

25 STRATHGOWAN CRESCENT

LAWRENCE PARK SOUTH





A MAJESTIC EDWARDIAN TREASURE IN THE HEART OF LAWRENCE PARK

Affectionately referred to those in the community as the "Princess on the Hill," 25 Strathgowan Crescent is a treasured gem within the Lawrence Park and Blythwood neighbourhoods. This Grande Dame was built in 1913 and lovingly renovated and reimagined in 1996, delivering an expansive footprint in a thoughtfully-designed space. Sitting on an elevated 96 x 144 foot wide double lot and set back from the street, with over 6,000 in living space across four levels, this home offers a rare combination of warmth and elegance in one of the most coveted and prestigious neighbourhoods in Toronto.

MAIN FLOOR

Ascending the steps to this heritage home, a wide centre hall plan greets you with radiant heated floors and crown moulding throughout. A formal living room to the left with ample window views overlooking the front garden seamlessly flows through French Doors into the sophisticated office across the hall, complete with gas fireplace and built-in shelving. Down the spacious hall is the separate formal dining room with an original stamped metal tile ceiling, creating a serene spot for both hosting family gatherings and entertaining alike. The generous-sized bright family kitchen overlooking the sweeping yard is a delight with a large extended centre island with an eating area, floor-to-ceiling cabinetry and premium double Subzero, Thermador and Miele stainless steel appliances. The adjoining breakfast room offers cosy banquet seating for easy meal enjoyment, with steps down to an oversized family room, with built-in shelving, separate desk area and wood-burning fireplace.

This special room with high ceilings is flanked with a row of windows and French Doors at each end of the room - one leading to a tucked-in private front garden and the other to a breathtaking outdoor haven with a covered outdoor deck, a fenced-in in-ground pool and poolside cabana under an endless canopy of trees. A chic powder room and side-door mudroom round out this traditional and elegant main floor unlike no other.

SECOND FLOOR

Five generous-sized bedrooms greet you on the substantial second floor. Overlooking the front garden, with its own 3-piece ensuite is the first bedroom on this floor. Four additional good-sized bedrooms offer endless possibilities, with any of them easily doubling as an office or library. An oversized bedroom is a rare treat with built-in shelving and a wall of East and North-facing windows overlooking the magnificent garden yard below. A three-piece bath and a hidden full-size laundry make up this a liveable space for everyone in the family.

THIRD FLOOR

The serene third floor primary suite greets with a light-filled space with an extra-large five-piece bath with double sinks, marble countertops, radiant heat floors and a freestanding tub. Flanking each side of the floor are two large walk-in closets that offer ample space, one with a built-in dressing table. On each side of the bright, sunny master bedroom are two private balconies overlooking the lush yard making it the perfect treetop retreat.

LOWER LEVEL

Accessible by two staircases in the home, the fully-finished lower level is a family and entertaining dream, extensively expanding the home's living space. A combined recreation and exercise room offers a family-friendly space for everyone with built-in shelving, alongside a nearby second kitchen with room for an extra office, craft area or games area. Adding to the entertaining options is a nearby wine cellar, and indoor sauna for moments of rest and relaxation after a day by the pool.

EXTERIOR & OUTDOOR SPACE

The private, east-facing backyard is an impeccably-designed lush retreat, surrounded by mature trees renowned in Lawrence Park. The fully-landscaped grounds offer areas for both entertainment and quiet enjoyment inviting you to enjoy a uniquely-tranquil retreat in the city.

An expansive deck leading from the family room with built-in outdoor barbecue allows for multi-purpose living opposite a tranquil and elegant seating area. Additional green space extends along the rear of the yard with a gorgeous enclosed in-ground pool and poolside cabana under a canopy of mature trees.

NEIGHBOURHOOD

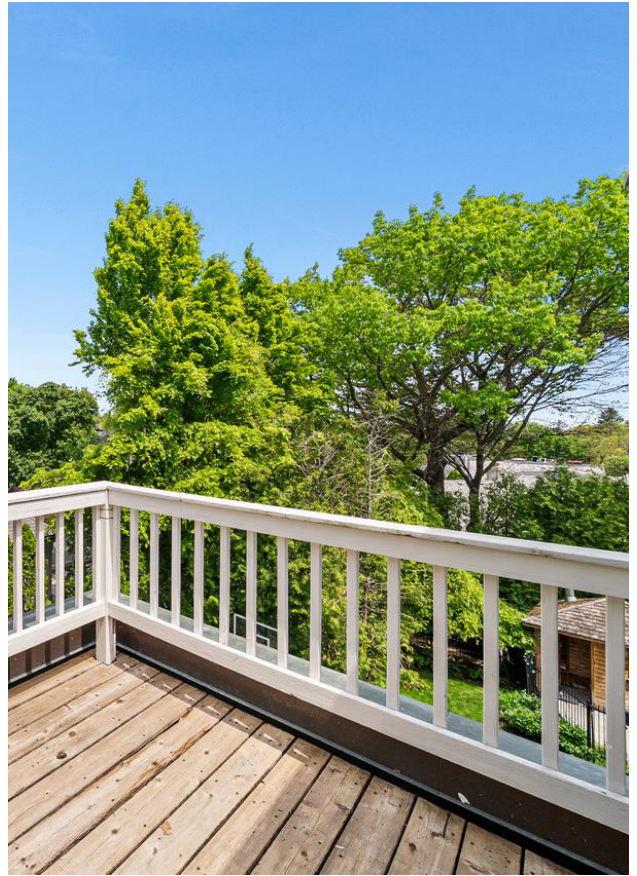
The home is ideally situated in the catchment for high-ranking schools such as the well-loved Blythwood Public School, Lawrence Park Collegiate Institute and Blessed Sacrament, and in close proximity to top-rated private schools such as Toronto French School, Crescent School, Havergal College, Bishop Strachan School and Upper Canada College.

Nature is a stone's throw away with the entrance to the extensive ravine network of Blythwood Ravine Park, Sherwood Park and Sunnybrook Park only steps away. Ideally situated at the cusp of the popular Yonge and Lawrence intersection with cherished nearby shops, cafes and restaurants nearby and located moments to major transit routes to the north and east, this home offers a uniquely tranquil urban oasis in the heart of one of the city's most beloved neighbourhoods.













KEY FEATURES

- Ultra Rare 96 x 144 foot lot
- Set upon a hill with private lot
- Over 6,000 square feet of luxurious living space across four levels
- Radiant heating flooring main floor
- Large eat-in kitchen with centre island and garden views
- Suite of stainless steel appliances including double Subzero fridge/freezer
- Expansive Family room with wood fireplace, built-in shelving and desk area
- Family Room walk out to west-facing private yard enclave in front
- Family Room walk out to covered east-facing yard and deck
- Six bedrooms across two floors
- Third floor primary suite with two large walk-in closets
- Third floor two private terraces overlooking back garden
- Third floor 5 pc bath with radiant heated floors, standalone tub and double sinks
- Second floor laundry room
- Finished lower level with recreation room, exercise room, kitchen, wine cellar, 2-pc bath and sauna
- Back yard 30x25 foot deck with distinct eating and conversation areas
- Inground pool with wrought iron fencing and enclosed cabana
- Attached two-car garage and four car driveway

INCLUSIONS

- Stainless steel industrial-sized double Sub-Zero refrigerator
- Stainless steel Thermador range and venthood
- Stainless steel Thermadeo double oven
- Stainless Steel Miele dishwasher
- KitchenAid garbage compactor
- Panasonic microwave oven
- LG full-sized washer and dryer
- Lower level Frigidaire fridge
- All electric light fixtures
- All window treatments except as noted in Exclusions
- All broadloom, where laid
- Office fireplace gas insert
- All heating and air conditioning equipment
- All pool equipment
- Outdoor irrigation system
- Outdoor barbecue
- Springfree trampoline
- Wyzee Video and audio surveillance system
- Security system (monitoring extra)
- Intercom system
- Built-in speakers
- Basketball Net in Driveway

EXCLUSIONS

- Dining room silk blue curtains
- Family room yellow curtains

25 STRATHGOWAN CRESCENT

Floor Plans



LOT SIZE

- 96 Feet x 144 Feet

POSSESSION

- 60-90 Days | Flexible

COOLING

- Central Air Conditioning

TAXES

- \$23,905 (2024)

HEATING

- Forced Air, Gas

PARKING

- Private Drive
- Attached Double Car Garage
- 6 Total Parking Spaces



ELEVATE YOUR EXPECTATIONS



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