

THE
ASHBY POOLE TEAM



108 CHELTENHAM AVENUE
LAWRENCE PARK

welcome to

108 CHELTENHAM AVENUE

The location is ideal and within walking distance to the top rated Blythwood Junior Public School and the many beautiful green spaces in the area including Cheltenham and Sherwood Park.

This central Toronto neighbourhood is also very convenient to both transportation and the shopping and restaurants along the Bayview, Yonge and Mt. Pleasant corridors. Nearby schools and facilities include the Granite Club, Sunnybrook Hospital, Toronto French School, Crescent School, Branksome Hall, Upper Canada College, Havergal College, Glendon College and Summerhill Market. It is also an easy commute to downtown Toronto or Highway 401.

Welcome home to this quintessential Lawrence Park residence with 4+1 bedrooms, 7 washrooms and a rare built-in 3-car underground garage (which translates to larger square footage on the main floor). In combination with an “above grade” lower level complete with a recreation/media room with adjoining wet bar, games room with walk out to yard, exercise room or nanny suite, 4-piece washroom and ample storage areas, the house totals 6,125 sf in prime Central Toronto. A home of this square footage on a 50' x 150' lot with a 3-car underground garage is virtually impossible to replicate today. Everything is done...simply move in, relax and enjoy!



FEATURES

Hardwood floors, custom made solid core doors, custom plaster crown moulding, high quality millwork, 10'3" ceilings, in-floor heating under stone surfaces, pot lighting and built-in ceiling speakers on main floor.

FOYER & MAIN HALL

- Custom Mahogany entry door
- Grand entry foyer with wrought iron chandeliers
- Two 2-piece powder rooms
- Guest closet, limestone floor with in-floor heating and second walk-in storage closet or "rough-in" space for elevator
- Curved staircase with wrought iron railing
- Control pad for security system

LIVING ROOM

- French doors provide abundant natural light and open to Juliette balconies
- Gas fireplace with decorative stone mantel and surround

DINING ROOM

- Full height panelled walls
- Floor to ceiling windows
- Direct access to butler's pantry

GOURMET CHEF'S KITCHEN

- Custom designed Bellini kitchen with under cabinet lighting
- Caesarstone countertops with custom edge and stainless-steel backsplash
- Center island with honed granite countertop, breakfast bar seating, double stainless-steel undermount sink, warming drawer and plenty of storage
- Eat-in dining area with chandelier and walk-out to upper terrace. Dramatic windows with custom draperies provide ample sunlight and view of rear garden
- Sub Zero built-in refrigerator/freezer with paneled doors
- Thermador six burner range & stainless steel range hood
- Miele built-in dishwasher with paneled door
- Panasonic microwave oven
- Dacor ovens
- Dacor warming drawer
- InSinkErator garburator



BUTLER'S PANTRY

- Custom designed pantry with storage cabinetry
- Caesarstone countertops and backsplash
- Access to family 2-piece powder room

FAMILY ROOM

- Gas fireplace with custom decorative mantel and surround
- Custom cabinetry for AV equipment and bookshelves
- Large picture windows with custom draperies and hardware

OFFICE

- Custom built-in cabinetry and full panelled walls
- Double French doors with custom draperies open to Juliette balconies

GUEST POWDER ROOM

- Two-piece with custom vanity with mirrored countertop
- Custom light fixtures and custom wallpaper
- Window with custom roman blind
- Toto toilet
- In-floor heating



interiors

SECOND LEVEL

2,096 Square Feet



FEATURES

Beautifully appointed the upper level offers a dramatic curved staircase with grand 2nd floor landing, hardwood floors, in-floor heating in bathrooms, 9 ft ceiling, custom made solid core doors, plaster moulding, high quality millwork and pot lighting throughout.

UPPER FOYER

- Grand 2nd floor landing with chandelier and sconces
- Linen closet
- Second floor laundry room

PRIVATE PRIMARY SUITE

- Built-in cabinetry
- Seating area
- California shutters

DRESSING ROOM

Custom designed his and hers walk in closets with wall-to-wall built in cabinetry and pocket doors

FIVE-PIECE ENSUITE

- Custom designed his and hers vanities with marble countertop and custom profile edge
- Marble shower with glass door
- Freestanding soaker tub
- Picture window with California shutters
- Marble floor with in-floor heating
- Private water closet with Toto toilet

SECOND BEDROOM

- Custom built-in closets flanking bed with shelves, power and sconces
- California shutters

THREE-PIECE ENSUITE

- In-floor heating
- Vanity with glass shelf
- Glass enclosed shower
- Toto toilet

THIRD BEDROOM

- Walk-in closet with built-ins
- Built-in desk, storage cabinets and shelves
- Sconces and crystal chandelier
- California shutters

FOUR-PIECE ENSUITE

- Tile floor with in-floor heating
- Custom vanity with marble countertop and sconces
- Shower/bathtub combination with glass partition
- California shutters
- Toto toilet

FOURTH BEDROOM

- Walk-in closet with custom built-ins
- Built-in desk and shelves
- Contemporary light fixture and sconces
- California shutters

FOUR-PIECE ENSUITE

- Tile floor with in-floor heating
- Vanity with storage
- Mirrored wall with sconces
- Shower/bathtub combination with glass partition
- California shutters
- Biobidet toilet

LAUNDRY ROOM

- Storage cabinetry
- Sink
- Whirlpool washer and dryer
- Tile floor
- “Rough-in” space for elevator





interiors LOWER LEVEL

1,802 Square Feet



FEATURES

"ABOVE GRADE" with in-floor heating, 9' ceilings and entrance to built-in 3 car garage

MEDIA/RECREATION ROOM

- Very bright media/recreation room with above grade windows and blinds
- Built-in custom cabinetry for electronics and shelves
- Wall mounted TV
- Gas fireplace
- Wet bar

GAMES ROOM

- Very bright games room with above grade windows and walk-out to ground level terrace and seating area
- Adjoining oversized storage room

NANNY SUITE OR EXERCISE ROOM

- Rubber flooring
- Mirrored walls
- Closet

FOUR-PIECE BATH

- Vanity
- Tile floor with in-floor heating
- Combined tub/shower

MUDROOM & STORAGE ROOM

- Built in cabinetry
- Direct access to garage





additional
INFORMATION

FEATURES

- Custom built by Den Bosch & Finchley
- Precast limestone and stucco exterior with cedar roof
- Professionally landscaped front and rear gardens with irrigation and lighting
- Three-car heated garage with private drive for three cars
- Grand foyer with heated limestone floors
- Three fireplaces - two convertible to wood burning/gas insert
- Bellini designed kitchen with large island and premium appliances
- Butler’s pantry with built-in sideboard
- French door walkout from eat-in dining area to stone terrace
- Two main floor powder rooms (guest + family use)
- Elevator rough-in for all three levels
- Second floor laundry room with extensive storage
- Fifth bedroom/gym with adjacent full bath on lower level
- Media/entertainment room with fireplace, built-ins, wet bar
- Games room with walkout to lower terrace
- Mudroom with full-height built-in shelving and closets
- Additional storage rooms and cedar-lined closet
- In-floor heating throughout foyer, all bathrooms, lower-level rooms and garage perimeter
- Synergy Home Systems: security, intercom, AV and automation

IMPROVEMENTS

- New humidifier (2025)
- InSinkErator garburator (2024)
- Panasonic built-in microwave (2023)
- Central vacuum canister (2022)
- Pentair reverse osmosis kitchen water fountain/ice maker (2021)
- Miele dishwasher (2020)
- Air conditioner (main floor/basement, 2018)
- Ongoing interior painting

INCLUSIONS

- Thermador Professional 6-burner gas stove
- Stainless steel range hood
- Sub-Zero stainless steel refrigerator/freezer
- Miele built-in dishwasher
- InSinkErator garburator
- Dacor double wall ovens
- Dacor Epicure warming oven
- Panasonic built-in microwave
- Pentair reverse osmosis kitchen water fountain/ice maker
- Sub-Zero bar fridge (as is)
- Sub-Zero wine fridge (as is)
- Whirlpool Duet washer and dryer
- All window treatments (except where excluded)
- All electric light fixtures (except where excluded)
- Broadloom where laid
- All built-ins and closet organizers
- Central vacuum and equipment
- Glass fireplace screens (Living and Family Room)
- Two central air conditioning units
- HVAC system with boiler
- Two zoned hydronic furnaces and in-floor heating
- HRV - HEPA air purifier
- Nimbus 2 & 1 water softener
- Panasonic intercom/phone system (as-is)
- All built-in speakers (as is)
- TV and media equipment in entertainment room in basement (as is)
- IBM structured wiring system (as is)
- Security system (monitoring extra)
- Gas BBQ hook-up
- Ring camera (front)
- In-floor garage heating on perimeter (as is)
- Landscape lighting (front and back)
- Irrigation system (front and back)
- Garage door opener and remotes

EXCLUSIONS

- Living Room and Dining Room window treatments and hardware
- Dining Room chandelier
- BBQ
- Outdoor furniture and planters
- All mounted televisions and related equipment (except in basement media/entertainment room)

RENTAL

- Alarm and security system monthly contract to be assumed
- Two hot water tanks

DARK CITY NIGHTLY PATROL

LOT SIZE:

50ft x 150ft

HVAC

HVAC System with boiler, two zoned hydronic furnaces and in-floor heating / Two Central Air Conditioning Units

ELECTRICAL

200 Amp

TAXES

\$28,535 (2025)

DRIVE

Private double driveway and 3-car underground heated garage. Direct entry into house from garage.



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