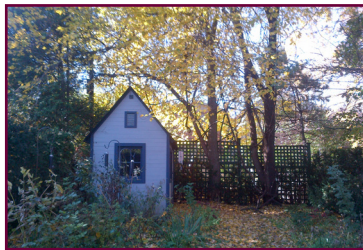




144 Lascelles Blvd. Chaplin Estates



Check out the YouTube video at www.LovelyTorontoHomes.com

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The Julie Kinnear Team
Top 1% in Canada - by referral only™

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Tyler Delaney

Guiding you home



Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this featuresheet. All measurements are approximate. The statement contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit parties under any agency contract.

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Move-Up Forever Family Home in Chaplin!

Your search is over! Looking for a home on a premium street? In one of Toronto's most established uptown neighbourhoods? That ticks all the boxes on your wish list? This classic Chaplin Estates family home is calling your name.

2 storey, detached fully upgraded masterpiece includes 3900 square feet of sprawling living space (including lower level) and sits on a wide & deep 31 x 124 foot lot.

With meticulous attention to detail throughout, this is a serene blend of classic charm and character mixed with modern renovations and mechanicals.

Extra large 18 x 21 foot 3 storey addition (2011) incorporates the much preferred open concept kitchen/family room and breakfast/office area. Plus a spectacular master bedroom retreat and in-law/nanny suite in lower level! Also:

- Main floor powder room
- Cosy wood burning fireplace
- 2 gas fireplaces
- 4 +1 bedrooms and 4 baths
- Fully finished lower level with separate side entrance
- Updated mechanics
- Tranquil completely landscaped mature perennial gardens
- Private drive, parking for 2 cars

Highly desired school district! Friendly neighbourhood spirit with a true sense of pride and ownership! A magical environment to raise your family!

Amazing combination of large space, location, modern design and outdoor living make this the picture perfect move-up "forever" family home.

Upgrades & Improvements

2012 ~ Asphalt driveway

2011 ~ Built 18 x 21 foot 3 storey addition off the back including main floor family room/kitchen, master bedroom suite, nanny/in-law suite in basement. (Completed between Dec. 2010 to Feb. 2011)

2010 ~ Roof

2007 ~ Enclosed front vestibule

All upgraded wiring with 200 amp service – the old fashioned switch plates are decoration only.

Charming Chaplin Estates!

This distinguished neighbourhood has always been one of Toronto's most exclusive addresses. Chaplin Estates homeowners enjoy convenient access to excellent public and private schools, shopping, parks and recreation, and transit service.

144 Lascelles is particularly blessed to be within walking distance to everything!

Shopping a plenty! Walk to a splendid mix of fine boutiques, an array of trendy restaurants, specialty stores, coffee shops and large grocery stores along Eglinton Ave. West and Avenue Road as well as the ever so popular shops and vibe of Yonge & Eglinton. Enjoy movie night out at the SilverCity in the Yonge & Eglinton Centre.

Lots of local recreation! The nearby ultra-modern North Toronto Community Centre has an indoor and outdoor pool, water slides, a gymnasium, a walking track, and exercise rooms. Eglinton Park is adjacent to the community centre. Its facilities include: a baseball diamond, tennis courts, a wading pool and an indoor ice hockey rink – home to the NTHA.

The historic Beltline trail, walking and cycling path, is easily accessed from Oriole Park, at the south end of the neighbourhood.

The nearby expansive Northern District branch of the Toronto Public Library is located on Orchard View Blvd. This branch offers programs for seniors, adults, and children.

Renowned School District! Oriole Park Jr. P.S., Hodgson Sr. P.S., John Fisher French Immersion, and your high schoolers have the choice of Northern S.S., or North Toronto Collegiate.

Prestigious private schools such as Bishop Strachan School, Havergal College, St. Clement's School & Upper Canada College. Plenty of neighbourhood daycares... Busy Little Beez, Upper Yonge Village Day Care Centre, Treetop Day Nursery to name but a few.

Go Green! Easy walk to Eglinton subway station – a hub for bus routes all over the city plus the Yonge subway line. The under construction Eglinton Crosstown Line will also be an added bonus!

Motorists can be downtown in fifteen minutes via Yonge Street or Avenue Road. The main east-west arterial roadway is Eglinton Avenue. Residents are approximately fifteen minutes from the Allen Expressway, and Don Valley Parkway.



Bedrooms: 4 + 1	Baths: 4 (1x2 Piece Main Floor) (1x5 Piece 2nd Floor) (1x4 Piece 2nd Floor) (1x3 Piece Lower Level)
Approx Sq. Ft: 3920 (Includes lower level)	Lot Size: 31 x 124 Feet Possession: 90 Days/TBA Parking: Private drive parking for 2 cars
Approximate Annual Expenses for 2014: Taxes \$9417.19 Hydro: \$1778.71 Heating/Gas: \$1074.00 Insurance: \$1488.00	
Include: Stainless steel fridge, gas range, vent-a-hood, built-in dishwasher, under counter bar fridge, central vacuum, washer & dryer, electric light fixtures, window coverings, garden shed, hot water tank (rental). Exclude: Dining room & front hall light fixtures, yellow curtains in yellow bedroom, 2 mirrors in the master ensuite.	

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