



HEAPS ESTRIN

REAL ESTATE TEAM

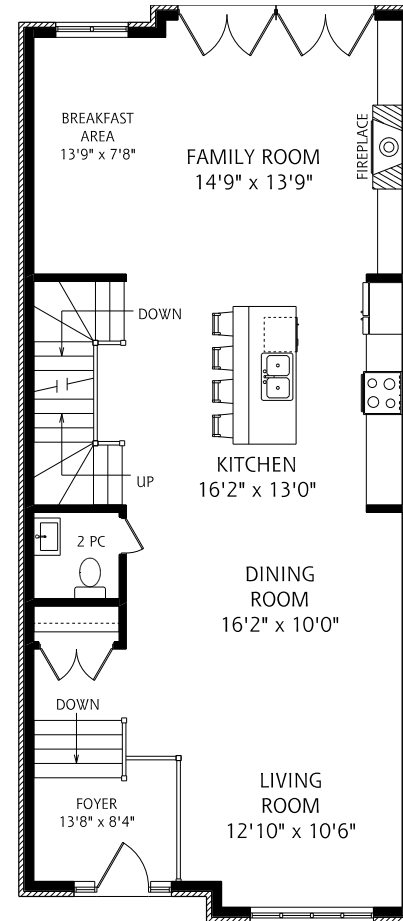


57 Lawrence Avenue East

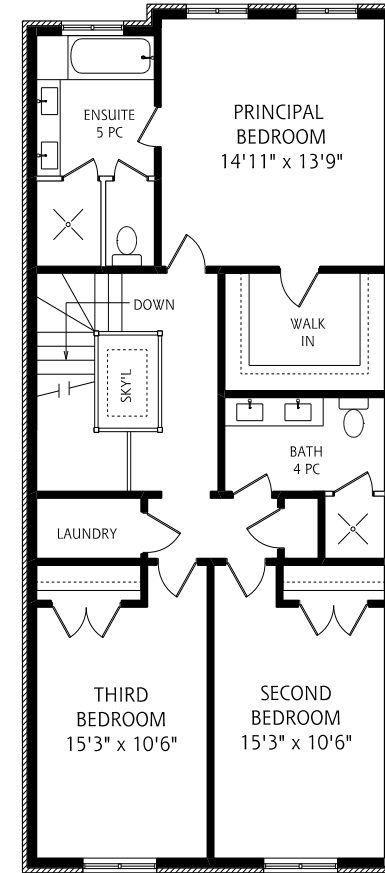


57 Lawrence Avenue East

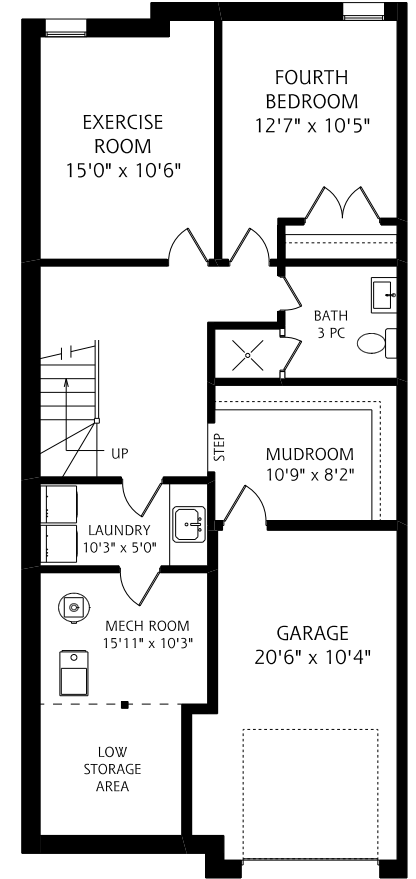
Gorgeous freehold custom build currently under construction in highly desirable Lawrence Park proper, just minutes to Yonge Street. Stunning contemporary design by renowned architect Peter Higgins, featuring 3270 sq ft of luxurious living space. Beautifully positioned on a south-facing lot with views to the area's mature green spaces, this home is spacious, featuring a bespoke design and comes complete with every modern convenience including a mudroom and integrated garage. Luxe interiors, marble counters, wide plank white oak floors, custom millwork, beautiful hardware, designer appliances, Italian porcelain & more, all framed by oversized modern windows allowing natural light throughout. A true masterpiece in close proximity to the finest amenities, schools & shops.



MAIN FLOOR
1,200 SQUARE FEET



SECOND FLOOR
1,180 SQUARE FEET



LOWER LEVEL
945 SQUARE FEET

Details

TAXES

Not yet assessed

LOT SIZE

24.87 x 100 Feet

POSSESSION

Spring 2022

HEATING

Forced Air/Gas

COOLING

Central Air

DRIVEWAY

Built-in garage and private drive provide 2 parking spaces in total

RENTAL

High efficiency gas-fired water heater

Features

- Stunning freehold semi-detached residence with integrated garage and private drive, beautifully positioned on a generous 25' foot lot in the affluent Lawrence Park neighbourhood
- Provides three levels of luxurious living space with an incredibly thoughtful floor plan, open concept main floor, high ceilings and exquisite finishes
- A modern interpretation of timeless architecture by Peter Higgins with contemporary interior design and flawless construction by Abond Homes
- Timeless and elegant modern Georgian façade with appealing artisanal red brick masonry, maintenance-free standing seam metal roof, metal accents and ACM cladding
- Standard interior features include wide plank engineered white oak flooring for upper level principal rooms, and high-end Italian porcelain in foyer, mudroom, bathrooms and laundry rooms
- The open concept main floor boasts soaring 10 foot ceilings, generous living spaces and oversized energy efficient windows allowing wonderful natural light to create a joyful experience
- From the main foyer one enters an exquisite shared formal living and dining space
- The designer chef's kitchen features custom cabinetry, clean lines and a large marble waterfall island with integrated state-of-the-art Sub-Zero, Miele and Wolf appliances and additional pantry storage
- Retreat to the incredibly spacious and inviting family room and breakfast area with gas fireplace, wall-paneling and built-in media unit all framed by floor to ceiling windows and sliding patio doors to a private deck and garden oasis
- Luxurious master suite is generous in size and elegant in design offering a gorgeous south view, grand walk-in closet and spa-like 5-piece ensuite featuring marble, Italian porcelain and custom cabinetry
- The second floor offers an abundance of light through the large skylight and leads to two more well-proportioned bedrooms on the north side equipped with sliding window shutters for privacy, as well as luxurious bathroom and optional second floor laundry
- Lower level features a clever mudroom off the garage with ample closet and storage space as well as the main laundry room, large and well-equipped with custom cabinetry and tons of storage space
- The lower level is complete with a spacious and private fourth bedroom, a fourth bathroom and a multi-purpose room ideal for guests, private office, gym or media room
- Private backyard oasis features green landscaping and a pressure-treated patio deck perfect for gatherings or lounging while overlooking the mature tree canopy on Weybourne Crescent
- Other standard features include central vacuum, gas barbeque line, two hose bibs, and cable and fibre optic wiring throughout
- Luxury package upgrades available
- The residence is in located in Lawrence Park proper, one of the most desirable and affluent neighbourhoods in the country, and is in close proximity to the city's most prestigious private and public schools and recreational clubs, including the Granite Club, Toronto French School, Havergal, Crescent School and more
- Excellent proximity to Yonge St., the subway line and the 401 and many of the areas best shops and restaurants

INCLUSIONS

- SubZero™ 42" side by side refrigerator freezer
- Miele™ fully integrated dishwasher with concealed control panel
- Wolf™ Stainless Steel 30" built-in convection oven
- Wolf™ 24" built-in Stainless Steel Microwave with trim kit
- Wolf™ 36", choice of 5 burner gas or electric, cooktop
- 30" one sided gas fireplace with stone surround
- Samsung or LG front loading washer and dryer
- Central vacuum and equipment
- High efficiency gas furnace
- High efficiency air conditioner

LUXURY PACKAGE UPGRADES (\$75,000 + HST)

- Includes all following features that can also be chosen individually
- Herringbone hardwood flooring (\$14,500 + HST)
- Lift & Slide aluminum patio door (\$18,500 + HST)
- Family room Smart TV, Speakers & Sound System (\$4,500 + HST)
- Premium wallpaper on two accent walls (\$4,500 + HST)
- Master bedroom paneled wall and lighting (\$9,500 + HST)
- Second floor additional laundry (\$3,500 + HST)
- Basement and all bathrooms heated floors (\$17,500 + HST)
- Electric car charger (\$3,500 + HST)
- Landscape lighting and sprinkler system (\$8,500 + HST)
- BBQ supplied & installed (\$1,500 + HST)

PAYMENT PLAN

- 5% Deposit upon signing of Agreement of Purchase & Sale
- 5% 90 days from execution of Agreement
- 5% 180 days from execution of Agreement
- 85% on Completion



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.



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