

## PROPERTY OVERVIEW

Exceptional custom-built modern luxury home (3,540 sq ft) located on a premier street in coveted Lawrence Park North near Yonge St and Avenue Rd shops, with quick access to Lawrence Subway, Yorkville (15 minutes) and HWY401 (8 minutes). Top school district of John Wanless, Blessed Sacrament and Lawrence Park Collegiate. Meticulously designed and sophisticated, with extra-wide footprint, unparalleled attention to detail, sunlit interior, high ceilings, skylights, and a state-of-the-art staircase. Open concept main floor with custom kitchen, marble countertops, oversized island, top of the line Bosch/Sub-zero appliances, lots of storage, gas fireplace. Primary bedroom has makeup desk, 5-piece spa-like ensuite and large walk-in closet. Lower level boasts recreation room, guest bedroom and full bathroom. Enjoy the comfort of heated floors in the foyer, primary bathroom and basement. Convenience of a one-car garage and space for two additional cars on the driveway. Enhanced security with integrated alarm and exterior/interior cameras.

## PROPERTY FEATURES

### HALLWAY

- Modern Stained Oak Fluted Doors
- High Ceiling (13')
- Spacious Entryway
- Heated Floors
- Porcelain Large Format Tiles
- Stair Lights
- Large French Door Closet with built-in lighting
- Alarm System
- Security Camera

### KITCHEN

- 10' Ceiling
- Custom Designed Cabinets And Built-Ins
- Wine Rack
- Oversized (11'2"Ft) Marble Countertop And Backsplash
- Appliance Garage With Pocket Doors
- 48" Sub-Zero Built-In Fridge
- Wolf 36" 5 Burner Gas Cooktop
- Wolf Convection Oven
- Wolf Speed Oven (Microwave)
- Top Of The Line Bosch Benchmark Dishwasher (\$3K value)
- Toe Kick Vacuum
- Speakers

### **FAMILY ROOM**

- 10' Ceiling
- Gas Fireplace With Remote Control
- Black Granite Fireplace Mantel
- Stained White Oak Built-Ins
- Speakers
- Large Windows And Aluminum Sliding Doors
- Walk-Out To The Deck

### **DINING ROOM**

- 10' Ceiling
- White Oak Wide Plank Flooring
- Large Aluminum Floor-To-Ceiling Windows
- Double Chandelier
- Speakers

### **POWDER ROOM**

- Marble Countertop
- Stained White Oak Vanity Shelf
- Wall mounted Toilet (Duravit)
- Graff wall mounted faucet
- Wall-To-Wall Mirror
- Pendent light
- Porcelanosa Textured Tiled Wall

### **STAIRCASE AND HALLWAY SECOND FLOOR**

- White Oak 3"Thick Open Stairs
- Designer Paneling
- 3 Skylights
- Step Lights
- Laundry Room (GE washer and dryer)
- Organized Linen Closet

### **PRIMARY BEDROOM**

- Built-Ins with A Make-Up Table/Office Desk
- Speakers
- Walk-In Closet With Built-Ins And Skylight
- Large Window Overlooking Backyard

### **PRIMARY ENSUITE BATHROOM**

- Heated Floor
- Towel Warmer
- Ceasarstone Countertop
- Free Standing Tub
- Wall-Mounted Toilet
- Wall to wall mirror
- Storage Cabinet
- Steam Shower
- Double Sink
- Pendant Lights
- Shower Niche Light

### **BEDROOM 1**

- Built-In Organized Closet
- Ensuite 4-Piece Bathroom
- Duravit Wall-Mount Toilet
- Tub With A Display Niche
- Skylight In The Bathroom
- Large Window

### **BEDROOM 2**

- Built-In Organized Closet
- Full 5-Piece Bathroom Shared With Bedroom 3
- Skylight In The Bathroom
- Display niche in the shower
- Large Window

**BEDROOM 3**

- Built-In Organized Closet
- Built-In Desk And Shelves
- Full 5-Piece Bathroom Shared With Bedroom 2

**BASEMENT**

- Storage Throughout
- Heated Floors Throughout
- Laundry Room With Stacked GE Washer And Dryer
- Cabinets with Ceasarstone Countertop With Sink And Soap Dispenser

**BEDROOM 5**

- Large Closet/Storage
- Window
- 3-Piece Washroom

**ENTERTAINMENT ROOM**

- Ceiling LED Lights
- Speakers
- Entertainment Built-Ins With Stained White Oak Fluted Background
- Walk-Out To The Backyard
- High Ceilings

**COLD ROOM**

- Sump Pump

**GARAGE**

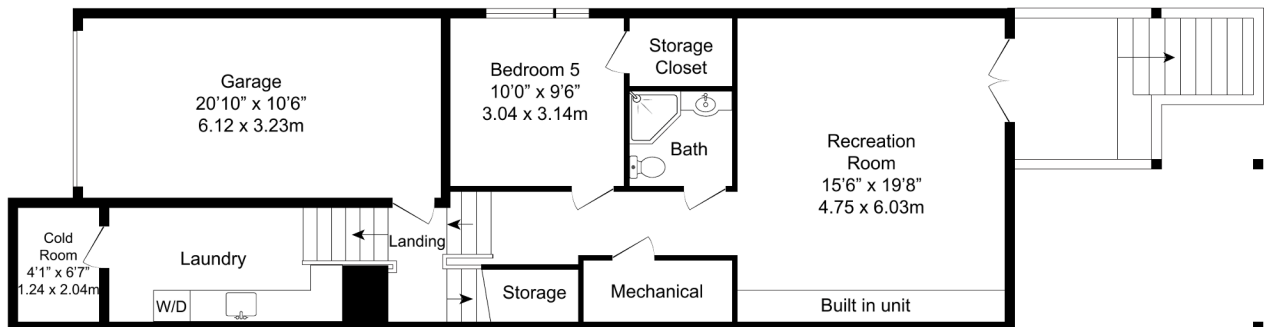
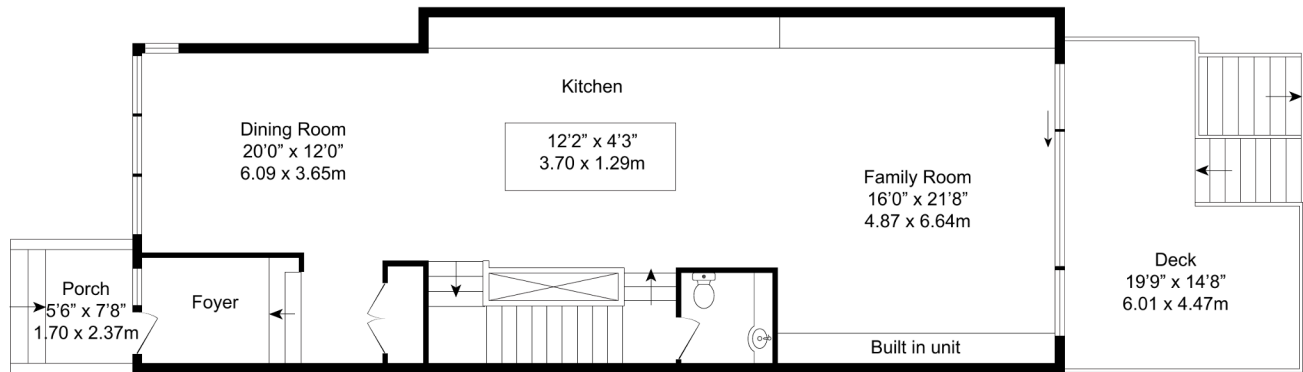
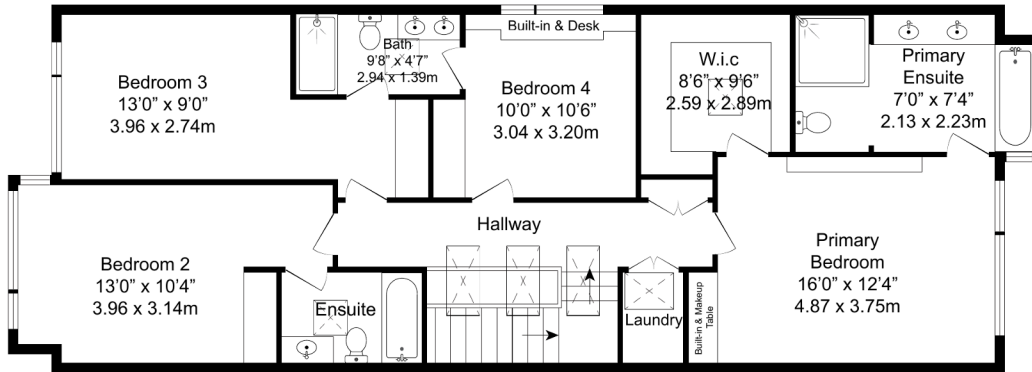
- Hot And Cold Water Supply
- Electric Outlet

**EXTERIOR AND OUTSIDE FEATURES**

- Stone And Stucco Exterior
- Premium Aluminum Exterior With Wood Interior Weather Shield Windows And Doors
- Large Deck
- Exterior Front Steps LED Lights
- Exterior Pot Lights And Garage Lights
- Exterior Steps With Water Proof (prevents leaking in the cold room)

**OTHER FEATURES OF THE HOUSE**

- Lot 25Ft x 110Ft
- Larger Than Usual Foot Print Of The House Due To Permitted Projection (The "Bump Out")
- All bedrooms, family, rec room have Ethernet
- Central Vac
- Premium Materials And High Quality Craftsmanship Throughout The House

APPROXIMATE GROSS INTERNAL AREA 3754 ft<sup>2</sup> = 348 m<sup>2</sup>

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## 272 Cranbrooke Avenue

Toronto, ON

HOODQ ADDRESS REPORT™

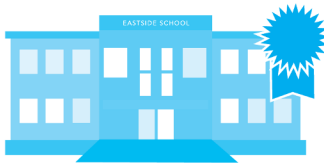
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HoodQ  
Homebuyer  
Hub

### SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



#### John Wanless Junior Public School

Designated Catchment School  
Grades PK to 6  
245 Fairlawn Ave

#### Lawrence Park Collegiate Institute

Designated Catchment School  
Grades 9 to 12  
125 Chatsworth Dr

#### Glenview Senior Public School

Designated Catchment School  
Grades 7 to 8  
401 Rosewell Ave

#### ÉS Étienne-Brûlé

Designated Catchment School  
Grades 7 to 12  
300 Banbury Rd

#### ÉE Mathieu-da-Costa

Designated Catchment School  
Grades PK to 6  
116 Cornelius Pkwy

### PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



#### Woburn Avenue Playground

75 Woburn Ave



2 mins



#### Otter Creek Centre

140 Cheritan Ave



11 mins



#### Bedford Park Community Centre

81 Ranleigh Ave



8 mins

#### FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds	1 Splash Pad
1 Pool	1 Trail
2 Rinks	1 Fitness/Weight Room
1 Community Centre	1 Gym

### TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 5 minute walk away and the nearest rail transit stop is a 6 minute walk away.



#### Nearest Rail Transit Stop

Lawrence Station

6 mins



#### Nearest Street Level Transit Stop

Yonge St At Cranbrooke Ave

5 mins

### SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 2.57km.



#### Sunnybrook Health Sciences Centre - Bayview Campus

2075 Bayview Ave



#### Fire Station

3135 Yonge St



#### Police Station

75 Eglinton Ave W

### HOME SHOPPING TOOLS

It takes only 60 seconds to complete and sets you up for greater success with your homebuying journey

Get Pre-Qualified Today

COMING SOON

We are actively looking for lenders with the best solution so we can offer this to you soon.

HoodQ

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