

www.101StLawrence.com



*Welcome to
101 St. Lawrence Drive*



LOWER LEVEL

- Entrance to 2 Car Garage (21'7" x 19'11")

Recreation Room 24'1" x 17'4"
 • Laminate Flooring

Storage 10'4" x 9'4"
Storage 9'6" x 6'11"
Utility / Laundry Room 9'6" x 9'6"

LEGAL INFORMATION

Taxes: \$8,559.14
 Maintenance: \$385.22
 Heating: Forced Air / Natural Gas
 Possession: 30/60 Days TBA



EXTRA FEATURES

- Spectacular Luxury Townhome steps to Lake Ontario
- Located in Port Credit Waterfront Community
- 3,376 sq ft + 750 sq ft Lower Level as per Planit Measuring
- 10 ft Ceilings on Main Floor – 9 ft on Upper Floors
- Backs to Treed Private Setting
- 3 car parking – 2 in Private Garage (entrance from Lower Level)
- 2 Balconies and a 400+ sq ft Deck, all with Lake Views
- Major Renovation done in 2005 (over \$300K)
- Gourmet "Cortina" Kitchen w/ Cherry Cabinets
- All 4 Bathrooms w/ New Fixtures incl Steamer in Master Ensuite Shower
- Dark-Stained Oak Hardwood Flooring
- Crown Moulding (Wood)
- Pot Lighting
- Ceiling Speakers through out
- Surround Sound System in Family Room
- 3 Fireplaces
- Steps to Lake, Parks, Marina, Shops, Dining, Private and Public Schools
- 5 Minute walk to Go, 15 minute drive to Intl Airport and Downtown Toronto.



*Luxury Townhouse – Steps to Lake Ontario
Port Credit Village*



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101 St. Lawrence Drive

Features



MAIN LEVEL

FOYER 9'7 x 8'1

- Granite Flooring
- Closet

LIVING ROOM / DINING ROOM 29'6" x 17'10"

- 10' Ceiling
- Dark-Stained Oak Hardwood Flooring
- Crown Moulding (Wood)
- Pot Lighting
- Rounded Corners
- Built-in Speakers (3 channel) in Ceiling
- Circular Oak Stairs to Upper and Lower Levels



POWDER ROOM

- Granite Floor
- Decorative Mirror and Light
- Pedestal Sink with Gold Accent Taps

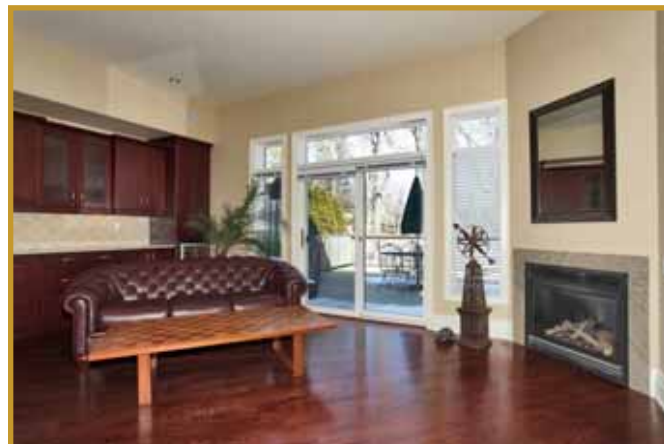
GOURMET "CORTINA" KITCHEN 14'0" x 12'5"

- Dark-Stained Oak Hardwood Flooring
- 10' Ceiling
- Cherry Wood Cabinets with under Cabinet Lighting
- Granite Counter and Breakfast Bar
 - o Room for 6
 - o 3 Overhead Lights
- Stainless Steel Appliances
 - o JenAir Fridge
 - o Savona Fan over Cooktop
 - o Haier Wine Cooler
- Built-in Appliances as follows:
 - o Thermador Oven with Warmer
 - o Miele Cooktop
 - o Miele Dishwasher
 - o Panasonic Microwave
 - o Miele Cappuccino Maker
- Built-in Desk with Overhead built-in Shelving and side unit for your Electronic components



FAMILY ROOM 20'11" x 10'11"

- Gas Fireplace
- Dark Stained Oak Hardwood Flooring
- Built-in Area for TV and Speakers
- Pot Lights
- Surround Sound System
- Walk out to 400+ sq ft Deck with View of Lake
 - o Gas Hook up for BBQ
 - o Treed for Privacy



SECOND LEVEL

MASTER BEDROOM 21' 3" x 16'3"

- Walk-in Closet with Organizers
- Built-in Wall Unit with Gas Fireplace
- Walk Out to Balcony Overlooking Lake Ontario
- 9' Ceiling
- Dark-Stained Oak Hardwood Flooring
- 6 Piece Ensuite
 - o 2 sinks
 - o Soaker Tub
 - o Steam Shower
 - o Decorative Mirrors (2)
 - o Ceramic Tile Floor



2ND BEDROOM 10'6" x 10'3"

3RD BEDROOM 14'10" x 10'7"

- Walk-in Closet
- Large Window
- 9' Ceiling
- Dark-Stained Oak Hardwood Flooring

LAUNDRY ROOM

- Maytag Stackable Washer and Dryer

MAIN BATHROOM 4 PIECE

- Glass Enclosure Tub
- Decorative Mirror and Light
- Ceramic Floor



THIRD FLOOR LOFT

SITTING ROOM 21'0" x 20'8"

- 2 Sided Electric Fireplace
- Welcoming 3-Sided Window Bench with Cushions and Fabulous View of Lake
- 9' Ceiling with Pot Lights
- Built-in Bookshelves on each side of Window
- Dark-Stained Oak Hardwood Flooring



OFFICE 15'7" x 10'0"

- Built-in Desk and Built-in Shelving
- 2 Sided Electric Fireplace
- Dark-Stained Oak Hardwood Flooring
- 9' Ceiling

4TH BEDROOM 15'9" x 11'4"

- 4 Piece Ensuite
 - o Soaker Tub
 - o Separate Shower
 - o Accent Mirror
- Walk-in Closet
- Walk out to Balcony with View of Lake



ALL information contained herein has been supplied by the Vendor to the best of his knowledge and while deemed accurate is NOT guaranteed. ALL measurements are approximate.