

Done Deals

LAWRENCE AND AVENUE ROAD

41 COLDSTREAM AVE.

ASKING PRICE: \$1,850,000

SELLING PRICE: \$1,808,000

TAXES: \$7,864 (2009)

LOT SIZE: 40 by 127 feet

DAYS ON THE MARKET: 10

LISTING AGENT: Boris Kholodov, Royal LePage Real Estate Services Ltd., Johnston and Daniel Division

Lytton Park is a prestigious community with grand homes on large properties, such as this stately four-bedroom residence on a 40-foot lot, says agent Boris Kholodov.

"This is what everyone wants: a family home in a family neighbourhood," says Mr. Kholodov. "It is a very treed area, but most importantly, this particular section of it is very close to all the desirable

schools, such as John Ross, Glenview and Havergal."

This two-year-old house displays fine form and function with nine and ten-foot ceilings; marble, granite and limestone finishes in all five bathrooms; and hardwood floors, moulded ceilings and pot lights in the living and dining rooms.


The kitchen is lavishly finished with Carrera marble counters, Shaker style cabinetry and upscale appliances.

Each bedroom has access to one of three bathrooms on the second floor, and features either vaulted ceilings or walk-in closets, or both in some cases.

One of the most impressive areas in the house is in the basement, which is above grade across the rear. "There is a recreation room with a very nice walkout to the backyard," Mr. Kholodov explains. Additional conveniences include a central vacuum system and a built-in garage.



**Prepared by BORIS KHOLODOV, Salesperson
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	41 Coldstream Ave		Sold: \$ 1,808,000			
	Toronto, Ontario M5N1X7 C04 109-19-J		List: \$1,850,000			
Orig Price: \$1,850,000		Taxes: \$7,863.98/2009	98 % List			
SPIS: N	DOM: 10	Contract: 4/8/2010	Sold: 4/18/2010			
Detached	Fronting On: E	Rooms:	9+2			
2-Storey	Acreage:	Bedrooms:	4+1			
Dir/Cross St: Avenue Rd And Lawrence		Washrooms:	5			
Lot: 40X126.91 Feet		1x2xMain,				
Lot Irreg:		1x7x2nd, 1x5x2nd,				
		1x4x2nd, 1x4xBsmt				
MLS# C1833098		PIN#:				
Kitchens: 1	Exterior: Stone	Zoning:				
Fam Rm: Y	Stucco/Plaster	Cable TV:	Hydro:			
Basement: Fin W/O	Drive: Private	Gas:	Phone:			
Fireplace/ Stv: Y	GarType/ Spaces: Built-In/1	Water: Municipal				
Heat: Gas	Parking Spaces: 2	Water Supply:				
Forced Air	UFFI:	Sewers: Sewers				
CAC: Y Central Vac:	Pool: None	Spec Desig: Unknown				
Apx Age: 0-5		Farm/Agr:				
Apx Sqft:		Waterfront:				
Assessment:		Retirement:				
Elevator:	Laundry Lev:					
#	Room	Level	Dimensions (ft)			
1	Foyer	Main	25.16 x 4.63	Limestone Flooring	Moulded Ceiling	Double Closet
2	Living	Main	15.12 x 12.11	Hardwood Floor	Bay Window	Moulded Ceiling
3	Dining	Main	12.04 x 11.48	Hardwood Floor	Wainscoting	Halogen Lighting
4	Kitchen	Main	15.06 x 12.07	Hardwood Floor	B/I Appliances	Breakfast Bar
5	Breakfast	Main	12.07 x 9.35	Hardwood Floor	W/O To Patio	B/I Desk
6	Family	Main	17.55 x 15.42	B/I Shelves	Bay Window	2 Pc Bath
7	Master	2nd	17.62 x 15.32	Vaulted Ceiling	Bay Window	7 Pc Ensuite
8	2nd Br	2nd	11.52 x 11.25	Hardwood Floor	Vaulted Ceiling	Semi Ensuite
9	3rd Br	2nd	13.52 x 12.70	Vaulted Ceiling	W/I Closet	Semi Ensuite
10	4th Br	2nd	14.86 x 12.73	Hardwood Floor	W/I Closet	4 Pc Ensuite
11	Rec	Bsmt	23.06 x 13.22	Broadloom	Moulded Ceiling	Above Grade Window
12	Br	Bsmt	12.11 x 12.04	Broadloom	W/I Closet	4 Pc Bath
<p>Lytton Park. This Beautiful Family Home Won't Disappoint! Built 2 Years Ago - Quality Construction. A Beautiful Stone Facade. Gorgeous Chef's Kitchen. Stunning Baths Finished In Marble, Granite And Limestone. High Ceilings. Elegant Built-Ins. Lower Level Above Grade At Rear - Spectacular Walkout. John Ross, Glenview, Lawrence Park And Havergal Schools.</p> <p>Subzero Fridge, Wolf Stove And Oven With Four Burner Gas Cooktop And Grill, Miele Dishwasher, Panasonic Microwave, Lg Washer And Dryer, All Elfs, All Custom Built-Ins, Central Vac And Equip. See Feature Sheet For All Inclusions.</p>						
Listing Contracted With: ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121						