



www.253BLYTHWOODROAD.com

HEAPS ESTRIN

REAL ESTATE TEAM

your
BEST MOVE

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253 BLYTHWOOD ROAD

An outstanding centre hall home in Lawrence Park. This home shows to perfection! Beautifully renovated throughout. The oversized south facing lot allows the large principal rooms to overlook stunning green views of the back garden. Main floor study. Originally four bedrooms converted to three to create master with dressing area. The beautiful backyard oasis is ideal for entertaining with a large in-ground pool. Built-in garage. Steps to the ravine and a short walk to Yonge Street. Fantastic schools in district and close proximity to Toronto's top private schools.

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FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Exceptional width in this bright Lawrence Park home
- Generous, south facing lot allowing for principal rooms to overlook back garden
- This home has a warm and inviting feel, old world charm with modern upgrades
- Highly desirable centre hall plan
- Large principal rooms with stunning green views
- Cozy main floor office with extensive storage
- Separate breakfast room with wall to wall windows overlooking the garden
- Generous sized bedrooms
- Large master bedroom with dressing room
- Lovely perennial garden with landscaped backyard
- Beautiful backyard oasis, ideal for entertaining with large in ground pool
- Ample parking space with rare double width driveway and built-in garage
- Separate side entrance with mudroom and direct access to garage
- Easy access to TTC, parks, Sunnybrook hospital and highway system
- Steps to the ravine
- Short walk to Yonge Street
- Fantastic schools in district (Blythwood Junior Public School, Glenview Senior Public School and North Toronto Collegiate Institute)
- Close proximity to top private schools

IMPROVEMENTS:

- New vinyl pool liner (2014)
- New pool Hayward high efficiency variable speed pump (2014)
- New pool cartridge filter (2014)
- New pool safety cover (2014)
- New eavestroughs (2008)
- New roof (2001) (50 year transferrable warranty)

ADDITIONAL INFORMATION:

Inclusions: Paneled Sub-Zero fridge with bottom freezer, Jenn Air stainless steel four burner gas stove with built-in exhaust fan, Panasonic built-in stainless steel microwave, paneled Bosch built-in dishwasher, LG washer and dryer, all window coverings, broadloom where laid, all electric light fixtures, (except where excluded), central vacuum system and equipment, alarm system and equipment, in ground pool and equipment, split system air conditioning system and equipment and gas boiler and equipment.

Exclusions: Dining room chandelier.

Lot Size: 40 feet by 173 feet.

Driveway: Private double width driveway with built-in garage.

Heating: Hot water gas.

Cooling: Split system air conditioning.

Taxes: \$9,480.25 (2016 annual).

Possession: 90-120 days or to be arranged.

OFFERED FOR SALE AT \$1,850,000

MAIN FLOOR

Foyer

- Ceramic tile floor
- Leaded French doors to living room
- Closet
- Built-in shelf and hooks
- Solid Gumwood paneling
- Wall sconce

Living Room

- Spacious
- Hardwood floor
- Leaded French doors
- Gas fireplace with wood mantle
- Pot lights
- Crown moulding
- Leaded stained glass windows
- Overlooks dining room and back garden

Dining Room

- Spacious
- Hardwood floor
- Pot lights
- Gumwood wainscoting
- Wall sconces
- Overlooks back garden

Kitchen

- Hardwood floor
- Tile backsplash
- Custom cabinetry with stone countertop
- Glass display cabinet
- Pot lights
- Valence lighting
- Built-in pin board

SunRoom/Breakfast Room

- Ceramic tile floor
- Vaulted wood ceiling
- Wall to wall windows overlooking back garden
- Walkout to stone patio and pool

Office

- Hardwood floor
- Leaded glass bay window with built-in window seat
- Pot lights
- Crown moulding
- Built-in desk with storage and bookshelves

Renovated Powder Room





SECOND FLOOR

(Leaded stained glass windows)

Master Suite

- Broadloom
- Pot lights
- Wainscoting
- Separate seating area
- Overlooks back garden

Dressing Room (easily converted to fourth bedroom or master ensuite)

- Broadloom
- Pot lights
- Four closets
- Overlooks front garden

Second Bedroom

- Broadloom
- Two closets
- Crown moulding
- Wainscoting
- Pot lights
- Wall sconces
- Access to semi-ensuite
- Overlooks backyard

Four Piece Semi Ensuite

- Tumbled marble floor
- Pot lights
- Crown moulding
- Custom vanity with marble countertop
- Separate claw foot tub
- Separate shower with glass enclosure, marble surround and built-in bench
- Wainscoting
- Wall sconces

Third Bedroom

- Broadloom
- Double closet with built-in organizers
- Wainscoting
- Overlooks front garden

Linen Closet



LOWER LEVEL

(Separate side entrance)

Recreation Room

- Broadloom
- Pot lights
- Above grade window

Renovated Laundry Room

- Tile floor
- Laundry sink
- Folding counter

Renovated Three Piece Bathroom

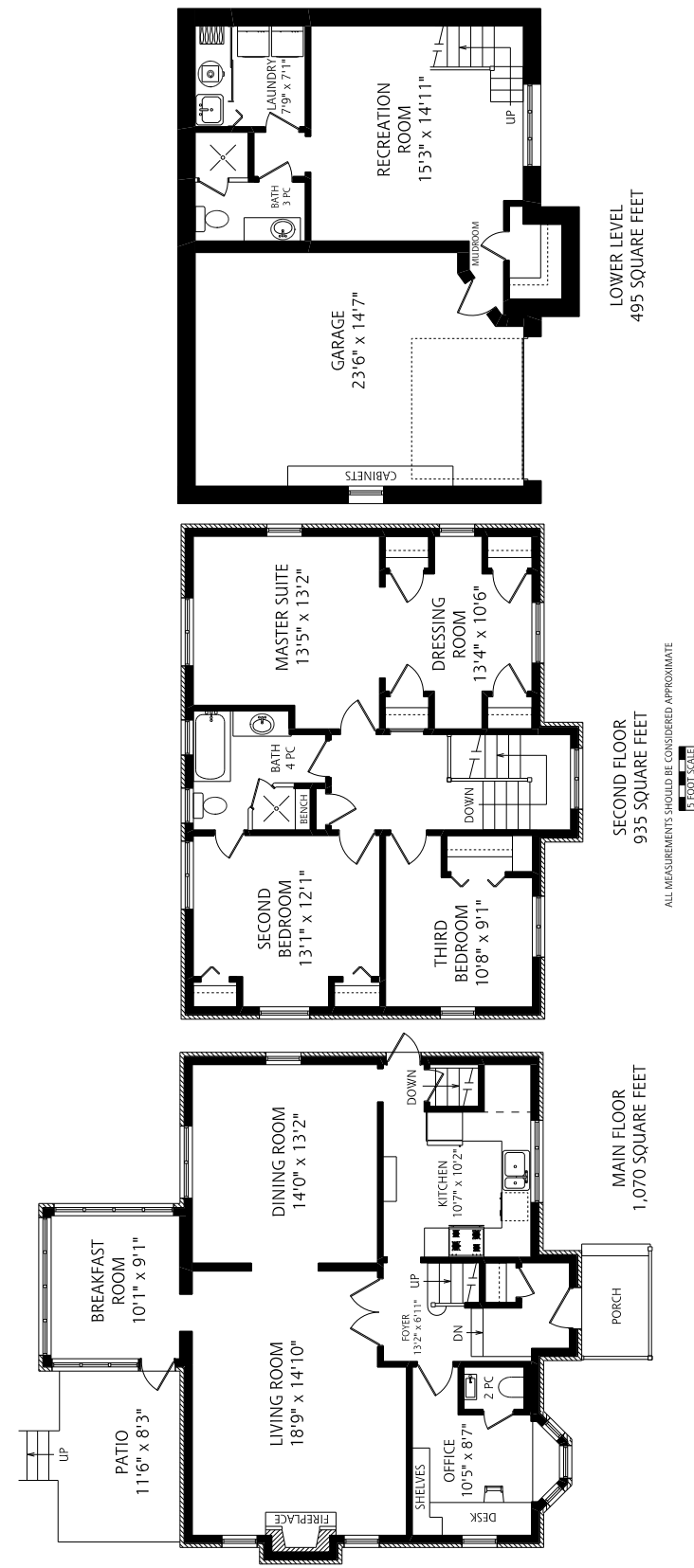
- Heated marble floor
- Separate shower with glass enclosure, tile surround and marble floor
- Pot lights

Mudroom

- Slate floor
- Built-in shelf and hooks
- Direct access from garage

Storage Room

- Heated subfloor
- Closet organization system



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