

# THE EPITOME OF ELEGANCE AND REFINEMENT IN LAWRENCE PARK

The residence of 8 St. Aubyns Crescent was thoughtfully created with no expense spared. It sits nestled on a magnificent 184' lot on a quiet coveted crescent in Lawrence Park; one of Toronto's most upscale neighbourhoods.

This classic Tudor style home was custom designed for the owners by "Lorne Rose Architects" with an entire stone exterior and a level of excellence that is seldom seen. Renowned landscape architect "Egils Didrichsons" created a welcoming sense of arrival and masterful garden creations that surround this home with multiple patios, stone garden features, walkways, lush greenery and a magical dining terrace, simply a breathtaking private oasis.

Beautifully appointed rooms, superb craftsmanship and impeccable detailing create sophistication and warmth throughout. Oversized windows allow for an abundance of natural light and the generously proportioned rooms and layout are perfect for family or formal entertaining. Beautiful oak hardwood floors, custom mahogany doors, 10' ceiling heights, raised panel detailing, gorgeous custom fireplaces, a kitchen that would delight a Michelin chef and a mahogany library are just some of the features on the main level. The second floor has 4 generous sized bedrooms with ensuites and a laundry room. The spectacular master suite enjoys a vaulted ceiling, custom fitted his and her walk-in closets and a luxurious 6-piece ensuite bath. The gardens surrounding this home create enchanting views from every window of the house.

The lower level has heated hardwood floors, a large recreation room with a gas fireplace, an adjoining office with double French doors walking-out to a substantial stone staircase with tiered side gardens leading up to the main gardens. A wine cellar, powder room, exercise room and a nanny suite with 4-piece bath and 2 storage/mechanical rooms complete this level.

For additional functionality there is an elevator that accesses all 3 levels including the garage as well as a Crestron whole house audio visual and security system.

Stroll to the parks and ravine systems, steps to the Toronto French School and within close proximity to the rest of Toronto's top tier public and private schools as well as the Granite Club.

# 8 St. Aubyns Crescent

## Property Details

### Main Level

Oak hardwood flooring through-out the entire house with 10' ceiling heights; all marble floors are heated as well as the entire lower level, driveway and front porch. An elevator that accesses all three levels; substantial use of recessed and surface panel molding.

#### Foyer

- Oversized solid wood arched double doors with water glass insert and wrought iron detailing
- Marble entrance with inlay, hardwood
- Floor to ceiling panelled walls with cornice molding

#### Living Room

- Magnificent custom marble gas fireplace with matching surround, hearth and herringbone brick interior
- Oak flooring with Ipe detailing
- Beamed ceiling with cornice molding

#### Dining Room

- Formal
- Large bay window
- Oak flooring laid in a herringbone pattern with Ipe detailing
- Mahogany swing door to kitchen

#### Powder Room

- Mahogany entry door
- Custom furniture grade mahogany vanity with marble countertop
- Marble floor with basket weave inlay
- Cornice molding and ceiling medallion

Front Hall Coat Closet with a large mahogany double door custom fitted closet

#### Family Room

- Oak flooring with Ipe detailing
- Gas fireplace with marble surround, hearth and custom wood mantle
- Custom cabinetry and entertainment centre flank the fireplace

- Wall to wall window with double door walk-out to one of the private patios
- Beamed ceiling

#### Office/Den

- Oversized mahogany entry door with leaded glass detail
- Custom mahogany cabinetry with leaded glass display shelves and bookcase on 2 sides
- Mahogany beamed ceiling and wainscoting with raw silk inset detailing
- Large mahogany double windows overlooking the gardens and stone patios
- Mahogany pocket door with leaded glass detail that separates the kitchen for privacy

#### Kitchen

- Custom built and fitted by Crisstar with an abundance of cabinetry from floor to ceiling including a pantry
- Granite counters with custom stone backsplash
- Large center island with breakfast bar, prep sink with filtered water dispenser and granite countertop
- Large window with transom overlooking the gardens and patios
- Professional appliances include Viking fridge/freezer, Viking 6 burner gas cooktop with pot filler, Viking oven, microwave and warming drawer, Bosch dishwasher

#### Breakfast Room

- Floor to ceiling cabinet with a built-in desk
- Double door walk-out with side windows to the dining patio complete with built-in BBQ and stone counter

#### Main Hallway

- Wainscoting and cornice molding
- Custom built servery with granite counter, sink and overhead glass display cabinetry

Concord elevator with mahogany door, oak floor recessed panel interior accessing all three levels of the house

#### Side Door

- Marble floor with a bench seat
- Double custom fitted closet
- Entrance to double car garage

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# 8 St. Aubyns Crescent

## Property Details

### Second Level

Staircase with extra wide treads and decorative spindles, wainscoting and cornice throughout; large skylight with wrought iron decorative detailing that floods the hallways with natural light

#### Master Suite

- Double door entry to anti-room
- Vaulted ceiling with decorative eyebrow windows
- Oversized window ensemble overlooking a secluded patio and gardens

Large his and her closets completely custom fitted

#### Ensuite – 6 piece

- Marble flooring with decorative inlay
- Furniture grade mahogany vanity with double sinks
- Oval free standing bathtub with large arched window above
- Large seamless glass shower with marble floor, bench and decorative inlay
- Separate water closet
- Mahogany medicine cabinet

#### 2<sup>nd</sup> Bedroom

- Cornice molding
- Walk-in custom fitted closet with (secret closet/child size play space with 3 windows)

#### Ensuite – 3 piece

- Skylight
- Furniture grade vanity with marble counter
- Large seamless glass shower with decorative inlay

#### 3<sup>rd</sup> Bedroom

- Large window overlooking the gardens with a bench seat and flanking cupboards

#### Ensuite – 5 piece shared with 4<sup>th</sup> bedroom

- Furniture grade vanity with double sinks, flanking cabinets and a marble counter
- Air jet bathtub
- Marble floor with decorative inlay
- Seamless glass shower with decorative inlay
- Curved window over-looking the gardens

#### 4<sup>th</sup> Bedroom

- Large curved window overlooking the gardens with a bench seat and flanking cabinets
- Walk-in custom fitted closet

Laundry room with tile floor, Bosch Vision Washer, Dryer, cabinetry and counter

### Lower Level

Heated oak hardwood and stone floors throughout, cornice molding and 8'9" ceiling heights; wainscoting in the hallway

#### Recreation Room

- Gas fireplace with wood mantle, marble surround, hearth and custom cabinetry flanking both sides
- Double glass pocket doors with wrought iron detailing separate the recreation room and the office for privacy

#### Adjoining Office

- Wall to wall cabinetry
- Double French door walk-out to patio, multiple tiered garden beds and a substantial stone staircase leading to the gardens

Large storage room with tiled floor

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# 8 St. Aubyns Crescent

## Property Details

### Powder Room – 2 piece

- Furniture grade vanity with marble counter

### Anti-Room to Wine Cellar

- SubZero fridge/freezer
- Wall to wall cabinet with granite counter and display cabinetry above

### Wine Cellar with cooling unit

- Large solid antique door with iron grill and leaded glass
- Professionally fitted
- Secret opening to cold storage, canning room

### Cedar Closet

### Exercise Room

- Mirrored walls
- Window
- Mat floor

### Laundry Room

- Fitted cabinetry on 3 sides
- Large stainless steel sink
- Space for an additional Washer/Dryer

### 5<sup>th</sup> Bedroom/Nanny Suite

- Window with California shutters
- Double closet

### Ensuite – 4 piece

- Custom vanity

## Landscaping

This property has over 6000 square feet of landscaped grounds designed by "Egils Didrichsons" with multiple stone features, patios and mature plantings to create privacy for fabulous outdoor dining and entertaining as well as quaint quiet places for reflection. The gardens have landscape lighting.

The entire house is built with Owen Sound stone with brick detailing and limestone sills. The roof is cedar shake and the driveway walkway and porch is heated.

The walkout from the basement incorporates substantial stone retaining walls and tiered garden beds with wide limestone steps. Warton slab walkways lead to a magnificent stone wall with a bench incorporated, and patios...

A built in Stainless steel barbeque and prep area adjoins the dining terrace.

## Mechanics 3 separate rooms

Main Heating/cooling source: 2 Lennox Gas furnaces and 1 HVR  
2 Nortec steam humidifiers  
2 Hepa air filters

Hydraulic in-floor heating for basement, foyers, bathrooms, garage, front walk way, front porch, stairs and driveway run by 2 Evo condensing boilers

1-120 gallon Stainless steel Hot water tank, owned  
Kinetica soft water system

400 amp Electrical service

2 sump pumps (1 as backup) with high water indicator and back-up generator

1 inline sewage ejection pump

## Concord Elevator

Services all 3 levels including the garage

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# 8 St. Aubyns Crescent

## Property Details

### Crestron Whole Home System

Whole home audio visual system  
Lighting control system  
Touch panel controls  
Home network  
Family and recreation room system

### Security System

Monitored by Avante: \$135.60 every 3 months

### Inclusions

All kitchen appliances, Viking fridge/freezer, Viking 6 burner gas cooktop with pot filler, Viking oven, microwave and warming drawer, Bosch Dishwasher, LR mirror, Bsmt. Fridge, Gym treadmill and elliptical, Washer/Dryer, All window coverings (sheers/kitchen drapes/valance, roman shades)

### Exclusions

LR drapes, DR drapes & valances, Library drapery panels & hardware, MBR drapes & hardware, Ensuite drapes & hardware, DR Chandelier & Sconces, Mudroom full length mirrors, All televisions, Kitchen Bar Stools, Outdoor Planters

### Taxes

\$24,656. (2019)

### Lot Size

184.61 x 141.45 Irregular 10,322 SF

### Driveway

Private double heated interlocking brick

### Garage

Extra-large 2 car with entrance to the house

### Possession

Flexible 60 days/TBA

### Price:

\$6,280,000.

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