

Welcome To

97 Lyndhurst Avenue

Main Level

Foyer

- Closet
- Handsome Spiral Staircase
- Tile Floors
- Two Storey Ceiling
- Transom Window Over Door

Living Room

28' x 20'5"

8.53 x 6.22m

- Majestic Wood-Burning Fireplace with Ornate Stone Hearth
- Formal
- Pot Lights
- Built-In Display and Storage Cabinets
- Baseboards and Crown Mouldings
- Hardwood Floors
- Picture Windows Overlook the Tree-Lined Street

Dining Room

14'8" x 14'2"

4.47 x 4.32m

- Separate Room
- Wainscoting
- Baseboards and Crown Mouldings
- Picture Window
- Hardwood Floors
- Pot Lights

Kitchen

16'6" x 14'

5.03 x 4.27m

- Bellini Design and Cabinetry
- Granite Counter-Tops
- Oversized Centre Island with Granite Counter-Top
- Integrated Appliances
- Tile Backsplash
- Pot Lights
- Under Counter Lighting
- Overlooks Family Room Area

Family Room

15'2" x 12'3"

4.62 x 3.73m

- Wood-Burning Fireplace with Ornate Stone Hearth
- Hardwood Floors
- Pot Lights
- Baseboards and Crown Mouldings
- Combined with Kitchen
- Walk-Out to Deck and Garden

Powder Room

- 2-Piece
- Stone Counter-Top
- Baseboards and Crown Mouldings

Main Level Cont'd...

Laundry Room

- Sink

Deck

14'9" x 12'8"

- Overlooks Lush Deep Garden

Second Level — *skylight over hallway*

Primary Bedroom

16'3" x 16'2"

4.95 x 4.93m

- Recessed Ceiling with Lighting
- Double Walk-In Closet
- Baseboards and Crown Mouldings
- Broadloom
- Picture Window Overlooking the Lush Garden

Sitting Area

12' x 7'9"

3.66 x 2.36m

- Broadloom
- Baseboards and Crown Mouldings
- Window

Primary Ensuite

- 6-Piece
- Skylight
- Double Sink Vanity, Glass Enclosed Shower and Tub
- Water Closet with Bidet
- Tile Floor
- Pot Lights

Second Bedroom

20'5" x 11'

6.22 x 3.35m

- Two Double Closets
- Broadloom
- Baseboards and Crown Mouldings
- Picture Windows

Third Bedroom

12' x 10'7"

3.66 x 3.23m

- Double Closet
- Broadloom

Main Bathroom

- 4-Piece
- Skylight
- Pot Lights
- Glass Enclosed Tub
- Stone Counter-Top

Lower Level

Recreation Room

25'3" x 14'10"

7.70 x 4.52m

- Wood-Burning Fireplace
- Broadloom
- Pot Lights
- Walk-Out to Interlock Patio with Access to Lush Garden

Lower Level Cont'd..

| | | | |
|----------|---------------|--------------|----------------------|
| Bedroom | 13'4" x 12'7" | 4.06 x 3.84m | ● Two Double Closets |
| Bathroom | | | ● 4-Piece |

The lower level also features a Sauna, Closet, Utility Room, Cold Room

| | |
|-------------------------|---------------|
| Built-In Two Car Garage | 20'3" x 19'7" |
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Additional Information

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|-------------------|---|
| Inclusions | <ul style="list-style-type: none">● Subzero Refrigerator● Dacor Stove● 2 Thermador Ovens● Miele Dishwasher● Garburator● Frigidaire Stacked Washer and Dryer● Window Coverings Except Any Exclusions● Electric Light Fixtures Except Any Exclusions● Broadloom Where Laid● Central Vacuum System and Any Related Equipment● Garage Door Opener● Built-In Speakers - wired for sound on main floor and exterior● Direct Gas Line to BBQ● Sprinklers in Front and Back Yards● Fountain in the Backyard |
| Exclusions | <ul style="list-style-type: none">● Kitchen Fixture● Dining Room Fixture● All Sconces● Powder Room Fixture and Mirror● Upper Hall Fixture● Side Panels in Living Room, Dining Room, Primary Bedroom and 3rd Bedroom● Blue Draperies in 2nd Bedroom● Giraffes in Backyard |
| Exclusions: | <ul style="list-style-type: none">● Electric Light Fixtures in Foyer, Dining Room, 2nd Floor Hallway and Master Bedroom● TV's and related Brackets in Master Bedroom and Basement |
| Lot Size | <ul style="list-style-type: none">● 33.25 x 197 Feet |
| Legal Description | <ul style="list-style-type: none">● Plan 1282 Part Lot 5 RP63R2317 |
| Property Taxes | <ul style="list-style-type: none">● \$14,810.95 per Annum (2021) |
| Parking/Drive | <ul style="list-style-type: none">● Private Drive with Built-In Two Car Garage |

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|-----------------|---|
| Heating/Cooling | <ul style="list-style-type: none">● Forced Air Gas Heating● Humidifier on Furnace● Central Air Conditioning |
| Possession | <ul style="list-style-type: none">● 60-90 Days or To Be Arranged |

Private Schools

Upper Canada College (Boys)
200 Lonsdale Rd

(GR. SK-12)
416-488-1125

Bishop Strachan School (Girls)
298 Lonsdale Rd

(JK-12)
(416) 483-4325

St. Michael's College School (Boys)
1515 Bathurst Street

(GR. 7-12)
416-653-3180

Public Schools

Hillcrest Community School
44 Hilton Ave, Toronto

(GR. JK-06)
(416) 393-9700

Winona Drive Senior Public School
101 Winona Dr

(GR. 07-08)
(416) 393-1680

Oakwood Collegiate Institute
991 St Clair Ave W

(GR. 09-12)
(416) 393-1780

Northern Secondary School
851 Mount Pleasant Rd,

(GR. 09-12)
(416) 393-0270

Carson Dunlop Home Inspection Report Available



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 furnished by principals and sources which we believe are reliable, but for which we assume no responsibility.