

62 Lonsdale Road

~ Deer Park ~ Yonge & St Clair ~

Presented by Janet Lindsay, Sales Representative 416-925-9191

Main Level

VESTIBULE

- Elegant front door with stainless steel cladding inside and transom above for light
- LED lighting
- Elegant floating console for storage
- Marble floor

FOYER

- Glass door from Vestibule and two opaque floor to ceiling windows add great light
- LED lighting
- light
- Double door closet
- Marble floor

FORMAL LIVING ROOM

- Contemporary columns gracefully frame living room entry, easily seats 8 - 10
- Crown moulding
- LED lighting
- Wood panels with steel inserts accent wood burning fireplace with steel surround and marble hearth
- Broad floor to ceiling south window for amazing light
- Wood floor

DINING ROOM

- Coffered ceiling with cove and LED lighting create a sophisticated and elegant dining experience
- Easily seats 10 - 12
- Expansive walls to showcase art
- Opaque glass windows for soft lighting
- Wood floor

FAMILY ROOM

- Crown moulding
- Custom built-in glass display shelves above custom cabinetry ideal for media storage
- French doors with transom provide easy access to covered Patio and Garden
- Wood floor

KITCHEN

- Crown mouldings
- Contemporary, neutral cabinetry with pullout drawers, double stainless steel sinks, deep pot drawers, caesarstone countertop and backsplash with stainless steel accents
- Large, caesarstone-topped, centre island complete with generous preparation space, additional storage and additional stainless sink with instant hot water tap
- Pantry wall with deep shelves for easy storage of small appliances, seasonal dishware, cook books and cookware
- Window for extra light
- Overlooks Breakfast Area and Garden
- Wood floor

BREAKFAST AREA / SUN ROOM

- Open to Kitchen and Family Room Areas for easy entertaining
- Seats 4 - 6
- Chic track lighting
- Four large windows and four solarium style skylights provide a bright and airy setting overlooking the picturesque garden
- Handy built-in cabinet for cookbooks
- Wood floor

POWDER ROOM - 2 Piece

- Auto light sensor
- Custom vanity with chic stainless raised vessel sink and custom framed mirror above
- Off Foyer, very private, away from principal rooms
- Panelled accent wall
- Marble floor

Second Level

- Sleek, contemporary, glass framed staircase with sophisticated art niche ideal for sculpture display
- Gallery-like wall space for displaying art and family portraits
- Open to 3rd floor skylights which allows for a continuous flow of light to all levels
- Built-in linen cupboard CONFIRMED
- Broadloom

MASTER BEDROOM

- King size
- Crown moulding
- Vaulted ceiling with tranquil garden views
- LED and track lighting
- Built-in bookcase
- Double door closet
- Broadloom

WALK-IN CLOSET

- Vaulted ceiling
- Track lighting
- Skylight
- Walls of built-in shelves, cubbies and hanging rods
- Broadloom

DRESSING ROOM

(Originally 4th bedroom and could be converted back)

- Queen or Twin size
- Vaulted ceiling
- Track lighting
- Skylight and window for extra light
- Walls of built-in shelves, cubbies and hanging rods
- Access from Walk-in Closet and Hall
- Broadloom

ENSUITE – 6 Piece

(With separate water closet)

- Oversized vanity (one of two)
- Glass and marble framed Walk-in shower with additional handheld shower
- Marble framed, Spa-like, Jet Jacuzzi tub with window above and handheld shower
- Custom built-in cabinet ideal for linen and toiletries
- Heated towel bar
- Heated marble floor

WATER CLOSET

- Opaque window
- Second vanity with sink and framed mirror above
- Bidet and toilet
- Heated marble floor

SECOND BEDROOM

- Queen or Twin size
- Vaulted ceiling
- LED and track lighting
- South windows for lovely light
- Double door closet
- Broadloom

THIRD BEDROOM

(Currently being used as an Office)

- Queen or Twin size
- Vaulted ceiling
- LED and track lighting
- South windows
- Custom built-in cherry stained wood desk, shelves, cabinets and drawers
- Double door closet
- Attic access
- Broadloom

HALL BATH – 4 Piece

- Large vanity with storage drawers and cabinets
- Skylight
- Bathtub with handheld removable showerhead

Third Level

- Two skylights allow for a continuous flow of light to all levels

LOFT / BEDROOM 4

(Currently being used as a gym)

- Twin size
- Track lighting
- Open concept but easily partitioned
- French doors with side lights to very private 10' x 8' Sundeck with fantastic south City views
- Hardwood floor

SUN DECK

- 10'10" x 8'8"
- Very private
- South City views
- Water and electrical outlets ideal for gardening and enjoying evening starlit nights

Lower Level

- Double door closet with built-in shelves
- Broadloom

MEDIA / RECREATION ROOM

- Track lighting
- Very spacious
- Two large double door closets
- Lots of light from window and French doors to covered walk out to Garden
- Broadloom
(Heated floors under broadloom AS IS as not used by Seller)

LAUNDRY ROOM

- Walls of built-in cabinetry, drawers, drying racks, and folding counter for premium storage and organization
- Stacked washing machine and dryer
- Window
- Stainless steel sink

STORAGE

(Under Stairs)

- Auto sensor lighting
- Tons of built-in shelves perfect for seasonal décor, sporting equipment, suitcases etc.
- Broadloom

BATH - 3 Piece

- Vanity
- Shower with glass door and removable showerhead
- Built-in toiletry and linen cupboards
- Marble floor

MECHANICAL / COMFORT SYSTEMS

Information kindly provided by the Sellers

- Carrier Furnace
Replaced approximately 2-3 years ago
 - 4 Zones:
 - Front of Main & Second Levels
 - Back of Main & Second Levels
 - Basement
 - 3rd Floor
 - Control panel on Main Floor
 - Can be operated and controlled by phone via downloadable Carrier App
- Air conditioning unit
Replaced approximately 5 years ago
- Windows and Doors
 - Triple glazed windows
 - Storm shutters for all doors except front door
- North and west fence replaced approximately 3 – 5 years ago
- Hot water tank (*owned*)
- Electrical panel
- HVAC
- Instant hot water taps
- Alarm System (*Monitoring not included*)
- Copper roof and eavestrough
- Limestone brick exterior
- Snow melt system on drive
- Heated walk, stairs and landing to front door

GARDEN

Front Garden

- Striking, contemporary stone and brick exterior
- Stately front entry framed by a modern **sleek** pediment and stone columns
- Heated stone walk, stairs and landing to front door
- Snow melt system on drive from garage doors to edge of stone walk (*To approximate location of urns*)
- Chic Glass and steel railing
- Access to rear Garden
- Irrigation and exterior lighting

Back Garden

- Designed with complete tranquility in mind, the easy-care, low maintenance Garden offers a very private oasis of lush foliage, artistically designed garden features and multiple entertaining areas
- A clever wood bridge leads over the stone framed pond to a large, ivy clad gazebo for romantic, starlit nights
- Stone walks, framed by steel and glass handrails, lead to the covered area off the Lower Level Media/Recreation Room
- The large Patio off the Family Room is a great entertaining space for al fresco dining and sophisticated family entertaining
- Irrigation and exterior lighting

PRIVATE DRIVE

- Private drive leads to underground, oversize two-car garage with direct access to Lower Level
- Easy to park 4 cars in driveway in front of garage
- Snow melt system on drive from garage doors to lower edge of stone steps (*To approximate location of urns*)

GARAGE

- Oversized two car garage
- Direct access to Lower Level
- Fantastic room for storage

Offers: For Additional Information, Offer Clauses, Inclusions and Exclusions please see MLS for Schedules 'A' and 'B'