

WELCOME TO 7 SUNNYDENE CRESCENT



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CHRISTIE'S
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WELCOME TO 7 SUNNYDENE CRESCENT

Touched by tradition, this enchanting home is situated on a beautifully landscaped lot on a quiet cul de sac in Lawrence Park. Sunnybrook Hospital, The Toronto French School, Crescent School and miles of nature trails are within easy walking distance.

This gorgeous home has been lovingly renovated and will appeal to the most discerning buyer. The recently renovated gourmet kitchen and family room overlook the professionally landscaped garden and pool.

MAIN FLOOR

FOYER

- Large gracious front hallway with pretty circular staircase
- hardwood floors, front hall closet

LIVING ROOM

- Formal living room
- Hardwood floors
- Cornice mouldings
- Open to Dining room

DINING ROOM

- Family size Dining room
- Hardwood floors
- Cornice mouldings
- Picture window overlooking garden

KITCHEN

- Custom designed in 2010
- Centre island with attached eating table
- Hardwood floors
- Walk out to upper deck with stairs to stunning professionally landscaped garden and pool
- Caesar stone counters
- Built-in gas Decor stove

- Built-in Sharp Microwave drawer
- Built-in Decor warming oven
- Built-in Miele dishwasher
- Jennaire Fridge
- Built-in Miele coffee/cappuccino coffeemaker

FAMILY ROOM

- Combined with kitchen
- Hard wood floors
- Gas Fireplace with marble surround
- Built-in wine fridge
- Surround sound speakers
- Picture window overlooking garden
- Built-in shelving, storage

2 PIECE POWDER ROOM

MAIN FLOOR LAUNDRY / MUD ROOM

- Shower stall
- Laundry tub
- Tile floor
- New Amana washer (2017)
- Dryer

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SECOND FLOOR

MASTER BEDROOM

- Broadloom
- Huge custom designed walk-in closet with closet organizers (was a bedroom)
- Hardwood floors

MASTER BATHROOM

- 5 piece
- Renovated marble
- Heated floors

SECOND BEDROOM

- Hardwood floors
- Double closet

THIRD BEDROOM

- Hardwood floors
- Closet

MAIN BATHROOM

- 5 piece marble
- Recently renovated

LOWER LEVEL

LARGE GAMES ROOM

- Billiard table is included
- Hardwood floors
- Wet Bar
- Walkout to garden and pool

RECREATION ROOM

- hardwood floors
- open stone fireplace
- picture window

3 PIECE BATHROOM

- Cedar closet
- Cold cellar

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ADDITIONAL INFORMATION

SAUNA

Seller does not warrant that it is in working order

POOL

- The pool is concrete
- Pool heater was new in 2011
- Outdoor speakers

DRIVE

Double private drive

GARAGE

Attached double garage with storage

SURVEY

Please attach sketch of survey to all offers.

LOT SIZE

60 x 133.95 feet

HOT WATER TANK

Hot water tank is a rental - replaced in 2016

HEATING

- Forced Air gas furnace, replaced in 2010 central air conditioning new in 2016
- Supplementary AC in master bedroom

TAXES

\$11,613.15 (2018)

POSSESSION

September 10, 2018

SCHOOLS

- Blythwood Junior Public School
- Glenview Senior Public School
- York Mill Collegiate / Northern Secondary
- Toronto French School
- Havergal College (for girls)
- Crescent School (for boys)
- (Buyer to verify schools.)

RECENT IMPROVEMENTS

- All window and doors in back of house were replaced in 2010
- Garden was professionally designed by renowned Horticultural Design. New stone retaining wall
- New metal railing on upper deck

INCLUSIONS

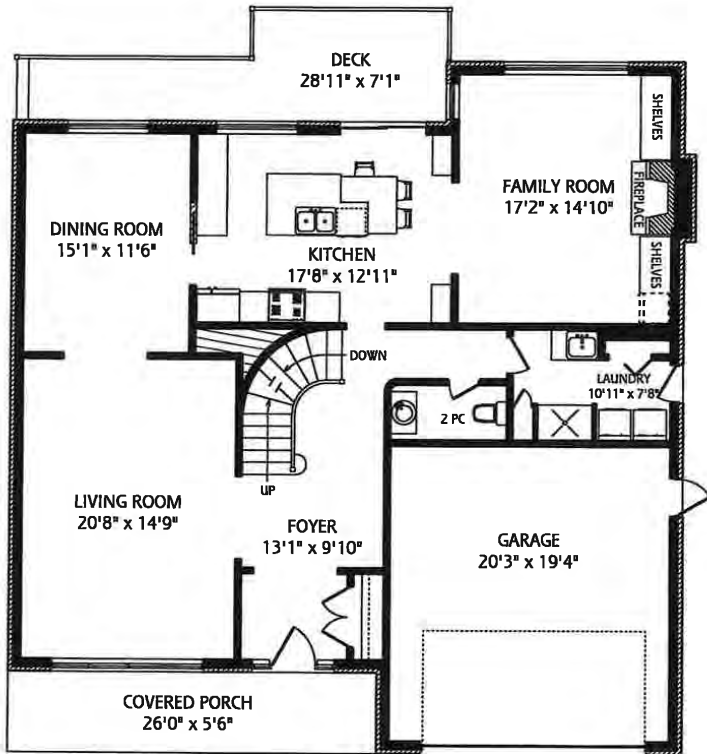
- B/1 Decor gas/ electric stove Built-in Sharpe microwave-drawer B/1 Decor warming oven
- B/1 Miele dishwasher
- Jennaire fridge
- B/1 Miele coffee /cappuccino
- B/1 wine fridge
- Amana Washing machine
- Dryer
- Broadloom where laid
- All electric light fixtures
- Hot water tank is a rental
- Billiard table
- Pool house
- Garden shed
- Pool related equipment
- White urns in garden
- Irrigation system
- Outdoor speakers
- Security system

EXCLUSIONS

- Chandelier in master bathroom
- Chandelier in the dining room

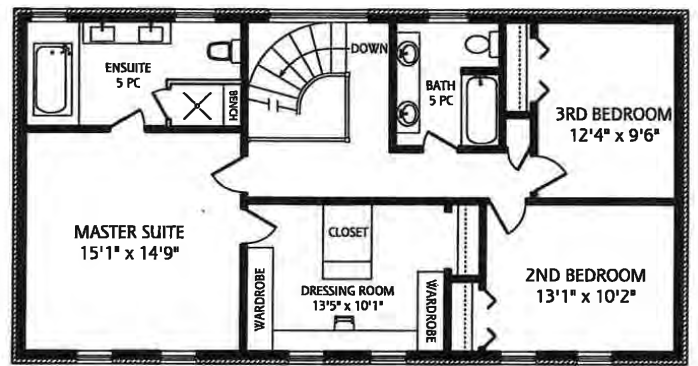
**OFFERED FOR SALE AT
\$2,995,000**

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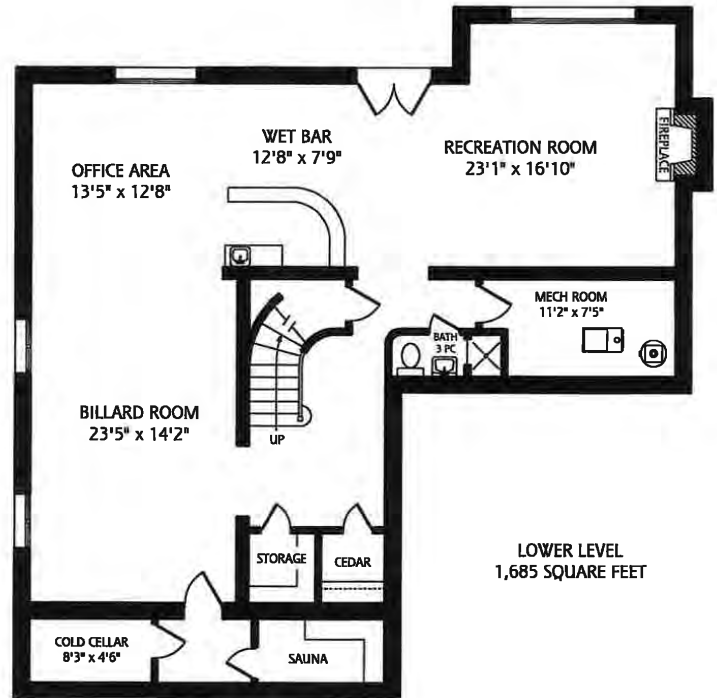


MAIN FLOOR
1,535 SQUARE FEET

ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE



SECOND FLOOR
1,150 SQUARE FEET



LOWER LEVEL
1,685 SQUARE FEET





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