LAWRENCE PARK
37 ST. EDMUNDS DRIVE

INTRODUCTION:

37 St Edmunds Drive is located on a corner lot that rises above the park, commanding the site and offering spectacular views. The site is beautifully landscaped with mature trees for privacy, offering stunning gardens and stone walkways. The house was designed in 1912 by architect Eden Smith, one of Canada's greatest exponents of the Arts and Crafts Movement. It features tall chimneys, steeply pitched roofs with broad eaves and exposed rafters, bands of casement windows and other features characteristic of Smith's designs. 37 St. Edmunds offers gorgeous tree-line views from every window, on a sun filled lot likened to "Muskoka in the City."

This wonderful family home has generous rooms and classic finishing's. 37 St Edmunds Drive is a spacious 4600 sq. ft. on three floors plus 1516 sq. ft. in the lower level. It features: a superb wainscoted entrance foyer and stairhall, an elegant living room featuring a cozy inglenook with working fireplace (one of four), dining room, a sun filled kitchen and sunroom, five plus bedrooms, five bathrooms, and a large lower level. High ceilings, gorgeous windows & doors, & special spaces all beautifully combined with a pleasing floor plan.

Double private drive with parking for several cars (six) & a double car garage with wonderful loft – easily finished, as well as an attached artisan studio.

Minutes to the conveniences of Yonge Street subway, shops & restaurants, Locke Library, Alexander Muir Gardens, Lawrence Park Tennis Club & Walking Ravine. Easy access to highways, the Granite Club, private & public schools, Sunnybrook Health Sciences Center.

Public School Catchment Area Include:
Bedford Park & John Wanless, Lawrence Park & Northern

Secondary High School:

Private School Include:
Crescent (Boys), Havergal College (Girls), Toronto French School (Co-Ed & IB Program) and Crestwood School Co-Ed

"Art & Crafts Eden Smith Designed! Incredibly Spacious & Fabulously Located!
ABSOLUTELY SENSATIONAL!

MAIN FLOOR: *HIGH CEILINGS, GORGEOUS DETAILING, SUPERB WAINSCOTTED ENTRANCE & STAIRHALL, LOVELY CASEMENT WINDOWS, OAK HARDWOOD FLOORS*

Foyer
Spacious entrance foyer with wainscoting, stunning stair hall, double closet, French doors to living room & dining room

Living Room
Wood burning fireplace with cozy Inglenook & built in seating, coffered ceilings, large square bay window, French doors to entrance hall, and two sets of French doors to sunroom

Sunroom
Walls of windows surrounding, overlooking front and rear gardens, board & batton ceiling, French door to garden

Dining Room
Gas fireplace (easily converted back to wood burning-currently has gas insert), large square bay window, French doors to hall, swing door to servery

Kitchen
Renovated Maple kitchen with extensive cabinetry built to the ceilings, large breakfast area, entrance to mudroom and back door - walk out to stone patio and garden

Breakfast Area
Surrounded with windows, French doors open to stone terrace and

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garden

Servery
Open to kitchen & dining room, built in cabinetry built in desk, access to rear staircase

2 Piece
Private powder room

Mud Room
Rear door to stone terrace & garden

Second Floor: *Gorgeous Detailing, Lovely Staircase, Oak Hardwood Floors*

Master Bedroom
Huge master, stunning views over the front and rear garden, two fully outfitted walk in closets (with large hidden interior closets), wood burning fireplace, 5 piece ensuite

Ensuite
5 piece ensuite with separate shower, large tub, exposed brick wall and fabulous windows with stunning treed view

Bedroom #2
Fully outfitted walk in closet built in cabinets, hardwood floors

Bedroom #3
Fully outfitted walk in closet built in cabinets, hardwood floors

Main Bath
4 piece bath with treed views

Third Floor: *Lovely Staircase, Oak Hardwood Floors*

Bedroom # 4
Wall of built in cabinetry, hardwood floors

Bedroom #5
Double closet, hardwood floors, stunning views overlooking the garden

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Bathroom
Spacious 3 piece bathroom with separate tub, large storage closet

Storage
Large storage closet

Lower Level: *GOOD HEIGHT*

Family Room
Wood burning fireplace, oak hardwood floors, wet bar

Laundry Room
Double sink & single sink, entrance to rear staircase

Utility Room, Two Storage Rooms & Crawl Space

Garage:

Artisan Studio
Electrical & Plumbing, surrounded with windows

Loft Above Garage
Electrical, easily finished

Exclusions:
All Electric Light Fixtures, All Curtains, Curtain Roads in All Bedrooms and Living & Dining Room, All Mirrors

Inclusions:
All Sconces All Kitchen Appliances, Washer & Dryer, Alarm System, CentralVacuum

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ADDITIONAL FEATURES:

Parking & Garage:	Double Private Drive with Parking for Multiple Cars& Double Car Garage with Loft & Artisan Studio
Heating/Cooling::	2 High Efficiency Forced Gas Furnaces,1 Boiler, 2 Air Conditioning Units
Electrical:	200 Amp Electrical
Roof:	House Re-Shingled, South Side & Flat Roof Garage (3 years
Windows:	Many Newer Anderson Windows
Closing:	120 Days or Longer – T.B.A.

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