

Welcome To

8 Lonsdale Road

Main Level

Foyer	8'2" x 6'6"	2.50m x 2.01m	<ul style="list-style-type: none">• Tile Floor
Powder Room			<ul style="list-style-type: none">• 2-Piece Bath
Living Room	25'2" x 14'8"	7.67m x 4.47m	<ul style="list-style-type: none">• Gas Fireplace with Stone Hearth• Dark Stained Hardwood Floors• Leaded Glass Windows
Dining Room	15' x 11'4"	4.57m x 3.45m	<ul style="list-style-type: none">• Separate Room• Dark Stained Hardwood Floors• Pot Lights• Built-In Buffet on North Wall
Kitchen	14'9" x 10'5"	4.50m x 3.18m	<ul style="list-style-type: none">• Renovated• Dark Stained Hardwood Floors• Stone Counter-Tops• Window with Glass Shelves• Breakfast Bar• Overlooks Family Room
Family Room	15'8" x 13'	4.78m x 3.96m	<ul style="list-style-type: none">• Built-In Shelves• Dark Stained Hardwood Floors• Built-In Wall Unit• Walk Out to Deck and Garden with Direct Gas Line for BBQ

Second Level

Master Bedroom	18'2" x 15'	5.54m x 4.57m	<ul style="list-style-type: none">• Pot Lights• Broadloom• Built-In Shelves
Master Ensuite			<ul style="list-style-type: none">• 5-Piece Bathroom with Jacuzzi Tub, Stall Shower and Double Sinks
Dressing Area	14' x 10'6"	4.27m x 3.23m	<ul style="list-style-type: none">• Walk-In Closet (formerly a bedroom)• Combined with Master
Main Bathroom			<ul style="list-style-type: none">• 3-Piece Bath
Den	15'8" x 11'5"	4.78m x 3.48m	<ul style="list-style-type: none">• Gas Fireplace• Dark Stained Hardwood Floors• Built-In Bookshelves• Open Concept

Third Level

Third Bedroom	18'7" x 17'6"	5.66m x 5.33m	<ul style="list-style-type: none">• Beamed Ceiling• Broadloom• Walk Out to Roof Deck
Ensuite Bathroom			<ul style="list-style-type: none">• 4-Piece
Roof Deck	21'3" x 14'7"	6.48m x 4.45m	

Lower Level

Recreation Room	17'4" x 12'6"	5.28m x 3.81m	<ul style="list-style-type: none">• Broadloom• Built-in Wall Unit
Powder Room			<ul style="list-style-type: none">• 2-Piece Bath
Bedroom	14'4" x 10'4"	4.37m x 3.15m	

Lower Level Continued...

Games Room	11'4" x 10'4"	3.45m x 3.15m	
Office	11'9" x 10'3"	3.58m x 3.12	
Laundry Room	10'3" x 6'9"	3.12m x 2.06m	• Laundry Sink
Large Storage Areas			

Additional Information

Inclusions

- Viking Refrigerator
- Viking Gas Stove
- Panasonic Microwave
- Miele Dishwasher
- Miele Coffee Maker
- Viking Exhaust
- Maytag Washer
- Maytag Dryer
- Window Coverings
- Electric Light Fixtures Except Where Excluded
- Broadloom Where Laid
- Central Vacuum and Related Attachments
- Alarm System (Monitoring Extra)
- Daikin AC/Heater Unit on 3rd Floor
- Samsung Refrigerator in Basement
- Electronic Air Cleaner
- Humidifier
- Instant Hot Water
- Garburator

Exclusions

- Buffet and Fixture in Dining Room
- 2 Kitchen Fixtures
- Foyer Fixture
- Master bathroom and Master Closet Fixtures
- Mirror and Sconces in Powder Room

Exclusions Cont'd...

- TV's + Brackets in Family Room, Master Bedroom and 3rd Floor
- Wall Shelves in 3-Piece Bath and 3rd Floor Stairwell
- 2 Mirrored Storage Units in Master Bathroom
- Glass Shelves and Brackets in Master Bathroom

Lot Size

- 33.58 x 78.83 Feet

Legal Description

- PT LT 1 PL 359 Deer Park as in CA688127

Taxes

- \$8,270.19 per annum (2019)

Parking

- Private Drive

Heating/Cooling

- Forced Air Gas Heating
- Humidifier on Furnace
- Electric Air Cleaner
- Central Air Conditioning
- Daikin AC/Heating Unit on 3rd Floor
- Hot Water Tank (Owned)

Possession

- 90 or 120 Days

Public Schools

Deer Park Junior and Senior Public School

23 Ferndale Ave, M4T 2B4

(GR. JK-08)

(416) 393-1550

Jarvis Collegiate Institute

495 Jarvis St, M4Y 2G8

(GR. 09-12)

(416) 393-0140

Northern Secondary School

851 Mount Pleasant Rd, M4P 2L5

(GR. 09-12)

(416) 393-0270

Private Schools

Upper Canada College – All Boys

220 Lonsdale Rd. M4V 2X8

(SK-Gr 12)

(416) 488-1125

The Bishop Strachan School -All Girls

298 Lonsdale Rd. M4V 1X2

(JK-12)

(416) 483-4325

Branksome Hall – All Girls

10 Elm Ave. M4W 1N4

(JK-12)

(416) 920-9741

The York School (Middle School Campus)

1320 Yonge St. M4T 1X2

(JK-12)

416.926.1325



Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet.
All measurements are approximate. The statements contained herein are based upon information