

# ARMIN GROUP

- TORONTO REAL ESTATE -



496 Fairlawn Avenue

Bedford Park

---

Sotheby's | Canada  
INTERNATIONAL REALTY

# Features

---

## PROPERTY DETAILS:

### **Taxes:**

\$16,630.20 / 2023

### **Lot Size:**

40 x 151.35'

### **Square Footage:**

5,382 (total)

### **Parking:**

Six-car parking:

Two-car built-in garage with four-car private driveway

## INCLUSIONS

- Wolf gas range
- Sub-Zero refrigerator
- Sharp microwave
- Rangehood
- Asko dishwasher
- Beverage cooler in butler's pantry
- Beverage cooler in basement
- Samsung washing machine
- Samsung dryer
- Light fixtures
- All window coverings
- Crestron home automation system
- Projector and white screen in basement
- Television bracket in family room,
- Television bracket in primary bedroom
- Television bracket in bedroom #3
- Hot water tank
- Furnace and air conditioning unit

## EXCLUSIONS

- Chandelier in front foyer
- Chandelier in dining room
- Mirror on basement wall above fireplace
- Television in family room
- Television in primary bedroom
- Television in bedroom #3
- Karaoke system
- Freestanding speakers in basement

## MAIN FLOOR

- 10' Ceilings Throughout

### **Foyer**

- Tray ceiling and crown moulding
- Wainscoting
- Two single closets with built-ins
- Marble floor

### **Living Room**

- Crown Moulding
- Built-in Ceiling Speakers and Pot Lights
- Paneled Walls
- Opens to Dining Room and Ideal for Entertainment
- Gas Fireplace with Traditional Wood Mantle
- Hardwood floor

### **Dining Room**

- Tray Ceiling and Crown Moulding
- Built-in Ceiling Speakers and Pot Lights
- Paneled Walls
- Entry to Butler's Pantry
- Easily Seats Up To Fourteen Guests
- Diagonal Hardwood Floor with Inlay Border

### **Study**

- Coffered Ceiling and Pot Lights
- Private Study with Wall-to-Wall Built-in Shelves, Drawers and Cupboards
- Large Window
- Wainscoting
- Hardwood Floor

### **Family Room**

- Tray Ceiling and Crown Moulding
- Built-in Ceiling Speakers and Pot Lights
- Linear Gas Fireplace with Stone Surround and Feature Wall
- Two French Doors with Custom Blinds and Another Walkout to Flagstone Deck
- Hardwood Floor

### **Chef's Kitchen**

- Tray Ceiling and Crown Moulding
- Built-in Ceiling Speakers and Pot Lights
- Panelled Quartz Topped Centre Island with Breakfast Bar Seating
- Quartz Counterops and Marble Tile Backsplash
- Built-in Desk with Upper Glass Cabinetry and Lower Cabinetry
- Butlers Pantry with Extras Pantry Storage and Easy Access to the Dining Room
- Hardwood Floor
- Wolf gas range
- Sub-Zero refrigerator
- Sharp microwave
- Commercial grade rangehood,
- Asko dishwasher,
- Beverage cooler in butler's pantry
- Large pantry with built-in shelves in butler's pantry



### **Breakfast Room**

- Crown Moulding
- Built-in Ceiling Speaker and Pot Lights
- Wall-to-Wall Windows with Custom Blinds and Walkout with to the Terrace and Pool
- Hardwood Floor

### **Powder Room - Two-Piece**

- Floating Modern Vanity
- Marble Floor
- Missoni Wallpaper

## **SECOND FLOOR**

- 9' Ceilings
- Panelled Stairwell with Skylight

### **Primary Suite**

- Tray Ceiling and Crown Moulding
- Two Walk-in Closets with Custom Built-ins
- Hardwood Floor

### **Seven-Piece Primary Ensuite Bathroom**

- Missoni Wallpaper
- Crown Moulding
- Quartz Topped Floating Vanity with Double Undermount Sinks and Lower Cabinetry
- Large Glass Enclosed Shower with Porcelain Surround
- Soaker Tub overlooking Backyard
- Private Water Closet
- Heated Porcelain Floors

### **Second Bedroom**

- Crown Moulding
- Double Closet
- Hardwood Floor

### **Three-Piece Ensuite Bathroom**

- Quartz Topped Modern Floating Vanity with Undermount Sink
- Glass Enclosed Shower
- Heated Marble Floor

### **Third Bedroom**

- Crown Moulding
- Walk-in Closet
- Hardwood Floor

### **Four-Piece Ensuite Bathroom**

- Quartz Topped Modern Floating Vanity with Undermount Sink
- Soaker Tub with Marble Tile Surround
- Heated Marble Floor

### **Fourth Bedroom**

- Crown Moulding
- Walk-in Closet
- Hardwood Floor

### **Four-Piece Ensuite Bathroom**

- Quartz Topped Modern Floating Vanity with Undermount Sink
- Soaker Tub with Marble Tile Surround
- Heated Marble Floor

### **Laundry Room**

- Skylight
- Quartz Countertop with Laundry Sink
- Upper and Lower Cabinetry
- Hanging Rack
- Porcelain Floor

## **LOWER LEVEL**

- Entry to Double Car Garage
- Double Closet

### **Recreation Room**

- 10.5' Ceilings
- Crown Moulding
- Built-in Ceiling Speakers and Pot Lights
- Panelled Wall
- Gas Fireplace
- Custom Bar with Granite Countertops and Bar Seating, Open Glass Shelves, Bar Sink, Wine Fridge and Lower Cabinetry
- Radiant Heated Floors

### **Office or Nanny Suite**

- Queen Size Bedroom
- Large Window
- Large Closet
- Broadloom

### **Three-Piece Bathroom**

- Quartz Topped Floating Vanity with Vessel Sink
- Glass Enclosed Shower
- Radiant Heated Floor

### **Mechanical Room**

### **Cold Room**

## **EXTERIOR**

### **Salt Water Pool**

- Newly Lined

### **Hot Tub**

### **Exterior Storage Garage**

- Ideal Storage for Garden and Pool Accessories

# Welcome to Bedford Park

---

Nestled in charming North Toronto between Avenue Road and Yonge Street, Bedford Park is a serene and distinctly upscale neighbourhood. Once a hidden gem in the city's real estate landscape, the community is prominent among upper-echelon buyers.

Known for its exquisite and highly coveted properties, Bedford Park is one of the most affluent communities in Toronto. Residents nurture and celebrate the area's close-knit ambiance and distinguished status – rarely moving away from the community. Naturally suited to affluent families, many residents purchase properties when welcoming children, eventually expressing a lifelong commitment to the community.

Bedford Park boasts a plethora of immaculate residences. Given the neighbourhood's generous lot sizes, many homes take advantage of the space. Architectural styles like Georgian and Tudor-revival are commonplace. In addition to the array of historic properties, many custom-built properties have emerged in recent years, further enhancing the area's unique character.

For its discerning residents, Bedford Park offers seamless access to some of the finest amenities in Toronto, including high-end specialty grocers, world-class dining, and boutique retailers, many of which are located along the shopping and nightlife hubs of Avenue Road and Yonge Street. The community is also just north of the magnificent Alexander Muir Memorial Gardens, a one-a-kind natural oasis located in Lawrence Park.

Bedford Park's location ensures families have access to several reputable public education options. John Wanless Junior Public School and Bedford Park Public School are nestled within the neighbourhood itself, while Blythwood Junior Public School and Lawrence Park Collegiate Institute are located close by. Esteemed private schools such as Upper Canada College, Crescent School, Havergal College, and Greenwood College School are just a short commute from Bedford Park.



# Schools

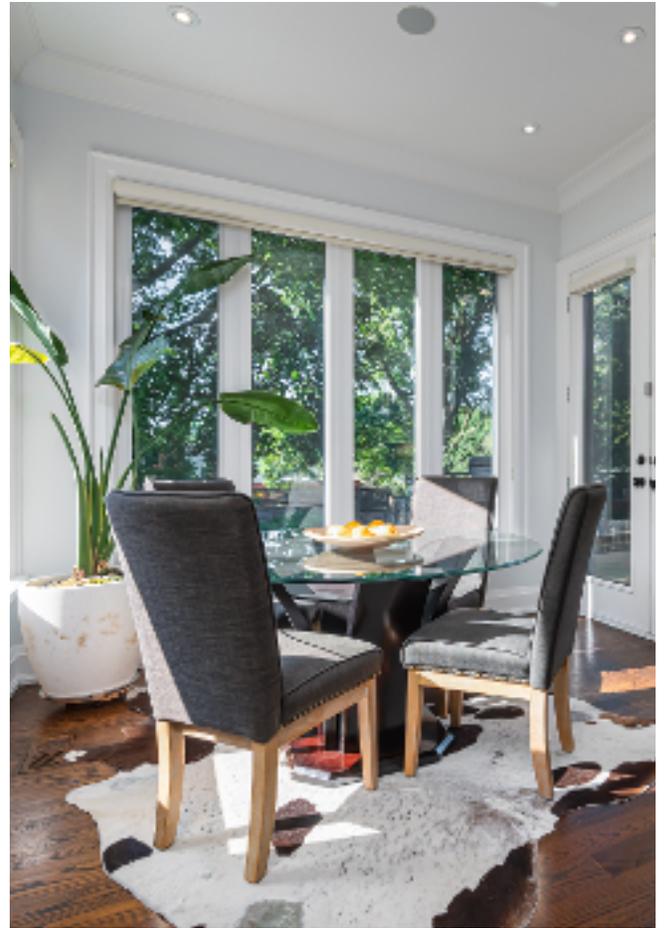
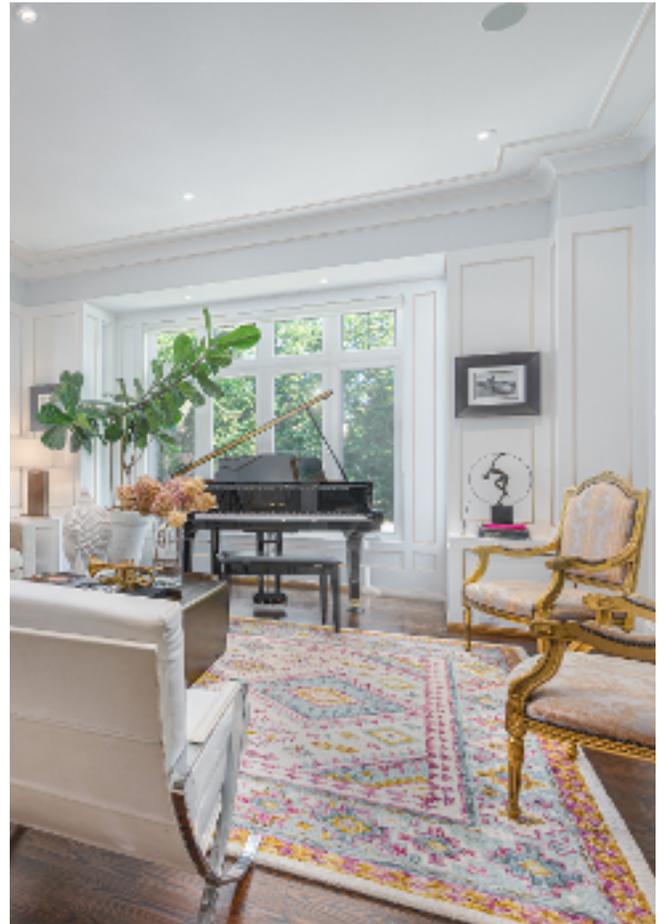
---

## Public Schools

- Ledbury Park Public School (Grade 1-8)
- John Polanyi Collegiate Institute (Grades 9-12)

## Private Schools

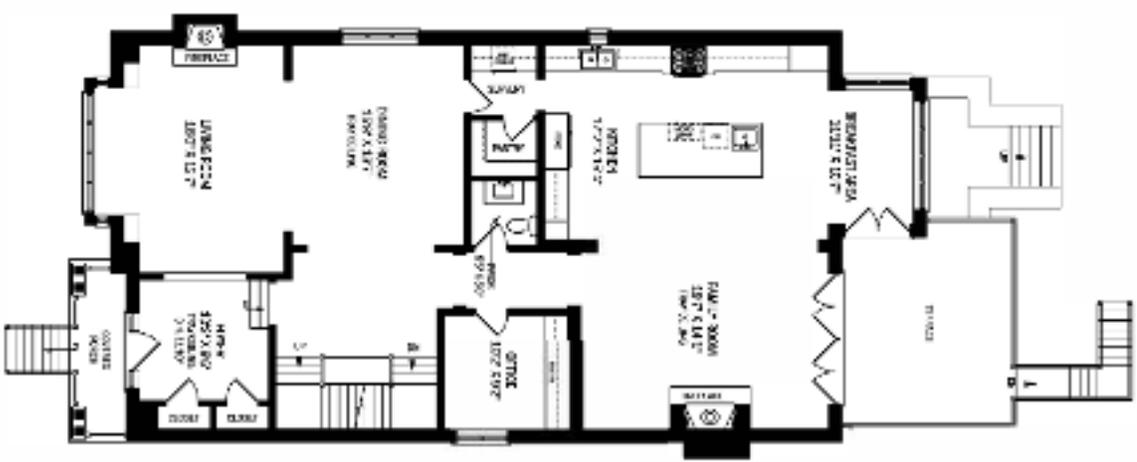
- The Dunblaine School (Grades 1-8)
- The Bishop Strachan School (Girls, Grades JK-12)
- St. Clement's School (Girls, Grades 1-12)
- Toronto French School (Grades Pre-K – 12)
- Havergal College (Girls, Grades JK – 12)
- Crescent School (Boys, Grades 3-12)
- Sterling Hall (Boys, Grades JK – 9)
- Upper Canada College (Boys, Grades SK-12)



LOWER LEVEL - 1574 SQUARE FEET



FIRST FLOOR - 1580 SQUARE FEET



SECOND FLOOR - 1081 SQUARE FEET





## Armin Yousefi

REALTOR®  
Top 1% in Dollar Volume  
{TRREB 2023}

p. 416.873.6477

e. [ayousefi@sothebysrealty.ca](mailto:ayousefi@sothebysrealty.ca)

Visit our website  
to see more of our listings.

**[ArminGroupRealEstate.com](https://ArminGroupRealEstate.com)**



Armin Group  
1867 Yonge Street, Suite 100,  
Toronto, Ontario M4S 1Y5