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your BEST MOVE

Our mission is simple: provide every client with a full service real estate experience that exceeds all expectations. We do so with a team of passionate and dedicated professionals who are unwavering in their commitment to you and your satisfaction.



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239 DAWLISH AVENUE

Absolutely stunning home in a prime Lawrence Park location. Custom built by JTF Homes. Perfect flow and high end finishes throughout. Very generous room sizes including main floor study, huge eat-in kitchen/family room, master suite with dressing room and five piece ensuite. Oversized south facing lot has been extensively landscaped and features a stunning pool and hot tub. Rare three car built-in garage with direct access to mudroom.

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FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Stunning home in prime Lawrence Park location
- Designed by acclaimed architect Lorne Rose and built by JTF Custom homes
- Oversized, south facing lot with rare fifty foot frontage
- Incredible curb appeal
- 4,190 square feet plus 1,290 square feet in lower level (5,480 square feet in total)
- Excellent natural light
- Superior design and floor plan with exceptional attention to detail
- High end finishes throughout
- Custom millwork throughout
- Graciously appointed living and dining rooms
- Main floor study with custom cabinetry and built-in desk
- Large gourmet kitchen combined with a bright breakfast area overlooking the back garden
- High ceilings throughout
- Main floor laundry room
- Large main floor family room with gas fireplace and French doors to a flagstone terrace
- Stunning master suite with his and her walk-in closets, five piece ensuite bathroom and private balcony
- Five spacious bedrooms on second floor as well as a five piece master ensuite, Jack and Jill bathroom and four piece bathroom
- Custom closet interiors
- Large mudroom in lower level with slate flooring and extensive built-in cupboards – ideal for entering from the garage
- Great cold room that could serve as a wine cellar
- Recreation/Playroom equipped with built-in cupboards and work area
- Walkout from lower level to professionally landscaped back garden with southern exposure
- Professionally landscaped grounds with extensive flagstone terraces, a pool, hot tub and mature trees creating a backyard oasis
- Private driveway with oversized heated built-in garage with parking for three
- Easy access to Yonge Street
- Short walk to TTC, ravine and Cheltenham Park
- Fantastic schools in district: Blythwood Junior Public School, Glenview Senior Public School, Lawrence Park Collegiate and Northern Secondary School
- Walking distance to Crescent School, Toronto French School and Havergal College
- Close to bike trails, parks, library and restaurants

RECENT IMPROVEMENTS:

- Renovated kitchen including new stove and dishwasher
- Updated laundry room including new washer and dryer
- New air conditioning system
- New furnace
- Exterior painted
- New automatic pool cover and Whirlpool cover
- New Sonos sound system throughout home
- New interior and exterior light fixtures
- Professionally landscaped front and back gardens
- New wood fence and deck
- New turf installed in backyard
- New screen doors and awning
- New hardwood floors in second floor bedrooms
- New glass shower enclosures in bathrooms
- Child friendly fence around pool (in shed, listing agent has photos)

ADDITIONAL INFORMATION:

Inclusions:	Paneled Sub-Zero fridge, two Sub-Zero wine fridges, stove, paneled exhaust fan, dishwasher, all electric light fixtures (except where excluded), all window coverings (except where excluded) broadloom where laid, all built-in speakers, central vacuum system and equipment, in ground pool and equipment, hot tub and equipment, outdoor shower, garden shed, child fencing for pool, outdoor electric awning, alarm system and equipment (monitoring extra), central air conditioning system and equipment and gas burner and equipment.
Exclusions:	All drapes on main floor and in master bedroom, hanging light fixture in entry to master bedroom and light fixture in lower level near walkout, all televisions and wall mounts, Sonos components, wireless subwoofer and sound bar.
Rental Items:	Hot water tank.
Lot:	50 feet by 171.08 feet.
Driveway:	Private driveway with oversized built-in garage – large enough for three cars.
Heating:	Forced air gas.
Cooling:	Central air conditioning
Taxes:	\$19,442.12 (2016 annual).
Possession:	July 1st or to be arranged.

OFFERED FOR SALE AT \$4,500,000

MAIN FLOOR

Foyer

- Marble floor
- Double closet
- Crown moulding
- Wainscoting
- Pot lights

Living Room

- Hardwood floor
- Wood burning fireplace with custom surround
- Pot lights
- Built in speakers
- Crown moulding
- Pocket doors to office
- Overlooks front garden

Dining Room

- Hardwood floor
- Butler's door to kitchen
- Custom built in cabinet
- Built-in speakers
- Crown moulding
- Overlooks front garden

Study

- French door entry
- Hardwood floor
- Crown moulding
- Pot lights
- Custom built in shelving and cabinetry

Renovated Kitchen

- Eat-in kitchen
- Hardwood floor
- Built in speakers
- Pot lights
- Crown moulding
- Custom built-in desk with shelving
- Centre island with storage and tiered breakfast bar - seating for three
- Stunning pendant lighting over island
- Custom built-in cabinetry with coffee station, wine fridge and pantry
- Double undermount sink
- Custom cabinetry with Quartz countertop
- Tile backsplash
- High end appliances
- Pocket door to pantry
- Open to family room

Breakfast Area

- Hardwood floor
- Built-in speakers
- Pot lights
- Crown moulding
- Gorgeous designer light fixture
- Open concept to kitchen
- Beautiful arched floor to ceiling bay window overlooking backyard





Separate French Door Pantry

Family Room

- Double French doors to garden
- Hardwood floor
- Gas fireplace with marble surround flanked by custom built-in cabinetry
- Custom built-in display cabinets
- Pot lights
- Crown moulding
- Walkout to stone patio with retractable electric awning



Large Updated Laundry Room

- Tile floor
- Built-in cabinetry
- Laundry chute
- Sink
- Washer and dryer

Powder Room

- Marble tile floor
- Pot lights
- Crown moulding
- Custom built-in vanity with marble countertop and undermount sink
- Wall sconces

Separate Side Entrance

SECOND FLOOR

Landing

- Hardwood floor
- Cove ceiling
- Wainscoting
- Wall sconces
- Pot lights
- Skylight
- Linen closet

Master Suite

- Hardwood floor
- French door entry
- Tray ceiling
- Crown moulding
- Pot lights
- Built in speakers
- Overlooks backyard
- Walkout to private deck with a retractable electric awning
- East and south exposure



Renovated Five Piece Master Ensuite

- Marble tile floor
- Skylight
- Shower with glass enclosure and recessed shelving
- His and her custom built-in vanity with marble countertops and undermount sinks
- Pot lights
- South and west exposure
- Wainscoting
- Freestanding claw foot tub
- Medicine cabinet

“His” Walk-in Closet

- Hardwood floor
- Custom built in organizers
- Overlooks backyard

Custom built-in Drawers and Cabinets with display shelf

“Her” Walk-in Closet

- Hardwood floor
- Pot lights
- Custom built in organizers
- Centre island marble countertop and storage
- This is the original fifth bedroom – easy to convert back if desired

Second Bedroom

- Hardwood floor
- Double closet with built in organizers
- Closet with shelving and laundry chute

Jack and Jill Four Piece Bathroom

- Tile floor
- Custom built in vanity with marble countertop and undermount sink
- Skylight
- Pot lights
- Linen closet
- Overlooks front garden

Third Bedroom

- Hardwood floor
- Vaulted ceiling
- Double closet with built-in organizers
- Pot lights
- Custom window bench with storage
- Overlooks front garden
- Direct access to Jack and Jill bathroom





Fourth Bedroom

- Hardwood floor
- Double closet with built in organizers
- Overlooks front garden

Fifth Bedroom

- Hardwood floor
- Built-in shelves

Four Piece Bathroom

- Tile floor
- Custom built in vanity with marble countertop and undermount sink
- Wainscoting
- Pot lights
- Skylight



LOWER LEVEL

(Direct Access from Garage)

Oversized Mudroom

- Slate floor
- Pot lights
- Custom built in closets
- Built-in shelves and bench
- Walk in closet
- Built in chalk boards
- Access to garage
- Above grade window

Note: Mudroom previously used as Nanny's suite. Easy to convert back. Please note that there is a full washroom to the north of this space. See floor plan.

Recreation Room and Play Room

- Broadloom
- High ceiling
- Pot lights
- Wall to wall custom built in shelving
- Bay windows
- Custom built in desk with surround built in cabinets and table
- Walkout to landscaped garden
- Above grade window



Renovated Three Piece Bathroom

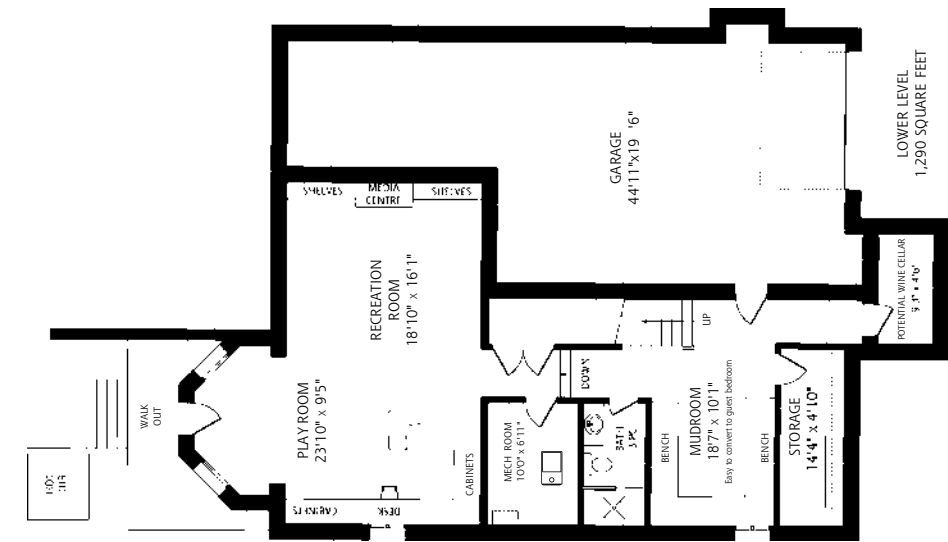
- Slate tile floor
- Shower with glass enclosure
- Built in vanity

Cold Storage Room (potential for wine cellar)

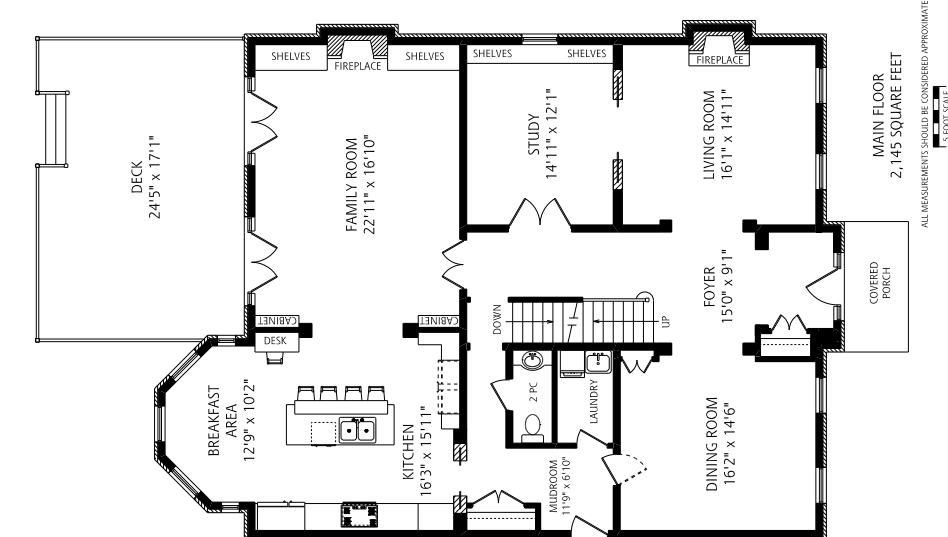
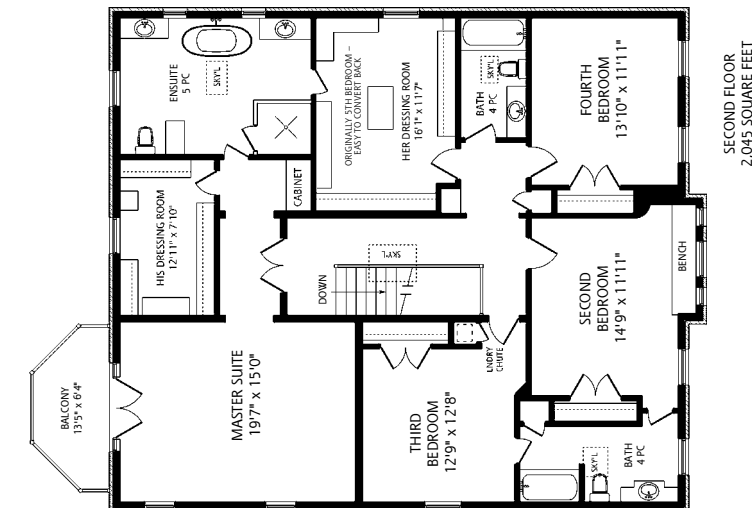
Utility Room

Storage Under Stairs

Direct Access to Oversized Garage



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ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE
1/8" = 1' SCALE