



# HEAPS ESTRIN

REAL ESTATE TEAM



*55 Saint Edmunds Drive*



## 55 Saint Edmunds Drive

Nestled within the esteemed Lawrence Park neighborhood, 55 Saint Edmunds Drive harmoniously blends historic charm with contemporary luxury. A testament to timeless elegance, this heritage home is a refined jewel that pays homage to its original architectural splendour.

Designed by the renowned architect WB Galbraith, an icon of his era, this stately residence stands proudly on an expansive lot, creating an inviting presence that beckons you inside. Sunlight shines through graceful arched windows, suffusing each room with a warm and inviting glow.

Embracing the needs of a modern family, this residence boasts an abundance of living space across its meticulously designed layout. The main floor is an entertainer's dream, featuring a modern eat-in kitchen that seamlessly combines functionality with style. The generous living and dining areas exude an air of sophistication, perfectly suited for hosting both intimate gatherings and grand events. An additional family room or office space offers versatility, catering to the demands of a dynamic lifestyle.

Indulge in a moment of tranquility within the sunroom, where the boundary between indoors and outdoors is delightfully blurred.

Ascending to the upper levels, the allure continues with the captivating primary suite. This sanctuary encompasses a walk-in closet and an adjoining sitting room. The ensuite bathroom is a study in sleek design and thoughtful functionality, providing a spa-like escape for relaxation. Two additional bedrooms and a family bathroom round out the second level. The lovely third level offers two sun-drenched bedrooms and a full bathroom.

The finished lower level comprises a recreation space, a bright bedroom and a full bathroom, in addition to a generous laundry area and large storage room.

The oversized lot provides a world of opportunities, with an expansive, fully-fenced backyard. An elegant circular drive provides ample parking, and the attached garage offers additional parking and storage space .

55 Saint Edmunds Drive isn't just a home; it's a canvas for creating cherished memories. The allure of its heritage, the elegance of its renovations, and the warmth of its character culminate in a residence that invites you to script the next chapter of its storied history.















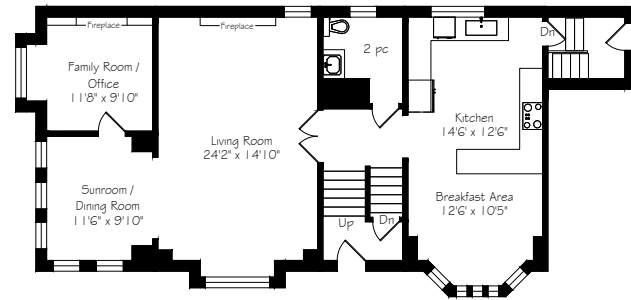






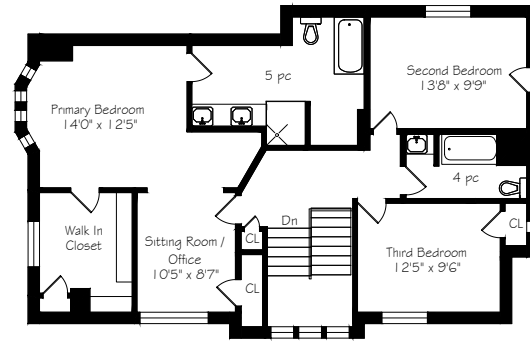


# Features



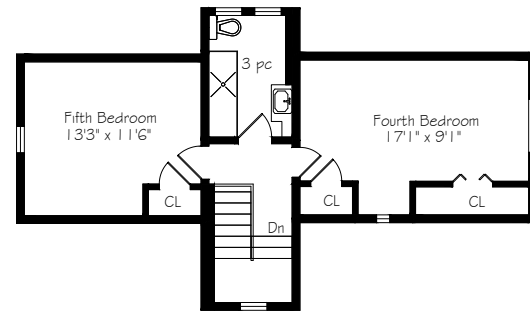
Main Floor  
1280 Square Feet

Measurements and Calculations are approximate  
To be used as guidelines only



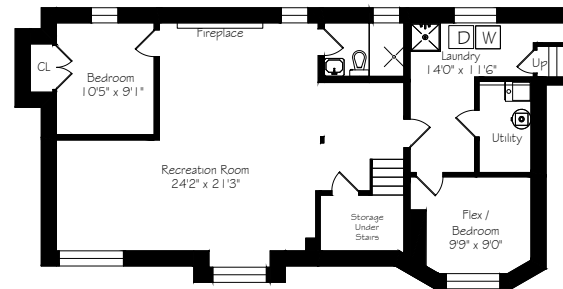
Second Floor  
1195 Square Feet

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

- Prestigiously situated at the corner of Saint Edmunds drive and Lympstone, this home welcomes residents and visitors into the upscale community of Lawrence Park
- A spacious and elegant family home, beautifully situated on an expansive 50x170 foot lot
- One of the original Lawrence Park homes, designed by William Breden Galbraith, the exterior proudly represents architectural style of the day, with its gorgeous red clay roof tiles, traditional stucco, and stunning arched windows
- Spacious, open concept Living/Dining room
- Incredible main floor sunroom and enclosed main floor office/family room, complete with beautiful original built-ins
- Renovated eat-in kitchen with stainless steel appliances and peninsula with seating for four
- Breakfast area could be converted into a family room, allowing for a lovely kitchen family room combination
- Second floor primary suite with walk-in closet, sitting room and luxurious five-piece ensuite bathroom
- Two additional bedrooms on second floor with a shared four-piece bathroom
- Third floor comprises two spacious bedrooms and a light- filled shared bathroom
- Windows on all size of this home allow light to stream in throughout
- Finished basement with additional bedroom and four-piece bathroom
- Single car attached garage and circular driveway
- Incredible lot, with ample space for play and entertaining
- Steps to fabulous Shops and Restaurants of Yonge and Lawrence
- Easy access to Downtown, TTC and Highways
- Nearby schools including Lawrence Park Collegiate Institute, Havergal College, Crescent, and Toronto French School
- Upscale, close-knit community

## IMPROVEMENTS

- Renovated and extremely functional kitchen
- Five sleek and contemporary renovated bathrooms
- New furnace and Central AC
- Upgraded electrical, new pot lights and light fixtures throughout
- Brand new Refrigerator, Range, Dishwasher, Washer, and Dryer
- New broadloom- basement and staircases
- Gorgeous refinished hardwood flooring
- New marble and ceramic tile in front hallway, bathrooms, laundry and storage room
- 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

- None

# Details

## LOT SIZE

50 x 170 Feet

## TAXES

\$15,557.49 (2023)

## POSSESSION

Flexible

## HEATING

Forced air / gas

## COOLING

Central air conditioning



# 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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