

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