



CHRISTIE'S
INTERNATIONAL REAL ESTATE

103 St. LEONARD'S AVENUE

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PATRICIA EBY

Sales Representative

Chestnut Park Real Estate Limited, Brokerage







This gorgeous home combines contemporary sophistication with casual luxury. The large and stunning Bellini kitchen boasts luxurious Calacatta marble counters and loads of storage with a walk out to a two-tier stone terrace and secluded backyard oasis, consisting of a free form pool and lush perimeter landscaping. The upper level features a glorious master suite with gas fireplace, a 5 piece spa-like ensuite and a walk out to a south facing private balcony overlooking the yard and pool. The 2nd bedroom has a 4 piece ensuite bathroom and a walk out balcony overlooking the pool and gardens. There are 2 more large bedrooms and a 3rd 4 piece bathroom. The lower level consists of an office with sliding glass doors to the garden, a recreation room, double cedar closet, utility room, laundry, pantry, 3 piece bathroom, sauna, wine cellar and loads more storage. This home will appeal to the most discerning buyer.



MAIN FLOOR

<i>Foyer:</i>	<i>9'11" x 7'10"</i>	<i>Marble floor, double coat closet, beveled glass pocket doors to hall, 2 piece powder room</i>
<i>Living Room:</i>	<i>22'10" x 17'1"</i>	<i>Linear gas fireplace, bay window, inlaid hardwood floor, built-in shelving, recessed halogen lighting, beveled glass pocket doors to family room</i>
<i>Dining Room:</i>	<i>16'6" x 12'4"</i>	<i>Bay window, built-in china cabinet, inlaid hardwood floor, swing door to kitchen</i>
<i>Family Room:</i>	<i>22'8" x 17'7"</i>	<i>Merges with kitchen, wood burning fireplace, new bay window, inlaid hardwood floor, recessed halogen lighting</i>
<i>Kitchen:</i>	<i>24'8" x 18'2"</i>	<i>Stunning Peter Higgins designed renovation (2012): Calacatta marble counters, premium custom cabinetry by Bellini, large centre island, Sub Zero fridge and 6 burner Wolf gas range, double Wolf ovens, bar fridge, new windows and doors, inlaid hardwood floor, halogen recessed lighting. Walk out to new stone terrace.</i>

SECOND FLOOR

<i>Master Bedroom:</i>	<i>18'8" x 16'5"</i>	<i>Private, exquisite south facing setting with gas fireplace, hardwood floor, vaulted ceiling and walk out to large deck overlooking garden and pool. Recently renovated 5 piece ensuite includes heated marble floors, Calacatta marble counters, steam shower, walk-in closet, recessed halogen lighting plus 2 skylights</i>
<i>2nd Bedroom:</i>	<i>16'11" x 11'11"</i>	<i>Lovely large bedroom with 4 piece ensuite, built-in desk and book case, double closet, hardwood floor, walk out to private deck overlooking garden and pool</i>
<i>3rd Bedroom:</i>	<i>16'1" x 14'1"</i>	<i>Bay window, built-in desk and book case, double closet, hardwood floor</i>
<i>4th Bedroom:</i>	<i>15'5" x 11'2"</i>	<i>Bright, double closet, hardwood floor</i>
<i>Family Bathroom:</i>		<i>4 piece, recently renovated with glass shower and skylight</i>

LOWER LEVEL

<i>Office:</i>	<i>14'7" x 12'3"</i>	<i>Large sliding doors to garden, gas fireplace, two large built-in cupboards, hardwood floors</i>
<i>Recreation Room:</i>	<i>21'2" x 14'4"</i>	<i>Many windows, broadloom, double cedar closet, recessed halogen lighting</i>
<i>Laundry Room:</i>		<i>Recently renovated with heated marble floor, new cabinetry, granite counters and Samsung washer/dryer</i>
<i>Bathroom:</i>		<i>3 piece, recently renovated with heated marble floor, glass shower, onyx counter and large built-in sauna</i>
<i>Storage/Pantry:</i>		<i>Built-in shelving, fridge</i>
<i>Mini-Bar:</i>		<i>Bar fridge, marble counter</i>
<i>Wine Cellar:</i>		<i>1,000 bottle capacity, climate controlled</i>
<i>Utilities:</i>		<i>Double gas furnaces, double central A/C units, 2 hot water heaters (rentals)</i>

EXTERIOR FEATURES

- Freeform heated gunite pool (re-marbelized and restored in 2007)*
- Outside hot water shower*
- Permanent natural gas supply for BBQ at rear deck*
- Major perimeter landscaping by Allweather Landscape Co. (2010)*
- New stone terrace (2012)*
- Additional storage for outdoor items under terrace*
- Outdoor storage shed for bikes/garden equipment*
- In-ground sprinkler system*









ADDITIONAL INFORMATION

INCLUSIONS: All window coverings, electric light fixtures, sound and intercom system, electric garage door opener, central vac, security system, appliances (Sub Zero fridge, Wolf gas range, Wolf double ovens, dishwasher, pantry fridge, 2 mini fridges, trash compactor, microwave oven), pool related equipment, 2 furnaces, 2 central air conditioners, in-ground sprinkler system

Lot Size: 50' x 150'

Parking: Built-in 2 car garage with private drive and outside parking for 3 cars

Taxes: \$16,919.55 (2013)

Possession Date: August 28, 2014 or as otherwise mutually agreed

Offered For Sale At: \$3,350,000



Presented by:

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