

**Stunning 3-Storey Detached Home Backing onto Rotary Peace Park
Luxury Living By The Lake
Lake Views From Every Level
'SAAB' Transitional Modern Design**

**In the Heart of New Toronto
Plentiful Living Spaces
Over 3,565+ of Total Living Space
4 Bedrooms, 5 Washrooms
Expansive and Deep Lot Size 25 ft x 160 ft**

163 Lakeshore Drive – Features

Interior Foyer

- 9' Ceiling Height
- Double Entry Cloak Closet
- Engineered Hardwood Flooring
- Built-In Speakers
- Custom Baseboard Moulding

Kitchen

- State of the Art Kitchen Complete with Custom Cabinets and Quartz Counter Tops
- Oversized Island With Under-Mount Double Sink, 'Rubinet' Single Control Faucet and Breakfast Bar Seating
- Stunning Quartz Sheet Backsplash
- Pendulum Accent Lighting
- Appliances Include; Built-In 'Thermador' Panel Ready Refrigerator with Bottom Freezer, 'Thermador' Stainless Steel 6 Star Gas Burner Range, Thermador' Stainless Steel Professional Series Custom Hood, Thermador' Professional Dishwasher, 'Thermador' Stainless Steel Under Counter Wine Fridge and 'Thermador' Under Counter Built-In Microwave

Living Room

- Custom Baseboard Moulding
- Engineered Hardwood Flooring
- Flushed Linear Modern 'Napoleon' Gas Fireplace with Upgraded Crystal Rocks
- Bespoke Custom Built-In Shelving
- Recessed (LED) Pot Lights
- Built-In Speakers
- Massive Floor-to-Ceiling Wall-to-Wall Sliding Doors Walk-Out to Terrace

Powder Room

- 10' Ceilings,
- Custom Vanity with Wall-Mounted 'Rubinet' Faucet
- LED Backlit Mirror
- Designer Pendulum Lighting
- Black 'Kohler' One Piece Toilet

Basement

- Finished Basement with 8' Ceiling Height and Higher
- Multi-Zone In-Floor Heating Throughout Lower Level
- 4 Piece Washroom with Frameless Glass Shower and Heated Flooring
- Potential Income Property / Nanny Suite / In-Law Suite with Roughed-In Plumbing for Laundry
- Recessed (LED) Pot Lights
- Premium Porcelain Tile Flooring (Color Matched to Engineered Hardwood)
- Custom Baseboard Moulding
- Separate Entrance Walk-Up to Landscaped Rear Yard
- Linear Modern Design 'Napoleon' Gas Fireplace with Upgraded Crystal Rocks
- Bespoke Built-In Shelving
- Custom Kitchen with Quartz Counter Tops and Bar Seating
- Appliances include; 133 Bottle Built-In Dual Zone Convertible Stainless Steel 'Thor' Wine Cellar and 'Bosch' Stainless Steel Dishwasher

Second floor

- Frameless Glass Railings on Stairway
- 8' Ceiling Height
- Built-In Speakers
- Engineered Hardwood Flooring

Bedroom Two

- Engineered Hardwood Flooring
- Custom Baseboard Moulding
- Custom Walk-In Closet with Built-In Organizers
- Large Floor to Ceiling Windows Overlooking Front Yard

Bedroom Three

- Engineered Hardwood Flooring
- Custom Baseboard Moulding
- Double Door Closet with Built-In Organizers

Bedroom Four

- Double French Doors Leading to Private Balcony with Lake Views
- Walk-In Closet with Custom Built-In Organizers
- Engineered Hardwood Flooring
- Custom Baseboard Moulding

Ensuite

- Custom Built Vanity with Vessel Sink
- 'Rubinet' Single Control Faucet
- LED Backlit Mirror
- 'Kohler' Toilet
- Continuous Herring Bone Tile Floor and Shower Feature Wall
- In-Floor Heating
- Frameless Glass Shower Enclosure

Laundry Room

- Built-In Custom Laundry Cabinetry with Utility Sink
- 'Rubinet' Single Control Faucet
- Appliances include; Whirlpool Front Load, Energy Efficient, 10 Wash Cycle Washing Machine and Whirlpool Front Load Electric Steel Drum Dryer

Third Floor

Master Retreat

- Vaulted Ceilings
- Engineered Hardwood Flooring
- Full Floor Master Retreat with Double French Doors Leading to Private Terrace with views of the Lake
- Electric Flush Mount Fireplace
- His and Her Walk-In Closet with Custom Closet Organizers
- Study Nook Overlooking Private Balcony

Ensuite

- 6 Piece Master Ensuite
- Custom Frameless Glass Shower
- Private Water Closet with 'Kohler' Toilet
- His and Hers Vanity with 'Rubinet' Single Control Faucets
- Heated Flooring
- Deep Soaker Stand-Alone Tub and Large Skylight
- LED Backlit Mirror

Exterior

- Mutual Elongated Asphalt Driveway with Additional Parking
- Detached Oversized 1 Car Garage with Additional Parking for 4 Cars on Driveway
- Over-sized Fiberglass Garage Door
- Outdoor Speakers on Main Deck and Third Floor Balcony
- Professionally Landscaped Front and Rear Yards for Maximum Privacy
- Custom Front Entry Door
- Multiple Custom Pressure Treated Wood Terraces with Lake Views
- Additional Wood Decking Entertainment Area with Frameless Glass Railings in Rear Yard
- Expansive 160' Deep Lot Backing onto Rotary Peace Park
- Custom Out Door Kitchen with Quarts Counter Tops and Built-In 'Napoleon' Appliances
- Additional Gas Barbeque Connection on Main Deck Beside Sliding Door

Mechanical

- 200 Amp Electrical Service
- Brand New HVAC System (touch screen controlled)
- Multi-Zone In-Floor Heating System Throughout
- Brand New Central Vacuum, Including Kick Plate in Kitchen
- Upgraded HD Security Camera System with WIFI Control
- Multi Zone Irrigation System in Both Back and Front Yards