



3130 Yonge St 401 Toronto Ontario M4N 2K6 Toronto C04 Lawrence Park North Toronto % Dif: 98 Taxes: \$2,631.76 / 2025 For: Sale SPIS: N DOM: 63		Sold: \$575,000 List: \$585,000
Condo Apt	#Shares%:	Rms: 4
Apartment	Locker#:	Bedrooms: 1
Unit#: 8	Locker Lev/Unit:	Washrooms: 1
Corp#: TSCC / 1444	Locker Unit:	1x4xFlat
	Level: 4	
Dir/Cross St: Yonge St & Lawrence Directions: Yonge St & Lawrence Prop Mgmt: Times Property Management		

MLS#: C12285943 **Sold Date:** 09/16/2025

PIN#: 124440052

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Exclusive	Ens Lndry: Y
Basement: None	Maint: \$691.87	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Electric	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age: 16-30	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 600-699	Elev/Lift:	Drive: Underground
Sqft Source: MPAC	HST Applicable to Included In	Park Type: Owned
Exposure: E	Sale Price:	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Assessment:	Taxes Incl:	#: 35
Spec Desig: Unknown	Water Incl: Y	Park \$/Mo:
Survey Type: None	Heat Incl: Hydro Incl	Prk Lvl/Unit: B
Phys Hdcap-Eqp:	Cable TV Incl: CAC Incl	Bldg Amen:
	Bldg Ins Incl: Y Prkg Incl	Gym, Party/Meeting Room, Visitor Parking, Elevator
	Cert Level: Energy Cert	Com Elem Incl: Y
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit	
	Interior Feat: Carpet Free	

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Kitchen	Flat	9.45	x 8.3	Combined W/Living	Breakfast Bar
2	Living	Flat	10.53	x 18.86	Combined W/Kitchen	W/O To Patio
3	Prim Bdrm	Flat	9.02	x 12.11	W/I Closet	4 Pc Ensuite
4	Bathroom	Flat	6.3	x 5.61	4 Pc Ensuite	Tile Floor

Client Remks: Unbeatable Location. Functional Layout. Room to Breathe. This thoughtfully designed and spacious 1-bedroom, 1-bathroom condo with parking is the perfect place to call home. The ideal open-concept layout features a generous kitchen with a peninsula offering ample counter space for casual breakfasts, entertaining, or prepping your favourite meals. A dedicated dining area is a rare find in condo living, providing a true sense of home where you can dine and host without compromising your living space. The bright and airy living room flows seamlessly to an inviting balcony perfect for your morning coffee or winding down in the evening. The large bedroom includes a walk-in closet and a dual-access ensuite, providing both privacy and convenience for guests. A spacious front entryway adds an elegant first impression and extra room for storage or decor. Comes complete with one parking spot though you may never need it with Lawrence Subway Station just steps away. Located in one of Toronto's most prestigious Uptown neighbourhoods, you're minutes from TTC subway & bus routes, grocery stores, parks, shops, cafes, restaurants, and the public library. Whether you're a first-time buyer, investor, or downsizer seeking function without compromise, this home offers comfort, convenience, and lifestyle in one perfect package.

Inclusions: All existing light fixtures, stove, refrigerator, microwave, dishwasher, washer & dryer (2024) Thermostat (2024)

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY 416-205-0355

	3130 Yonge St PH1 Toronto Ontario M4N 2K6 Toronto C04 Lawrence Park North Toronto % Dif: 97 Taxes: \$2,707.17 / 2025 For: Sale SPIS: N DOM: 59		Sold: \$570,000 List: \$590,000																																																																
	Condo Apt Apartment Unit#: 1 Corp#: TSCC / 1444	#Shares%: Locker#: 5 Locker Lev/Unit: B Locker Unit: Level: 6	Rms: 3 Bedrooms: 1 Washrooms: 1 1x4xFlat																																																																
Dir/Cross St: Yonge/Lawrence St W Directions: West Side of Yonge St/North of Lawrence Ave W Prop Mgmt: Times Property Management																																																																			
MLS#: C12295492 Sold Date: 09/16/2025 PIN#: 124440073																																																																			
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Electric Apx Age: Apx Sqft: 600-699 Lot Size Source: MPAC Sqft Source: Builders Floor Plan Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp: <table border="1" data-bbox="563 591 1060 1193"> <tr> <td>Pets Perm:</td><td>Yes-with Restrictions</td><td>Balcony:</td><td>Open</td></tr> <tr> <td>Locker:</td><td>Exclusive</td><td>Ens Lndry:</td><td>Y</td></tr> <tr> <td>Maint:</td><td>\$691.87</td><td>Lndy Lev:</td><td></td></tr> <tr> <td>A/C: Central Air</td><td></td><td>Exterior:</td><td>Brick</td></tr> <tr> <td>Central Vac:</td><td>N</td><td>Gar/Gar Spcs:</td><td>Underground / 1</td></tr> <tr> <td>UFFI:</td><td></td><td>Park/Drive:</td><td>Undergrnd</td></tr> <tr> <td>Elev/Lift:</td><td></td><td>Drive:</td><td>Underground</td></tr> <tr> <td>HST Applicable to</td><td>Not Subject to HST</td><td>Park Type:</td><td>Owned</td></tr> <tr> <td>Sale Price:</td><td></td><td>Park/Drv Spcs:</td><td>0 Tot Prk Spcs: 1</td></tr> <tr> <td>Taxes Incl:</td><td>Water Incl: Y</td><td>#:</td><td>11</td></tr> <tr> <td>Heat Incl:</td><td>Hydro Incl:</td><td>Park \$/Mo:</td><td></td></tr> <tr> <td>Cable TV Incl:</td><td>CAC Incl:</td><td>Prk Lvl/Unit:</td><td>B</td></tr> <tr> <td>Bldg Ins Incl:</td><td>Y Prkg Incl: Y</td><td>Bldg Amen:</td><td></td></tr> <tr> <td>Cert Level:</td><td>Energy Cert:</td><td>Bike Storage, Gym, Party/Meeting Room, Visitor Parking, Elevator</td><td></td></tr> <tr> <td>GreenPIS:</td><td></td><td>Com Elec Incl:</td><td>Y</td></tr> <tr> <td colspan="2"> Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit Interior Feat: Carpet Free, Built-In Oven, Countertop Range Security Feat: Security System, Smoke Detector </td><td colspan="2" rowspan="2"></td></tr> </table>				Pets Perm:	Yes-with Restrictions	Balcony:	Open	Locker:	Exclusive	Ens Lndry:	Y	Maint:	\$691.87	Lndy Lev:		A/C: Central Air		Exterior:	Brick	Central Vac:	N	Gar/Gar Spcs:	Underground / 1	UFFI:		Park/Drive:	Undergrnd	Elev/Lift:		Drive:	Underground	HST Applicable to	Not Subject to HST	Park Type:	Owned	Sale Price:		Park/Drv Spcs:	0 Tot Prk Spcs: 1	Taxes Incl:	Water Incl: Y	#:	11	Heat Incl:	Hydro Incl:	Park \$/Mo:		Cable TV Incl:	CAC Incl:	Prk Lvl/Unit:	B	Bldg Ins Incl:	Y Prkg Incl: Y	Bldg Amen:		Cert Level:	Energy Cert:	Bike Storage, Gym, Party/Meeting Room, Visitor Parking, Elevator		GreenPIS:		Com Elec Incl:	Y	Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit Interior Feat: Carpet Free, Built-In Oven, Countertop Range Security Feat: Security System, Smoke Detector			
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Client Remks: Welcome to Lawrence Park Residences. Luxury One Bedroom Penthouse In Boutique Condominium. Prestigious Uptown Neighbourhood. Steps to TTC Subway Line, Bus, Grocery Stores, Parks, Library, Shops, Cafes and Restaurants. Unit Features: Paris Kitchen; Granite Counters; Mirrored Backsplash; Ceramic Flr in Foyer & Kitchen; Marble Flr in Washroom; Engineered Hardwood Flr in LR/DR/BDRM; Bedroom has Walk-in Closet & Semi-ensuite Washroom; Ensuite Laundry; High Ceilings; Large Windows. Building Features: Gym; Party room with Kitchen; Meeting room; Patio with Gazebo; Bike Storage; Visitor Parking.																																																																			
Inclusions: Side by Side Refrigerator; Cooktop; Self Cleaning Oven; Vented Range Hood Microwave; Dishwasher; Stacked Washer/Dryer; All Electric Light Fixtures; All Drapes & Rods; Built-in Shelving; Coat Rack in Foyer																																																																			
Listing Contracted With: RIGHT AT HOME REALTY 416-391-3232																																																																			



		3130 Yonge St 404 Toronto Ontario M4N 2K6		Sold: \$800,000 List: \$825,000			
Toronto C04 Lawrence Park North Toronto % Dif: 97		Taxes: \$4,215 / 2025 For: Sale	SPIS: N	DOM: 7			
Condo Apt #Shares%: Apartment Locker#: Unit# 11 Locker Lev/Unit: Corp# TSCC / 1444 Locker Unit: Level: 4		Rms: 5 Bedrooms: 2 Washrooms: 2 1x5, 1x4					
Dir/Cross St: Yonge/Lawrence Directions: Yonge/Lawrence Prop Mgmt: Times Property Management							
MLS#: C12287612	Sold Date: 07/23/2025						
PIN#: 124440055							
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 2002 Yr Built Source: MPAC Apx Sqft: 1000-1199 Lot Size Source: MPAC Sqft Source: MPAC Exposure: W Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:		Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$1,180.99 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: None	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 2 Park/Drive: Drive: Park Type: Owned / Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 #: 4 #: 5 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elel Incl:				
# Room Level Length (ft) Width (ft) Description							
1	Living	Main	21.16	x 11.75	Combined W/Dining	Broadloom	W/O To Balcony
2	Dining	Main	8.99	x 7.68	Combined W/Living	Broadloom	
3	Kitchen	Main	8.76	x 7.51	O/Looks Dining	Ceramic Floor	Double Sink
4	Prim Bdrm	Main	12.01	x 10.5	Broadloom	W/I Closet	5 Pc Ensuite
5	2nd Br	Main	10.83	x 9.15	Broadloom	Double Closet	
6	Foyer	Main	10.99	x 6.99	Ceramic Floor	Large Closet	
Client Remks: Welcome to 1121 square feet of well-designed living space in this sun-filled, corner unit. Featuring 2 bedrooms and 2 full bathrooms. This suite offers a highly functional layout with expansive windows in main living space and a walkout to a west-facing wrap around balcony perfect for enjoying afternoon light. The open-concept living, dining and kitchen area provides ample space for both daily living and entertaining, with room to incorporate a home office. The primary bedroom includes a large walk-in closet and a 5-piece ensuite with soaker tub and separate shower. A well-sized second bedroom offers generous closet space. Additional highlights include two side-by-side parking spots, a full-size locker, and access to building amenities such as a fitness room and party room. Situated in a well-maintained mid-size building, just steps from the subway, restaurants, shops, schools, and everyday conveniences.							
Inclusions: All existing light fixtures, window coverings, existing fridge, stove, dishwasher, washer and dryer.							
Listing Contracted With: RE/MAX REALTY ENTERPRISES INC. 905-278-3500							



40 Sylvan Valleyway 307
Toronto Ontario M5M 4M3

Toronto C04 Bedford Park-Nortown Toronto % Dif: 99

Taxes: \$4,373.21 / 2025 **For:** Sale **SPIS:** N **DOM:** 5

Condo Apt **#Shares%:** 5
 2-Storey **Locker#:** 6/50
 Unit#: 7 **Locker Lev/Unit:** 2
 Corp#: YCC / 503 **Locker Unit:** 1x2xMain, 1x3x2nd
Level: 2

Dir/Cross St: Avenue Rd & Lawrence
Directions: East of Avenue Rd off Douglas Ave
Prop Mgmt: General Property Management

MLS#: C12380672 **Sold Date:** 09/09/2025
PIN#: 115030031

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: N	Locker: Exclusive	Ens Lndry: Y
Basement: None	Maint: \$2,041.67	Lndy Lev: Upper
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Electric	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive: Undergrnd
Year Built: 1979	Elev/Lift: Y Retirement:	Drive: Underground
Apx Sqft: 1200-1399	HST Applicable to: Included In	Park Type: Exclusive
Lot Size Source: MPAC	Sale Price:	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Sqft Source: Floor Plans	Taxes Incl: Y Water Incl: Y	#: 168
Exposure: E	Heat Incl: Y Hydro Incl: Y	Park \$/Mo:
Assessment:	Cable TV Incl: Y CAC Incl: Y	Prk Lvl/Unit: P7, Level 2
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl: Y	Bldg Amen:
Survey Type: None	Cert Level: Energy Cert:	Bbqs Allowed, Exercise Room, Party/Meeting Room, Squash/Racquet Court, Visitor Parking
Phys Hdcap-Eqp:	GreenPIS:	Com Elec Incl: Y
	Prop Feat: Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, Ravine, Rec Centre, School	
	Exterior Feat: Patio	
	Interior Feat: Separate Heating Controls	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	6	x 4.99	Closet	2 Pc Bath	Vinyl Floor
2	Living	Flat	19.75	x 10.99	California Shutters	Crown Moulding	W/O To Patio
3	Dining	Flat	19.75	x 8.43	O/Looks Living	Crown Moulding	Vinyl Floor
4	Kitchen	Flat	11.52	x 8.6	Renovated	Marble Counter	Stainless Steel Appl
5	Prim Bdrm	2nd	12.99	x 11.25	W/O To Balcony	Semi Ensuite	Closet Organizers
6	2nd Br	2nd	12.99	x 8.43	California Shutters	Crown Moulding	Double Closet
7	Laundry	2nd	6.99	x 4.99	Granite Counter	Ceramic Floor	

Client Remarks: Coveted and tranquil Bedford Glen! Welcome to this fabulous two-storey unique "townhouse-style" condo in the highly demanded Avenue and Lawrence neighbourhood. Enjoy the renovated custom kitchen with marble countertops and stainless-steel appliances along with two updated baths. This lovely suite features bright, light-filled principal rooms accented with crown mouldings and luxury vinyl flooring. The living room opens to a beautiful main floor patio where you can enjoy summer BBQs. As an added bonus, the primary bedroom has a covered balcony where you can enjoy a morning coffee or evening drinks, even in the rain! There is the added convenience of a roomy second-floor laundry room. Enjoy the award-winning gardens complete with lush walkways, bridge, waterfall and koi pond! It's just steps to 24-hour Shoppers, Pusateris, TTC, and a bustling neighbourhood with great restaurants and shops. It feels like a house with none of the work! Don't miss this very special property!

Inclusions: Stainless Steel Fridge, Stove, Microwave Exhaust Fan, Dishwasher. Side By Side Washer, Dryer, Electric Light Fixtures, California Shutters, All Built-Ins.

Listing Contracted With: RE/MAX ULTIMATE REALTY INC. 416-487-5131



1717 Avenue Rd 321
Toronto Ontario M5M 0A2
 Toronto C04 Bedford Park-Nortown Toronto % Dif: 98
Taxes: \$6,120 / 2025 For: Sale **SPIS: N** **DOM: 9**
Sold: \$980,000
List: \$995,000

Condo Apt **#Shares%:** **Rms:** 6
1 Storey/Apt **Locker#:** **Bedrooms:** 1
Unit#: 21 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: TSCC / 2173 **Locker Unit:**
Level: 3 **1x4xFlat, 1x5xFlat**

Dir/Cross St: AVENUE ROAD AND ST. GERMAIN
Directions: AVENUE ROAD AND ST. GERMAIN
Prop Mgmt: Forest Hill Kipling Management

MLS#: C12387989 **Sold Date:** 09/17/2025
Assignment: N **PIN#:** 761730034

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$1,310	Lndy Lev:
Fireplace/Stv: Y	A/C: Central Air	Exterior: Brick Veneer
Heat: Heat Pump / Electric	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age: 11-15	UFFI:	Park/Drive: Private
Year Built: 2011	Elev/Lift: Y Retirement:	Drive: Inside Entry, Private, Reserved/Assigned, Underground
Yr Built Source: MPAC	HST Applicable to: Not Subject to HST	Park Type: Owned
Apx Sqft: 1000-1199	Sale Price:	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Lot Size Source: MPAC	Taxes Incl: Water Incl: Y	#: Spot 43
Sqft Source: .	Heat Incl: Y Hydro Incl:	Park \$/Mo:
Exposure: E	Cable TV Incl: CAC Incl: Y	Prk Lvl/Unit: Level P2
Assessment: 2024	Bldg Ins Incl: Y Prkg Incl: Y	Bldg Amen:
Spec Desig: Unknown	Cert Level: Energy Cert:	Bbqs Allowed, Guest Suites, Gym, Party/Meeting Room, Visitor Parking, Elevator
Survey Type: Unknown	GreenPIS:	Com Elec Incl: Y
Phys Hdcap-Eqp:	Prop Feat: Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions	
	Interior Feat: Carpet Free, Guest Accommodations, Storage Area Lockers	
	Security Feat: Concierge/Security, Smoke Detector	

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Prim Bdrm	Flat	15.65	x 13.75	5 Pc Ensuite	Fireplace
2	Den	Flat	8.99	x 9.84	Hardwood Floor	B/I Bookcase
3	Kitchen	Flat	10.99	x 7.51	B/I Appliances	Granite Counter
4	Dining	Flat	11.81	x 10.99	Hardwood Floor	
5	Family	Flat	12.01	x 10.99	Hardwood Floor	W/O To Terrace
6	Laundry	Flat	5.05	x 4.33		Window Flr to Cel

Client Remarks: Welcome To 1717 Avenue Road. 1099 Sq.Ft. (Mpac) Rarely Available 1 Bdrm Plus Den Or 2nd Bdrm. One Of Toronto's Most Desirable Boutique Condo. Buildings. Located In The Heart Of Bedford Park, Quiet East Facing Exposure, Fireplace, Large Terrace With Gas Line For Bbq Connection, Top Of The Line Appliances, Meticulously Maintained. Valet Parking and Porter Service, Plus 24 Hour Concierge, Gym, Luxurious Entertainment Room, 5 Star Guest Suite, This Elegant Condo Is Nestled Among Coffee Shops And Restaurants, Superb Parks And Walking Paths, Transit And So Much More. Every Lifestyle Convenience Is Practically At Your Door Step. Marvellous Opportunity. All Measurements Are Approximate - Buyer To Confirm. Heat And Air Conditioning Unit Is Owned By The Unit Owner, The Hydro To Run Them Is Not Included In The Maintenance Fee. Hydro Cost January To September/25 Is Approximately \$800

Inclusions: Top Of Line Fridge Stove Dishwasher Microwave Washer Dryer.

Listing Contracted With: RE/MAX CROSSTOWN REALTY INC. 705-739-1000

 <p>RE/MAX HALLMARK REALTY LTD. Brokerage</p>	55 Lorindale Ave 403 Toronto Ontario M5M 3C3 Toronto C04 Lawrence Park North Toronto % Dif: 100 Taxes: \$4,162.56 / 2025 For: Sale SPIS: N DOM: 8 Condo Apt #Shares%: Rms: 6 Apartment Locker#: TBA Bedrooms: 2 + 1 Unit#: 403 Locker Lev/Unit: Washrooms: 2 Corp#: TSCC / 1444 Locker Unit: 1x4xFlat, 1x3xFlat Level: 4			
	Dir/Cross St: Yonge and Lawrence			
	Directions: First street west of Yonge on the north side of Lawrence			
	Prop Mgmt: Time Property Mng			
	MLS#: C12269605	Sold Date: 07/15/2025		
	PIN#: 124440096			
	Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Electric Apx Age: Year Built: 2002 Apx Sqft: 1000-1199 Lot Size Source: MPAC Sqft Source: Mpac Exposure: Nw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,097.58 A/C: Central Air Central Vac: N UFFI: No Elev/Lift: Retirement HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Y Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: Y GreenPIS: Prop Feat: Cul De Sac, Ensuite Laundry, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School Exterior Feat: Awnings, Porch Enclosed Interior Feat: None Security Feat: Alarm System, Monitored, Smoke Detector, Carbon Monoxide Detectors	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Drive: Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Gym, Party/Meeting Room, Visitor Parking Com Elem Incl: Y	
	Waterfront: None			
	# Room Level Length (ft) Width (ft) Description			
	1 Living Flat 22.67 x 13.09 Combined W/Dining		Hardwood Floor	Overlook Patio
	2 Dining Flat 22.67 x 13.09 Combined W/Living		Hardwood Floor	Open Concept
	3 Den Flat 11.29 x 8.07 French Doors		Hardwood Floor	Separate Rm
	4 Kitchen Flat 9.22 x 8.23 Modern Kitchen		Hardwood Floor	Breakfast Bar
	5 Prim Bdrm Flat 10.89 x 12.04 W/I Closet		Hardwood Floor	
	6 2nd Br Flat 9.32 x 11.02 Closet		Hardwood Floor	
Client Remks: Rarely Offered Corner Gem in Boutique Yonge & Lawrence Residence , Fully Renovated Spacious 2-Bedroom + Den Approx.,1120 Sq. Ft. With Oversized Wraparound Balcony With Stunning Sunset Views, Underground Parking & Locker. Included, Upgrades Include Hardwood Floors Throughout, Both Bathrooms And Kitchen, Marble Countertops & Backsplash, Stainless Steel Appliances And Much More, Beautifully Appointed Pet-friendly building on a quiet tree-lined cul-de-sac, All This Just Steps To Yonge Street via a private underground walkway connecting you to the subway, library, shops, cafes, and LCBO & Loblaws development. Situated in the highly regarded Bedford Park & Lawrence Park Collegiate school districts, This is not to be missed				
Inclusions: All Existing Appliances, S/S Fridge, Stove, Dishwasher, Built In Miicrowave,All Elfs, All Custom Window Coverings				
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. 416-486-5588				



250 Lawrence Ave W 803
Toronto Ontario M5M 1B1
 Toronto C04 Lawrence Park North Toronto % Dif: 92
Taxes: \$0 / 2025 For: Sale **SPIS: N** **DOM: 164**
 Condo Apt **#Shares%:** Rms: 3 + 1
 Apartment **Locker#:** Bedrooms: 2 + 1
 Unit#: 03 **Locker Lev/Unit:** Washrooms: 2
 Corp#: TSCC / 3024 **Locker Unit:** 1x4xFlat, 1x5xFlat
 Level: 08
Dir/Cross St: Lawrence Ave & Avenue Rd
Prop Mgmt: Del Property Management

MLS#: C11931312 **Sold Date:** 07/03/2025
PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: None	Ens Lndry: Y
Basement: None	Maint: \$1,020	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Electric	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive: None
Apx Sqft: 1400-1599	Elev/Lift:	Drive: None
Sqft Source: builders plans	HST Applicable to: Included	Park Type: Owned
Exposure: N	Sale Price:	Park/Drv Spcs: 0
Assessment:	Taxes Incl:	Tot Prk Spcs: 1
Spec Desig: Unknown	Heat Incl: Y	Hydro Incl:
Phys Hdcap-Eqp:	Cable TV Incl: CAC Incl: Y	Bldg Amen:
	Bldg Ins Incl: Y	Com Elem Incl: Y
	Cert Level: Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	
	Interior Feat: None	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Prim Bdrm	Main	16.4	x 6.56	
2	Br	Main	10.93	x 8.92	
3	Den	Main	10.93	x 8.92	

Client Remks: BRAND NEW DIRECT FROM BUILDER. Bright North Exposure 3 Bedroom with 2 balconies At 250 Lawrence At Avenue Rd By Graywood Developments. 250 Lawrence Backs Onto The Douglas Greenbelt And Is Steps To Bedford Park With A Plethora Of Parks, Restaurants, Retail, Schools & Cafes. This Unit Boasts An Open Floor Plan With Floor To Ceiling Windows. 1 Parking Included **EXTRAS** Amenities: Co Working Lounge, Party Room, Roof Top Lounge & Bbq, Concierge, Dog Wash Station, & Gym/Yoga Studio.

Listing Contracted With: CENTURY 21 ATRIA REALTY INC. 905-883-1988