

			3130 Yonge St 401			Sold: \$575,000		
			Toronto Ontario M4N 2K6			List: \$585,000		
			Toronto C04 Lawrence Park North Toronto % Dif: 98					
			Taxes: \$2,631.76 / 2025 For: Sale SPIS: N DOM: 63					
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:			Prk Lvl/Unit: B		
Phys Hdcap-Eqp:			Cable TV Incl:			Bldg Amen:		
			CAC Incl:			Gym, Party/Meeting Room, Visitor Parking, Elevator		
			Bldg Ins Incl: Y Prkg Incl: Y			Com Elem Incl: Y		
			Cert Level:					
			Energy Cert:					
			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	Open Concept	
2	Living	Flat	10.53	x 18.86	Combined W/Kitchen	W/O To Patio	East View	
3	Prim Bdrm	Flat	9.02	x 12.11	W/I Closet	4 Pc Ensuite	Ceiling Fan	
4	Bathroom	Flat	6.3	x 5.61	4 Pc Ensuite	Tile Floor	Pot Lights	
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 **#Shares%:** **Rms:** 3
 Apartment **Locker#:** 5 **Bedrooms:** 1
Unit#: 1 **Locker Lev/Unit:** B **Washrooms:** 1
Corp#: TSCC / 1444 **Locker Unit:** 1x4xFlat
Level: 6
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:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$691.87 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Not Subject to HST Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: 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	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 11 Park \$/Mo: Prk Lvl/Unit: B Bldg Amen: Bike Storage, Gym, Party/Meeting Room, Visitor Parking, Elevator Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	4.99	x 4.99	Mirrored Closet
2	Living	Flat	19.49	x 10.5	W/O To Balcony
3	Dining	Flat	19.49	x 10.5	Combined W/Living
4	Kitchen	Flat	9.02	x 8.01	Granite Counter
5	Prim Bdrm	Flat	12.01	x 9.02	W/I Closet

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 Toronto C04 Lawrence Park North Toronto % Dif: 97 Taxes: \$4,215 / 2025 For: Sale SPIS: N DOM: 7			Sold: \$800,000 List: \$825,000
Condo Apt Apartment Unit#: 11 Corp#: TSCC / 1444	#Shares%: Locker#: Locker Lev/Unit: 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 Elem Incl:
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#	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
Sold: \$828,500
List: \$839,000
Condo Apt **#Shares%:** **Rms:** 5
2-Storey **Locker#:** 6/50 **Bedrooms:** 2
Unit#: 7 **Locker Lev/Unit:** **Washrooms:** 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 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Electric Apx Age: Year Built: 1979 Apx Sqft: 1200-1399 Lot Size Source: MPAC Sqft Source: Floor Plans Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$2,041.67 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: Y Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, Ravine, Rec Centre, School Exterior Feat: Patio Interior Feat: Separate Heating Controls	Balcony: Terr Ens Lndry: Y Lndy Lev: Upper Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Exclusive Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 168 Park \$/Mo: Prk Lvl/Unit: P7, Level 2 Bldg Amen: Bbqs Allowed, Exercise Room, Party/Meeting Room, Squash/Racquet Court, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	6	x 4.99	Closet
2	Living	Flat	19.75	x 10.99	California Shutters
3	Dining	Flat	19.75	x 8.43	O/Looks Living
4	Kitchen	Flat	11.52	x 8.6	Renovated
5	Prim Bdrm	2nd	12.99	x 11.25	W/O To Balcony
6	2nd Br	2nd	12.99	x 8.43	California Shutters
7	Laundry	2nd	6.99	x 4.99	Granite Counter

Client Remks: 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:** 1x4xFlat, 1x5xFlat
Level: 3
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 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Heat Pump / Electric Apx Age: 11-15 Year Built: 2011 Yr Built Source: MPAC Apx Sqft: 1000-1199 Lot Size Source: MPAC Sqft Source: . Exposure: E Assessment: 2024 Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,310 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Retirement: HST Applicable to Not Subject to HST Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: 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	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Brick Veneer Gar/Gar Spcs: Underground / 1 Park/Drive: Private Drive: Inside Entry, Private, Reserved/Assigned, Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: Spot 43 Park \$/Mo: Prk Lvl/Unit: Level P2 Bldg Amen: Bbqs Allowed, Guest Suites, Gym, Party/Meeting Room, Visitor Parking, Elevator Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Prim Bdrm	Flat	15.65	x 13.75	5 Pc Ensuite	Fireplace	W/I Closet
2	Den	Flat	8.99	x 9.84	Hardwood Floor	B/I Bookcase	Irregular Rm
3	Kitchen	Flat	10.99	x 7.51	B/I Appliances	Granite Counter	Ceramic Back Splash
4	Dining	Flat	11.81	x 10.99	Hardwood Floor		
5	Family	Flat	12.01	x 10.99	Hardwood Floor	W/O To Terrace	Window Flr to Ceil
6	Laundry	Flat	5.05	x 4.33			

Client Remks: 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



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
Sold: \$998,000
List: \$998,000
 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: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: 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
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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 Microwave,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 Apartment Unit#: 03 Corp#: TSCC / 3024	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 08	Rms: 3 + 1 Bedrooms: 2 + 1 Washrooms: 2 1x4xFlat, 1x5xFlat
Dir/Cross St: Lawrence Ave & Avenue Rd Prop Mgmt: Del Property Management		

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

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