

119 Strathallan Boulevard

Lawrence Park South

Custom Built New Home by Mark Rosenberg Custom Homes (2015)
6,500 Square Feet of Total Finished Space (4,400 Sq Ft Above Grade)
Detached Double Car Garage with 3 Car Driveway

Fully Fenced Rear Yard with Gas Line
Pool Sized Rear Yard
Wrought Iron Gates
Automated Irrigation System
Sonos Outdoor Patio Speakers

11 Foot Ceiling Height on Main, 2nd Level
9 Foot Ceiling Height on Lower Level
Mudroom with 2nd Washer / Dryer
Open Vaulted Custom Wrought Iron Staircase
Custom Artisan "Eye in the Sky" Skylight

Custom Marble Floors with Inlay Details on Main Level
Wide Plank Herringbone Oak Hardwood Flooring in Office
Broadloom in Lower Level, Heated Bathroom Floors
Interlocking Brickwork on Exterior Walkways, Driveway

Three Gas Fireplaces (Office, Master Bedroom, Family Room)

Ensuite Bathrooms in each of the 4x Bedrooms
Ensuite Walk In Closets in each of the 4x Bedrooms
Large Principal Rooms Throughout
Generous Closet / Storage Space Throughout

4+2 Bedrooms 6 Bathrooms
Sound Isolated Bathrooms with Heated Floors

Kitchen Cabinetry by Cameo Kitchens (remodelled by Seller in 2019)
6 Burner 48" Wolf Gas Range with Grilltop, Double Ovens
Miele Dishwasher
30" Wolf Warming Drawer
Miele Speed Oven
Miele Built In Coffee Machine
Panelled 36" Subzero Fridge w/2x Freezer Drawers
Additional 2x Sub Zero Freezer Drawers in Island
Marvel Beverage Fridge in Island
Marvel Wine Fridge In Pantry

Lower Level

2 Cold Rooms in Lower Level

2x Additional Bedrooms

Gym / Yoga / Peloton Room

Laundry Room with Plentiful Storage & Cabinetry

Incredibly Large Recreational Room

Wine Storage Room

Media / Cinema Room

Storage Underneath Stairs

Gym / Yoga / Peloton Room (convert to Den / Bedroom if needed)

Theatre Room with Power Recliners Seating x8

JVC 4K Professional Projector (including Integra Receiver, Ceiling Speakers)

Whirlpool Washer / Dryer in Lower Level Laundry Room

Additional Laundry room in Mudroom (Miele Washer / Dryer, sink rough in)

Central Vacuum System

Dual (2x) HVAC Forced Air Gas Furnaces w/ Humidifiers

Electronic Air Cleaner

Dual (2x) Central Air Conditioners

Rogers Monitored Security Alarm System

Exterior CCTV Security Cameras and DVR Recorder

Sonos Wired Connect Amps, Ceiling Speakers throughout

2x Sump Pumps with Battery Back Up

Generac Backup Emergency Generator (gas)

Custom Draperies with Automation (Primary Bedroom & Ensuite)

Ability to Automate Throughout

Custom Lighting Fixtures (included):

'Powell and Bonnell' (Custom Kitchen Light)

'Timothy Oulton' Dining Chandelier

'Aerin Lauder' Hall Sconces

'Kelly Wearstler' Kitchen Enclave Lighting

For private showings please contact

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