

357 DOUGLAS AVENUE

AVENUE RD AND LAWRENCE AVE

FOR SALE

FREEHOLD

\$2,499,000

ESSENTIALS

Bedrooms / Bathrooms	3+2 / 5
Approx. Sq. Ft.	2,728 (above ground)
Lot Size	35' X 106'
Garage	Double Car



357 Douglas Avenue, a stunning family home built to the highest standards. And with architectural details that will impress. As well as centrally located in a most desirable neighbourhood of North Toronto. This exceptional home blends the charming sense of peaceful relaxation, while within the prime location of Avenue and Lawrence. There is no more convenient location. Enjoy fabulous shopping, dining and entertainment, only steps away. As well as tranquil parks, and ravine trails. While you are also close to the best schools, and child care. Moreover 357 Douglas Avenue is only minutes from Downtown's core, and Pearson Airport via nearby transit lines.

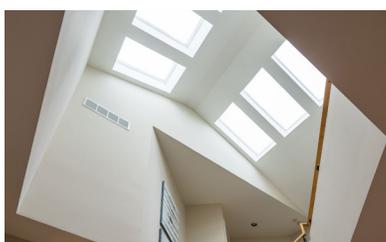
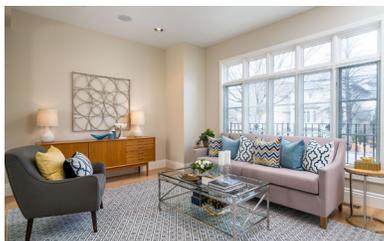
A gracious foyer leads to the centre of the home. Here a sculpted ceiling vault spans 2 floors high. While six skylights fill every space with an ambiance of natural sun light. And this is just one of many unique and carefully considered architectural features throughout. Tremendous attention to detail is evident in this exquisite residence, with nearly 3,000 square feet of luxurious living space.

A dine-in chef's kitchen is fitted with new stainless-steel appliances, together with a seamlessly incorporated Sub-Zero fridge. Also there is a walk-out with tranquil southern views. Then the sunken oversized family room enjoys the comfort of a handsome fireplace. Then through French doors leads to a private sun-soaked deck retreat nestled into a lush landscape of mature trees. An unparalleled natural setting, also bordered with a gated fence. Thus ideal for entertaining and enjoying with the family. While the harmonic proportions of the open concept living area transition seamlessly into a dramatic open dining room. Also the main level is finished with custom solid oak flooring, and has a powder room.

A grand stair case leads to the upper level. Then there is a generously-proportioned master bedroom suite, featuring high reaching vaulted ceilings. Also French door access leads to a sky balcony, framed with available blackout drapes. And there is a sitting area. While the opulent master en-suite has a walk-in shower, deep soaking tub, and a rich double vanity. Not to mention the roomy dressing room. Then beyond a light filled hall open to the centre of the home are additional spacious bedroom suites. Equally they enjoy steep elevated ceilings, ample light, and storage. Even more the bedrooms each have an en-suite full bathroom, and access to a large linen closet.

Also in the lowest level there is an inviting recreation room, and office space. As well as an extra bedroom, and a full bathroom, with a walkout to the garden. In addition a large laundry room with ample storage, a sink, and laundry chute.

Finally 357 Douglas Avenue is complete with a double car garage. As well as ceiling speakers throughout. An alarm system, as well as a large cold storage room.



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