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CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE
1300 Yonge St Ground Flr, Toronto, ON M4T1X3 416-925-9191

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56 Dawlish Ave **List: $4,395,000 For: Sale**
Toronto Ontario M4N1H1
Toronto C04 Lawrence Park South Toronto 109-20-J
SPIS: N **Taxes:** $17,368.78 / 2019 **DOM: 0**

Detached **Front On:** N **Rms:** 9 + 2
Link: N **Acre:** **Bedrooms:** 5
2 1/2 Storey **Washrooms:** 5
1x2xMain, 1x4x2nd, 1x3x2nd, 1x3x3rd, 1x3xLower
Lot: 50 x 150 Feet **Irreg:**
Dir/Cross St: Yonge And Lawrence

MLS#: C4804868 **Contract Date:** 6/24/2020 **PIN#:**
Possession Remarks: 60-90 Days/Tba

Kitchens:	1	**Exterior:**	Stucco/Plaster	**Zoning:**	
Fam Rm:	Y	**Drive:**	Private	**Cable TV:**	
Basement:	Finished	**Gar/Gar Spcs:**	Detached / 1.5	**Hydro:**	
Fireplace/Stv:	Y	**Drive Park Spcs:**	3	**Gas:**	
Heat:	Forced Air / Gas	**Tot Prk Spcs:**	4.0	**Phone:**	
A/C:	Central Air	**UFFI:**		**Water:**	Municipal
Central Vac:		**Pool:**	Inground	**Water Supply:**	
Apx Age:		**Energy Cert:**		**Sewer:**	Sewers
Apx Sqft:	3500-5000	**Cert Level:**		**Spec Desig:**	Unknown
Assessment:		**GreenPIS:**		**Farm/Agr:**	
POTL:		**Prop Feat:**	Fenced Yard, Library,	**Waterfront:**	
POTL Mo Fee:		Park, Public Transit, Ravine, School		**Retirement:**	
Elevator/Lift:				**Oth Struct:**	
Laundry Lev:	Upper				
Phys Hdcap-Eqp:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.18	x 5.90	Heated Floor	Closet	Porcelain Floor
2	Living	Main	17.71	x 17.38	Window Flr To Ceil	Fireplace	Heated Floor
3	Dining	Main	12.14	x 15.09	Window Flr To Ceil	Open Concept	Heated Floor
4	Kitchen	Main	8.53	x 26.57	O/Looks Family	Centre Island	Heated Floor
5	Family	Main	12.46	x 24.27	Fireplace	W/O To Garden	Window Flr To Ceil
6	Master	2nd	17.38	x 17.38	O/Looks Pool	4 Pc Ensuite	W/I Closet
7	2nd Br	2nd	12.79	x 17.06	Semi Ensuite	Large Closet	Window
8	3rd Br	2nd	12.46	x 17.06	Semi Ensuite	Large Closet	Window
9	4th Br	3rd	10.82	x 15.42	Skylight	Closet	Window
10	5th Br	3rd	9.84	x 15.42	Skylight	Closet	Window
11	Media/Ent	Lower	24.60	x 15.74	B/I Shelves	Above Grade Window	Heated Floor
12	Exercise	Lower	11.15	x 22.96	Heated Floor	Window	

Client Remks: This Stunning & Contemporary Custom Home Is Located In The Coveted Pocket Of Lawrence Park Steps To Yonge St! 56 Dawlish Ave Is Opposite The Ravine On A Beautiful Winding Street. This 5-Bedroom Home Has Plenty Of Room For A Family And Home Offices! Open Concept Main Floor With Heated Stone Floors, Glass Railing Staircase, Fireplaces, Beautiful Kitchen/Family Room Overlooking Pool. No Need To Leave The City! High-End Finishes Throughout, Beautifully Designed.

Extras: Ideal Location For A Family. No Need To Drive Everywhere. Close Access To Excellent Public And Private Schools, Playground, Ravine. Walk For Miles On The Trails. Incl: Miele Induction Stove, Wall Oven, Microwave, D/W,Samsung Washer/Dryer.

Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE **Ph:** 416-925-9191

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