



LW Leeanne
Weld

Welcome to 84 Woodlawn Avenue West

A 1984 Peter Kellner-built grand townhome, beautifully situated on one of Toronto's most coveted streets. This detached home boasts approximately 3500 square feet on three floors. Three spacious bedrooms, a master with sitting area plus a bedroom or office in the lower level with a rare walk-up to the garden from the recreation room. The main floor features a formal living room, dining room kitchen with servery and breakfast area combined with a family room. Bright and airy with attractive views and multiple skylights throughout. The wonderfully private garden and landscaping both front and back is truly lovely. Enjoy this tranquil setting in a vibrant locale. Walk to Yonge Street shops, restaurants and transit - some of the city's finest schools both public and private are just steps away. Opportunity awaits!





main floor

Vestibule

- Marble tile floor
- Front door with sidelites

Foyer

- Hardwood floor
- Coat closet
- Large skylight
- Dramatic open staircase
- Built-in display shelves

Powder Room

- Marble tile floor
- Vanity with marble countertop
- Solid brass fixtures and taps

Living Room

- Hardwood floor
- Crown moulding
- Wood burning fireplace with marble surround and hearth, and decorative mantle
- Built-in cupboards on either side of fireplace with marble counter
- Bay window
- Pot lighting

Dining Room

- Hardwood floor
- Wainscoting
- Indirect lighting in crown moulding
- Swing door to servery

Servery

- Hardwood floor
- Built-in bar area with marble countertop
- Bar sink
- Built-in mirror
- Leaded glass cabinets

Kitchen

- Hardwood floor
- Custom shaker style cabinetry
- Ceramic tile backsplash with decorative inlay
- Corian countertops
- Stainless steel warming drawer
- Stainless steel five burner gas cooktop
- Concealed exhaust hood
- Thermador stainless steel wall oven
- SubZero concealed fridge and freezer
- Maytag built-in dishwasher
- Panasonic stainless steel microwave
- Double stainless steel sinks
- Centre island with wine rack and cabinets

Breakfast Area

- Hardwood floor
- Built-in desk with leaded glass cabinets
- Sliding glass doors walk out to deck and garden
- Pot lighting

Family Room

- Hardwood floor
- Woodburning fireplace with granite surround and hearth
- Entertainment center and built-in bookshelves
- Crown moulding
- Pretty views over the garden
- Pot lighting

second floor

Bedroom

- Crown moulding
- Double closet
- Single closet
- Attractive treetop views over the garden
- Pot lighting

Bedroom

- Crown moulding
- Double closet
- Attractive treetop views over the garden
- Pot lighting

Four Piece Washroom

- Marble floor
- Polished chrome fixtures and taps
- Soaker tub
- Skylight
- Stackable Maytag washer and dryer in closet

Linen Closet

Master Bedroom and Sitting Area

- Three double closets
- Crown moulding
- Built-in ceiling speakers
- Walk-in closet with custom built-ins
- Bay window
- Attractive views over Woodlawn Avenue West
- Pot lighting

Six Piece Ensuite Washroom

- Marble floor
- His and her vanities with marble countertop and storage
- Large soaker tub with marble surround and pool deck
- Separate glass enclosed shower
- Three skylights
- Pot lighting

- Solid brass fixtures and taps
- Built-in mirrors

lower level

Entrance from two car garage with storage room

Utility room

Storage closet under stairs

Laundry Room

- Tile floor
- Laundry tub
- Built-ins
- Plumbed for washer
- Electrical for dryer

Recreation Room

- Parquet floor
- Built-in bookshelves
- Rare walkup to garden with sliding glass doors
- Pot lighting

Four Piece Washroom

- Marble tile floor
- Vanity
- Polished chrome fixtures and taps
- Soaker tub

Linen Closet

Office/Bedroom

- Hardwood floor
- Double closet
- Built-in desk and cabinets
- Crown moulding
- Recessed LED lighting
- Above grade windows

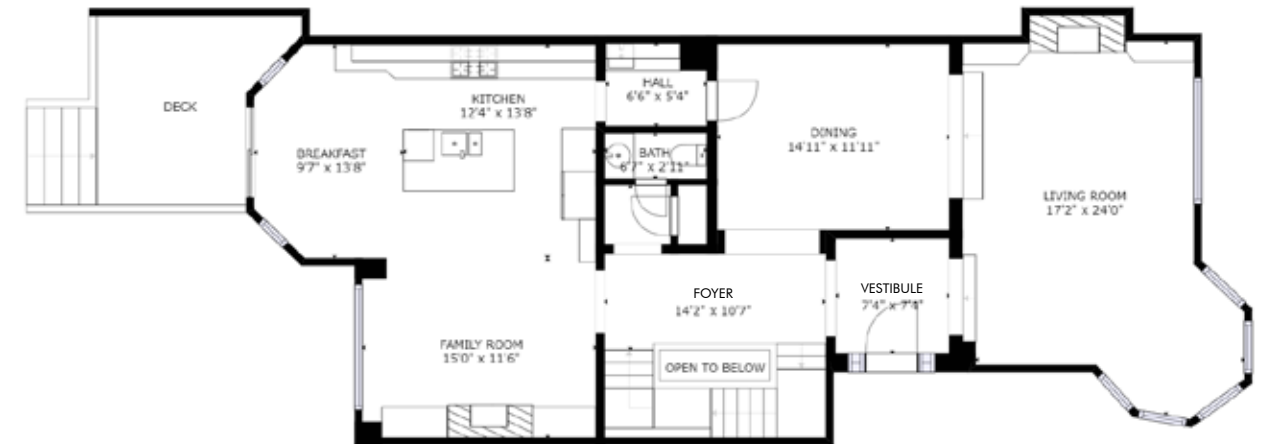
additional information

Possession: End of January / TBA
 Taxes: \$16,815.08 (2021)
 Lot Size: 30 x 178.58 feet
 Inclusions: All kitchen appliances, stackable Maytag washer and dryer, central vacuum and related equipment, all plantation shutters, all electric light fixtures, all window coverings and rods, all custom built-ins, all built in speakers, alarm system (monitoring extra).
 Note: Speak to LA re pre home inspection

Offered for sale at \$3,998,000.⁰⁰



SECOND FLOOR

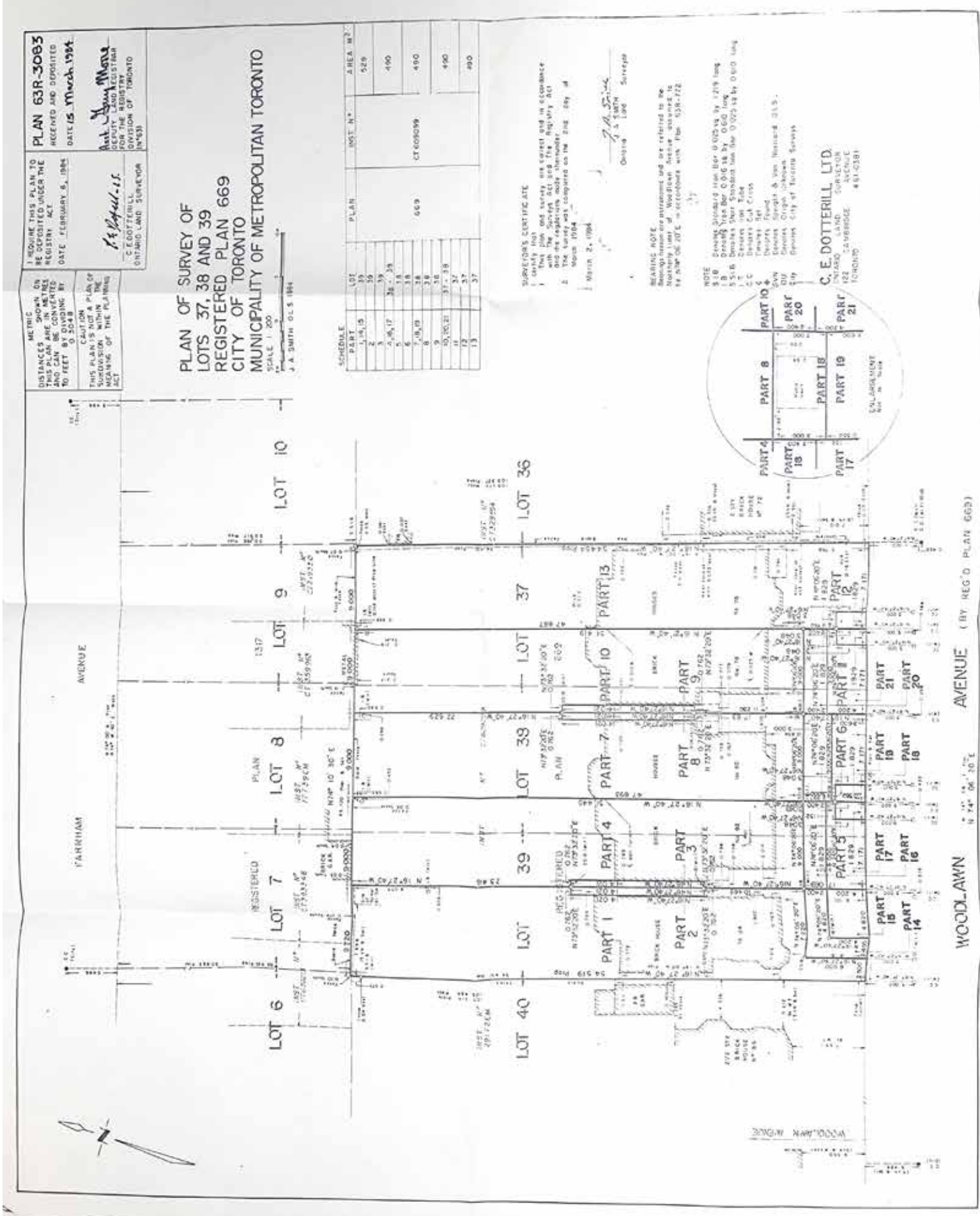


MAIN FLOOR



LOWER LEVEL

GROSS INTERNAL AREA
 LOWER LEVEL: 791 sq. ft, MAIN FLOOR: 1350 Sq. Ft
 SECOND FLOOR: 1313 sq. ft, EXCLUDED AREAS:
 GARAGE: 490 sq. ft
 TOTAL: 3454 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.











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1 HOUR
9 AM - 6 PM







Gairdner Award Winner
2004-2020
Lifetime Chairman's Award Winner
Inducted 2020
Chairman's Award Winner 2019
Top 5 Dollar Volume



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The information in this feature sheet has been provided by principals & sources we believe are reliable. Prospective Purchasers should satisfy themselves regarding its accuracy. Measurements are approximate.