



101 Lyndhurst Avenue



Welcome to 101 Lyndhurst Avenue, a magnificent Tudor Revival home nestled in the prestigious Wells Hill neighbourhood. This property is distinguished by its exceptionally wide and deep lot, and its facade showcases the exquisite half-timbering characteristic of Tudor architecture, enhancing the home's remarkable curb appeal.

Upon entering, guests are greeted by a practical vestibule and spacious foyer, which is warm and inviting and sets the tone for the rest of the home. The living room boasts recessed lighting, hardwood flooring, and a wood-burning fireplace with a striking wood mantle and brick surround. The mouldings and trim enhance the room's character, while views of the front yard offer a perfect backdrop.

Filled with natural light from wall-to-wall windows and a skylight, the bright and expansive family room is perfect for entertaining, seamlessly flowing into the dining room. The dining area enjoys views of the lush rear yard and direct sightlines to the kitchen, making it an ideal gathering spot. The kitchen is equipped with stainless steel appliances, tile flooring, and abundant storage, including a walk-in pantry for added convenience.

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A versatile office space off the foyer features an ensuite bathroom and is easily convertible into a bedroom with rich hardwood floors. The room is adorned with a charming stained-glass window and French-door entry. The ensuite bathroom has been thoughtfully renovated to include a modern, lipless standing shower, tile flooring, recessed lighting, and built-in storage, making it both functional and stylish. Conveniently located off the hallway is a tastefully updated two-piece powder room.

Ascend the stairs, and you will be met with four bedrooms and two bathrooms. The two west-facing bedrooms feature hardwood floors, built-in closets, and charming vistas of the front yard. The third bedroom offers the same comforts, but with vistas of the expansive rear yard. The primary bedroom is a haven from the hustle and bustle of daily life. It features vaulted ceilings, a terrace overlooking the front yard, a built-in closet, and a three-piece ensuite bathroom.

The lower level features an additional bedroom and bathroom, a large recreational room, and abundant storage options, including a crawl space and dedicated storage rooms.



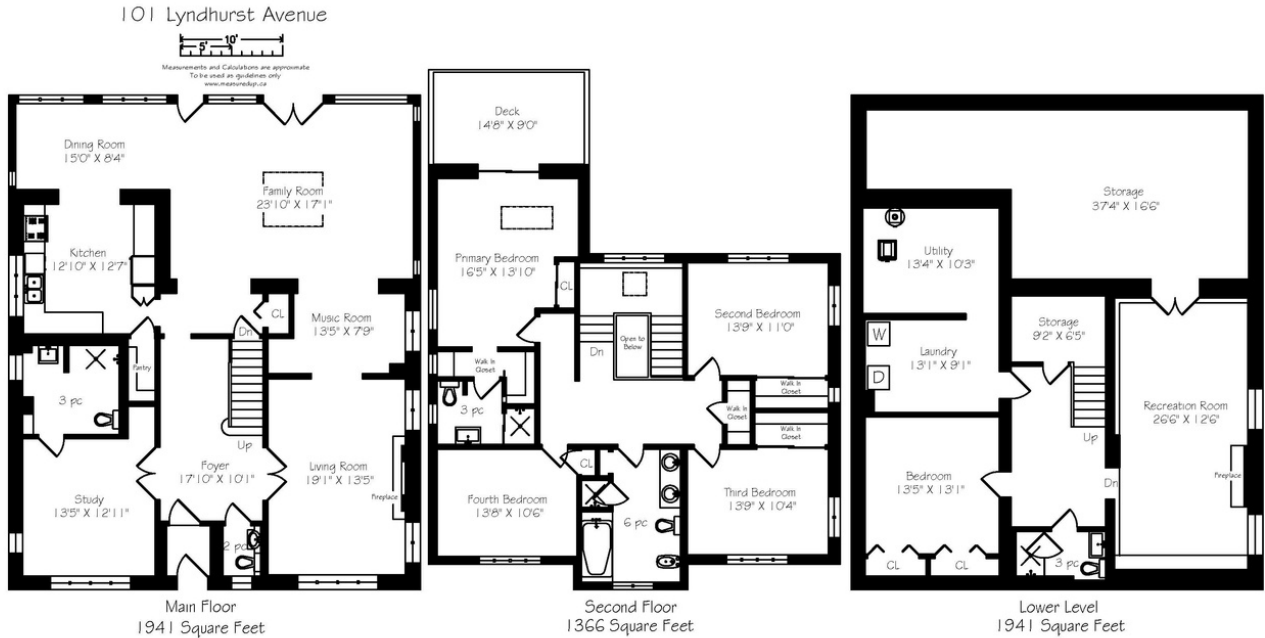
The backyard of this remarkable property is ideal for those who wish to sit back and relax. It is private and has ample space, including a stone patio perfect for hosting gatherings with family and friends. Large trees allow for a calming atmosphere. With a detached garage that can comfortably accommodate two vehicles and a driveway that can easily accommodate up to 10 vehicles, there is no shortage of space.

101 Lyndhurst Avenue is close to many green spaces, including the Nordheimer Ravine and Sir Winston Churchill Park, shops and restaurants, and some of the finest private and public schools the city has to offer.



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Details

LOT SIZE

60 ft x 197 feet

TAXES

\$18,076 (2023)

POSSESSION

60-90 Days TBA

HEATING

Forced Air Gas

COOLING

Central Air Conditioning

PARKING

Two car parking in the detached garage, with an additional 10 car parking in the private driveway.

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Key Features

- Spacious 60-by-197-foot lot ideal for building your dream home or enhancing the existing structure.
- Thoughtfully updated, including modernized bathrooms, while maintaining overall excellent condition.
- Flexible main floor office featuring an ensuite bathroom, easily convertible into an extra bedroom.
- Exceptional flow throughout the main floor, contributing to a bright and welcoming atmosphere.
- Kitchen equipped with stainless steel appliances and ample storage space.
- Four bedrooms on the second level, each featuring built-in closets and picturesque views.
- The lower-level recreational room is a perfect play area for children and additional living space, distinct from the upper levels. Featuring a wood-burning fireplace, this room is both comfortable and inviting.
- Ample storage options available throughout the property, including a large crawl space on the lower level.
- Private backyard sanctuary on a large setback, complete with a lush canopy, fenced-in yard, and expansive stone patio for outdoor entertaining.
- Proximity to a variety of top-tier private and public schools, enhancing the appeal of the neighbourhood.
- This is an outstanding chance to establish your home in the prestigious Casa Loma area.





INCLUSIONS

- Stainless Steel Panasonic Microwave
- KitchenAid Bottom Freezer Refrigerator
- Stainless Steel KitchenAid Dishwasher
- Stainless Steel General Electric Stove
- Stainless Steel Kobe Range Hood
- All Existing Window Coverings
- All Existing Electric Light Fixtures
- Gas Furnace and Equipment
- Central Air Conditioner and Equipment

EXCLUSIONS

- None

RENTAL ITEMS

- None



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