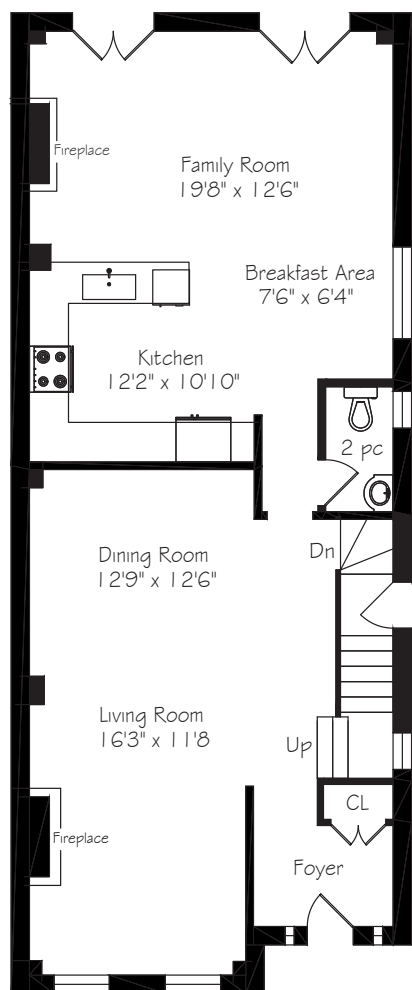
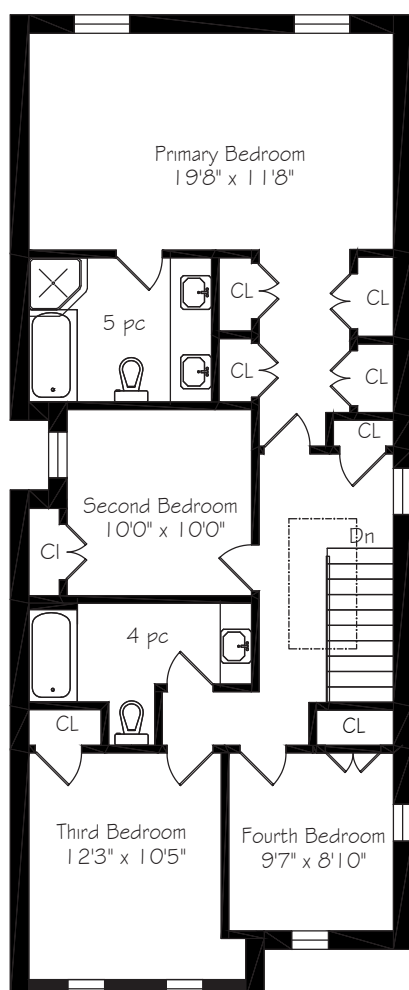


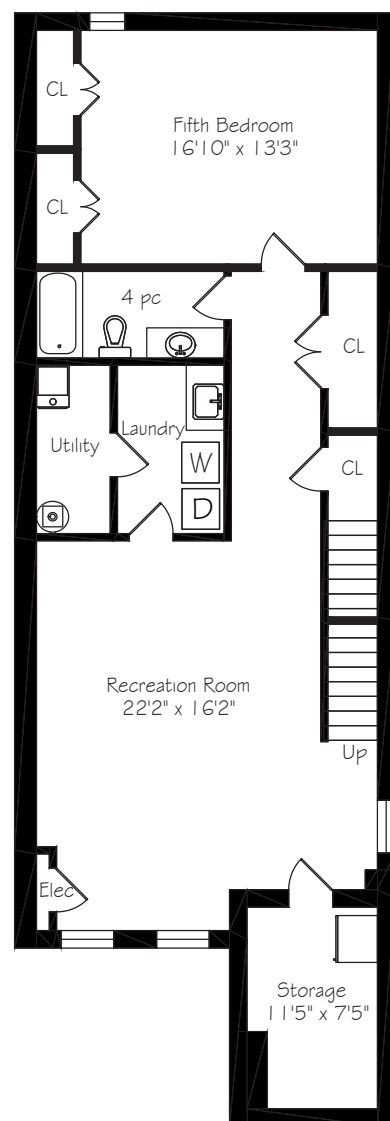
Main Floor
1136 Square Feet



Second Floor
1128 Square Feet



Lower Level
1248 Square Feet




WELCOME TO
114 Fairlawn Avenue








www.114Fairlawn.com

LOT SIZE: 31.50 x 118.89 feet
BEDROOMS: 4+1
PARKING: Single detached garage + 1 car parking
TAXES: \$10,559.60/22
BATHROOMS: 1x5, 2x4, 1x2
POSSESSION: March/April/TBA

For more photos & information on this property

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Prospective purchasers should satisfy themselves as the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.





SPECIAL FEATURES

- Freshly painted '22
- 9-foot ceilings on main & second floors
- 100-amp service
- Flat roof '09
- Shingles around the side '17
- Furnace '14
- Central air conditioner '16
- Three skylights
- Roughed-in central vacuum
- Professionally landscaped gardens
- Hardwired smoke detectors

EXTERIOR

- Professionally landscaped
- Zen rock garden
- Perennial garden
- Interlocking driveway
- Wrought iron railings
- Exterior lighting
- Brushed concrete steps and porch

BACKYARD

- Composite 2-tier deck
- Zen rock garden with fountain
- Perennial garden
- Fenced yard
- Detached single car garage with side entry
- Built-in double door wooden storage container
- Exterior lighting
- Professionally landscaped
- Stone patio
- Weber Genesis propane barbecue with a side burner

FOYER

- Marble flooring
- Three transom windows
- Crown moulding
- Double door coat closet
- Two built-in beveled mirrors

LIVING/DINING ROOM

- Open concept
- ¾ oak strip hardwood flooring
- LED pot lights
- Crown moulding
- Gas fireplace 'as is' with marble surround & hearth & wooden mantle
- Custom Cascade Elegant blinds with lifetime warranty
- Overlooks front garden

2 PIECE POWDER ROOM

- Recessed ceiling
- Marble flooring
- Built-in vanity with stone counter, inlay sink & double door storage cabinets
- Crown moulding

KITCHEN

- Quartz countertop
- ¾ oak strip hardwood flooring
- Pantry with sliding drawer storage
- Cabinets with sliding drawer storage
- Glass accent door cabinets
- Under cabinet lighting
- Ceramic tile backsplash
- Oversized stainless-steel inlay Farmer's sink '22
- Crown moulding
- LED pot lights
- Miele built-in stainless-steel dishwasher '14
- KitchenAid stainless-steel stove '14
- Samsung built-in stainless-steel microwave '22
- Samsung stainless-steel French door bottom mount fridge '22

BREAKFAST NOOK

- Open concept
- ¾ oak strip hardwood flooring
- Arched window

FAMILY ROOM

- ¾ oak strip hardwood flooring
- Pot lights
- Gas fireplace with marble surround & hearth & wooden mantle
- Designer halogen lighting
- Crown moulding
- Two terrace door walk-outs to back deck & garden
- Two transom windows
- Overlooks back garden

2ND LEVEL

- Skylight
- ¾ oak strip hardwood flooring
- Linen closet
- Crown moulding
- LED pot lights

PRIMARY BEDROOM

- ¾ oak strip hardwood flooring
- Four double closets with built-in organizers
- Crown moulding
- Ceiling fan
- LED pot lights
- Custom top down bottom up shades
- Overlooks back garden

5 PIECE ENSUITE BATHROOM

- Custom frosted glass French door entry
- Skylight
- Large quartz vanity with two inlay sinks '22 & built-in storage cabinets & Italian Nicolazzi McKinley faucets
- Wall-to-wall mirror
- Marble flooring
- Walk-in glass shower
- Mirolin deep soaker tub 'as is'
- Built-in double door storage cabinet
- Crown moulding

BEDROOM

- ¾ oak strip hardwood flooring
- Ceiling fan
- Double door closet
- Crown moulding
- Overlooks side yard

BEDROOM

- ¾ oak strip hardwood flooring
- Ceiling fan
- Overlooks front garden
- Oversized closet
- Crown moulding

BEDROOM

- ¾ oak strip hardwood flooring
- Overlooks front garden
- Oval window
- Crown moulding
- Double door closet
- Overlooks front garden & side yard

4 PIECE BATHROOM

- Skylight
- Quartz countertop with inlay sink '22 & built-in storage cabinets & Italian Nicolazzi McKinley faucets
- Crown moulding
- Porcelain tile flooring
- Built-in storage cabinet
- Ceramic tile tub surround

LOWER LEVEL

- Access to side entrance
- Double door storage closet
- Walk-in storage closet with built-in shelving
- Access to large walk-in Cold Room
 - Built-in shelving
 - GE fridge

RECREATION ROOM

- Broadloom
- 100-amp service
- Three above-ground windows
- LED track lighting
- LED pot lights

LAUNDRY ROOM

- LG washer with built-in bottom mount mini washer '21
- KitchenAid dryer
- Ceramic tile backsplash
- Ceramic tile flooring
- Oversized laundry sink
- Built-in storage cabinets
- Built-in drying rack

UTILITY ROOM

- Furnace with humidifier '14
- Hot water tank (rental)

BEDROOM

- Broadloom
- Two double door closets with built-in shelving

4 PIECE BATHROOM

- Ceramic tile flooring
- LED pot lights

IN YOUR NEIGHBOURHOOD

- Yonge Street boutiques & restaurants
- Lawrence Subway station & TTC
- Steps to top rated schools
- Chatsworth Ravine and Sherwood Park for hikes and/or dog walks & nature escapes
- Tennis courts galore nearby
- Abundance of parks for children, including park & splashpad 3 blocks away
- Public Library (Locke Branch)
- Metro grocery store and Loblaws
- Friendly, family-oriented community

LOCAL SCHOOLS

Toronto District School Board

www.tdsb.on.ca, 416-397-3000

- John Wanless Junior Public School (JK-6) 245 Fairlawn Avenue, 416-393-9350

- Glenview Senior Public School (7-8) 401 Rosewell Avenue, 416-393-9390

- Lawrence Park Collegiate Institute (9-12) 125 Chatsworth Drive, 416-393-9500

- Northern Secondary School (9-12) 851 Mount Pleasant Road, 416-393-0270

French Immersion Programs

- John Fisher Jr. Public School (JK-6 early immersion) 40 Erskine Avenue, 416-393-9325

- Glenview Senior Public School (7-8 grade 7 extended program) 401 Rosewell Avenue, 416-393-9390

- Forest Hill Junior & Senior Public School (JK-8 junior extended program) 78 Dunloe Road, 416-393-9335

- Bedford Park Public School (JK-8 middle immersion) 81 Ranleigh Avenue, 416-393-9424

Toronto Catholic District School Board

www.tcdsb.on.ca, 416-222-8282

- Blessed Sacrament C.S. (JK-8) 24 Bedford Park Avenue, 416-393-5226

Toronto French School (JK-12)

306 Lawrence Avenue East, 416-484-6533