

PROPERTY DETAILS

Dream Location * Endless Opportunity

This classic Georgian center hall style home sits nestled on one of the most desirable, child friendly and quiet streets in Lawrence Park.

The residence has been updated with a 3 storey rear addition that overlooks an extremely bright 50 by 150 ft. south lot on the first block of Rochester. Pretty as a picture, this home has four bedrooms plus an office on the second floor, four bathrooms, a main floor family room and a completely finished lower level.

Perfect to live-in, Renovate (without the need to extend) or Build New (no tree issues and bordered by two newer homes).

Main Level

Foyer

- Marble and hardwood
- Cornice molding
- Closet

Living Room

- Gas fireplace with marble surround and wood mantle
- Double French door entry to the Family Room, flanked by built-in bookshelves
- Cornice molding
- Hardwood

Dining Room

- Formal Room
- Hardwood
- Cornice molding

Powder Room - 2 piece (renovated)

- Granite floor

Side Door Entry with double mirrored closet and granite floor

Kitchen

- An abundance of cabinetry and counter space
- Newer appliances include, Kitchen Aid Stove, Kitchen Aid Fridge, Miele Dishwasher
- Breakfast bar

Breakfast Area

- Sun filled with 2 walls of windows and a sliding door assembly walking out to the large deck and gardens

Family Room

- Wall to wall windows with walk-out to the deck and gardens
- Built-in entertainment center
- Hardwood floors
- Cornice molding
- Double French doors to the Living Room

Second Level

Master Bedroom

Walk-in closet

85 Rochester Avenue

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Ensuite - 5 piece

- Bay window
- Large soaker tub
- Separate shower
- Ceramic floor
- Bidet

2nd Bedroom

- Broadloom
- Double closet

3rd Bedroom/Office

- Hardwood

4th Bedroom

- Double closet
- Hardwood

5th Bedroom

- Hardwood
- Double closet

Main Bathroom – 4 piece

Laundry Room

- Maytag Washer & Dryer

Lower Level

Recreation/Games/Nanny

- Broadloom
- Fireplace
- Wall to wall Paneled closets
- 2 Above grade windows

Family Room/Office

- Very bright with large above grade windows
- Built-in corner desk

2 Large Storage Closets

Bathroom – 4 piece

Lot Size: 50 x 150

Legal Description: Lot 595 Plan 1534
Survey attached

Taxes: \$13,529.32 (2020)

Possession: 90 Days/TBA (would consider closing and renting back short term)

Drive: Private with Tandem Carport, pkg. for 4 cars

Forced Air Gas/Central Air

Inclusions: All kitchen appliances, washer, dryer, All light fixtures (except as excluded), Central Vacuum, Broadloom where laid

Exclusions: Drapery rod & finials in Family Rm, All draperies, Chandelier in D.R.

Price: \$3,249,000.

85 Rochester Avenue

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