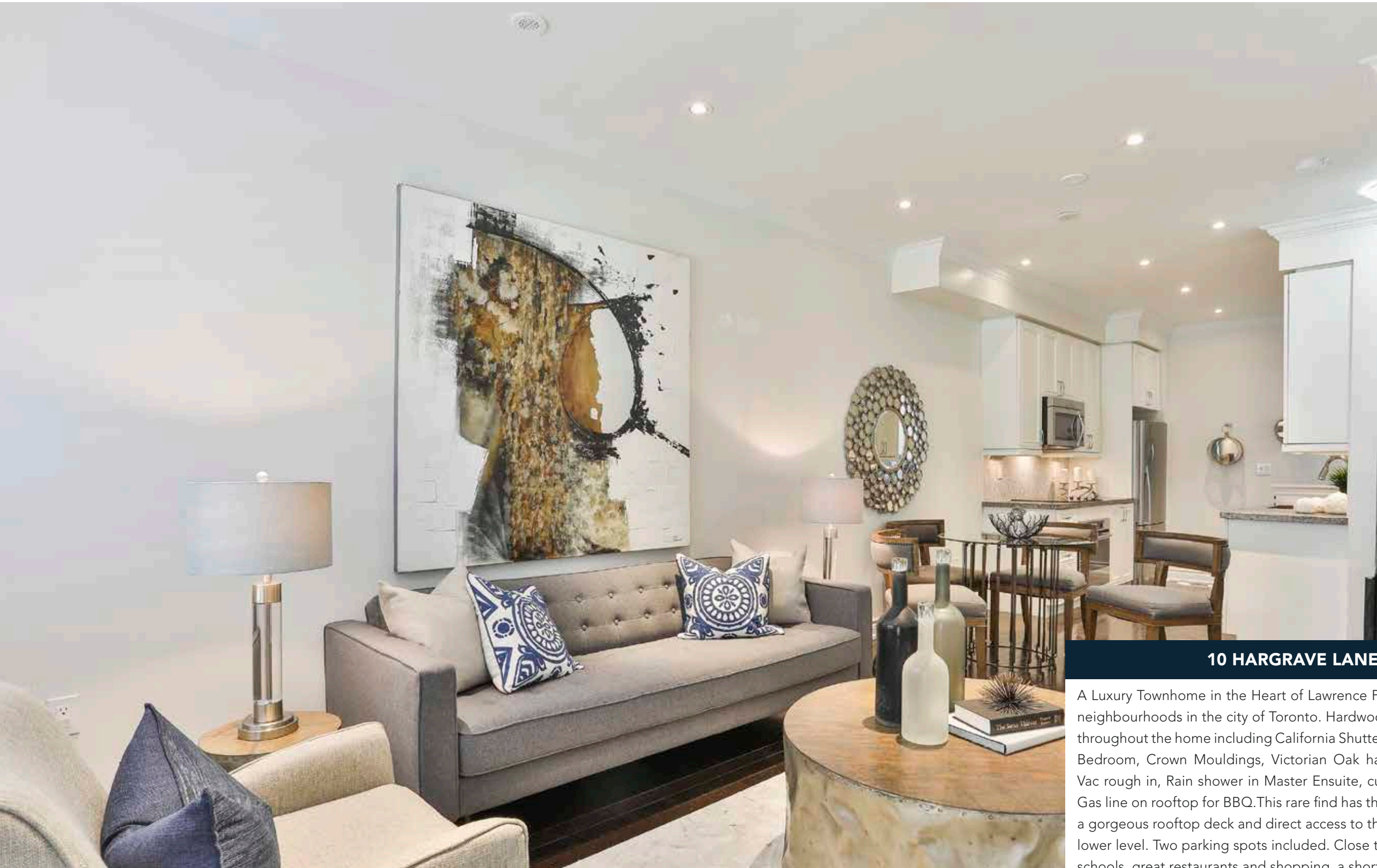


# 10 HARGRAVE LANE SUITE 15







### 10 HARGRAVE LANE SUITE 15

A Luxury Townhome in the Heart of Lawrence Park; one of the most Prestigious neighbourhoods in the city of Toronto. Hardwood Floors and multiple upgrades throughout the home including California Shutters, Double swing doors in Master Bedroom, Crown Mouldings, Victorian Oak handrail, Alarm rough in, Central Vac rough in, Rain shower in Master Ensuite, custom backsplash in kitchen and Gas line on rooftop for BBQ. This rare find has three bedrooms, three bathrooms, a gorgeous rooftop deck and direct access to the underground parking from the lower level. Two parking spots included. Close to Sunnybrook Hospital, fantastic schools, great restaurants and shopping, a short drive to downtown Toronto and Highway 401. Also, just steps to the TTC and surrounded by wonderful parks and ravines.

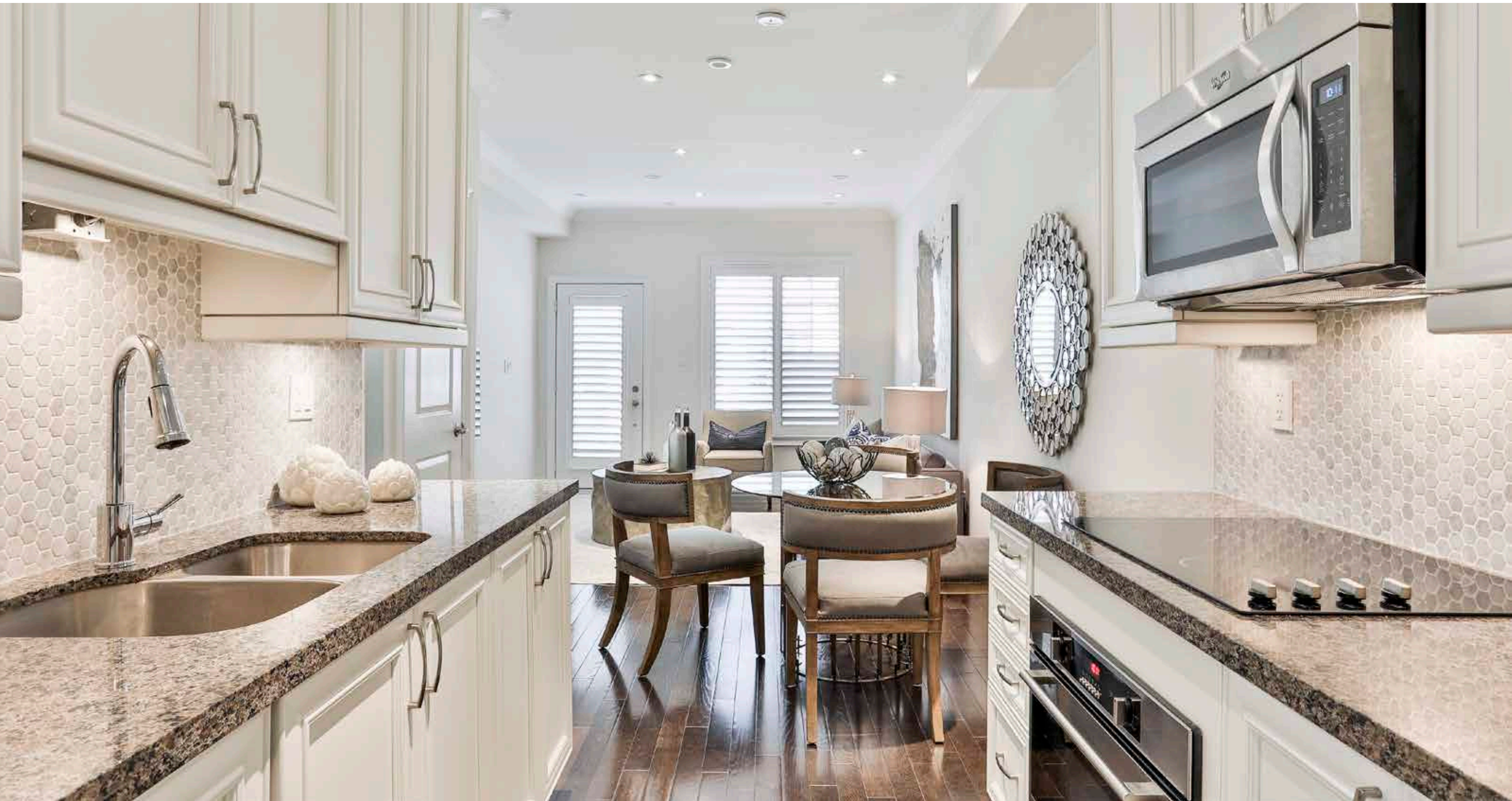


**MAIN LEVEL  
ENTRANCE AND LIVING/DINING ROOM**

- Ceramic entranceway
- California shutters
- Pot lights
- Baseboards
- Hardwood floor
- Upgraded crown mouldings
- Front hall closet









## KITCHEN

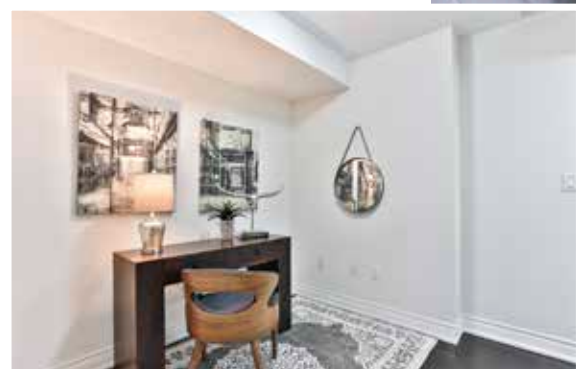
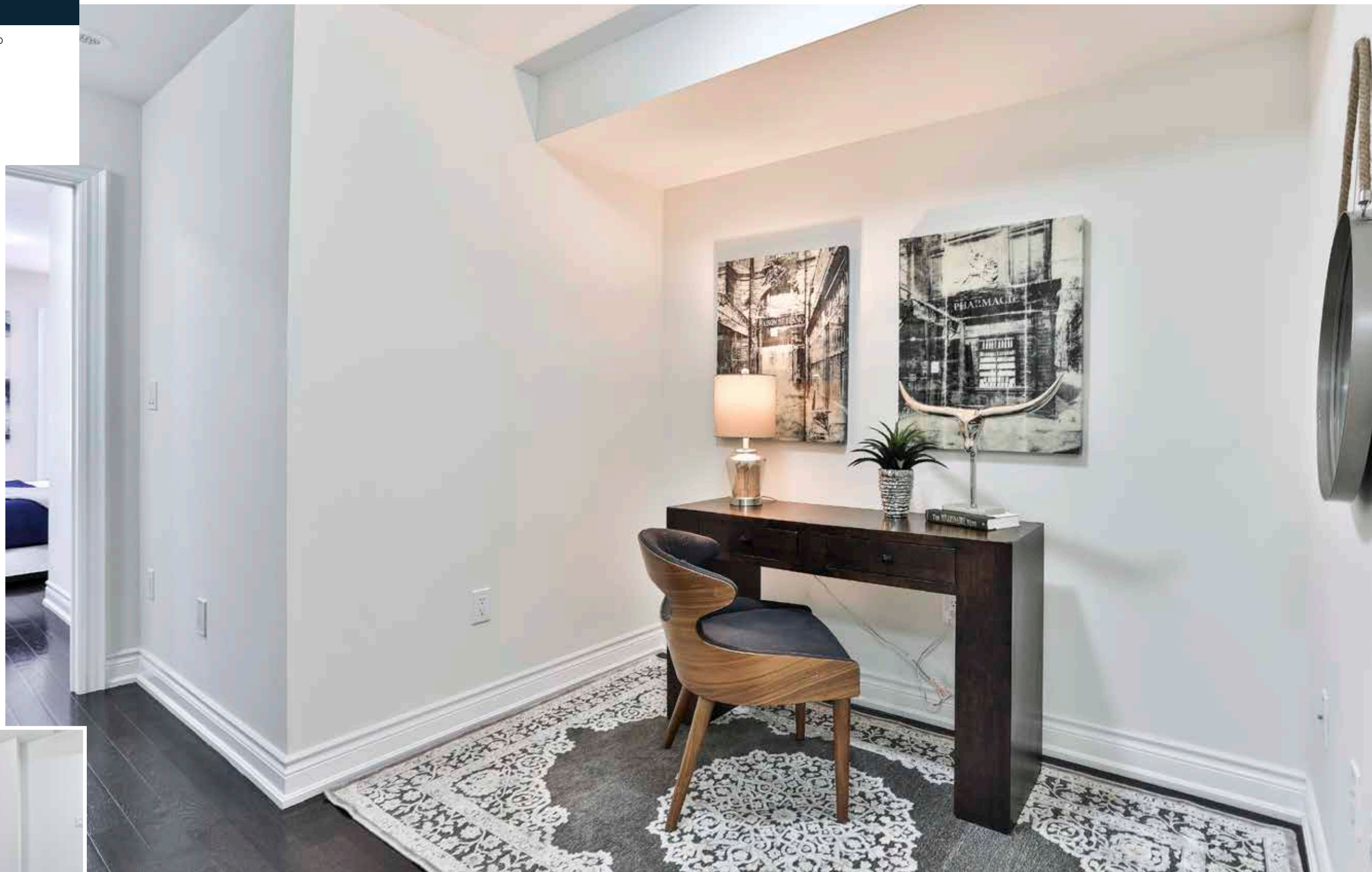
- Granite countertops
- Ceramic backsplash
- Under cabinet lighting
- Double stainless steel sink
- White cabinetry
- Fulgor 4 burner Cooktop
- Whirlpool built-in microwave
- Fulgor oven
- Fisher & Paykel stainless steel fridge
- Fisher & Paykel stainless steel freezer
- Blomberg built-in dishwasher
- Hardwood floor





## SECOND LEVEL DEN

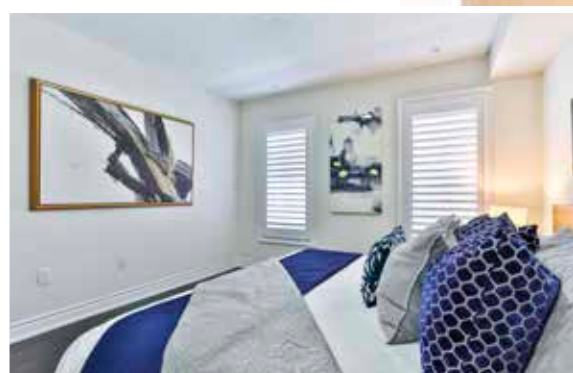
- Victorian Oak handrail leading to second level
- Hardwood floor
- Baseboards
- Pot lights





## MASTER BEDROOM

- 2 Windows with California shutters
- Hardwood floor
- Baseboards
- Pot lights
- 2 Double Closets
- 3-piece ensuite with ceramic flooring
- Large shower stall with Rainfall shower head





### THIRD LEVEL BEDROOM 2

- Hardwood floor
- Baseboards
- Pot lights
- Closet

### BEDROOM 3

- Hardwood floor
- Baseboards
- Pot lights
- 2 Windows with California shutters
- Double closet

### BATHROOM

- 4-piece
- Marble countertop
- Subway tiled shower
- Tile flooring





## ROOFTOP

- Private oversized deck
- Great for entertaining
- Gas line for BBQ
- Engineered flooring



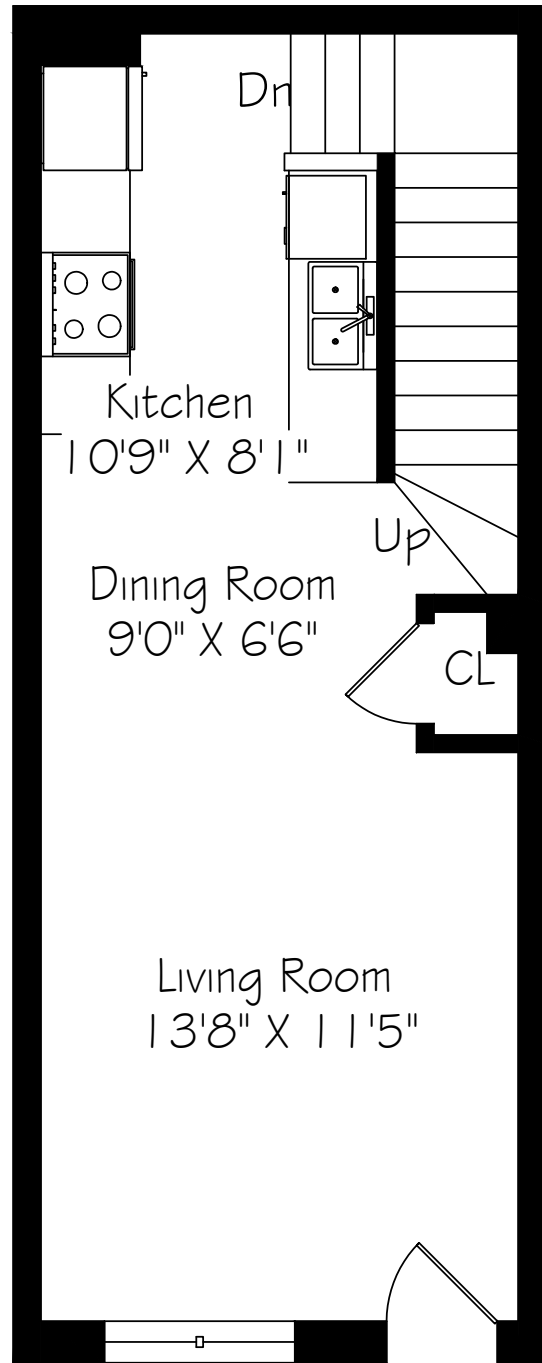


## LOWER LEVEL

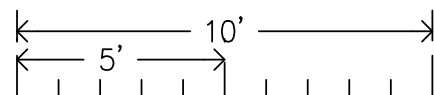
- Ceramic floor
- Direct access to parking garage
- 2 parking spots
- Large closet
- 2-piece bathroom
- Ariston stackable washer and dryer
- Under staircase storage
- 2 closets for storage



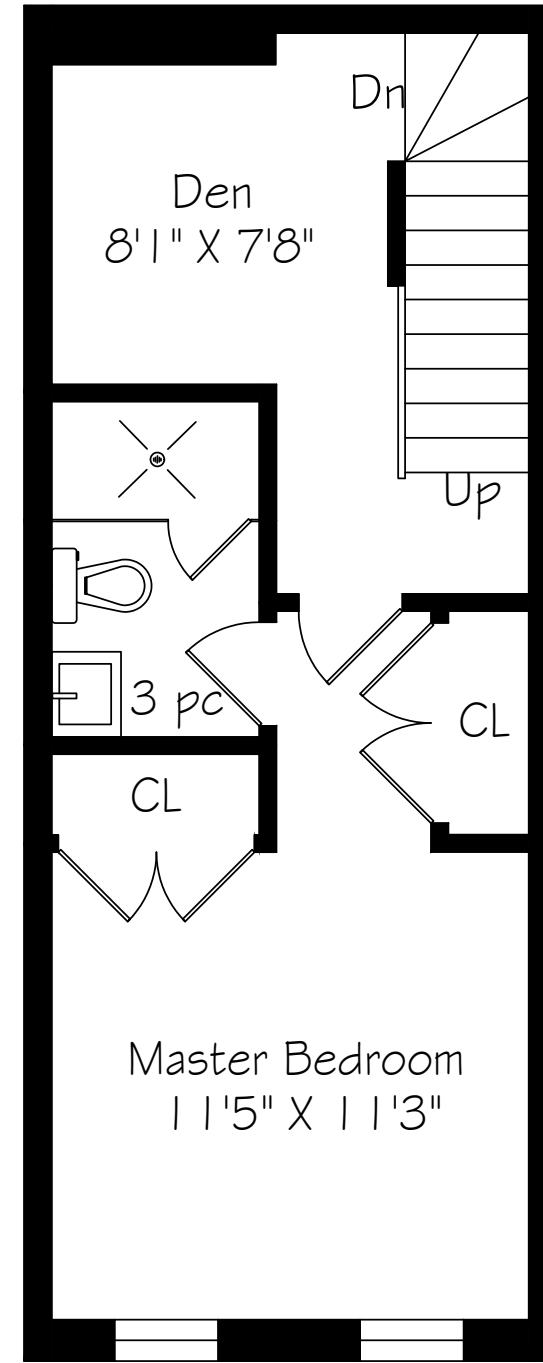




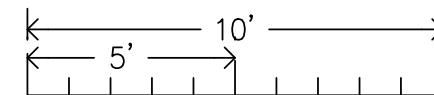
Main Floor  
397 Square Feet



Measurements and Calculations are approximate  
To be used as guidelines only

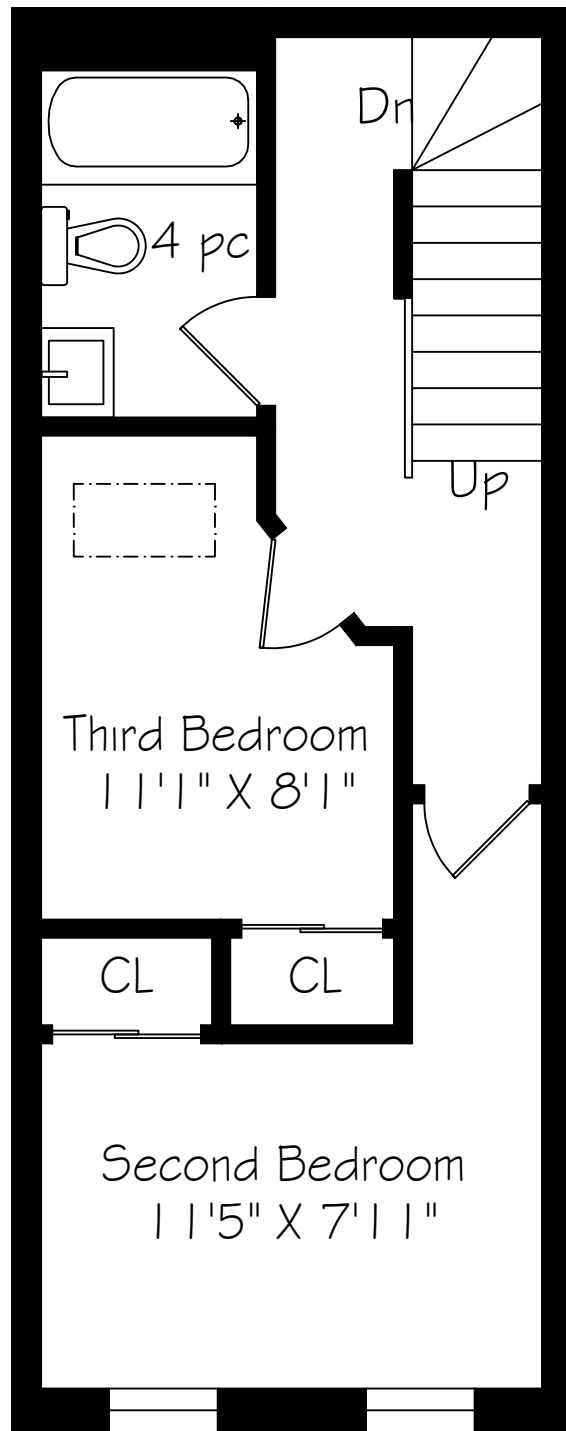


Second Floor  
397 Square Feet

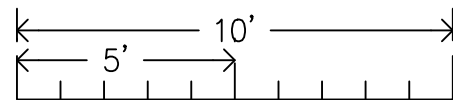


Measurements and Calculations are approximate  
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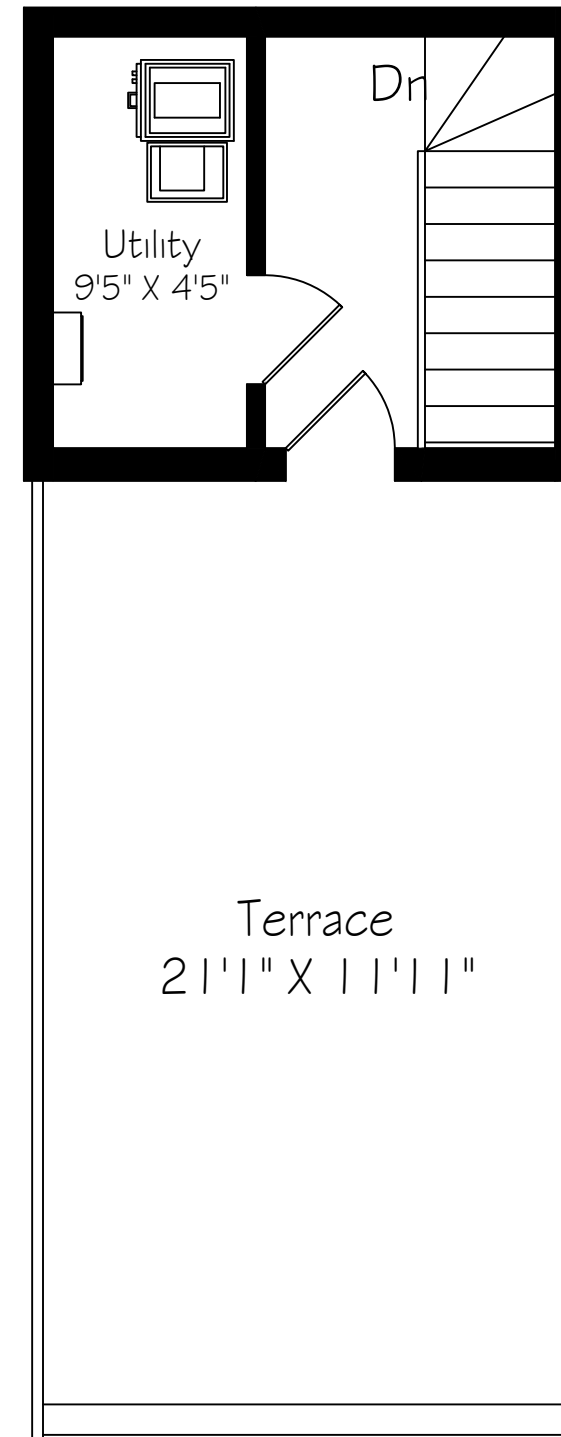




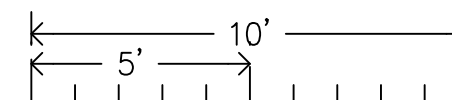
Third Floor  
397 Square Feet



Measurements and Calculations are approximate  
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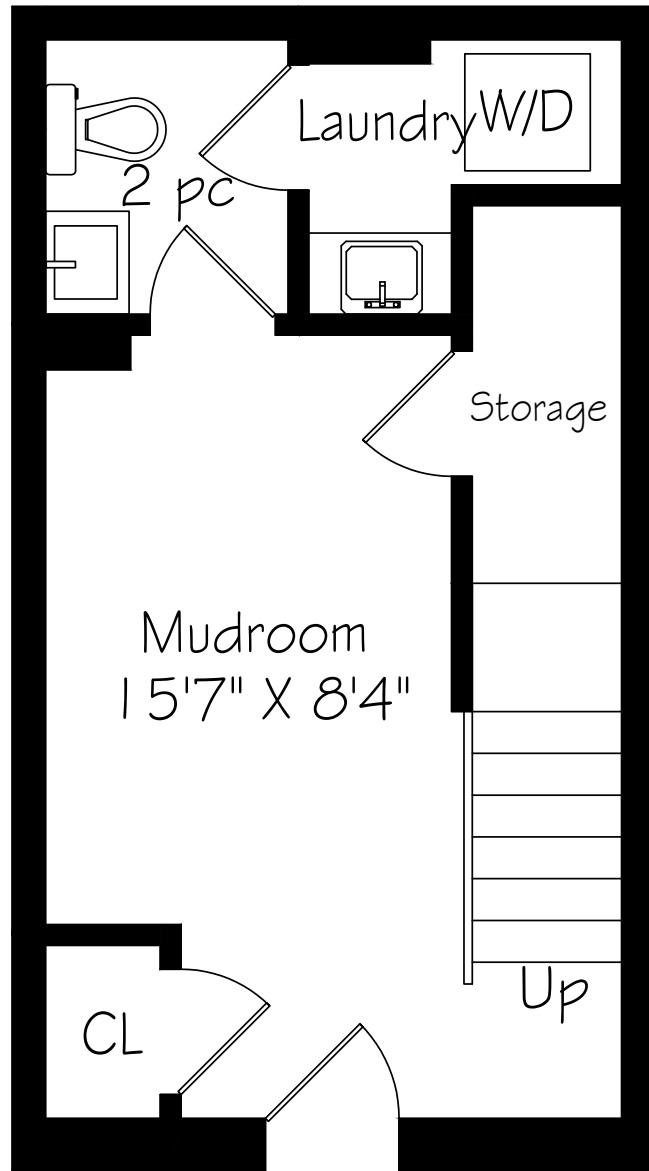


Fourth Floor  
397 Square Feet

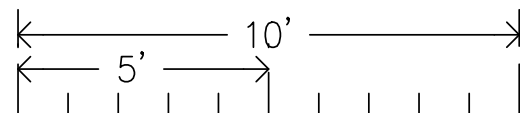


Measurements and Calculations are approximate  
To be used as guidelines only





Lower Level  
282 Square Feet




Measurements and Calculations are approximate  
To be used as guidelines only



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