

# 148 Strathallan Boulevard

## Features:

Bedrooms: 4+1.

Bathrooms: 5.

Lot Size: 60.01 by 133.66 feet.

Parking: Two parking spots in garage and four parking spots in private drive.

Property Taxes: \$15,446.41 / 2021.

Possession: 90 days/TBD.

A landmark property in Lytton Park, this stunning residence with striking architectural merit offers a unique opportunity to the Toronto real estate market.

Grand, elegant and graceful, the flow and function to this home is superb.

Glorious in proportions and elegant in details, the formal principal rooms of this home make this the perfect entertainer's home.

Breathtaking "great room" with ten foot ceilings, oversized windows and a direct walk-out to the private garden settings.

The superb chef's kitchen was designed by the previous owner, who was a master chef.

A stately main floor study is quietly positioned away from the principal spaces for a quiet home office retreat.

Gracious wrap-around staircase sweeps you up to the second floor where four bedrooms and three bathrooms are positioned.

Set apart from all other bedrooms, the delightful primary bedroom suite with four-piece ensuite and fully customized dressing room provides for ultimate privacy and serenity.

Three additional bedrooms are generous in scale and all have incredible storage options and share access to two family bathrooms.

The lower level is equally expansive in space and design. A large recreation room has a tandem games room, a wall of storage and additional customized built-ins.

A guest or nanny suite has access to a three-piece bathroom and a double closet for storage.

The laundry room is extra-large with an incredible amount of storage for off-season wardrobes or children's sports equipment. This could serve as an awesome mud-room option for busy families.

The home offers a direct connection to the two-car built-in garage. Adjacent to the garage is a double-wide private driveway with parking for up to four additional cars.

A lovely and very private city garden has been manicured and landscaped for easy maintenance and enjoyment.

Set on an oversized lot on perhaps the most coveted street in Lytton Park, this is an amazing offering to the market that is not to be missed.

## Schools:

### PUBLIC SCHOOLS

**John Ross Robertson Junior Public School**

Grades JK to 6

**Glenview Senior Public School**

Grades 7 to 8

**Lawrence Park Collegiate**

Grades 9 to 12

**Glen Park Public School**

Early French Immersion

### CATHOLIC SCHOOLS

**Our Lady of the Assumption Catholic School**

Grades JK to 8

**Marshall McLuhan Catholic Secondary School**

Grades 9 to 12

### PRIVATE SCHOOLS

**Havergal College**

Grades JK to 12 (all-girls)

**Blyth Academy**

Grades 9 to 12

**St. Clement's School**

Grades 1 to 12 (all-girls)

**The Bishop Strachan School**

Grades JK to 12 (all-girls)

**Upper Canada College**

Grades SK to 12 (all-boys)

**The French School**

Grades Pre-K to 12

## Neighbourhood:

### RECREATION

**North Toronto Tennis Club**

8 minute walk

**Lytton Gardens**

9 minute walk

**Kimbark-Coldstream Ravine**

11 minute walk

**Eglinton Park**

18 minute walk

### TRANSPORTATION

**Lawrence Station Subway Stop**

4 minute drive

**Avenue Road Bus Stop**

6 minute walk

**Highway 401 via Allen Road**

10 minute drive

### SAFETY

**Sunnybrook Hospital**

9 minute drive

**Fire Station 134**

5 minute drive

**Toronto Police Service - 53 Division**

7 minute drive

*Prospective purchasers should satisfy themselves as to the accuracy of the information, including all measurements, contained in these feature sheets. This information is provided by sources we believe to be reliable, but which may not be, and which we cannot therefore guarantee. Not intended to solicit buyers and sellers under contract.*

## Inclusions:

Existing appliances including Thermador Professional gas cooktop (in as-is condition), Kenmore Elite dishwasher, stainless steel exhaust hood, double Thermador wall ovens, SubZero fridge/freezer (in as-is condition), all hanging light fixtures except where noted, all bathroom mirrors, all built-ins, all Roman blinds. Gas burner and related equipment. Central air conditioning. Samsung front loading washer and dryer. Wall mounted television in laundry room. Two brown shelves in lower level laundry and hallway. White shelving at base of main basement staircase. Furnace in garage. In-ground irrigation system. Garage door opener and available remotes. Alarm system monitoring equipment (monitoring extra). One hot water tank.

## Exclusions:

Treadmill. All hanging artwork. Mirror in powder room. Arcade and Fooseball table in basement. All exterior planters. All exterior furniture. In-ground peonies within the south garden opposite the living room and office windows, as well as in-ground peonies in west facing garden opposite dining room and front foyer. Sconces in front hall. Chandeliers in two middle bedrooms - painted floral, brown with crystals. All hanging drapes and associated rods and hardware. Two sconces flanking the fireplace in the living room. Woven roller blinds.

*Subject to change. Please reference Schedule B.*

## Rental Equipment:

Hot water tank, rented at \$25.45 per month.

