



337 FAIRLAWN AVENUE

Situated in fabulous Bedford Park within the John Wanless school district, this light-infused, detached North Toronto home features over 3,000 square feet of exceptionally designed and upgraded total living space. This 4-bedroom, 4-bathroom offering merges quality workmanship in the home's interior with an unparalleled exterior - it boasts a rare 165-foot deep lot with a professionally landscaped south-facing yard, inground heated saltwater pool and hot tub with waterfall...a unique opportunity to have your Muskoka in the City.

The home's intelligent layout makes every square inch useable for entertainment and relaxation. The spacious open-concept kitchen overlooks the light-filled breakfast and family rooms with a view to the pool and yard. With ample space all around, this outdoor sanctuary serves as an additional living room in the spring, summer and fall months.

Retreat upstairs to the private, master bedroom oasis featuring solid hardwood floors, coffered ceilings, large double Pella windows and generous walk-in closets with custom built-ins and a serene 5-piece ensuite with Jacuzzi tub. The second floor also features three additional well-proportioned bedrooms with double closets and built-in cabinetry, hardwood flooring & large double windows, as well as a 4-piece main bathroom. There is no lack of storage space on the upper level with a generous linen closet.

The finished basement with 12-foot ceilings offers a spacious recreation room area that can also be used as an additional bedroom with a walk out to the south-facing yard. The basement also features a 4-piece bathroom and a bright & inviting laundry space.

The home features a large built-in garage with one parking spot and a private driveway that fits an additional two cars.

A rare opportunity to own this exceptional home, just steps from parks, shops/cafes & TTC and minutes to Yonge Street and Avenue Road. This home comes loaded with both charm and intelligent design. This would be the perfect city home for growing or mature families.















MAIN FLOOR

ENTRY

- Granite tile flooring
- Large coat closet
- Recessed lighting
- Wainscoting
- Crown molding

LIVING ROOM

- Solid hardwood flooring
- Recessed lighting
- Open concept with formal dining room
- Large north-facing triple-pane Pella windows with built-in blinds
- Wainscoting
- Crown molding

DINING ROOM

- Solid hardwood flooring
- Coffered ceiling
- Overhead chandelier light fixture
- Open concept with formal living room
- Wainscoting
- Crown molding

POWDER ROOM

- Granite tile flooring
- Vanity
- Toto Toilet
- Mirror

KITCHEN & EAT-IN BREAKFAST AREA

- Solid hardwood flooring
- Bright eat-in kitchen with Granite breakfast bar overlooks south-facing yard, upper deck & inground heated saltwater pool and hot tub with waterfall
- Tiled backsplash
- Granite counters throughout
- Intelligently designed custom solid wood cabinetry
- Pendant lighting over breakfast bar
- Recessed lighting
- Undermount double stainless steel sink

- Stainless steel appliances including:
 - Samsung French door fridge and bottom freezer
 - Frigidaire ceramic cook top
 - GE oven
 - Overhead integrated hood
 - Danby microwave
 - Miele built-in dishwasher
- Overlooks south-facing Pella double windows and French doors featuring built-in blinds
- Cozy kitchen eat-in breakfast area is also ideal for casual work space

FAMILY ROOM

- Walk out to professionally landscaped south-facing yard featuring upper & lower decks, inground heated Gunite saltwater pool and 8-person hot tub with waterfall—Pentair Pool & Spa remote allows for easy control of heating, cleaning, lighting & hot tub jets
- Solid hardwood flooring
- Gas fireplace with custom mantle
- Open concept with kitchen
- Overlooks south-facing Pella double windows and sliding doors featuring built-in blinds
- Coffered ceiling
- Recessed lighting
- Wainscoting
- Crown molding

SECOND FLOOR

- Solid hardwood floors
- Oversized skylight
- Generous storage in linen closet
- Wainscoting
- Crown molding

MASTER BEDROOM

- Solid hardwood floors
- Generous walk-in closet

- Large south-facing double Pella windows
- Window coverings and affixed rods
- Coffered ceiling
- Recessed lighting
- Wainscoting
- Crown molding

5-PIECE MASTER ENSUITE

- Limestone finishes
- Double sink
- Toilet
- Jacuzzi tub
- Stand-alone shower
- Mirror
- California shutters

2ND BEDROOM (NORTH-FACING WINDOW)

- Solid hardwood floors
- Generous double closet with built-in cabinetry
- Overhead light fixture
- Large Pella double windows
- Window coverings and affixed rod

MAIN BATHROOM

- Ceramic tile flooring
- Sink
- Toilet
- Bathtub and shower head
- Mirror

3RD BEDROOM (NORTH-FACING WINDOW)

- Solid hardwood floors
- Generous double closet with built-in cabinetry
- Shelving on east wall
- Overhead light fixture
- Large Pella double windows
- Window coverings and affixed rod

4TH BEDROOM (EAST-FACING WINDOW)

- Solid hardwood floors
- Generous double closet with built-in cabinetry
- Overhead light fixture
- Window
- California shutters

LOWER LEVEL

BASEMENT

- Generous 12-foot ceilings in finished basement
- Recessed lighting throughout
- Walk out to professionally landscaped south-facing yard featuring upper & lower decks, inground heated Gunite saltwater pool and 8-person hot tub with waterfall— Pentair Pool & Spa remote allows for easy control of heating, cleaning, lighting & hot tub jets

RECREATION ROOM:

- Broadloom
- Generous 12-foot ceilings in recreation room
- Recessed lighting throughout
- South-facing Pella sliding doors

LAUNDRY ROOM:

- Porcelain tile flooring
- LG front-loading washer and dryer
- Laundry sink and cabinetry

BATHROOM:

- Ceramic tile flooring
- Ceramic wall tiles
- Sink with vanity
- Toilet
- Bathtub and shower head
- Mirror

UTILITY ROOM:

- Concrete flooring
- Furnace
- Air conditioner
- Hot water heater (rental)

ADDITIONAL INFORMATION

BACK YARD

- Professionally landscaped back yard with oversized deck (upper and lower)
- Offers multiple seating areas perfect for entertaining
- Inground heated Gunite saltwater pool and 8-person hot tub with waterfall— Pentair Pool & Spa remote allows for easy control of heating, cleaning, lighting & hot tub jets
- Professionally landscaped back yard features lighting and irrigation throughout
- Additionally security with self-locking gate enclosure

PARKING

- Built-in garage for one car with access to the basement
- Private interlocking drive can fit two additional cars

SIGNIFICANT IMPROVEMENTS

- New landscaping on front and east side - 2018
- New fence (east side), pergola & sitting area - 2018
- New interlocking drive and front steps - 2017
- New air conditioning unit - 2015
- Inground heated Gunite saltwater pool and 8-person hot tub with waterfall— Pentair Pool & Spa remote allows for easy control of heating, cleaning, lighting & hot tub jets - 2010
- Professionally landscaped back yard features lighting and irrigation throughout - 2010 (\$250K including pool)
- Newly painted deck - 2018
- Pella windows featuring built-in blinds - 2015

- Freshly painted stucco on front and back of house - 2018
- Freshly painted interiors - 2018
- Built-in cabinetry in all closets
- New pool heater - 2018
- New fridge - 2018
- New dishwasher - 2017

CLOSING

- To be arranged / 30-60 days

PROPERTY TAXES

- \$13,666 (2018)

INCLUSIONS

- Stainless steel appliances including:
 - Stainless steel Samsung double French Door fridge with bottom freezer
 - Stainless steel Frigidaire ceramic cooktop
 - Stainless steel GE oven
 - Stainless steel Miele built-in dishwasher
 - Stainless steel Danby microwave oven
- LG front-loading washer and dryer
- Wall mounted TV in family room
- Wall mounted TV in master bedroom
- All existing electric light fixtures
- All existing window coverings and affixed rods
- Central vacuum and equipment
- All built-in shelving and closets
- HVAC (heating, ventilation and cooling) system
- Gunite heated saltwater pool and spa with all equipment
- Pentair Pool & Spa remote control
- Built-in irrigation system
- Garage door opener and remote control

EXCLUSIONS

- TV attached to wall in lower level recreation room

RENTAL

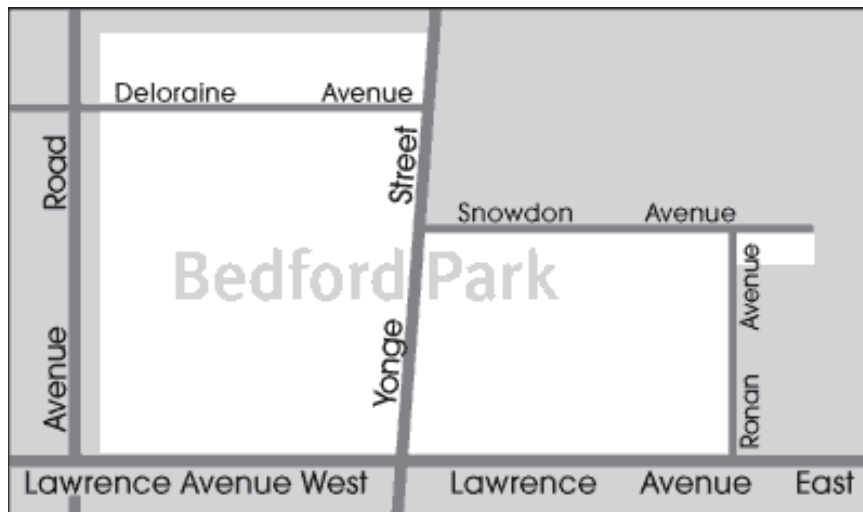
- Hot water tank

BEDFORD PARK

Bedford Park is one of central Toronto's most vibrant, self-contained residential neighbourhoods. Toronto Life does an excellent job of summing it up: "With Avenue Road and Yonge providing commercial activity, a library, a subway stop and a community centre [Bedford Park] is the sort of neighbourhood you only have to leave to go to work, see a movie, or visit friends who live in other parts of the city".

Located within the City of Toronto's neighbourhoods known as Lawrence Park North, this north Toronto community is bordered by Avenue Road to the west and Yonge Street to the east, and from Lawrence Avenue to the south and Brooke Avenue to the north. It also extends further east of Yonge: from Lawrence Avenue to the south and Snowdon Avenue to the north, and from Yonge to the west and Ronan Avenue to the east. Bedford Park is known for its quiet, tree-lined streets. It emerged in the early part of the 1900's, but did not fully develop until after the Second World War.

Centred on Yonge Street, the neighbourhood grew slowly with



medium-sized houses on narrow but deep lots. Homes that are typically found in Bedford Park include Tudor, Edwardian, and Georgian designs. Newly constructed homes tend to range from those staying true to existing older homes surrounding them to the ultra modern.

One of the various attractions of Bedford Park is the caliber of both public and private schools that surround it.

PUBLIC SCHOOLS

- John Wanless
- Bedford Park
- Blessed Sacrement
- Lawrence Park CI
- Northern SS

PRIVATE SCHOOLS

- Toronto French School
- Havergal College
- Crescent School
- Crestwood School
- Crestwood College

Parks in the area abound. Wanless Park - the largest park in the area - is located at the end of Wanless Ave just east of Mount Pleasant. It includes a wading pool and children's playground, in addition to a baseball diamond, a basketball court, and five tennis courts. Woburn Park - west of Yonge at the corner of Jedburgh and Woburn Ave - also has a wading pool and children's playground.

The George Locke Public Library - located at the south-east corner of Yonge and Lawrence - offers the community a rich array of programs, classes, and exhibits. From story time for toddlers, to crafts, hobbies, book clubs, and computer training for adults, this library is one of the city's best.

Restaurants, pubs, cafes and retail shops abound - there is a strong sense of community in this area also known as Yonge Lawrence Village. For a comprehensive listing of all the amenities the area has to offer, please visit the Yonge Lawrence Village BIA. Neighbourhoods that surround Bedford Park include Lytton Park to the south, Wanless Park to the east and Lawrence Park to the south & east.



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Chairman's Award, 2017

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