



COVETED LAWRENCE PARK LOCATION

36 Rochester Avenue, Toronto, ON

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This stunning classic Georgian centre hall style family home 3100sf. has been exquisitely renovated including a 3 story addition. Showcasing 5 bedrooms, 4 bathrooms, a gourmet open concept chef's kitchen with a large centre island/breakfast bar, top of the line appliances and butlers pantry adjoining the family room; all of which overlook and walk-out to lush professionally landscaped gardens with multiple dining patios, sitting areas and beautiful perennial flower beds. The luxurious master retreat features a gas fireplace, a large walk-in custom fitted closet plus 2 double custom fitted closets along with the marble spa ensuite. The lower level 1400sf. is also finished with a walk-out, gas fireplace, heated floors, gym, a 3 piece bath and an abundance of storage.

This is an entertainers dream with its seamless flow and its perfect blend of charm and modern utility. Ideal location on premium quiet street and yet a 10 minute walk to the Yonge and Lawrence subway!

## 36 ROCHESTER AVENUE TORONTO, ON

- 5 bedrooms
- 4 bathrooms
- 3,100 sq.ft.
- Taxes: \$15,244.48 (2014)



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