



197 Lonsmount Drive



## Welcome to 197 Lonsmount Drive

This stunning contemporary home was taken back to the bricks, extensively renovated and reimaged with great attention to detail and finished with high-end materials. Beautifully perched on Cedarvale ravine with a 47.5' x 157.25' lot and ample table land, the back of the house was designed with its natural setting in mind, with large glass windows taking advantage of the stunning views and total privacy provided by the ravine. The grounds have been professionally landscaped, both front and rear of the property. The center hall plan features an incredible modern kitchen opening into a family room and breakfast area with a walk-out to a large 750 square foot composite deck with custom seating and glass railings, and a lovely garden. The second floor offers four bedrooms including the master suite retreat featuring a luxurious five-piece ensuite, walk-in closet, sitting area, and a balcony overlooking the ravine. The lower level has another bedroom with a three-piece semi-ensuite as well as a spacious recreation room with a gas fireplace and abundant natural light. An area is roughed-in for a kitchen – potential for an in-law suite. A private drive with a garage and loft above completes this exquisite property. Within walking distance of Toronto's finest schools, Upper Canada College, Bishop Strachan School, and St. Michael's College School as well as the Forest Hill Village shops and restaurants, plus easy access to TTC for commuting. Truly an oasis in the city!









# main floor

## FOYER

- Limestone tile floor
- White oak wide plank floor
- Concealed built in coat closets
- White oak wood paneling
- Custom solid white oak staircase and glass railing
- Front door - Bauhaus Terroni sapele mahogany
- Recessed LED lighting (Lutron) throughout

## LIVING ROOM

- White oak wide plank floor
- Built in gas fireplace
- Automated blinds
- Built-in ceiling speakers
- Recessed LED lighting

## DINING ROOM

- White oak wide plank floor
- Automated blinds
- Display alcoves with puck lighting
- Large picture window overlooking Lonsmount Drive
- Built-in ceiling speakers
- Recessed LED lighting

## KITCHEN

- White oak wide plank floor
- Modern matte finish cabinetry
- Vivid white Caesarstone countertops
- Stainless steel KitchenAid dishwasher
- Stainless steel LG double door fridge
- Stainless steel Miele convection oven/microwave
- Stainless steel Wolf six burner dual fuel gas stove
- Concealed high volume ventilation fan with LED lighting
- Double stainless-steel sinks with polished chrome gooseneck faucet/spray
- Large Bianco Carrara marble island with cabinets below/breakfast bar
- Island bar sink with polished chrome gooseneck faucet/spray
- Polished chrome spigot
- Automated blinds
- Recycling drawer
- Double door pantry
- Under cabinet lighting
- Built-in ceiling speakers
- Recessed LED lighting

## CASUAL DINING/BREAKFAST AREA

- White oak wide plank floor

- Open to family room and kitchen
- Surrounded by floor to ceiling doors that open to deck and sitting area (Luxal folding double glazed argon doors)
- Automated blinds
- Triple sided gas fireplace
- Built-in ceiling speakers
- Recessed LED lighting

## FAMILY ROOM

- White oak wide plank floor
- Floor to ceiling doors open to back deck and stunning ravine setting
- Triple sided gas fireplace
- Automated blinds
- Built-in ceiling speakers
- Recessed LED lighting

## POWDER ROOM

- Heated marble tile floor
- Marble backsplash
- Polished chrome fixtures and taps
- Floating shelves with built in mirror
- Recessed LED lighting

# second floor

- Linen closet

## MASTER SUITE (BEDROOM AND SITTING AREA)

- White oak wide plank floor
- Stunning ravine views
- Floor to ceiling windows and sliding accordion doors walk out to balcony with glass railing
- Automated blinds
- Built-in ceiling speakers
- Recessed LED lighting

## WALK-IN CLOSET

- White oak wide plank floor
- Pocket door
- Custom built-ins
- LED track lighting
- Recessed LED lighting

## FIVE PIECE MASTER ENSUITE

- Heated marble floor
- Custom walnut double vanity
- Polished chrome fixtures and taps
- Automated blinds
- Floor to ceiling windows
- Glass enclosed carrara marble shower with bench, polished chrome fixtures and taps, and two rain

shower heads

- Soaker tub with polished chrome fixtures and taps
- Caesarstone countertops
- Built in mirror
- Polished chrome sconces
- Recessed LED lighting

## BEDROOM

- White oak wide plank floor
- Double closet with custom built-ins
- Automated blinds
- Recessed LED lighting

## BEDROOM

- White oak wide plank floor
- Double closet with custom built-ins
- Automated blinds
- Recessed LED lighting

## BEDROOM/OFFICE

- White oak wide plank floor
- Closet
- Automated blinds
- Recessed LED lighting

## FOUR PIECE WASHROOM

- Heated porcelain tile floor
- Custom vanity with double sinks
- Polished chrome fixtures and taps
- Custom built in cabinets
- Glass enclosed shower with rain shower head
- Built in mirror
- Automated blinds
- Recessed LED lighting

# lower level

- Heated polished concrete floor
- Custom solid white oak staircase with glass railing
- Gas fireplace
- Built in cabinets and shelving
- Multiple above grade windows
- Floating bookshelves
- Space has been plumbed for a wet bar/kitchen area (north wall)
- Storage under staircase
- Built-in ceiling speakers
- Recessed LED lighting

## BEDROOM

- Polished concrete floor
- Three piece ensuite washroom
- Recessed LED lighting

## THREE PIECE SEMI-ENSUITE WASHROOM

- Heated porcelain tile floor
- Glass enclosed shower with polished chrome fixtures and taps
- Floating vanity
- Recessed lighting

## LAUNDRY ROOM

- Porcelain tile floor
- Laundry sink
- Built in shelving
- Laundry chute
- LG Front Loading Truестeam Washer & Dryer
- Deep freeze

## FURNACE ROOM/STORAGE

- Carrier Infinity furnace
- High Efficiency modulating hot water tank (owned)
- Built in Carrier humidifier
- Carrier air conditioner (outside)
- Honeywell central vacuum
- Rack for Sonos sound system
- Sump pump

## INCLUSIONS

Central vacuum and related equipment, all media components (Sonos, Bose speakers, televisions except family room television), all appliances, washer, dryer, deep freeze, central alarm system with infrared sensors and outside video cameras, all electric light fixtures (except excluded), Lutron lighting system, remotes for blinds, remotes for garage, remotes for fireplaces, all built-ins, barbeque, irrigation system and landscape lighting, hot water tank

## EXCLUSIONS

Light fixtures in dining room and breakfast area, children’s bedrooms and office, clothes rack and floating shelves in son’s room, bookshelves in daughter’s room

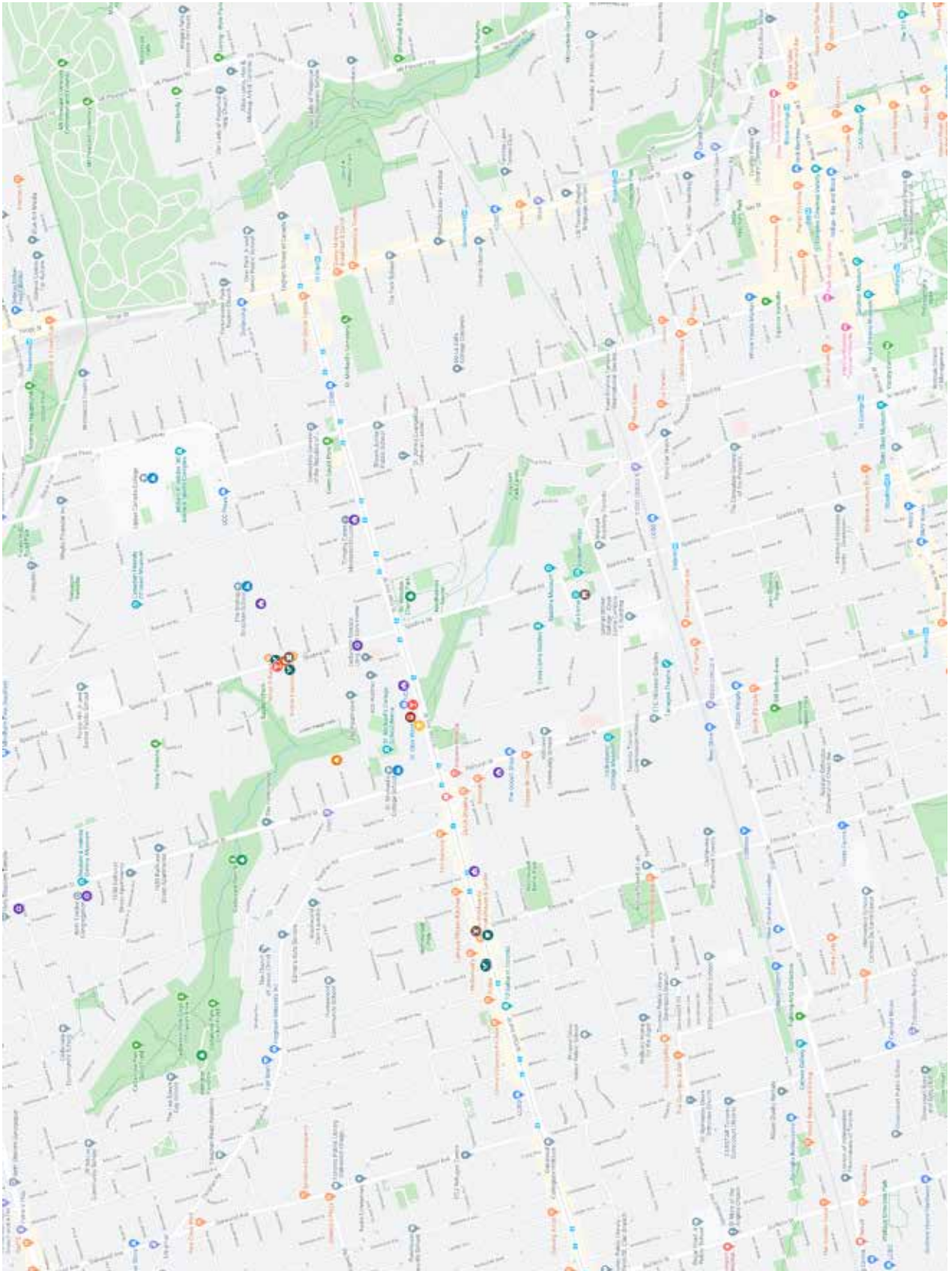
Lot:	47.5 x 157.25 feet
Possession:	mid July/TBA
Taxes:	\$16,370.30 (2019)
Parking:	Private drive and single car garage with storage loft above.

asking price \$4,338,000

# renovations by current owners

- LOWER LEVEL - complete renovation including digging out concrete/dirt and going to base of foundation footings to get height in basement ceiling; installed in-concrete floor water heating system; waterproofing on inside basement walls; weeping tiles installed, sump pump in mechanical room installed; polished concrete floor, rough-in for plumbing for wet bar; HVAC work - new air ducts, new long steel beams to increase area without posts; 3rd gas fireplace; new laundry room, new Luxal double glazed argon windows installed, basement suite (bedroom + attached shower/bathroom), new wiring throughout the house, new high efficiency Carrier furnace (98% efficient), new high efficiency Carrier central air conditioning unit, humidifier system; gym area set up; control Rack for all digital systems in mechanical room
- FIRST FLOOR - new kitchen: Bianco Carrera marble on island with sink, Caesarstone vivid white quartz counter-tops, new powder room, 3-sided Bellfire View gas central fireplace, floor to ceiling Luxal folding double-glazed argon doors (2-door, 4-door and 3-door) for the whole back wall looking over deck and ravine; 2nd Marquis Bentley gas fireplace in front living room area; Bauhaus solid 2-1/2” thick quarter-sawn Sapele Mahogany
- SECOND FLOOR - floor to ceiling Luxal (Belgian) double-glazed argon windows and balcony sliding doors (3-door) on master bedroom and bathroom; new master bedroom, walk-in closet and 2-person shower stall with matching carrara marble throughout, new master bedroom balcony, new master bedroom sunroom.
- BACKYARD DECK (attached to house) – 25 year warrantied 750 square feet Armadillo “painted desert” composite decking with glass railings (40’x 20’ approx); cedar trim and skirting; mounted on helical piers for solid foundation; under-deck dry storage area
- THROUGHOUT THE HOUSE - New wall insulation throughout and blown into attic, new Luxal double-glazed argon windows throughout, Regency Gloucester multi-ply European wire-brushed ‘no knots’ oak flooring throughout first and second floor. New Oak staircases with glass railings for 1st to 2nd and 1st to basement floors; latter staircase with ‘wide-opening’ to allow natural light hard wiring throughout the house for SONOS sound system + Bose speakers, new LED and other lighting throughout, FLIR alarm system including infra-red sensors inside house + 4 outside video cameras; Lutron blind and lighting controls (remote controls and central app). Ditra bathroom floor membrane and floor heating system with programmable touchscreen thermostat.
- GARAGE - renovated with new doors, attic storage area, rough in for gas with gas line
- OUTSIDE - Front and backyard complete professional landscaping

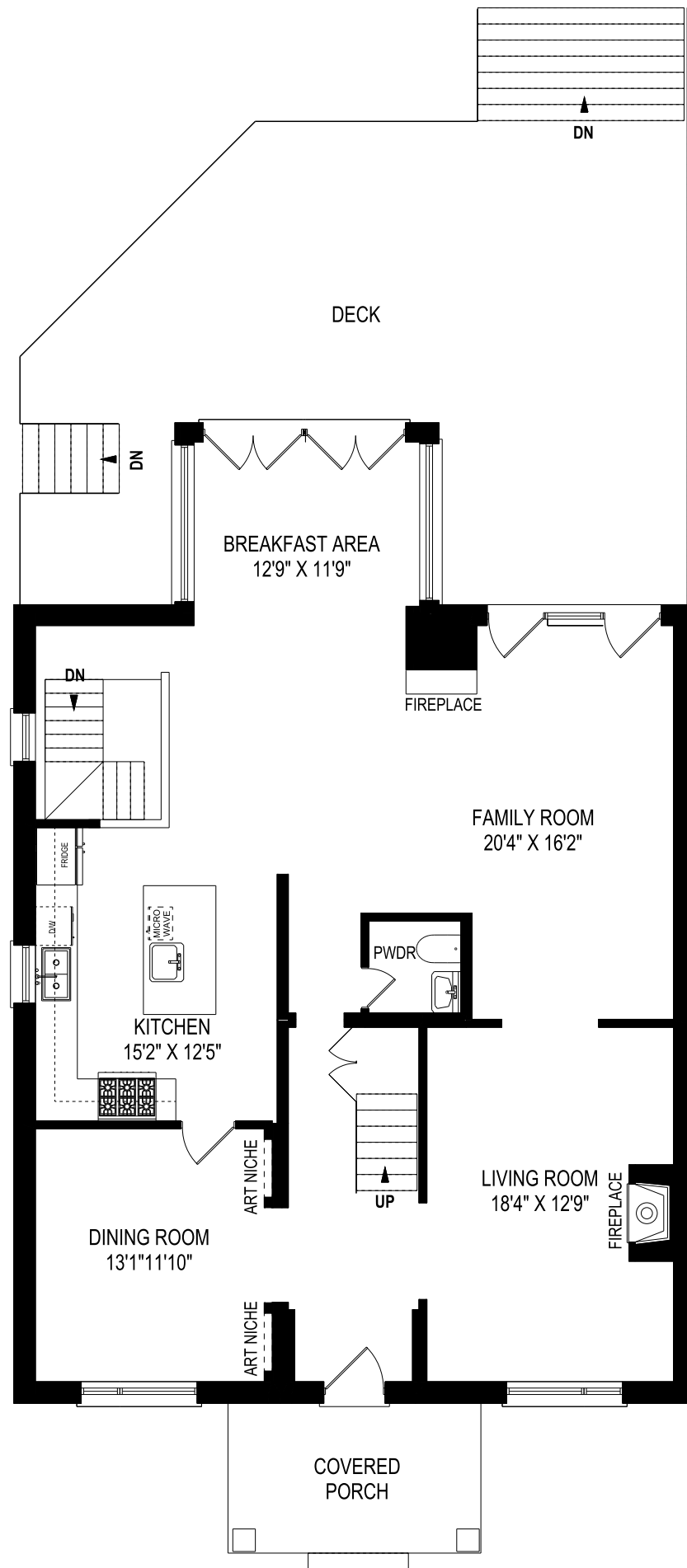
## map and amenities



- 197 Lonsmount
- 197 Lonsmount Dr
- Restaurants & Entertainment
- Loblaws
- Baker and Scone
- LCBO
- EDO-ko Suzhi
- Pain Perdu
- The Kitchen Table
- The Rushton
- LCBO
- Pizza Banfi
- Schools
- St. Michael's College School
- The Bishop Strachan School
- Upper Canada College
- Parks
- Sir Winston Churchill Park
- Cedarvale Park
- Cedarvale Ravine
- Places of Worship
- Forest Hill Jewish Centre
- Beth Tzedec Congregation
- Holy Blossom Temple
- Beth Lida
- Grace Church on-the-Hill
- Timothy Eaton Memorial Church
- Holy Rosary Parish Toronto
- Hillcrest Christian Church (Disciples)
- St Michael and All Angels Anglican Church
- Other Amenities
- Forest Hill Village
- TTC - St Clair West Subway
- Casa Loma
- Rexall Pharmacy
- Rocket Cycle

Check out [www.197LonsmountMap.com](http://www.197LonsmountMap.com) for more details

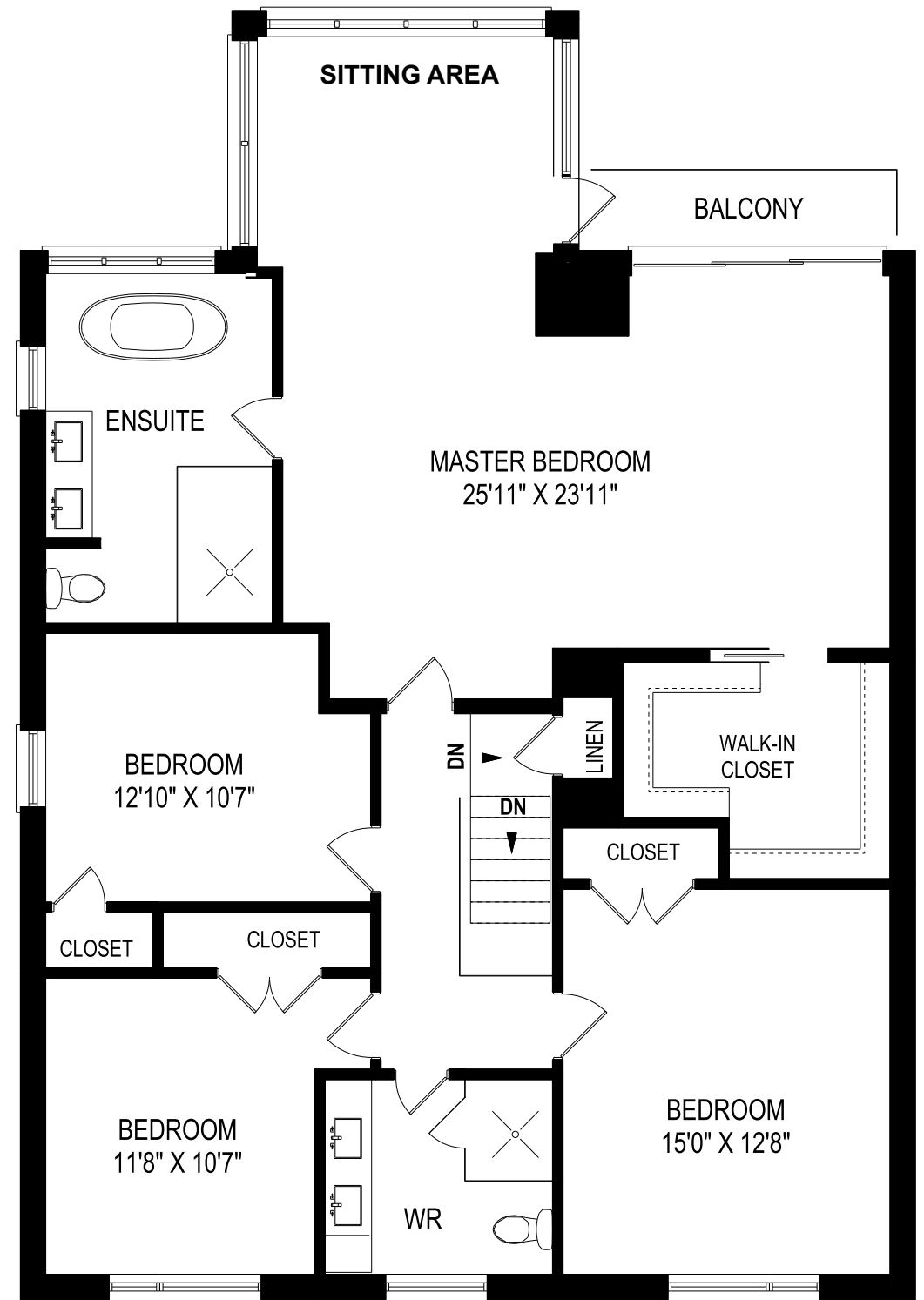




CEILING HEIGHT 8'3"

**MAIN FLOOR - 1586 SQUARE FEET**

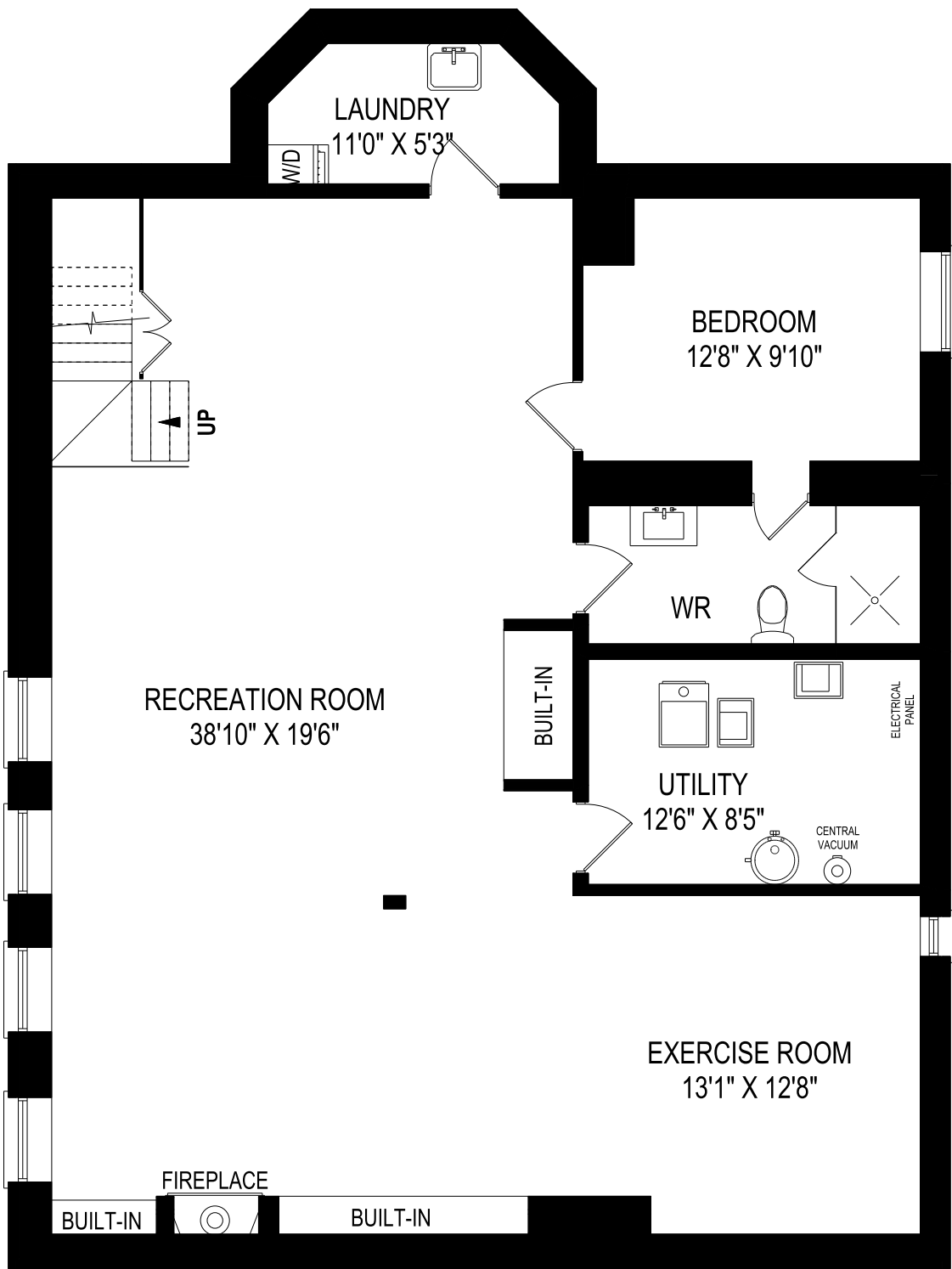
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CEILING HEIGHT 8'2"

**SECOND FLOOR - 1586 SQUARE FEET**


0 3 6 9



CEILING HEIGHT 7'4"  
**LOWER LEVEL - 1527 SQUARE FEET**



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer, QUALIFICATION INFORMATION  
Required unless design is exempt under Division C = 3.2.4.1. of the 2006 Ontario Building Code (or 2.17.4.1. of the 1997 Ontario Building Code)  
A. AKSELROD 37139  
NAME SIGNATURE BCIN  
REGISTRATION INFORMATION  
Required unless design is exempt under Division C = 3.2.4.1. of the 2006 Ontario Building Code (or 2.17.4.1. of the 1997 Ontario Building Code)  
CADAXX DESIGN 37356  
FIRM NAME BCIN

 1540 Ledestar Rd, Unit 1, Toronto, ON M3J 3C1 office 416.840.4743 www.cadaxx.com cell 416.873.6899 info@cadaxx.com	DO NOT START CONSTRUCTION UNTILL A PERMIT IS ISSUED.		NOTE: THE CONTRACTOR SHALL CHECK AND VERIFY DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE COMMENCING ANY WORK	
	USE ONLY OFFICIAL CITY STAMPED PERMIT DRAWINGS FOR CONSTRUCTION.			
	PROJECT:  197 Lonsmount Drive Toronto	REVISION / ISSUE	DATE: 12-25-2015	PROJECT NO: 08-72
		DRAWING TITLE: SURVEY	SCALE: NO SCALE	DWG. NO: A102

















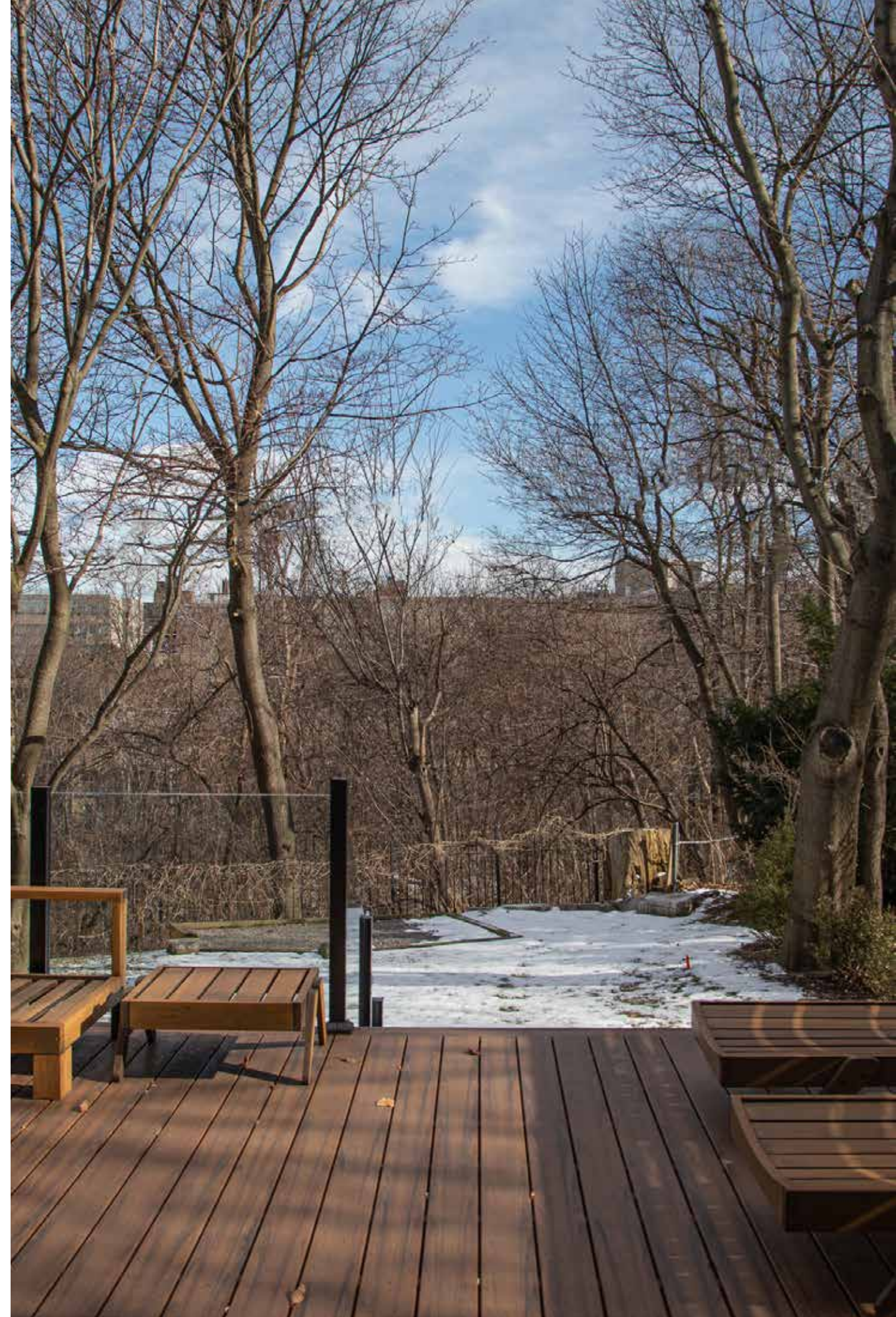
















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2019

