



HEAPS ESTRIN

REAL ESTATE TEAM



255 Dawlish Avenue



255 Dawlish Avenue

Welcome to 255 Dawlish Avenue, a gorgeous Georgian family home situated in Toronto's coveted Lawrence Park community on an exclusive oversized south facing, landscaped lot. Completely gutted and meticulously renovated with the highest quality finishes and attention to detail, this home provides a rare opportunity to escape the hustle and bustle of city life while remaining conveniently close to many fantastic amenities the city has to offer. The private drive with an integrated garage provides ample parking for multiple cars with ease while the lush gardens and perfectly manicured exterior design offer a captivating first impression.

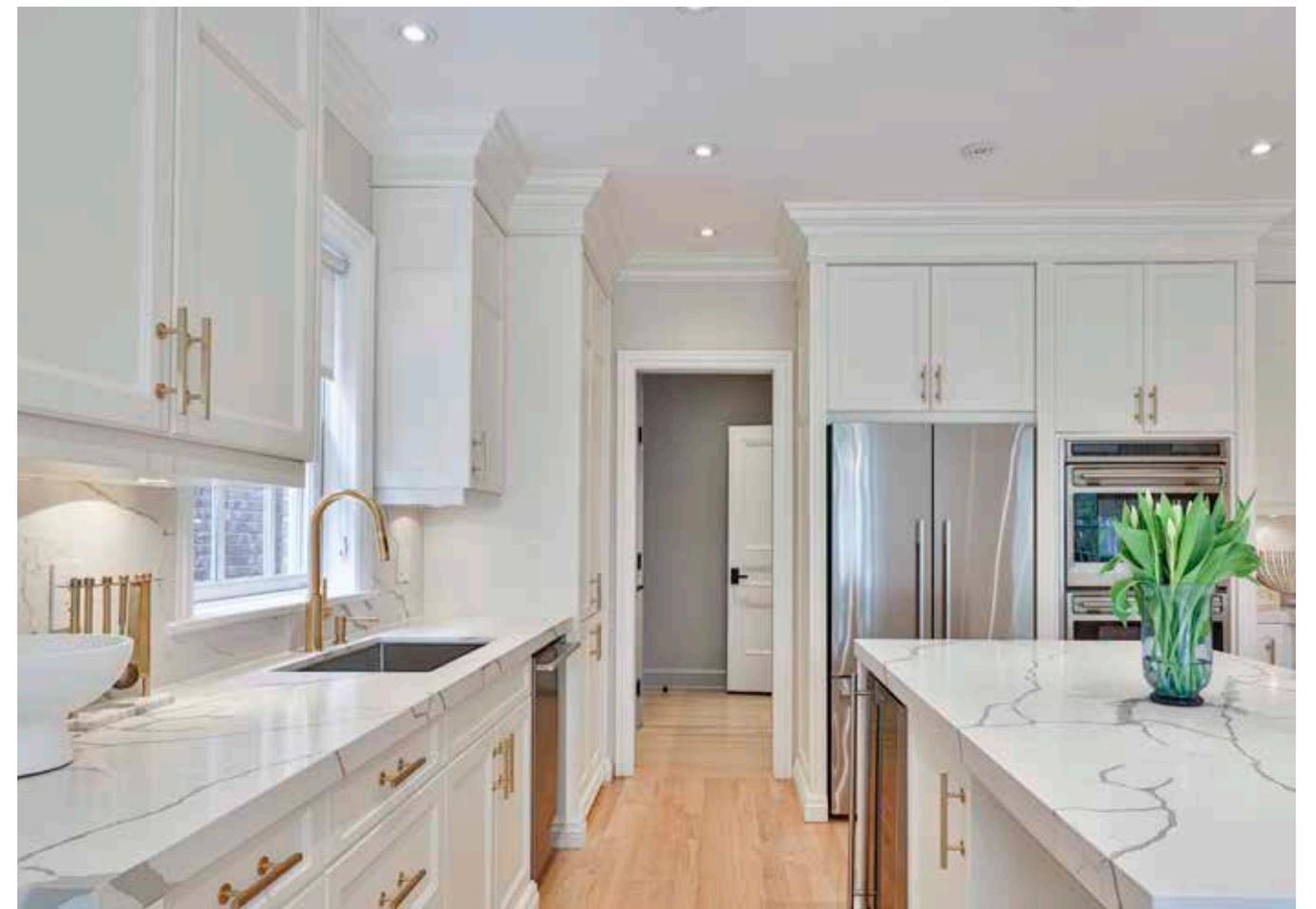
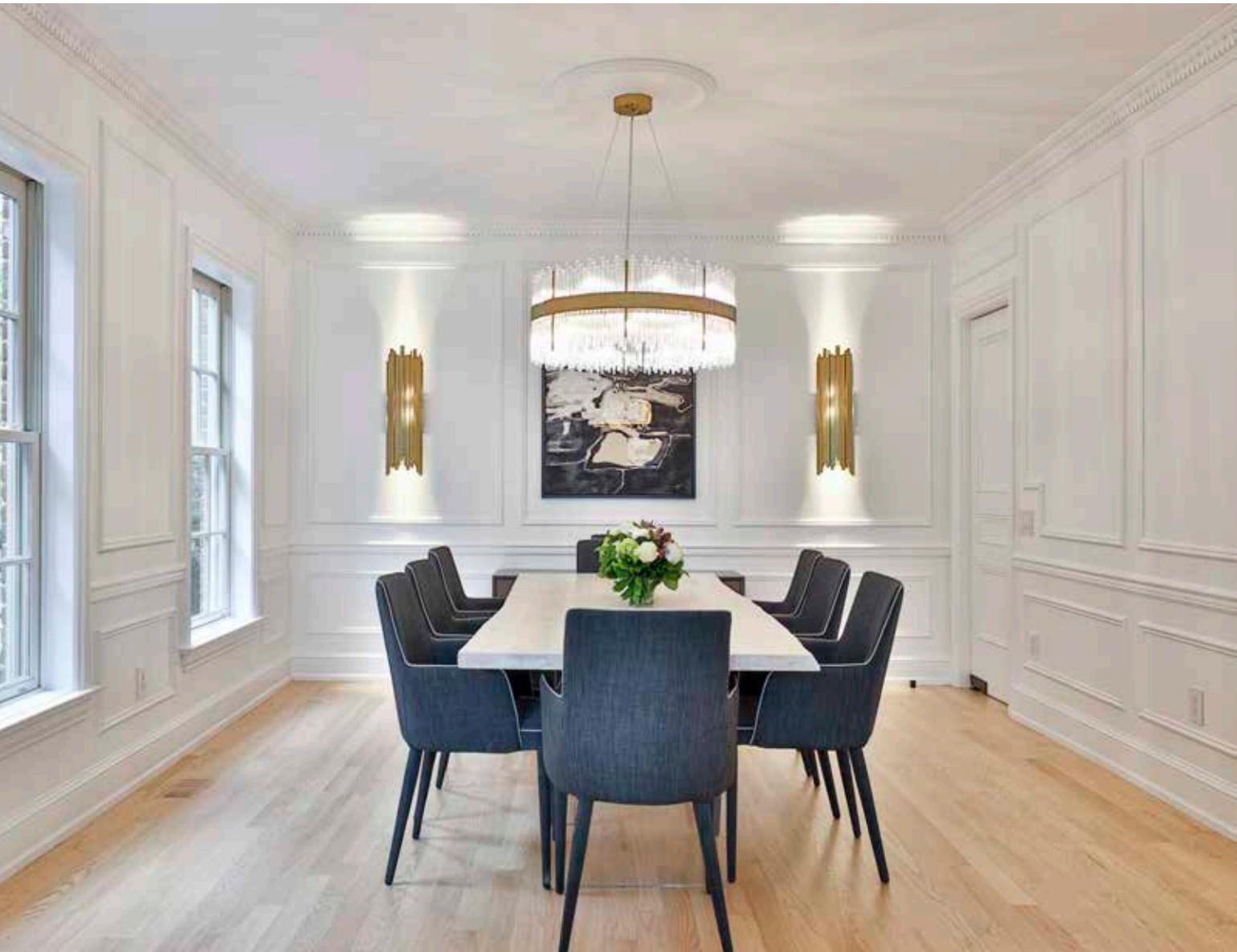
Upon entering this sun-drenched home, one is immediately drawn to the elaborate and impressive millwork, stylish detailing and expansive windows allowing an abundance of natural light to flow throughout. The main level living space is grand in proportion and features floor to ceiling arched windows overlooking the streetscape and a fabulous wood burning fireplace, ideal for entertaining guests or relaxing with family. The formal dining area is replete with stunning floor to ceiling millwork and accent lighting that adds an intimate and dramatic ambience to the space. Double French doors lead to a spacious light-filled library overlooking the front gardens. The gourmet eat-in kitchen boasts a large centre island, custom cabinetry and premium appliances, ideal for the chef in the family! The spacious family room features a cozy wood burning fireplace and an array of windows offering panoramic views of the picturesque gardens and walk-out to the stone terrace.

The second level primary retreat features a gas burning fireplace and double walk-in closets with custom cabinetry and ample storage opportunities. The spa-inspired five-piece ensuite boasts an oversized shower, his and her sinks with Italian faucets, a soaker tub and heated floors. There are four additional well-proportioned bedrooms each with an abundance of closet space as well as two additional spa-style four-piece bathrooms with heated floors. The stylish and spacious second level laundry room is fully renovated featuring a fabulous deep blue theme, custom cabinetry with stone counters, and stunning cement tiles.

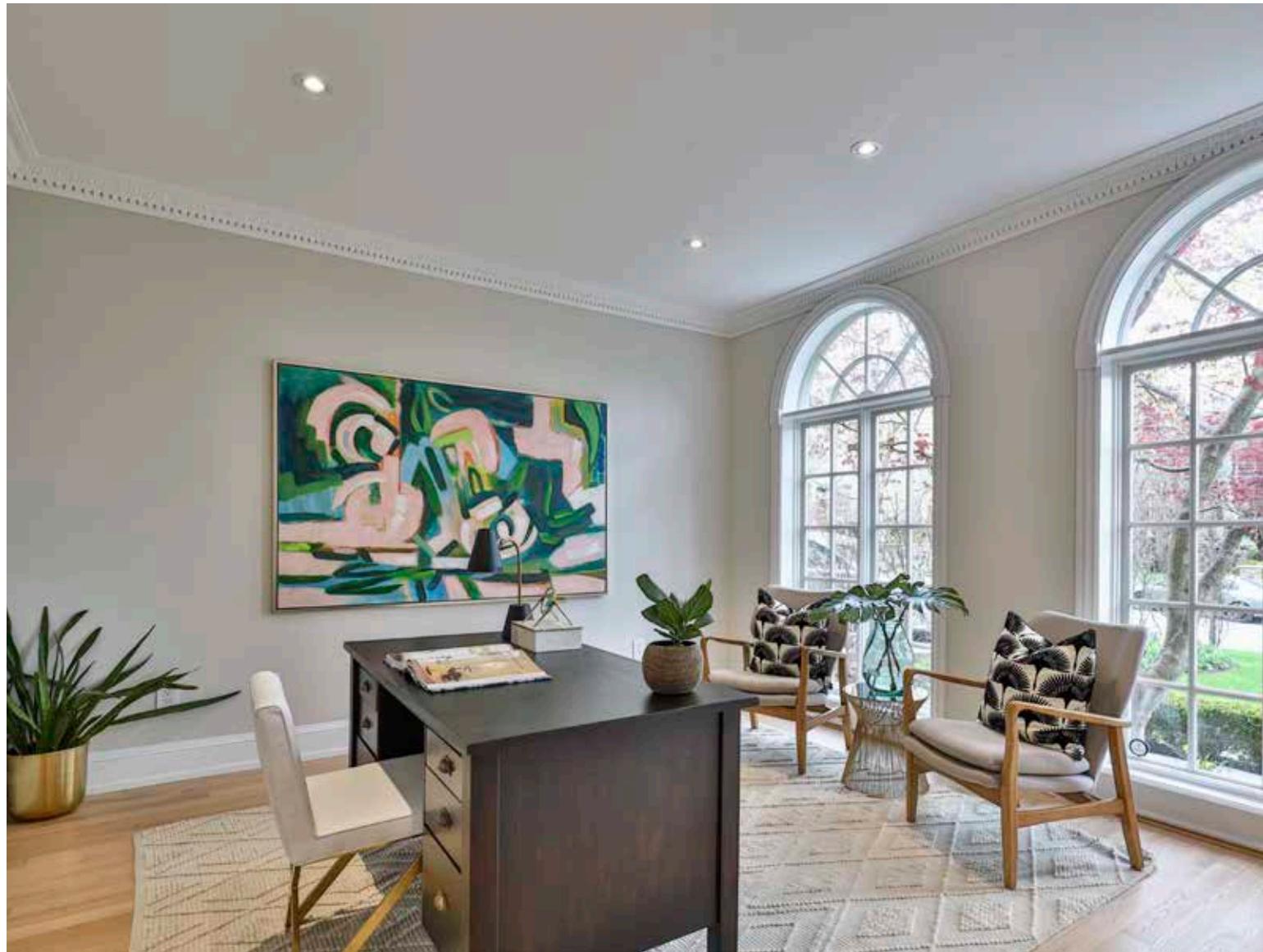
The lower level conveniently features direct access from the garage and a mudroom space with custom built-in storage, a sixth bedroom or Nanny's suite with a three-piece semi-ensuite as well as a large recreational and games area ideal for entertaining. A double French door walk-out leads to the private and expansive rear gardens featuring mature landscaping, lush greenery and a custom wooden gazebo. Enjoy barbequing for friends and family within this private oasis on the impressive stone patio featuring a custom outdoor kitchen complete with a built-in stone counter and a built-in stainless-steel gas Barbeque.

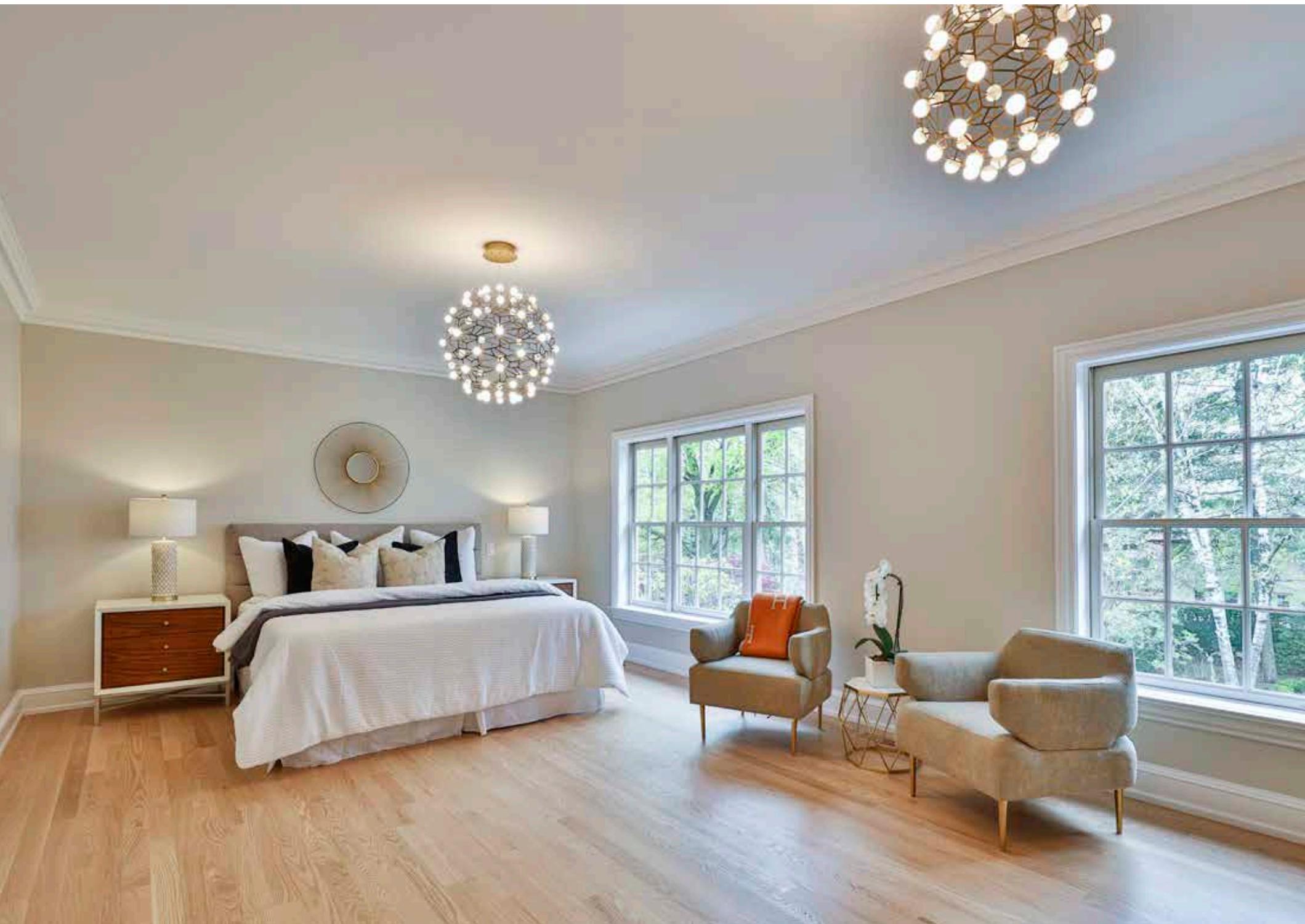
255 Dawlish Avenue is only a short drive from the downtown core, within walking distance to the ravine system, in close proximity to some of the best public green spaces that the city has to offer, and surrounded by some of the top-ranking public and private schools in the city. A perfect secluded paradise situated in the heart of the city's most sought after neighbourhoods.

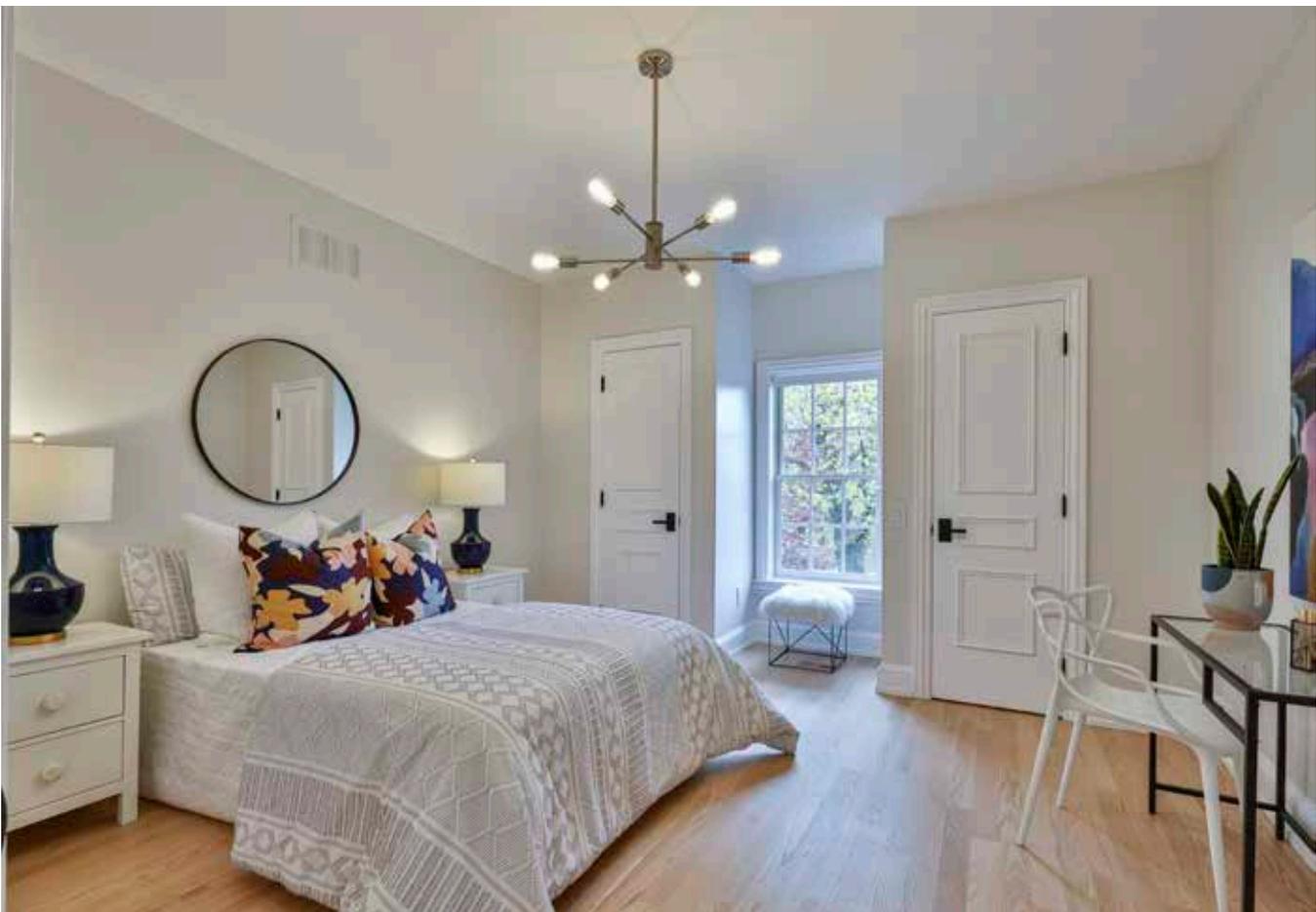


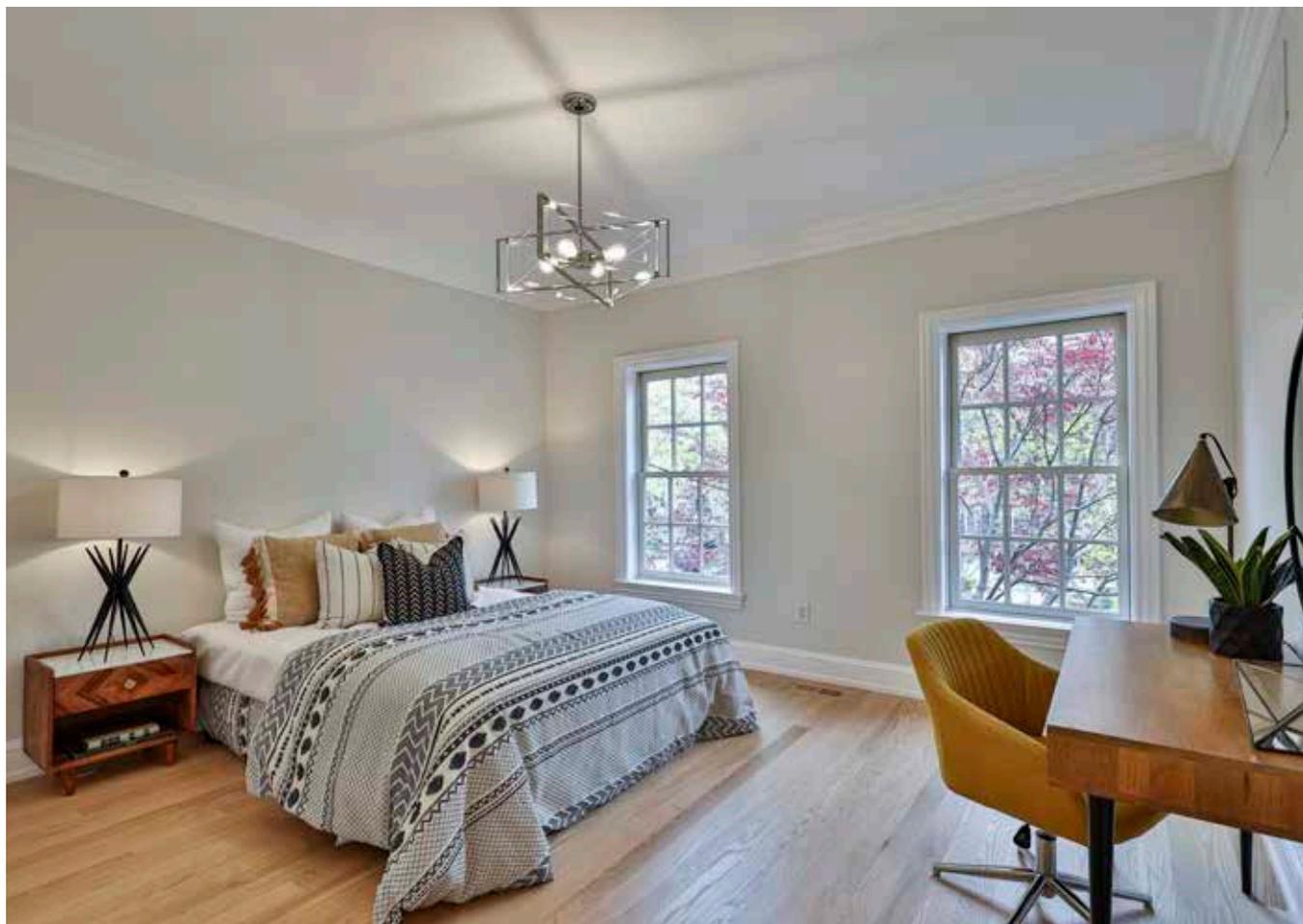


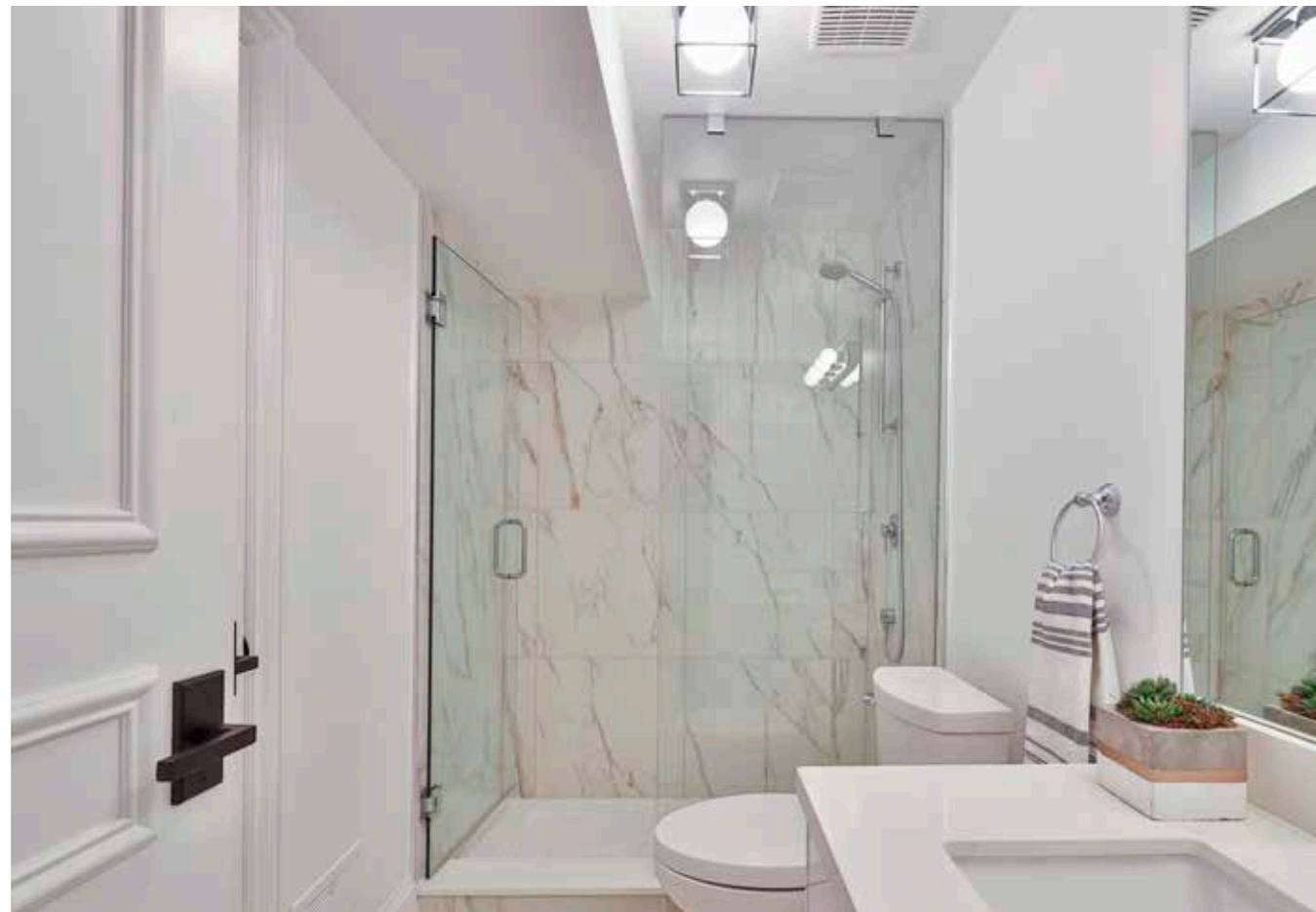
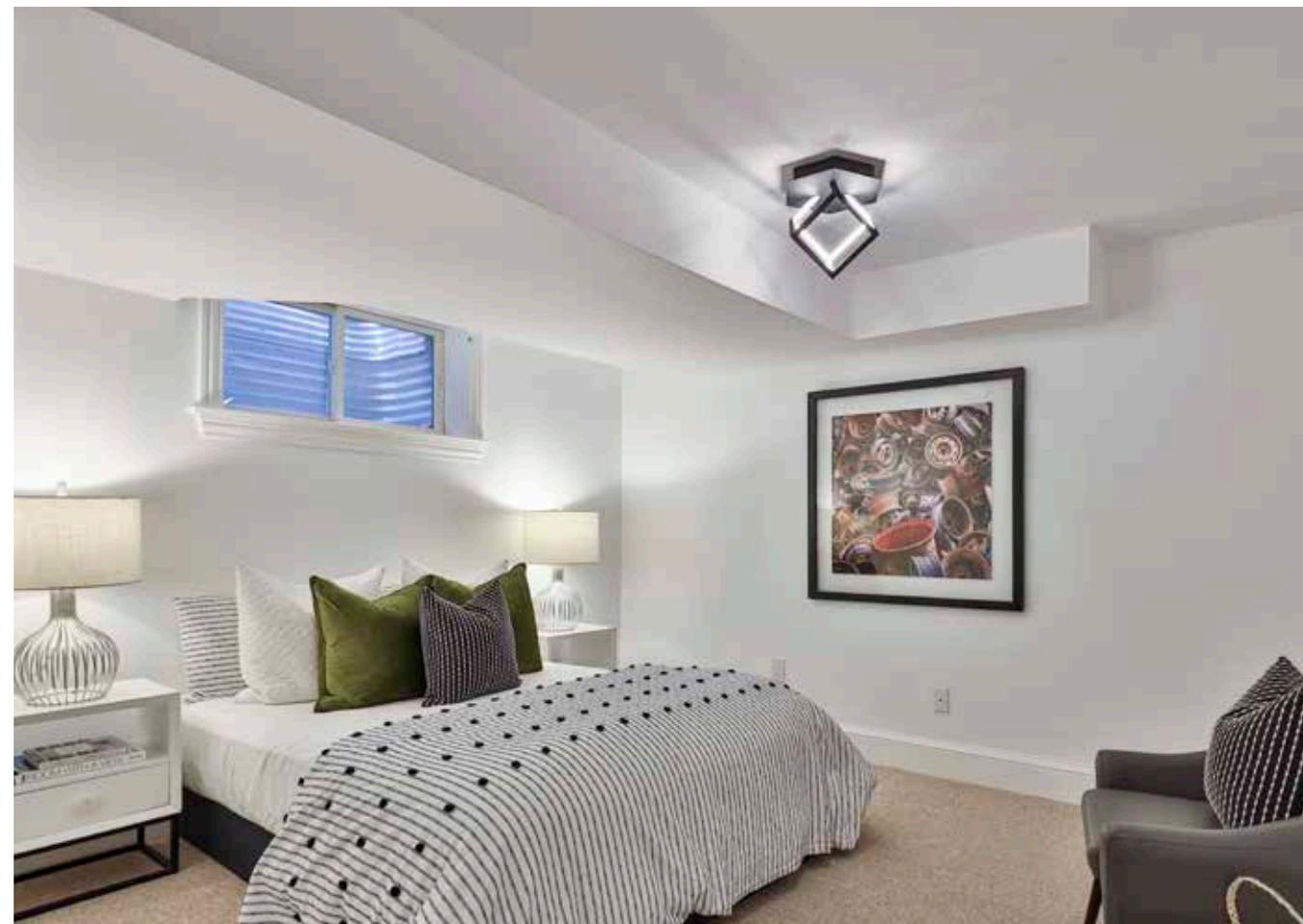
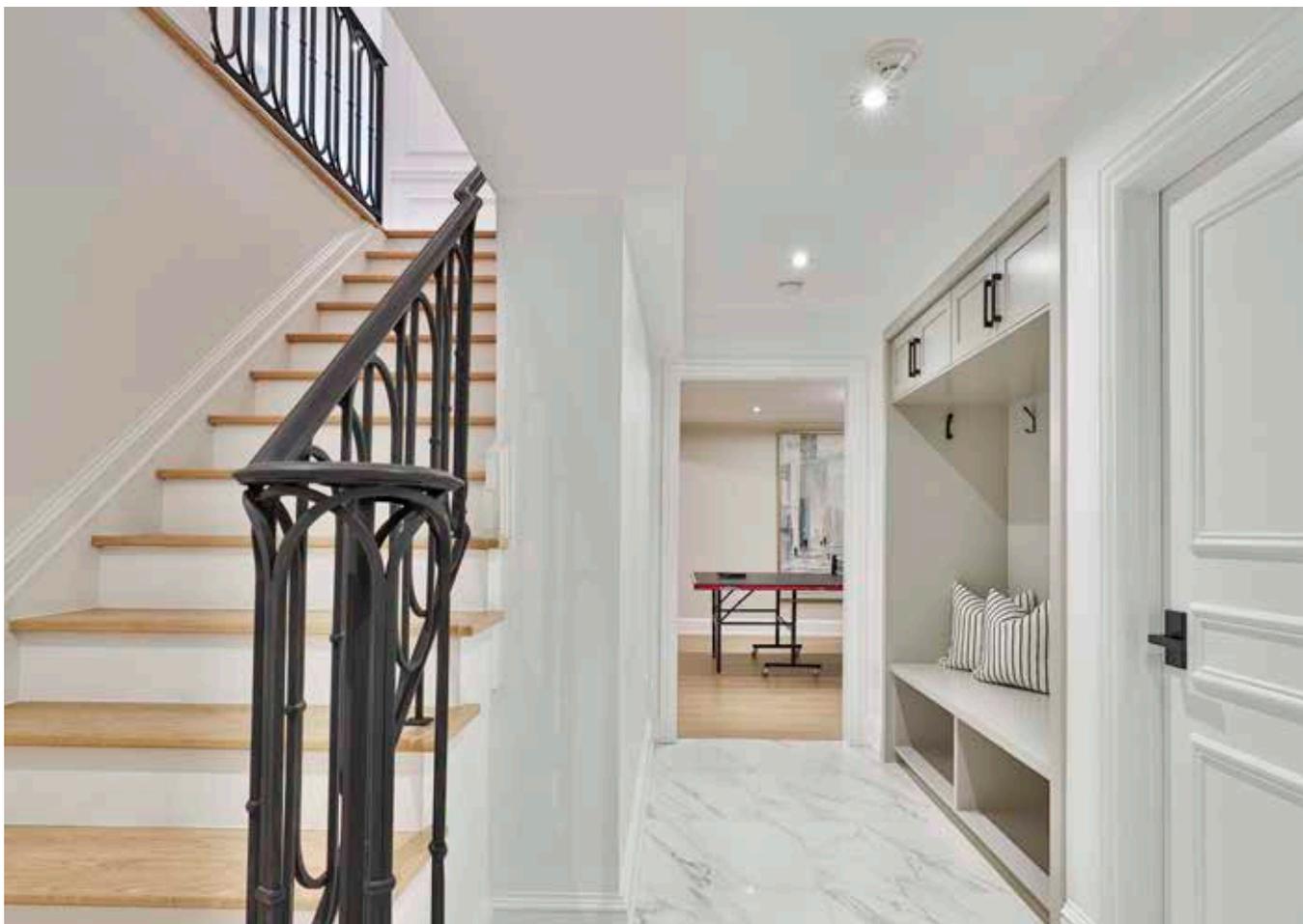


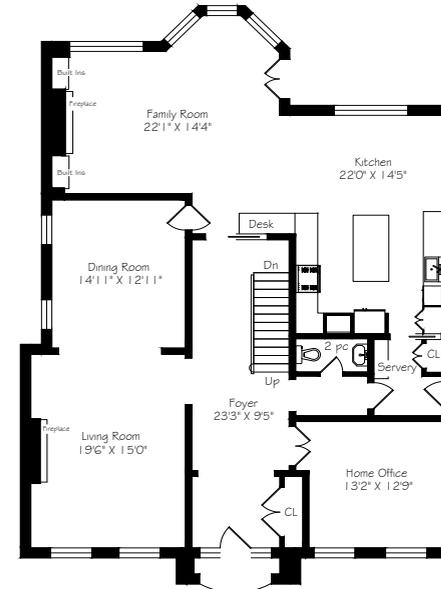




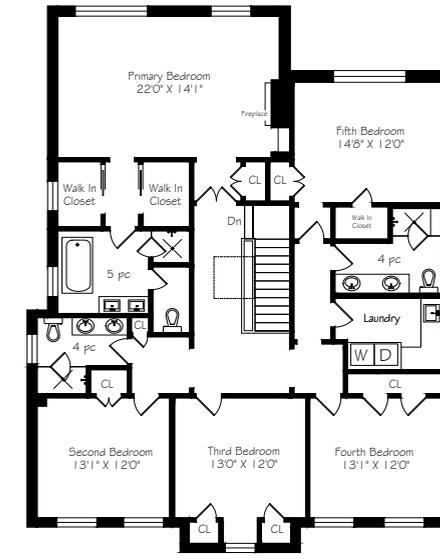




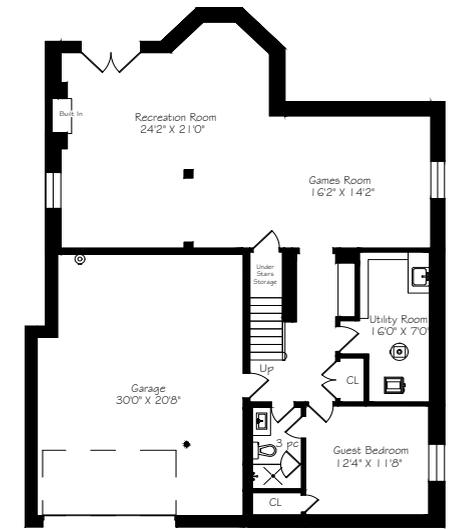




Main Floor



Second Floor



Lower Level



Details

LOT SIZE

50 feet x 171.75 feet

TAXES

\$20,365.95 (2020)

POSSESSION

Flexible

HEATING

Forced air gas

COOLING

Central air conditioning

DRIVEWAY

Private drive with integrated double garage

Features

- Situated on one of the best blocks in Toronto's coveted Lawrence Park community
- Private and expansive 50 x 171.75-foot South lot
- Stone walkway leads to front entry featuring transom windows
- Grand foyer features Thassos marble tiles, a double closet, and a fabulous mirrored accent wall
- Main and second levels feature red oak hardwood flooring throughout, extensive millwork, crown moulding, pot lights and soaring ceilings
- Beautiful selection of lighting in each room throughout the home
- Light-filled living room boasts gorgeous floor to ceiling arched windows, and a wood burning fireplace with a marble surround and wooden mantle
- Formal dining room overlooks the living room and exudes grandeur with floor to ceiling millwork, wall sconces for accent lighting and convenient swing door passage to the kitchen
- Double French doors off the foyer lead to the spacious and private main floor library offering fabulous views of the manicured front gardens through floor to ceiling arched windows
- Master culinary skills in the oversized Chef's kitchen with hardwood floors, large centre island with storage cabinetry, stone countertops and backsplash and high-end built-in appliances.
- Custom cabinetry includes floor-to-ceiling sliding drawer pantry for ample storage, soft-close cabinetry, under cabinet accent lighting, convenient built-in desk and a separate servery
- Light filled breakfast area offers spectacular views of the terrace and rear gardens
- Open concept family room is spacious and inviting featuring a wood burning fireplace with stone surround and built-in cabinetry, excellent sunlight, garden views and a double door walk-out to the terrace
- Side door entrance is conveniently located near the kitchen and offers an extra closet and custom cabinetry for storage
- Two-piece powder room with marble flooring, designer wallpaper, crown molding and stone countertops
- Upper-level foyer is sun-filled courtesy of an oversized skylight and features hardwood flooring, wainscoting and a convenient linen closet
- Generous primary retreat with double door entry features two picture windows overlooking the lush back gardens, gas fireplace with marble surround and built-in shelving, and a double closet with built-in lighting for storage. His and her walk-in closets feature pocket door entry, built-in organizers and lighting
- Spa-style five-piece ensuite features custom cabinetry, his and her sinks with Cabano (made in Italy) faucets, a soaker tub, an oversized shower and heated marble floors
- Four additional well-proportioned bedrooms boast hardwood flooring, crown moulding, and ample closet space with custom built-in cabinetry
- Two additional four-piece bathrooms on the second level feature double vanities with Riobel faucets, stone countertops, spacious showers, and beautifully detailed Thassos heated marble floors
- Gorgeous and spacious second floor laundry features a front loading washer and dryer, custom cabinetry with stone countertops, drying rod for convenience, laundry sink and stunning patterned cement tiles
- Lower level offers convenient access from the double garage with custom mudroom featuring hook, cubbies and cabinets for storage and organization
- An additional bedroom or Nanny's suite features a spacious walk-in closet and three-piece semi-ensuite
- The expansive open concept recreation room is fully finished and features an above grade window for extra natural light and a double French door walk-out to the rear gardens
- Professionally landscaped exterior design featuring entertainment sized stone patio with custom outdoor kitchen complete with built-in stone counter and built-in stainless-steel gas BBQ, manicured lawn and picturesque gazebo
- Ample parking for four cars in addition to an oversized integrated garage
- Close proximity to top private schools including Toronto French school, Crescent School and Havergal
- Perfectly located in a fabulous community and close proximity to Sherwood Park, excellent schools and amenities

INCLUSIONS

- All existing appliances including Wolf four burner gas cooktop, Vent-a-Hood paneled stove vent, Miele dishwasher, Fisher & Paykel refrigerator, Wolf double wall ovens, Avantgarde temperature-controlled wine refrigerator, Samsung front loading washer and dryer
- Outdoor built-in Fisher & Paykel BBQ
- All electric light fixtures
- All window coverings
- Security system (monitoring extra)
- Central vacuum and equipment
- In ground sprinkler system
- Outdoor rear wooden garden gazebo
- Hot water tank (owned)
- Heating and cooling systems

EXCLUSIONS

- All wall-mounted art and accessories



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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