



# HEAPS ESTRIN

REAL ESTATE TEAM



108 Stratford Crescent





## 108 Stratford Crescent

Situated on a beautiful tree-lined street in the heart of Toronto's coveted Lawrence Park community, this Bortolotto designed 'Bezier Curve House' provides a glimpse into the future of design and offers unrivaled quality, bespoke finishes, and represents the quintessence of modern luxury living. The use of progressive building technologies and sustainable design methods create a strikingly fresh articulation of modern and traditional design and the refined use of natural elements brings an unparalleled function and flow to the property.

Upon entering the expansive 7,500 square foot light-filled home, one is immediately struck by the free-flowing layout, soaring ceilings, and the use of deep tones that create a rich, warm feeling and an aura of tranquility and positive energy throughout.

The main level is perfect for entertaining guests or relaxing with family and boasts a uniquely dynamic open concept floor plan. The family room is the perfect space to entertain guests or relax with family and features soaring ceilings, motorized blackout shades, and unique cylindrical custom light fixtures. A slate partition is used as media wall and is complete with built-in backlight niches, fluted lower cabinets, a wall mounted television, and a double-sided gas-burning fireplace. This space also features a walk-out to the tranquil front terrace and the well-articulated floorplan leads to the open concept kitchen and dining room at the rear of the home. The ultra-modern chef's kitchen is complete with an expansive island, a silver fantasy marble countertop and backsplash, hand crafted European cabinetry, Louis Poulsen and Tom Dixon pendant lighting, built-in appliances, and inspires one to cook and create. The dining room features a brass clad bar with a walnut top and velvet upholstery, and pendant lighting. Large window walls provide an abundance of natural light and seamlessly integrate the indoor and outdoor spaces in a way that is perfect for entertainment or relaxation.

Walk out from the main level to the private tree-lined front courtyard oasis complete with an inground heated concrete pool.

The spectacular lounge area features dramatic twenty-four-foot ceilings and European engineered white oak flooring throughout.

The second level features four light-filled bedrooms each with their own ensuite bathrooms and ample built-in storage space. The ultra-private principal retreat features a home office area and a stunning walk-in closet. The luxurious and light-filled ensuite spa-style bathroom is complete with a dual vanity, an oversized glass shower, a soaking tub, two toilets, heated floors, and evokes an immediate sense of calm and stress relief.

The lower level is complete with heated flooring throughout and features a large recreational room that is perfect as a kid's play area, a convenient three-piece bathroom and a separate second bedroom ensuite, a laundry area, a cold room, and two additional bedrooms each with ample storage space. Travel from level to level with ease with the convenient elevator that services all floors.

108 Stratford Crescent is only a short drive from the downtown core, a close proximity to some of the best public green spaces in the city, and surrounded by some of the top-ranking public and private schools that the city has to offer. This stellar property offers a once-in-a-lifetime opportunity to own a pioneering architectural tour de force that sets the standard for refined luxury design.

























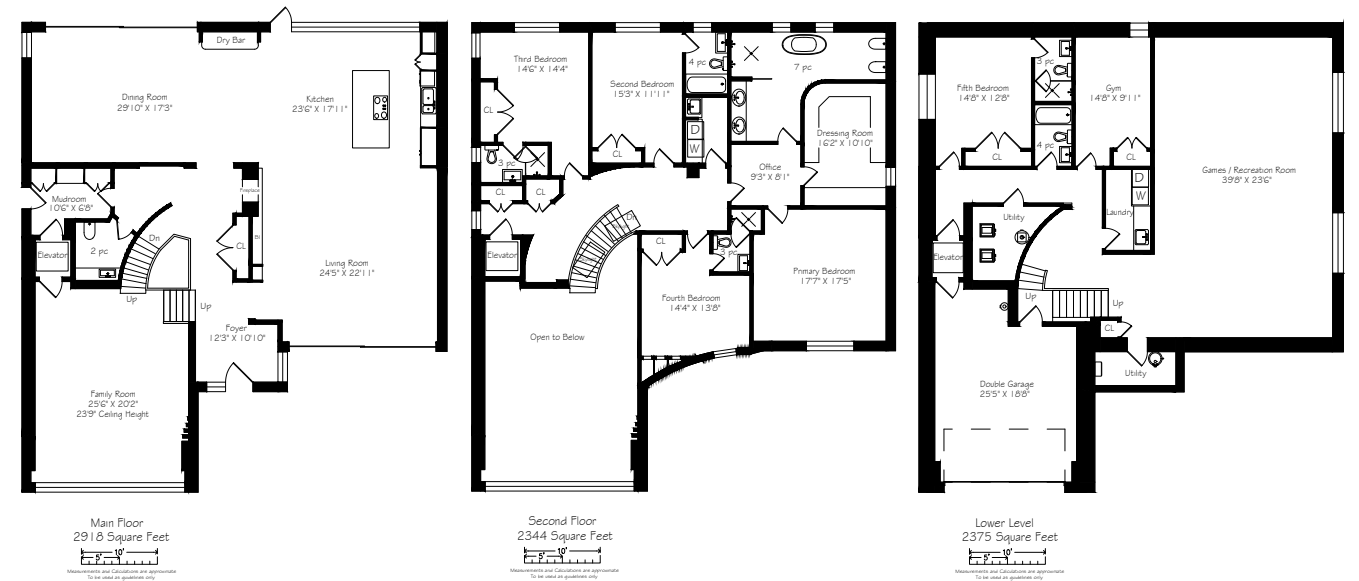












## Details

### LOT SIZE

67.49 feet by 113.00 feet

### TAXES

\$24,691.04(2021)

### POSSESSION

90 days or to be determined

### HEATING

Forced air gas (x3)

### COOLING

Central air conditioning (x3)

### DRIVEWAY

Built-in single car garage with private drive for four additional cars



# Features

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- Situated on the coveted Stratford Crescent in the heart of Toronto's sought-after Lawrence Park Community
- This home was designed by the renowned Bortolotto architectural firm and brought to life by the sought-after custom home builder, Abond Homes
- Walk through the custom designed front door to a wonderful foyer complete with a large sidelight, large slab porcelain tiles, pot lights, and dramatic sightlines to the bar area off the kitchen
- The main level is open concept in nature with a dynamic flow from room-to-room featuring soaring twelve-foot ceilings, pot lights, and integrated in-ceiling speakers throughout
- The foyer, the mudroom, and the entirety of the lower level, including all bathrooms, have heated floors
- Louis Poulsen, Tom Dixon, Resident light fixtures installed throughout the home
- Tiltco windows and doors throughout
- The family room is the perfect space to entertain guests or relax with family and features soaring ceilings, motorized blackout shades, and unique cylindrical custom light fixtures
- A slate partition is used as media wall and is complete with built-in backlight niches, fluted lower cabinets, a wall mounted television, and a double-sided gas-burning fireplace
- This area also offers a walk-out to the tranquil front terrace and the well-articulated floorplan leads to the open concept kitchen and dining room at the rear of the home
- Sliding glass doors span nearly the entire rear wall from end-to-end, offering seamless indoor and outdoor living
- The stunning island-centric eat-in chef's kitchen is complete with a vast island with stone counters, a central range hood, and slim pendant light fixtures
- Professional grade Miele appliances include an induction cooktop, a speed oven and convection oven, an in-wall coffee system, a panelled dishwasher, and a panelled refrigerator and freezer
- Adjacent to the kitchen area is an abundance of custom crafted built-in cabinetry for additional storage space
- The kitchen also offers a walk out to the rear garden
- The bar separates the kitchen and formal dining area and features fluted brass sheet lower cabinets with a walnut top and velvet upholstery
- The light-filled formal dining area features superb

Louis Poulsen pendant lighting, a dining table that effortlessly accommodates seating for ten, and expansive sliding glass doors offering a walk out to the rear

- The main level powder room is perfect for guests and boasts a custom solid black marble vanity with white veins, a custom Tom Dixon pendant light, and a wall mounted toilet with an in-wall flush system
- The mudroom has a separate side entrance and features built-in cabinetry, heated floors, and direct elevator access to all levels
- The stunning lounge is the intermedial space between the first and second levels and its gallery-sized walls await a museum-worthy art collection
- This space to boasts soaring twenty-four-foot ceilings, pendant lighting, elevator access, diagonally aligned European white oak hardwood flooring and a window wall overlooking the tranquil streetscape
- A uniquely curved staircase with two skylights leads to the second level
- The ultra-private primary suite boasts a vestibule used as a dedicated office area, a full walk-in closet complete with handcrafted built-in oak cabinetry and shelving with backlit niches, and a window providing an abundance of natural light
- The primary bedroom has stunning vaulted ten-foot ceilings, a custom crafted built-in headboard and side tables, a sitting area, and serene views of the street
- The opulent and light-filled ensuite features custom-designed his and hers vanities, pendant lighting, a standing glass shower with dual rain head faucets finished with large black marble slabs, a large soaker tub, two toilets, and heated flooring
- The remaining three bedrooms boast hardwood flooring, closets with built-in cabinetry and ensuite bathrooms with heated flooring and custom finishes
- A second level laundry area offers paramount convenience for busy families and features tiled flooring, custom cabinetry and a Samsung washer and dryer
- The home is outfitted with a central vacuum system throughout
- The lower level has heated floors throughout and boasts a large recreation room with multiple windows and additional storage space
- Two additional bedrooms, one of which has an ensuite three-piece bathroom, and both with

closets and built-in storage complete this level

- An additional three-piece bathroom is situated ancillary to the recreation room
- A second floor full laundry room features built-in cabinetry, pot lights, and an Electrolux washer and dryer
- Two separate mechanical rooms house three separate furnaces among the remaining appliances and home automation systems
- This efficient home also utilizes three separate air-conditioning units for cooling
- The ultra-private front patio is accessible through the front family room via a vast sliding glass door that seamlessly integrates the indoor and outdoor spaces. This tranquil outdoor haven features a heated concrete pool lined with a wall of cedar trees, a sprinkler system and professional landscape lighting
- The driveway provides parking for four cars and the attached two car garage has direct access to the home
- Nearby notable public schools including Blythwood Junior Public School, Glenview Senior Public School, York Mills Collegiate Institute, and Northern Secondary School
- Near some of the most sought-after private schools in the city including Crescent School, Toronto French School, Toronto Prep School, and Greenwood College School

## UNIQUE STRUCTURAL AND SYSTEM UPGRADES

- The structure of the home is crafted with commercial grade framing and materials with reinforced 12" double grid concrete foundation walls
- Double insulation throughout including continuous exterior rigid foam insulation on the masonry, and interior spray foam in the lower level plus interior BAT insulation throughout
- Multi-zone music system with Wi-Fi streamer amplifier
- Natural Armourstone retaining walls
- Double layer plywood installed on the roof with Titanium underlay waterproofing and hand cut Rheinzink tiles
- Norman size concrete brick
- Drainage system surrounding the home
- Multi zone heated black concrete driveway and walkways

## INCLUSIONS

- Miele panelled stainless-steel refrigerator and freezer
- Miele built-in electric induction cooktop
- Miele in-wall coffee system
- Miele panelled dishwasher
- Faber range hood
- Miele double wall oven
- Samsung washer and dryer
- Electrolux washer and dryer
- Multi zone music system with streamers and amplifier
- All electric lighting fixtures
- Garage door opener & 2 remotes
- Plunge pool and related equipment
- All window coverings and associated hardware
- Central vacuum (Rough-in)
- All heating systems and related equipment
- All cooling systems and related equipment
- Sump pump
- All televisions

## RENTALS

- Hot water tank





# 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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