 / monthly

# Details

## LOT SIZE

50 feet by 170 feet

## TAXES

\$14755.63 (2022)

## POSSESSION

Flexible

## HEATING

Forced air gas

## COOLING

Central air conditioning

## DRIVEWAY

Circular drive with parking for three cars; single car garage



# 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.

---



Jeannine Volpe

REAL ESTATE AGENT

416.573.6777

Jeannine@HeapsEstrin.com

---

HEAPSESTRIN.COM



Follow us to learn more about our exclusive listings, events and contests.

---

For Royal LePage Real Estate Services Heaps Estrin Team, Brokerage. All information and statements contained herein, provided by Royal LePage Real Estate Services Heaps Estrin Team, Brokerage regarding property for sale, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice.

Royal LePage Real Estate Services Heaps Estrin Team, Brokerage Independently Owned and Operated