



36 Laurentide Drive



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 Broker
 direct 416.390.2566
 office 416.443.0300
 karen@karenmillar.com
 karenmillarteam.com



Farshid Rezaei
 Sales Representative
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 info@farshidrezaei.com

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36 Laurentide Drive



Special Features

- Custom home built 2017
- All interior doors are solid wood
 - Central vacuum
 - 200 amp service
 - Chef's kitchen
- Main floor family room
 - Five skylights
- All mirrors are custom made
- Two walk-outs to back garden
 - Three fireplaces
- Genius Home customization system
 - Built-in surround sound
 - Strobe light smoke detectors
- Entertainment sized back garden
- Four exterior security cameras
- Four roughed-in interior cameras
 - Two laundry rooms
 - 9 ½ inch trim
- Lots of natural sunlight
- Mostly 9 ft. ceilings

Front Exterior

- Double car garage
- Four car parking
- Interlocking brick driveway
- Stone exterior

Backyard

- Fenced yard
- Wrap-around interlocking brick patio
- Wooden deck
- Stone retaining walls

Foyer

- Sunken
- Large Mahogany double door entry with lead glass window & wrought iron detailing
- Coffered ceiling
- Pot lights
- Large custom glass chandelier
- Porcelain flooring with hardwood inlay
- Double coat closet with built-in organizers
- Access to Garage

Living & Dining Room

- Open concept
- Custom glass chandelier
- Custom glass sconces
- Two floor-to-ceiling windows
- Pot lights
- Coffered ceiling
- Custom paneling
- Built-in surround sound
- Gas fireplace with pre-cast concrete surround
- Decorative accent ceiling lights
- Porcelain flooring with hardwood inlay

Kitchen & Breakfast Nook

- Pot lights
- Two built-in Wolf wall ovens
- French door 48" Sub-zero paneled fridge
- Stainless steel Wolf gas range
- Built-in stainless steel stove vent
- Soft close drawers
- Quartz countertops
- Porcelain flooring
- Glass accent cupboards with cabinet lighting
- Floor-to-ceiling windows
- Overlooks back garden
- Built-in surround sound
- Center Island
 - Quartz countertop
 - Stainless steel inlay double sink
 - Custom glass chandelier
 - Built-in wine rack
 - Custom soft close waste drawer
 - Built-in paneled Asko dishwasher

Family Room

- Double terrace door walk-out to back garden
- Engineered European white oak 3/4" hardwood flooring
- Coffered ceiling with accent lighting
- Two custom glass chandeliers
- Custom glass sconces
- Overlooks backyard
- Gas fireplace with built-in inlay glass shelving & storage
- Large picture window
- Built-in surround sound

2 Piece Powder Room

- Custom vanity with granite counter & ceramic bowl
- Custom stainless steel faucet
- Pot lights
- Recessed ceiling

Office

- French door entry
- Engineered white oak 3/4" hardwood flooring
- Custom paneled walls
- Custom built-in wall-to-wall shelving unit
- 12 1/2 " ceilings
- Large picture window
- Pot lights
- Coffered ceiling

Upper Level

- Custom domed ceiling with skylight
- Solid oak stairs with wrought iron spindles

Master Bedroom

- Double door entry
- Engineered European white oak 3/4" hardwood flooring
- Gas fireplace
- Built-in shelving
- Large picture window
- Overlooks back garden
- Pot lights
- Dressing Room
 - Custom double glass door entry
 - Skylight
 - Pot lights
 - Centre island
 - Built-in organizers
 - Double door mirrored closet

6 Piece Ensuite Bathroom

- Dual custom vanities
 - Granite countertops
 - Granite faucets & inlay sinks
 - Makeup table
- Deep soaker tub with custom granite faucet and handheld shower head
- Heated porcelain flooring
- Walk-in glass door dual showers
 - Two built-in benches
 - Multiple jets
 - Granite faucets
 - Quartz shower jam
 - Porcelain & natural stone surround
- Large picture window
- Overlooks back garden

Bedroom

- Engineered European white oak 3/4" hardwood flooring
- Pot lights
- Built-in surround sound
- Overlooks front garden
- Large walk-in closet
 - Built-in organizers

4 Piece Ensuite Bathroom

- Skylight
- Deep soaker tub with Porcelain surround
- Porcelain flooring
- Marble countertop with inlay sink

Bedroom

- Engineered European white oak 3/4" hardwood flooring
- Overlooks front garden
- Pot lights
- Walk-in closet with built-in organizers

3 Piece Ensuite Bathroom

- Skylight
- Marble counter with inlay sink
- Porcelain flooring
- Walk-in glass shower
 - Porcelain surround
 - Quartz shower jam
 - Natural stone ceiling & floor

Bedroom

- Engineered European white oak 3/4" hardwood flooring
- Overlooks side garden
- Walk-in closet
 - Built-in organizers

3 Piece Ensuite Bathroom

- Skylight
- Porcelain flooring
- Quartz countertop with inlay sink
- Pot lights
- Walk-in shower
 - Rain water head
 - Porcelain surround
 - Quartz shower jam

Laundry Room

- Porcelain flooring
- Front loading Samsung washer & dryer
- Porcelain countertop with inlay stainless steel sink
- Built-in clothing rack
- Pot lights
- Built-in shelving

Lower Level

- Oak staircase with wrought iron spindles

Recreation & Entertainment Room

- Custom built-in wall wine rack
- Pot lights
- Custom windows
- Sliding door walk-up to back garden
- Built-in electric fireplace

Wet Bar

- Roughed-in Kitchen
- Marble countertop
- Roughed-in for stove & vent
- Centre peninsula
 - Inlay stainless steel sink
 - Two custom pendant lights

Bedroom

- Heated porcelain flooring
- Pot lights

5 Piece Semi-Ensuite Bathroom

- Marble countertop with dual inlay sinks
- Deep soak tub
- Porcelain surround

Bedroom

- Porcelain heated flooring
- Two built-in storage cabinets
- Pot lights

2 Piece Powder Room

- Heated Porcelain flooring
- Quartz countertop with inlay sink
- Coffered ceiling

Cold Room

- Finished
- Sub-pump

Laundry Room

- LG front loading washer & dryer
- Heated Porcelain flooring
- Hot water tank (R)

Utility Room

- Furnace with steam humidifier



Lot Size: 54.1 x 119.11 Ft. (Irregular 78 ft. Rear)
Taxes: (2018 taxes not assessed)
Bedrooms: 4 + 2
Bathrooms: 1 x 6, 1x5, 1x4, 2x3, 2x2
Parking: Double car garage & 4 car parking
Possession: Immediate/TBA

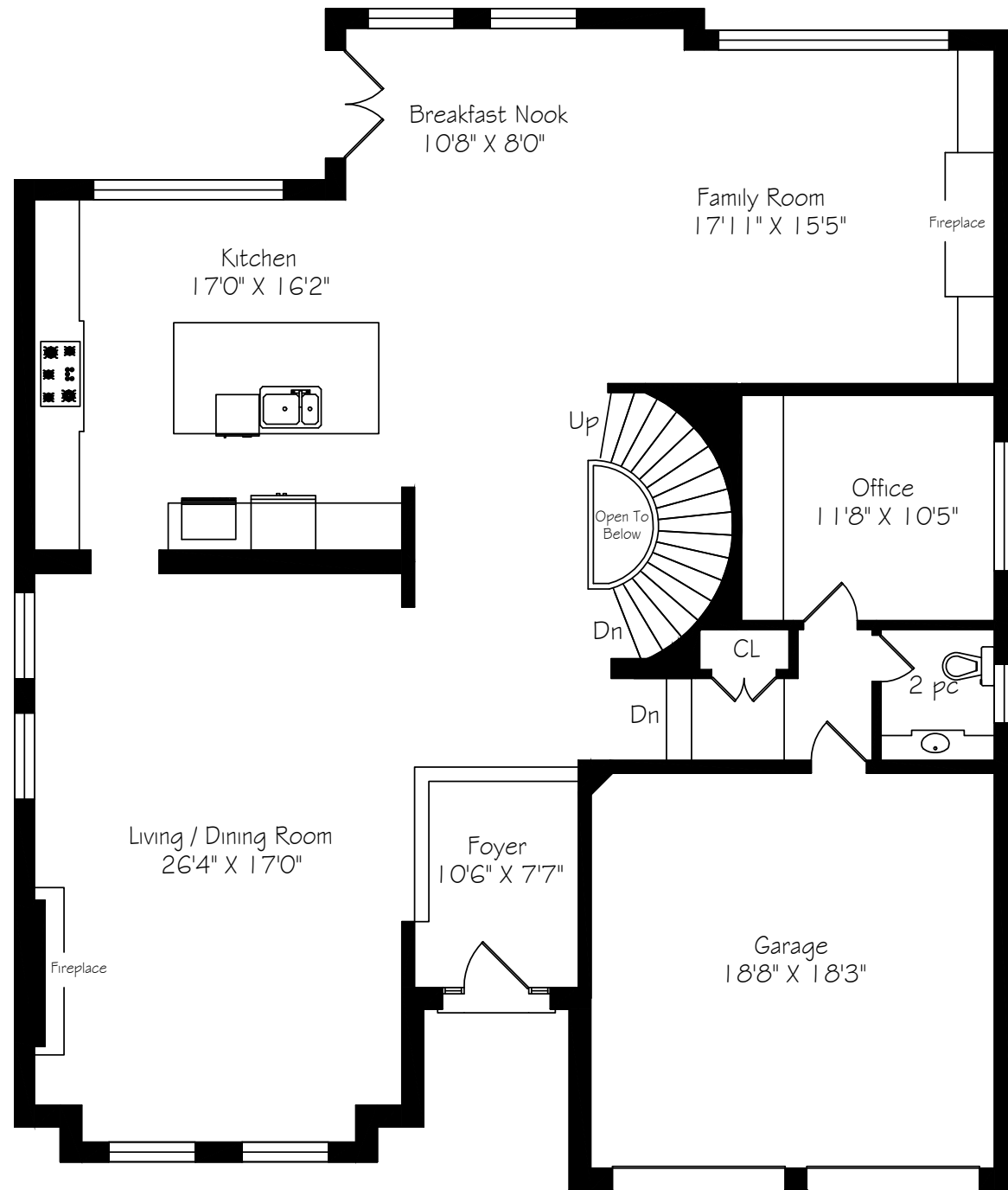
Inclusions:

All electric light fixtures including all chandeliers & wall sconces, central vacuum & equipment, built-in surround sound throughout, four exterior security cameras, all built-in organizers & shelving, 2 built-in Wolf wall ovens, French door 48" Sub-zero paneled fridge, stainless steel Wolf gas range, built-in stainless steel stove vent, built-in paneled Asko dishwasher, front loading Samsung washer & dryer, built-in clothing rack, LG front loading washer & dryer & furnace with steam humidifier

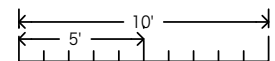
Hot water tank (R)



FLOOR PLAN

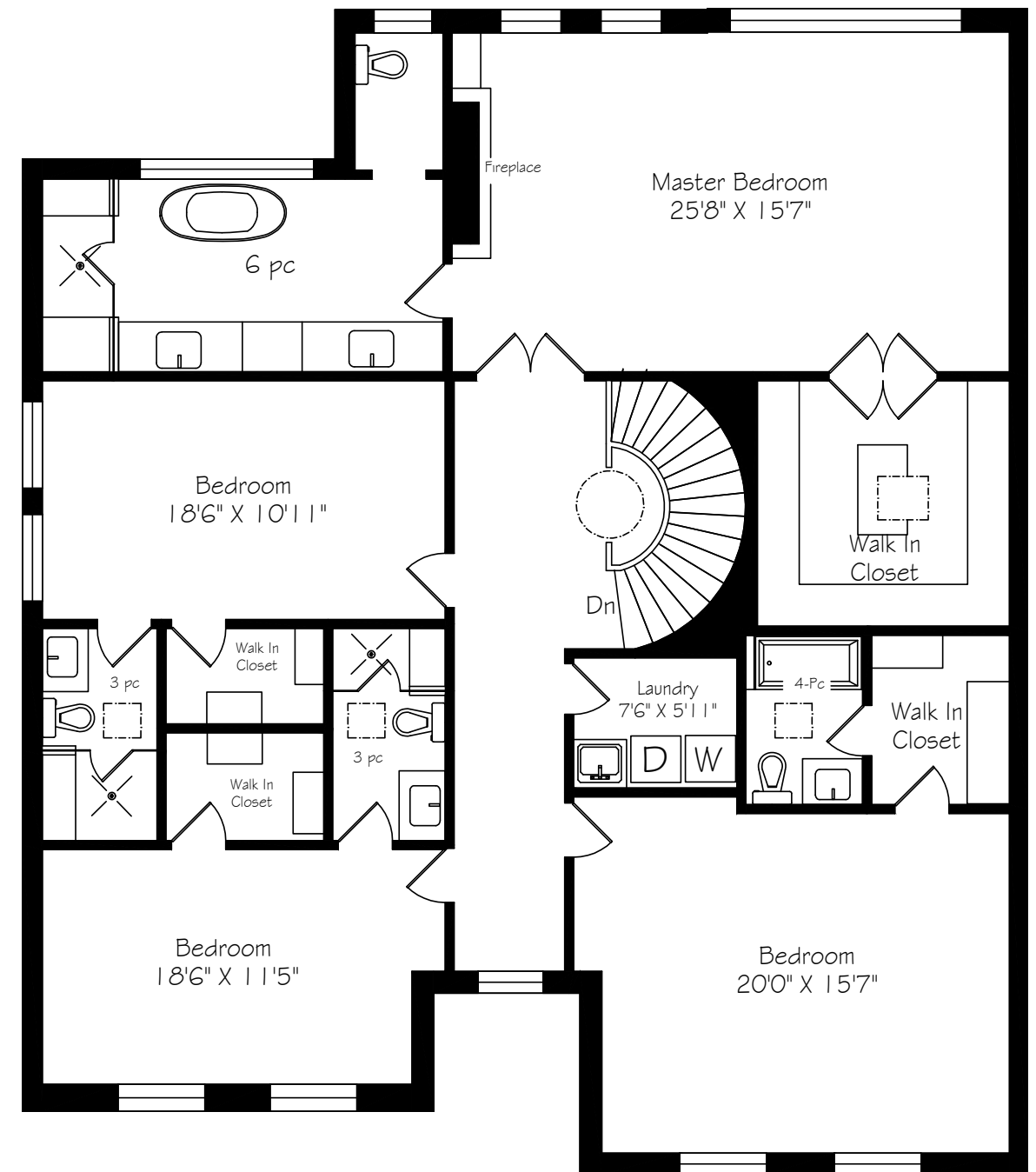


Man Floor
1930 Square Feet

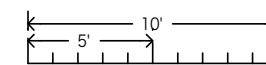


Measurements and Calculations are approximate
To be used as guidelines only

FLOOR PLAN

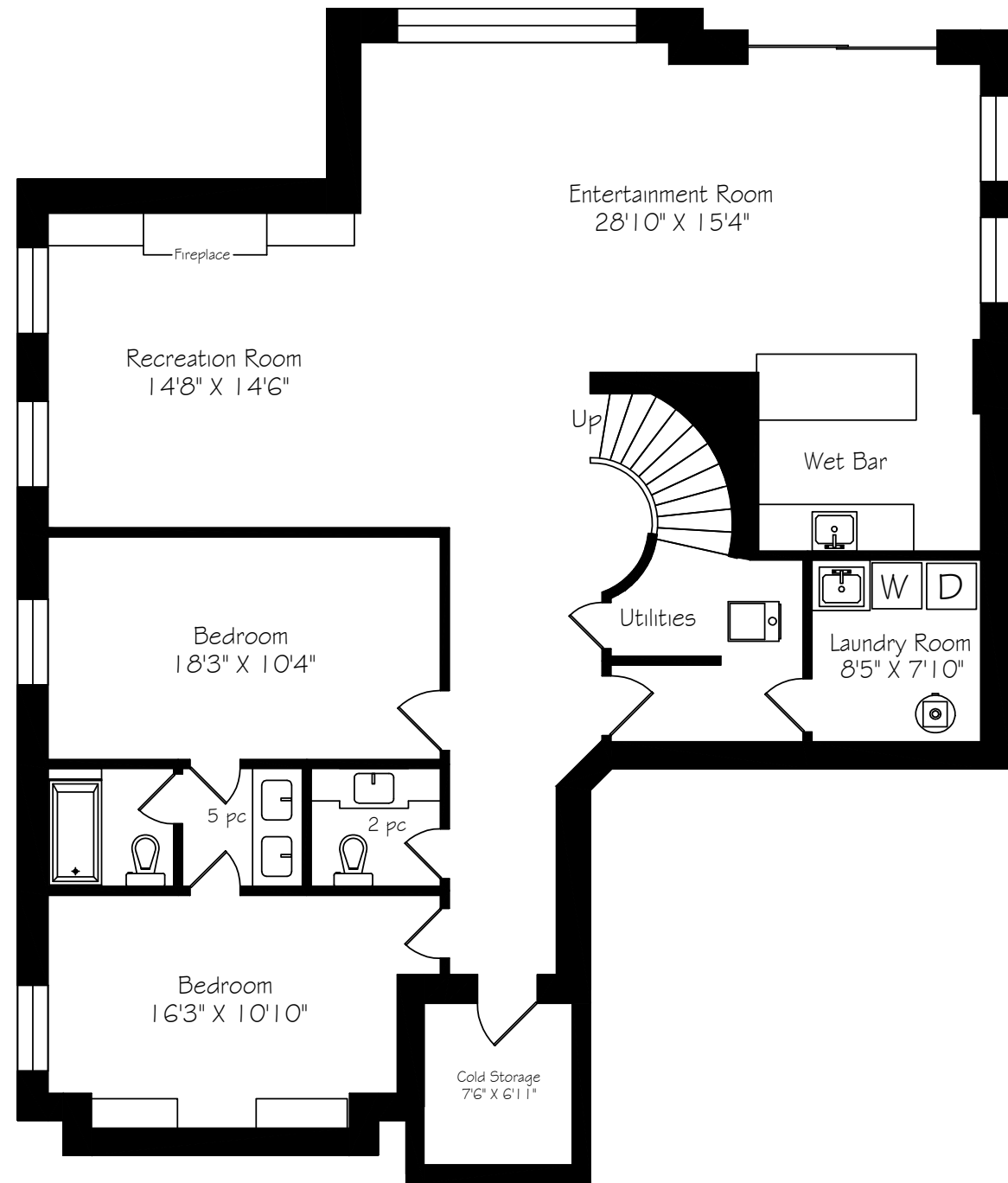


Second Floor
2265 Square Feet

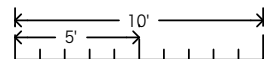


Measurements and Calculations are approximate
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FLOOR PLAN



Lower Level
1930 Square Feet



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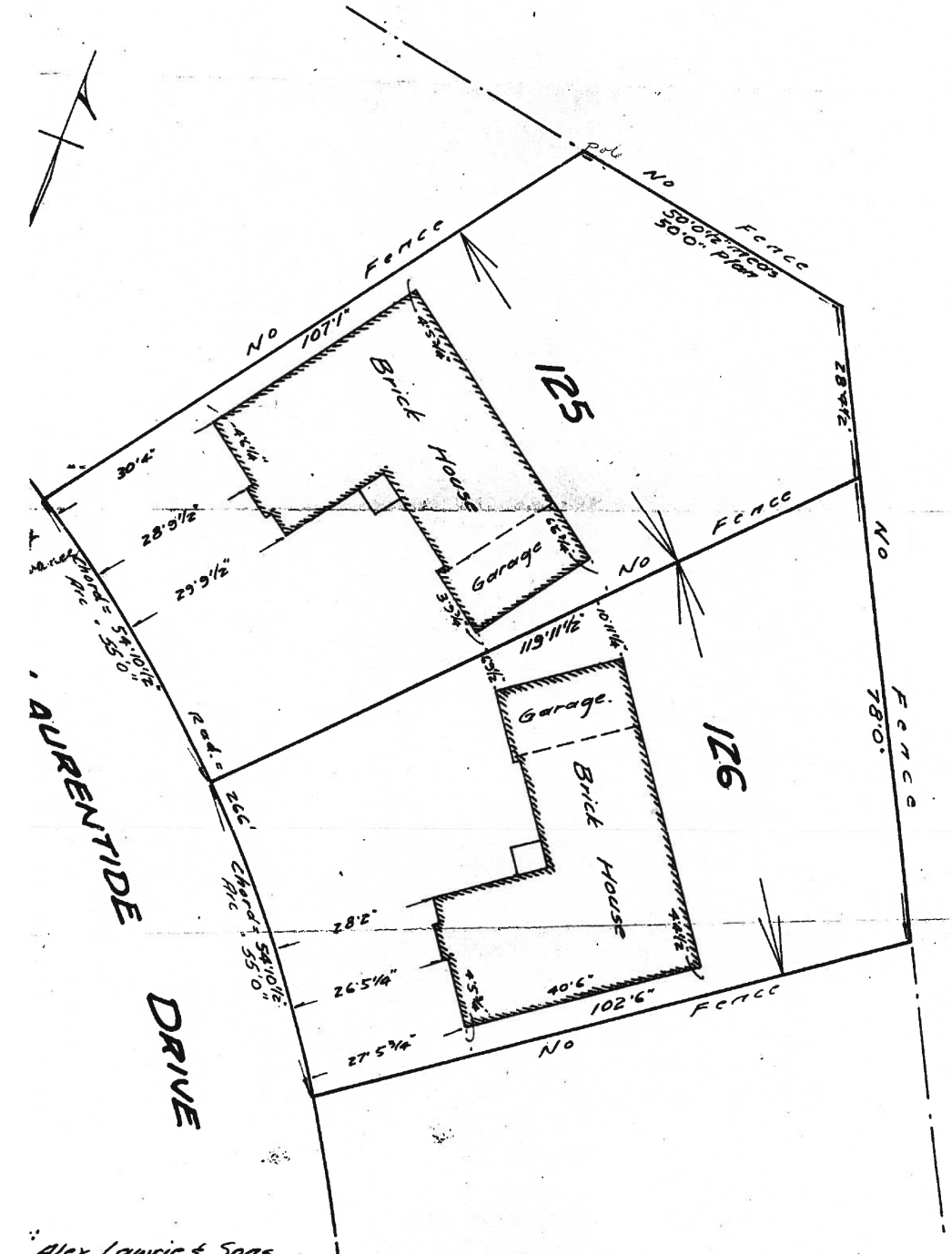
S. J. HISSON
22 BELGRAVE AVE UNIT
WILLOWDALE
RESIDENCE: BA 1-2602
REGULATED BY THE
REGISTRY OF PROFESSIONAL
ENGINEERS AND ARCHITECTS
ON BEHALF OF THE
PUBLIC

W. S. GIBSON & SONS
ONTARIO LAND SURVEYORS
ESTABLISHED 1880
1651 YONGE STREET PHONE MAYFAIR 0727
TORONTO 7, ONT

W. S. GIBSON
121 HURTHDALE RD.
MILLIKEN
RESIDENCE: HU. 8-0874
REFERENCE NO.
12
5112.Y.

TORONTO 7, ONT May 16th 1958.

*Sketch of survey of Lots 125 & 126, Plan 5112,
Township of North York, County of York.*



Alex Lawrie & Sons
22 Belgrave Avenue
Toronto, Ontario.

W. S. GIBSON & SON
PER *[Signature]*

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36 Laurentide Dr

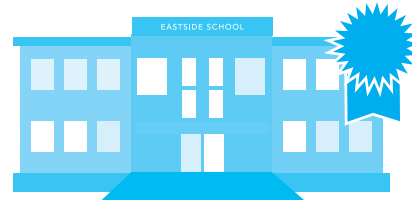
North York, ON
HOODQ HIGHLIGHTS

Karen Millar
416.443.0300
karenmillarteam.com



SCHOOLS

With so many assigned and local public schools near this home, your kids can thrive in the neighbourhood. There are also 2 Catholic schools and 2 private schools within 1.57km of this address.



Three Valleys Public School

Grades PK to 5 (Assigned)
76 Three Valleys Dr
0.31 KM

Milne Valley Middle School

Grades 6 to 8 (Assigned)
100 Underhill Dr
1.28 KM

George S. Henry Academy

Grades 9 to 12 (Assigned)
200 Graydon Hall Dr
1.26 KM

É Élé Jeanne-Lajoie

Grades PK to 6
150 Carnforth Rd
2.49 KM

Broadlands Public School - French Immersion

SK to Grade 5
106 Broadlands Blvd
2.1 KM

Crestwood School/Preparatory College

JK to Grade 12
217 Brookbanks Dr
1.5 KM

Bayview Glen School

PK to Grade 12
275 Duncan Mill Rd
1.3 KM

PARKS & REC.

Fun is easy to find at the parks near this home. There are lots of opportunities for sports, relaxation and play in nearby parks and recreation facilities.



Three Valleys Park & School Grounds

82 Three Valleys Dr
0.09 KM



Laurentide Park

110 Laurentide Dr
0.1 KM



Spinney Greenbelt

10 Spinney Crt
0.42 KM



1 min



1 min



6 min

Donalda Club

12 Bushbury Drive
0.36 KM



5 min

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|-----------------|--------------------|
| 1 Pool | 4 Playgrounds |
| 1 Sports Field | 14 Tennis Courts |
| 1 Splash Pad | 2 Ball Diamonds |
| 1 Rink | 1 Community Centre |
| 1 Golf Course | 2 Trails |
| 1 Multi-Use Pad | 1 Country Club |

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away.

Nearest Street Level Transit Stop

Laurentide Dr At Larabee Cres 1 min



SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, a hospital, and a hospital within 6.02km.

Police Station

50 Upjohn Rd
1.01 KM

Fire Station

143 Bond Ave
1.12 KM

North York General Hospital

4001 Leslie St
2.82 KM

CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.

Coffee

1.1 KM

Pharmacy

1.3 KM

Grocery

1.6 KM

Gas Station

1.8 KM

LISTING

Prepared by: KAREN MILLAR, Broker
ROYAL LEPAGE SIGNATURE REALTY, BROKERAGE
8 Sampson Mews Suite 201, Toronto, ON M3C0H5 416-443-0300

Printed on 05/17/2018 8:46:11 AM



36 Laurentide Dr
Toronto Ontario M3A3C7
Toronto C13 Parkwoods-Donalda Toronto 110-26-G
Taxes: \$0.00 / 2018
Plan 5112 Lot 125

SPIS: N
DOM: 0
Last Status: New

Detached
2-Storey
54.1 x 119.11 Feet
Irreg: 78' Rear Awesome Backyard
Dir/Cross St: York Mills/Don Mills

Front On: E
Acre:
Rms: 9
Bedrooms: 4 + 2
Washrooms: 7
1x6, 1x5, 1x4, 2x3, 2x2

MLS#: C4131319
Holdover: 90
PIN#:

Sellers: Amir Ghiasi Esfahani & Shafagh Ghiasi
Possession: Immediate/Tba
ARN#:

Occup: Vacant
Contact After Exp: N

Kitchens: 1	Exterior: Stone	Zoning:
Fam Rm: Y	Drive: Private	Cable TV:
Basement: Fin W/O	Gar/Gar Spcs: Attached / 2.0	Hydro:
Fireplace/Stv: Y	Drive Pk Spcs: 4	Gas:
Heat: Forced Air / Gas	Tot Pk Spcs: 6	Phone:
A/C: Central Air	UFFI:	Water: Municipal
Central Vac: Y	Pool: None	Water Supply:
Apx Age: New	Energy Cert:	Sewer: Sewers
Apx Sqft: 3500-5000	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat: Golf, Grnbelt/Conserv,	Waterfront:
Elevator/Lift:	Library, Park	Retirement:
Laundry Lev:		Oth Struct:
Phys Hdcp-Eqp:		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	26.34	x 16.99	Porcelain Floor Fireplace
2	Dining	Ground	26.34	x 16.99	Porcelain Floor Wall Sconce Lighting
3	Kitchen	Ground	16.99	x 16.24	Stainless Steel Appl Quartz Counter
4	Breakfast	Ground	8.04	x 8.04	O/Looks Backyard W/O To Deck
5	Family	Ground	23.42	x 15.42	Hardwood Floor W/O To Patio
6	Office	Ground	11.68	x 10.43	Vaulted Ceiling B/I Bookcase
7	Master	2nd	25.65	x 15.58	Hardwood Floor 6 Pc Bath
8	2nd Br	2nd	20.01	x 15.58	4 Pc Ensuite W/I Closet
9	3rd Br	2nd	18.50	x 11.41	3 Pc Ensuite W/I Closet
10	4th Br	Bsmt	18.50	x 10.92	3 Pc Ensuite W/I Closet
11	Games	Bsmt	14.66	x 14.50	Electric Fireplace Heated Floor
12	Rec	Bsmt	28.83	x 15.32	Wet Bar Walk-Up

Client Remks: New Magnificent Custom Built Home With A Total Of 6125 Sf Of Luxury Living Space. Quality Craftmanship, Solid Wooden Doors, 5 Skylights, All Mirrors Custom Made, 'Genius' Customization, 3/4' European White Oak, Heated Floors, Please See Brochure For All The Special Features. Live In The Prestigious Donalda Golf Club Neighbourhood, Steps To Parks & Ravines With Walking/Biking Trails, All Level Of Schools, Ttc And Dvp/401.

Extras: See Schedule B For Inclusions & Exclusions. ***Opportunity Knocks***

Brkage Remks: Please See Schedule B, Offer Summary, Floor Plan, & Plan Of Survey.

ROYAL LEPAGE SIGNATURE REALTY, BROKERAGE Ph: 416-443-0300 Fax: 416-443-8619

8 Sampson Mews Suite 201 Toronto M3C0H5

KAREN MILLAR, Broker 416-390-2566

FARSHID REZAEI, Salesperson 416-443-0300

Contract Date: 5/17/2018

Expiry Date: 8/31/2018

Last Update: 5/17/2018

Condition:

Cond Expiry:

CB Comm: 2.5%

Ad: N

Escape:

Original: \$2,998,800

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