



5 AVENUE

5 PEMBURY AVENUE

LAWRENCE PARK



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Welcome to 5 Pembury Avenue, an elegant two-storey custom-built residence on a peaceful cul-de-sac in prestigious Lawrence Park. This exceptional four-bedroom, five-bathroom home embodies the perfect blend of sophistication and modern luxury with its thoughtfully crafted interiors and high-end finishes.

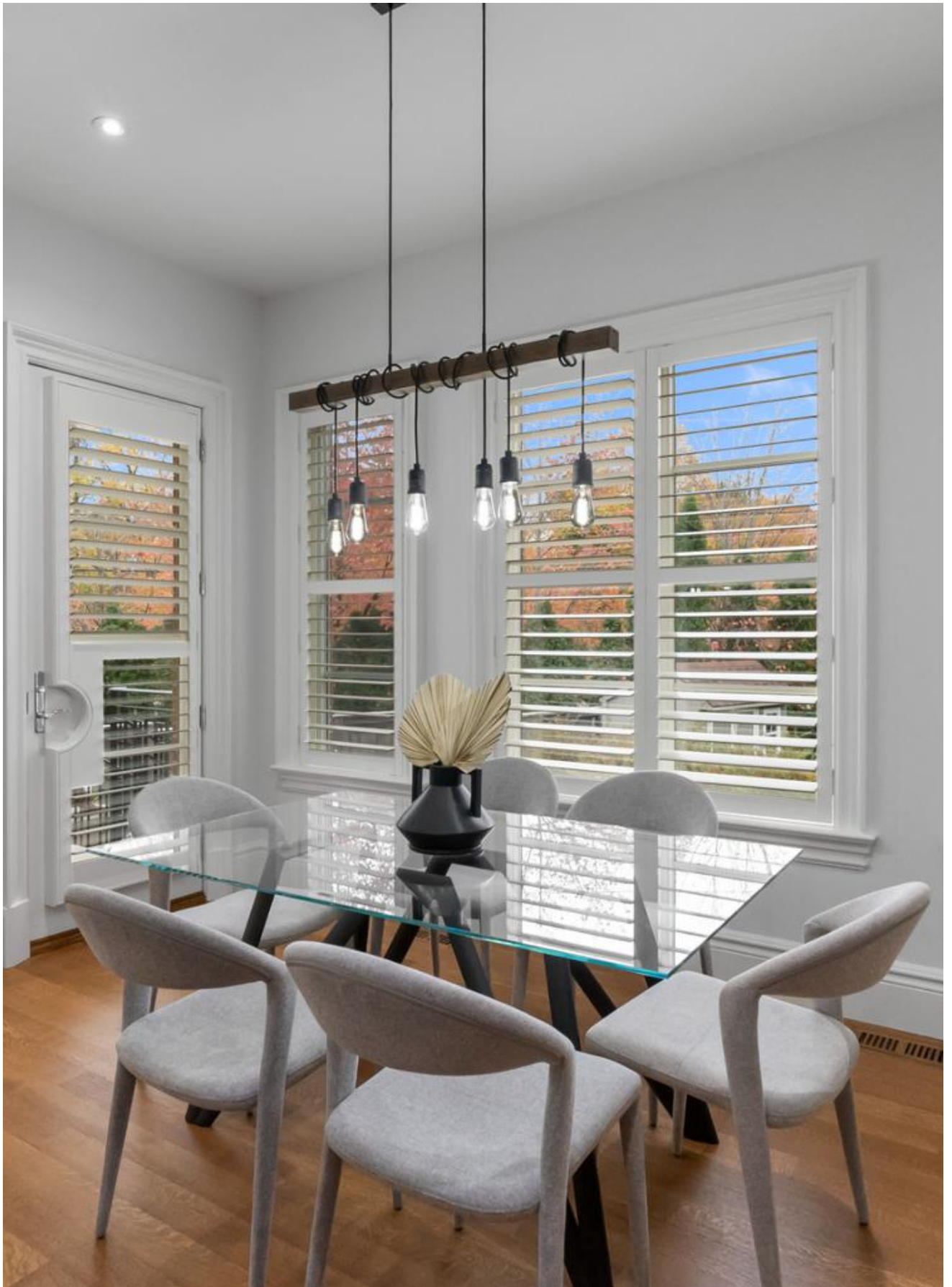




SEAMLESS LIVING SPACES

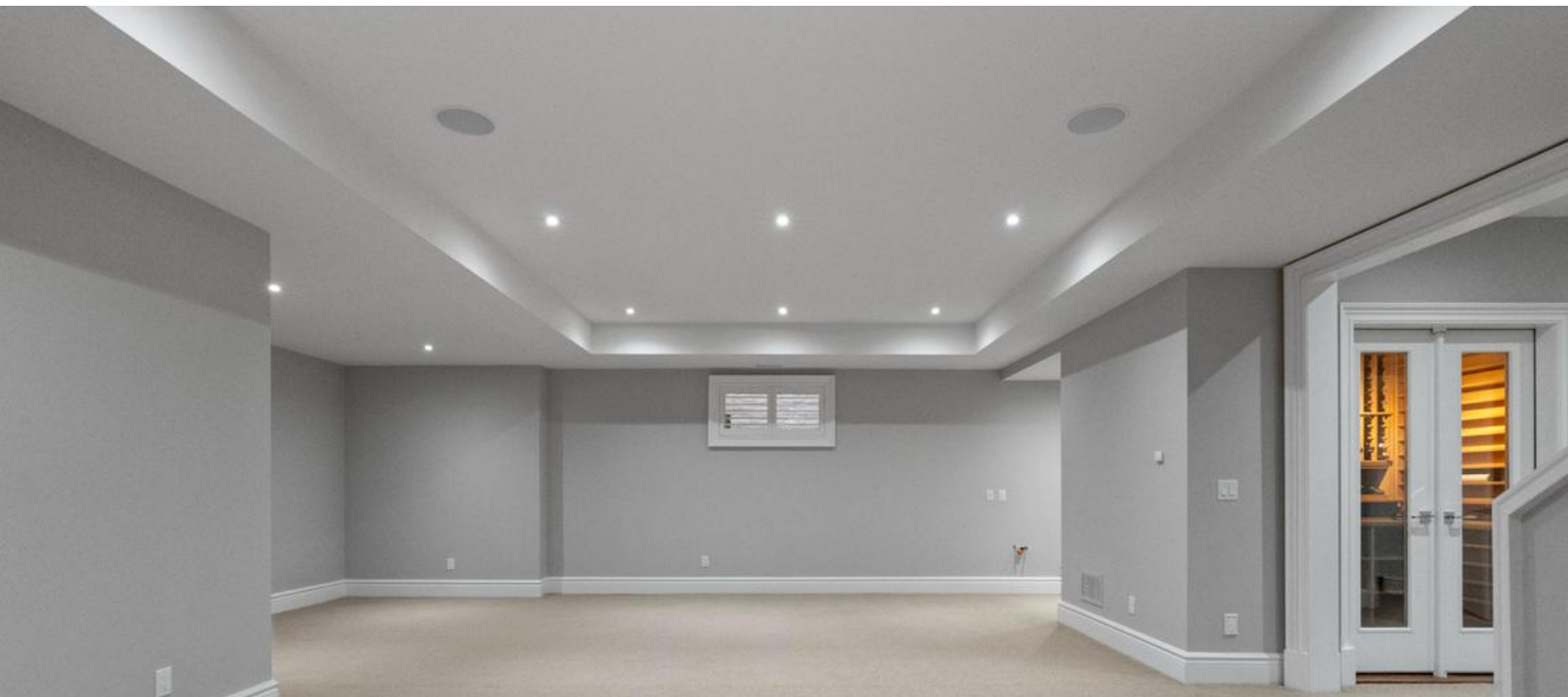
Step into a grand foyer where you are greeted with stone floors and a large oak staircase. The main level exudes warmth and style with quartersawn white oak floors, intricate Wenge inlays, and custom-moulded high ceilings. The dining room, with its show-stopping pendant light fixture, flows directly into the oversized living room which is bathed in natural light and overlooks the manicured front yard, creating an inviting space ideal for both formal and casual gatherings. At the heart of the home is a gourmet kitchen featuring a central island, top-of-the-line appliances, an adjoining servery, and a walk-in pantry, all designed to meet the needs of the culinary enthusiast. The sunny breakfast nook offers views of the private back gardens. The family room, with a gas fireplace and garden views, is perfect for both relaxation and entertaining. Behind the grand staircase, a convenient mudroom provides direct access to the single-car garage, adding functionality without compromising elegance.



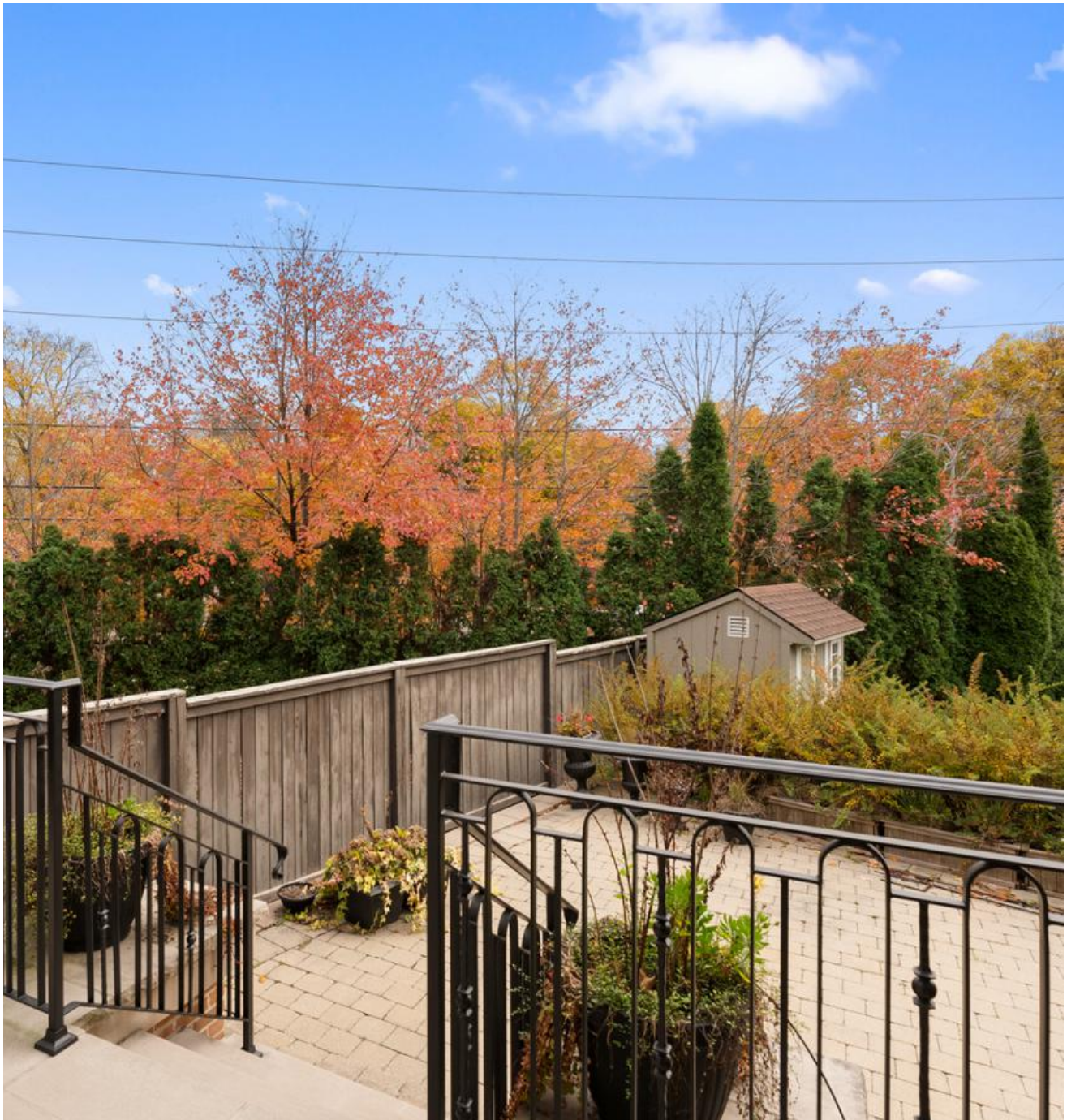




Upstairs, the luxurious primary suite awaits—a true retreat with high ceilings, oak hardwood floors, and serene views of the back garden. The suite is graced by a double-sided gas fireplace, shared between the bedroom and the spa-inspired five-piece ensuite, which features a soaker tub, double vanity, a large walk-in steam shower, and heated floors. A custom, walk-in closet offers ample storage, enhancing the sense of tranquility. Two well-appointed additional bedrooms share a convenient Jack and Jill bathroom, while a fourth bedroom enjoys its own private ensuite, each space carefully designed with ample storage and abundant natural light. For convenience, a thoughtfully located laundry room completes the second level.



The lower level boasts high ceilings and offers a versatile recreation room with a rough-in for a wet bar, ideal for entertaining. A custom wine cellar that will delight any collector, an additional bedroom and three-piece bathroom make this level as practical as it is luxurious. Ample storage space is an added bonus.



Outside, the professionally landscaped, private back gardens provide a serene oasis. A patio with room for a barbecue, raised garden beds, and beautifully manicured trees make this a perfect setting for outdoor dining and relaxation.

Located near Toronto's top schools, including Toronto French School and Crescent School, as well as exclusive amenities like the Granite Club, Sunnybrook Hospital, and the scenic trails of Sherwood Park, this home offers an unmatched lifestyle in one of the city's most desirable neighbourhoods. Experience the pinnacle of luxury living at 5 Pembury Avenue—where every detail is crafted for elegance and comfort.



INCLUDED FEATURES

- Custom Built in 2012 with modern finishes in mind.
- Oversized living room with high, moulded ceilings and quartersawn white oak floors overlooking the front yard.
- The dining room features a show-stopping pendant light fixture with gorgeous quartersawn white oak hardwood floors continued and direct access to the butler's pantry.
- The gourmet custom kitchen is the pinnacle of elegance. Ample storage space and top-of-the-line appliances are also found in the magnificent kitchen. A sunny breakfast nook overlooks the back gardens.
- Large family room with gas fireplace and built-in speakers overlooks the kitchen area.
- Access to the single-car garage is tucked behind the grand staircase with a convenient mudroom.
- The second level hosts the luxurious primary retreat. With gorgeous oak hardwood floors, high ceilings, a two-sided gas fireplace and serene views of the back garden. A large custom, walk-in closet provides ample storage. A spa-like five piece ensuite features a double vanity, a soaker tub, heated floors and a large walk-in steam shower.
- The second level also hosts three more well appointed bedrooms, two of which are connected with a jack and jill style bathroom. The other with its own dedicated ensuite.
- The laundry room is conveniently located on the second floor.
- The lower level with extra high-ceilings is home to a recreation room with a rough-in for a wet bar, a custom wine cellar, an additional bedroom, a three-piece bathroom, and ample storage space.
- Professionally manicured, private back gardens with a patio, room for a barbeque and raised garden beds.
- Private lot with beautifully manicured trees.

INCLUSIONS

- Two integrated Liebherr Fridges with bottom freezers
- Bosch 5 burner gas cooktop
- Bosch built-in wall oven
- Jenn-Air dishwasher
- U-line built-in wine fridge
- LG front load washer
- LG front load dryer
- Frigidaire basement freezer
- Three wall mounted TVs (family room, primary bedroom, recreation room)
- Reverse osmosis water filtration for kitchen tap
- Security system (monitoring extra)
- Exterior security cameras
- Inground sprinkler system
- Landscape lighting
- Sump pump
- Forced air gas furnace
- Humidifier
- Swiss IQAir purifier
- Central air conditioning
- Hot water tank (rental)
- All built-in speakers
- All bathroom mirrors
- All electric light fixtures
- All California shutters

HEATING

- Gas, Central Air

COOLING

- Forced Air

TAXES

- \$16,623.54 (2024)

EXCLUSIONS

- None

LOT

- 42 x 144 Feet (Irregular)

RENTAL ITEMS

- Hot water heater

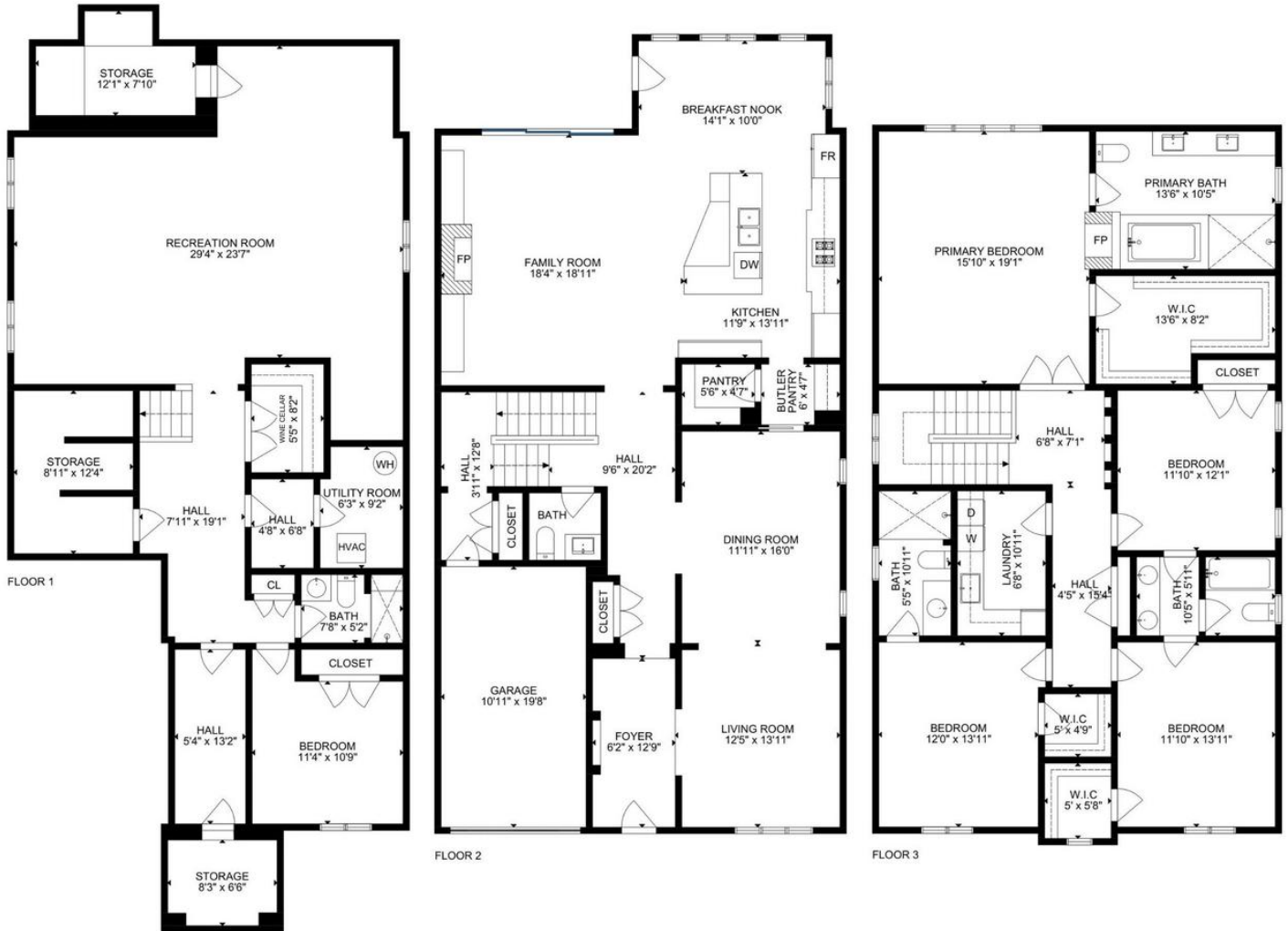
POSSESSION

- To be arranged

PARKING

- Private driveway with integrated garage

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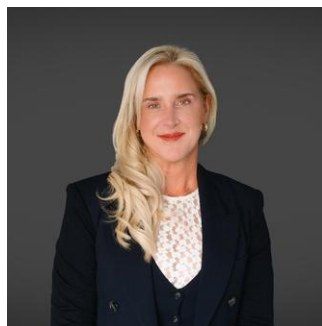


GROSS INTERNAL AREA
 FLOOR 1: 1646 SQ FT, FLOOR 2: 1537 SQ FT, FLOOR 3: 1665 SQ FT
 EXCLUDED AREAS: GARAGE: 215 SQ FT
 TOTAL: 4848 SQ FT
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

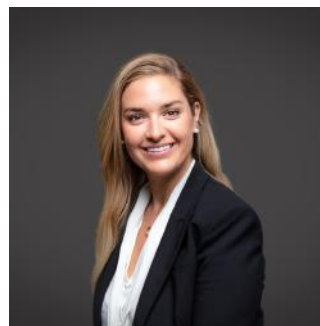
Measurements and calculations are approximate. To be used as guide only



ELEVATE YOUR EXPECTATIONS



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