	22 Woburn Ave Toronto Ontario M5M 1K6 Toronto C04 Lawrence Park North Toronto Taxes: \$7,439/2024 Sold Date: 04/22/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$1,505,000 List: \$1,499,000 % Dif: 100	
	Detached Link: N 2-Storey Dir/Cross St: Yonge & Lawrence		Fronting On: N Acreage: 20 x 120 Feet Irreg:		Rms: 7 Bedrooms: 3 Washrooms: 3 1x3xMain, 1x4x2nd, 1x3xBsmt
MLS#: C12084163			PIN#: 211490025		
Kitchens: 1 Fam Rm: Y Basement: Sep Entrance / Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Assessment: POTL: POTL Mo Fee: Laundry lev:		Exterior: Brick Drive: Lane Gar/Gar Spcs: Detached / 1 Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Park, Public Transit, School		Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig:	
				Hydro: Phone: Municipal <	



364 Deloraine Ave		Sold: \$1,510,000
Toronto Ontario M5M 2B6		List: \$1,529,000
Toronto C04 Bedford Park-Nortown Toronto		
Taxes: \$8,182.90/2024	For: Sale	% Dif: 99
Sold Date: 05/15/2025		
SPIS: N	Last Status: SLD	DOM: 2
Detached	Fronting On: N	Rms: 6 + 2
Link: N	Acreage:	Bedrooms: 3
1 1/2 Storey	25 x 119.5 Feet	Washrooms: 4
	Irreg:	1x2xMain, 1x4xMain, 1x4xUpper, 1x4xBsmt
Dir/Cross St: Avenue Rd and Lawrence		

MLS#: C12145531	PIN#: 103490081
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Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive: Private	Cable TV:
Basement: Finished / Sep Entrance	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 2	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 2	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Apx Sqft: 1100-1500	Fireplace/Stove, Library, Park, Public	Farm/Agr:
Assessment: POTL:	Transit, Rec Centre, School	Oth Struct: Garden Shed
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.84	x 4.99	Window	Closet	Tile Floor
2	Living	Main	13.02	x 11.88	Open Concept	Large Window	Fireplace
3	Dining	Main	12.01	x 9.97	Open Concept	Glass Block Window	Hardwood Floor
4	Kitchen	Main	14.53	x 8.01	Stainless Steel Appl	Breakfast Bar	Heated Floor
5	Powder Rm	Main	6	x 3.77	2 Pc Bath	Window	Tile Floor
6	Prim Bdrm	Main	12.86	x 11.91	4 Pc Ensuite	W/I Closet	Hardwood Floor
7	Bathroom	Main	7.05	x 5.15	4 Pc Ensuite	B/I Vanity	Tile Floor
8	2nd Br	Upper	11.58	x 9.09	Window	Closet	Broadloom
9	3rd Br	Upper	11.58	x 8.96	Window	Closet	Broadloom
10	Bathroom	Upper	5.77	x 5.64	4 Pc Bath	Pedestal Sink	Tile Floor
11	Rec	Bsmt	17.65	x 12.57	Open Concept	Pot Lights	Above Grade Window
12	Bathroom	Bsmt	0	0	4 Pc Bath	Glass Sink	Tile Floor
13	Utility	Bsmt	18.14	x 14.37	Combined W/Laundry	B/I Shelves	Above Grade Window
14	Other	Bsmt	14.24	x 9.35	Above Grade Window		

Client Remks: Welcome to this charming 1.5-storey home nestled in prime Bedford Park. From the moment you step inside, you'll sense the warmth and character that make this home truly special. Beautifully maintained hardwood floors guide you through the main level, where light pours in from generous windows, creating a bright, airy atmosphere. The open-concept living and dining area invites you to relax by the cozy fireplace - perfect for quiet evenings or entertaining. The thoughtfully designed kitchen is a delight for home cooks and entertainers alike. With abundant cabinetry, custom pull-out drawers, and sleek stainless steel appliances, everything has its place. Heated tile floors add a touch of luxury, making morning coffee or evening meal prep a comfortable pleasure. The breakfast bar offers a seamless connection to the dining space - ideal for casual meals, conversation, or hosting. Tucked away on the main floor is a serene primary bedroom retreat, complete with a private 4-piece ensuite. A convenient 2-piece powder room adds functionality for guests. Upstairs, two spacious bedrooms share a stylish 4-piece bathroom, and a generous walk-in hall closet with built-in shelving. The finished basement extends the living space, offering a versatile rec room. Imagine movie nights, game days, or curling up with a good book. A modern 4-piece bathroom and well-equipped laundry area with front-load laundry and ample shelving add to the home's practicality. Need even more storage? You'll find it in the dedicated storage room, complete with functional closet system. Enjoy two convenient parking spaces, and a private backyard oasis. A spacious deck, patio area, lush greenspace, and garden shed provide the perfect setting for summer barbecues, gardening, or simply relaxing in the fresh air. Whether you're hosting guests, enjoying quiet family time, or simply savoring a peaceful moment by the fire, this Bedford Park gem offers the lifestyle you've been searching for.

Extras:
Listing Contracted With: RE/MAX HALLMARK REALTY LTD.416-494-7653



50 Jedburgh Rd
Toronto Ontario M5M 3J7
 Toronto C04 Lawrence Park North Toronto
Taxes: \$7,468/2024 **For:** Sale **% Dif:** 102
Sold Date: 05/25/2025
SPIS: N **Last Status:** SLD **DOM:** 3
 Detached **Fronting On:** W **Rms:** 7
Link: N **Acreage:** **Bedrooms:** 3
 2-Storey 21.67 x 100 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x3xBsmt
Dir/Cross St: Yonge and Lawrence

MLS#: C12165227**PIN#:** 211510219

Kitchens: 1	Exterior: Stucco/Plaster	Zoning:
Fam Rm: N	Drive: Available	Cable TV:
Basement: Finished	Gar/Gar Spcs: Detached / 0	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 1	Water:
Heat: Radiant / Gas	Tot Prk Spcs: 1	Water Supply:
A/C: Wall Unit	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat: Fireplace/Stove	Retirement:
Apx Sqft: 1100-1500		Farm/Agr:
Assessment: 2024 POTL:		Oth Struct:
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.33	x 15.32	Window	Tile Floor	
2	Living	Main	11.58	x 15.32	Hardwood Floor	Leaded Glass	Crown Moulding
3	Dining	Main	10.99	x 12.01	Window	Hardwood Floor	Walk-Thru
4	Kitchen	Main	6.5	x 15.09	Stainless Steel Appl	Slate Flooring	W/O To Deck
5	Prim Bdrm	2nd	8.33	x 15.32	Hardwood Floor	Large Window	Closet
6	2nd Br	2nd	9.51	x 8.6	Hardwood Floor	Window	Closet
7	3rd Br	2nd	9.32	x 8.6	Hardwood Floor	Window	Closet
8	Rec	Lower	20.24	x 14.67	3 Pc Bath	Broadloom	Pot Lights

Client Remks: Welcome to this charming 3-bedroom, 2-bathroom home nestled in one of the city's most desirable, family-friendly neighbourhoods. The main floor offers a bright and generously sized living room, seamlessly connected to a dining area - perfect for family gatherings and entertaining. The updated kitchen features granite countertops, stainless steel appliances, and a walkout to a private deck and backyard ideal for summer barbecues and outdoor fun. Upstairs, boasts a sun-filled primary bedroom with a large window, built-ins, and ample closet space. Two additional bedrooms with hardwood flooring and closets provide comfort and flexibility for a growing family or home office needs. An updated 4-piece bathroom completes the upper level. The finished basement adds valuable living space with a spacious recreation room, a 3-piece bathroom, laundry room, and a large storage room/cantina. Situated just steps from the subway, the fantastic restaurants, shops, and parks of Yonge & Lawrence, this home combines convenience, comfort, and community in one exceptional package. Located in the Bedford Park PS and Lawrence Park CI school districts. Legal Front Pad Parking.

Extras:**Listing Contracted With:** SLAVENS & ASSOCIATES REAL ESTATE INC. 416-483-4337


43 Fairlawn Ave
Toronto Ontario M5M 1S6

Toronto C04 Lawrence Park North Toronto

Taxes: \$8,676.46/2024**For:** Sale**Sold:** \$1,525,000**List:** \$1,575,000**Sold Date:** 05/17/2025**% Dif:** 97**SPIS:** N**Last Status:** SLD**DOM:** 16

Detached

Fronting On: S**Rms:** 9**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

25 x 168.75 Feet

Washrooms: 2**Irreg:**

1x2xMain, 1x4x2nd

Dir/Cross St: Yonge and Lawrence**MLS#:** C12119623**PIN#:** 211490193

Kitchens:	1	Exterior:	Brick / Vinyl Siding	Zoning:	
Fam Rm:	Y	Drive:	Mutual	Cable TV:	Hydro:
Basement:	Unfinished	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Municipal
Heat:	Water / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	None	UFFI:	No	Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	51-99	Prop Feat:	Family Room, Fireplace/Stove, Place Of	Retirement:	
Apx Sqft:	700-1100		Worship, Public Transit, School	Farm/Agr:	
Assessment:	2024 POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				


#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19	x 12.01	Fireplace	Hardwood Floor	Stained Glass
2	Dining	Main	14.99	x 12.01	O/Looks Backyard	Hardwood Floor	Plate Rail
3	Kitchen	Main	14.99	x 8.33	W/O To Sunroom	Linoleum	
4	Breakfast	Main	10.5	x 7.15	W/O To Deck	South View	
5	Prim Bdrm	2nd	12.66	x 9.42	Closet	Broadloom	North View
6	2nd Br	2nd	11.52	x 8.99	Closet	Broadloom	North View
7	3rd Br	2nd	11.98	x 9.42	B/I Shelves	Broadloom	South View
8	4th Br	2nd	9.32	x 8.99	Closet	Broadloom	Combined W/Office
9	Tandem	3rd	10.89	x 7.32	O/Looks Backyard	Separate Rm	
10	Laundry	Lower	18.5	x 14.6			

Client Remks: Have you been looking for a detached home in fabulous North Toronto with 4 bedrooms plus a bonus tandem all on the second floor, ready to provide the extra space you need right now? Well look no further!! Accented by timeless features such as gorgeous hardwood flooring, french doors, crown moulding, stained glass windows, and a wood burning fireplace this solid home awaits your vision to customize and renovate to your taste and lifestyle! The beautiful 25x168 foot south facing lot has plenty of room for gardening, entertaining, pets, and kids too! If planning an addition or a rebuild in the future the potential is boundless! Situated on a super family friendly street close to all the amenities of Upper Yonge Village. The ideal place to settle in with your family! tdsb Bedford Park School

Extras:**Listing Contracted With:** ROYAL LEPAGE/J & D DIVISION 416-489-2121

Prepared By: MAGGIE LIND
CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

Printed on 06/24/2025 9:25:45 AM



398 Woburn Ave
Toronto Ontario M5M 1L5
Toronto C04 Lawrence Park North Toronto

Taxes: \$8,297.35/2024
Sold Date: 03/16/2025
SPIS: N

Last Status: SLD
DOM: 6

Sold: \$1,555,000
List: \$1,498,888

% Dif: 104

For: Sale

Detached
Link: N
2-Storey

Fronting On: N
Acreage:
20 x 120 Feet
Irreg: As Per Mpac

Rms: 6 + 1
Bedrooms: 3
Washrooms: 4
1x4x2nd, 1x4x2nd, 1x2xMain,
1x2xBsmt

Dir/Cross St: N Of Lawrence/E Of Avenue Rd

MLS#: C12010176

PIN#: 103480258

<div>Kitchens: 1</div> <div>Fam Rm: N</div> <div>Basement: Finished</div> <div>Fireplace/Stv: N</div> <div>Heat: Forced Air / Gas</div> <div>A/C: Central Air</div> <div>Central Vac: N</div> <div>Apx Age:</div> <div>Apx Sqft:</div> <div>Assessment: POTL:</div> <div>POTL Mo Fee:</div> <div>Laundry lev: Lower</div>	<div>Exterior: Brick</div> <div>Drive: Lane</div> <div>Gar/Gar Spcs: None / 0</div> <div>Drive Park Spcs: 2</div> <div>Tot Prk Spcs: 2</div> <div>UFFI:</div> <div>Pool: None</div> <div>Prop Feat:</div>	<div>Zoning: Res</div> <div>Cable TV: Y</div> <div>Gas: Y</div> <div>Water: Municipal</div> <div>Water Supply:</div> <div>Sewer: Sewers</div> <div>Waterfront:</div> <div>Retirement:</div> <div>Farm/Agr:</div> <div>Oth Struct:</div> <div>Spec Desig: Unknown</div> <div>Hydro: Y</div> <div>Phone: Y</div>
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Ground	17.72	x 15.09	Hardwood Floor	Picture Window
2	Dining	Ground	15.09	x 11.81	Hardwood Floor	
3	Kitchen	Ground	15.09	x 10.5	Ceramic Floor	Family Size Kitchen W/O To Yard
4	Prim Bdrm	2nd	15.09	x 13.12	Broadloom	Closet
5	2nd Br	2nd	11.48	x 11.48	Broadloom	Closet
6	3rd Br	2nd	10.83	x 8.2	Broadloom	Closet
7	Rec	Bsmt	29.2	x 15.09	Laminate	2 Pc Bath
8	Laundry	Bsmt	15.09	x 11.81		

Client Remks: Imagine the joy of a Sunday morning spent with your family at a delightful brunch just moments from your home. Step outside into a charming neighborhood alive with vibrant shops and cozy cafes just a stroll away. After enjoying your meal, return to the comfort of your spacious home, complete with three inviting bedrooms and a finished basement where everyone can unwind and recharge. Picture the possibilities: generating rental income or perhaps creating a welcoming space for your parents by building an approved laneway home. As the sun sets, excitement builds for theater night! Tonight's performance of "The Lion King" awaits, and the seamless commute to downtown Toronto ensures you'll arrive well ahead of the 7 PM curtain call. After a magical evening filled with laughter and awe, you settle back in, ready to embrace the week ahead, all within reach of top-rated schools. Living in Lawrence Park truly feels like a blessing. The community is filled with like-minded families and friendly neighbors who value connection and support. Imagine a place where greetings are warm and helping one another is a way of life. This is not just a home; it's a community where you belong.

Extras:

Listing Contracted With: RIGHT AT HOME REALTY416-391-3232



66 Lawrence Ave W		Sold: \$1,585,000
Toronto Ontario M5M 1A5		List: \$1,459,000
Toronto C04 Lawrence Park North Toronto		
Taxes: \$6,344.62/2024	For: Sale	% Dif: 109
Sold Date: 03/11/2025		
SPIS: N	Last Status: SLD	DOM: 1
Detached	Fronting On: N	Rms: 7
Link: N	Acreage:	Bedrooms: 3
2-Storey	26.8 x 92.75 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x3xBsmt
	Lot Size According To	
	Survey	
Dir/Cross St: Yonge & Lawrence		

MLS#: C12009572	PIN#: 211500155
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Kitchens: 1		Exterior: Brick		Zoning:	
Fam Rm: N		Drive: Lane		Cable TV:	
Basement: Fin W/O / Sep Entrance		Gar/Gar Spcs: Detached / 1		Gas:	
Fireplace/Stv: Y		Drive Park Spcs: 1		Water:	
Heat: Radiant / Gas		Tot Prk Spcs: 2		Water Supply:	
A/C: Other		UFFI:		Sewer: Sewers	
Central Vac: N		Pool: None		Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:		Fireplace/Stove, Park, Public Transit,		Farm/Agr:	
Assessment: POTL:		School		Oth Struct:	
POTL Mo Fee:				Spec Desig: Unknown	
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Main	16.04	x 4.99	Hardwood Floor	Wainscoting
2	Living	Main	22.41	x 10.3	Hardwood Floor	Fireplace
3	Dining	Main	15.22	x 10.01	Hardwood Floor	W/O To Patio
4	Kitchen	Main	12.76	x 8.01	Heated Floor	Granite Counter
5	Br	2nd	12.7	x 8.69	Hardwood Floor	Closet
6	Br	2nd	12.66	x 8.96	Hardwood Floor	Closet
7	Prim Bdrm	2nd	18.41	x 9.84	Hardwood Floor	Double Closet

Client Remks: Welcome To 66 Lawrence Ave West! This Light Filled Family Home Is Located In The Sought After Lawrence Park Area! Highlights Include Imperial Walnut Hardwood Floors Thru-Out, Pella French Door W/O To Interlocking Stone Enhanced Back Patio, Gas Fireplace, Porcelain Mosaic Tile Kitchen W/ In-Floor Radiant Heating, 3 Large Bedrooms & Is Impeccably Updated While Maintaining Its Original Charm! Rare 3 Car Parking W/ Front Drive Accessed Garage & Rear Lane Pad!Steps To Subway, Parks, Shopping, Restaurants, Top Public/Private Schools, All In One Of The Most Desirable Neighbourhoods!Lising photos virtually staged. ****EXTRAS**** Separate entrance with Finished basement 2020; Windows 2020; Air Conditioner 2021

Extras:

Listing Contracted With: DOLPHIN REALTY INC.905-909-0101



64 UNSWORTH Ave
Toronto Ontario M5M 3C5

Toronto C04 Lawrence Park North Toronto

Taxes: \$8,647.84/2024

For: Sale

Sold: \$1,601,800

List: \$1,499,000

% Dif: 107

Sold Date: 04/08/2025

SPIS: N

Last Status: SLD

DOM: 15

Detached

Fronting On: W

Rms: 5

Link: N

Acreage:

Bedrooms: 2

Bungalow

38.71 x 105.75 Feet

Washrooms: 2

Irreg:

1x4, 1x3

Dir/Cross St: UNSWORTH AVE / Lawrence Ave W

MLS#: C12037405

PIN#: 211500182

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:		Cable TV:	
Basement:	Apartment	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	1	Water:	Phone:
Heat:	Radiant / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	None	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room	Retirement:	
Apx Sqft:	700-1100			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Other
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: ESTATE SALE: Charming Detached Brick Bungalow on a good-sized Corner Lot located in one of Toronto's most sought-after family-friendly neighbourhoods. Private Drive. 2 bathrooms. Lovely backyard with green space. Includes a basement apartment. Exceptional opportunity for astute buyers seeking an investment opportunity poised for long-term growth or looking for a family home. Close to all amenities including public transit, restaurants, great shopping, top-rated schools, and nearby local parks. Property sold As Is. Buyer to assume month to month tenants paying \$1800 (main)+ \$1000 (basement) per month, utilities included.					
Extras:					
Listing Contracted With: RE/MAX ULTIMATE JULIE SEO REALTY 416-487-5131					



78 Cranbrooke Ave		Sold: \$1,680,000
Toronto Ontario M5M 1M4		List: \$1,675,000
Toronto C04 Lawrence Park North Toronto		
Taxes: \$6,769.34/2024	For: Sale	% Dif: 100
Sold Date: 03/26/2025		
SPIS: N	Last Status: SLD	DOM: 7
Detached	Fronting On: N	Rms: 6 + 1
Link: N	Acreage:	Bedrooms: 3
2-Storey	25 x 110 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x3xBsmt
Dir/Cross St: Cranbrooke Ave at Yonge Street		

MLS#: C12030261	PIN#: 211490100
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Kitchens: 1		Exterior: Brick		Zoning:	
Fam Rm: N		Drive: Front Yard		Cable TV:	
Basement: Sep Entrance		Gar/Gar Spcs: None / 0		Gas:	
Fireplace/Stv: Y		Drive Park Spcs: 1		Water:	
Heat: Radiant / Gas		Tot Prk Spcs: 1		Water Supply:	
A/C: Wall Unit		UFFI:		Sewer: Sewers	
Central Vac: N		Pool: None		Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft: 1100-1500		Fireplace/Stove, Public Transit, School		Farm/Agr:	
Assessment: POTL:				Oth Struct: Garden Shed	
POTL Mo Fee:				Spec Desig: Unknown	
Laundry lev: Lower					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.27	x 11.68	Hardwood Floor	Closet	Closet Organizers
2	Living	Main	15.29	x 10.93	Hardwood Floor	Fireplace	California Shutters
3	Dining	Main	12.86	x 10.43	Hardwood Floor	California Shutters	O/Looks Backyard
4	Kitchen	Main	12.66	x 7.68	Ceramic Floor	B/I Oven	W/O To Deck
5	Prim Bdrm	2nd	12.37	x 11.68			
6	2nd Br	2nd	13.09	x 8.86	Hardwood Floor	Closet Organizers	California Shutters
7	3rd Br	2nd	9.32	x 9.28	Hardwood Floor	Closet	California Shutters
8	Bathroom	2nd	7.74	x 6.14	Ceramic Floor	Pedestal Sink	California Shutters
9	Family	Bsmt	26.57	x 17.26	Heated Floor	Pot Lights	B/I Bookcase

Client Remks: Discover the heart of family living in sought-after Lawrence Park North. This charming 2-storey home offers a classic side-hall layout, featuring three bedrooms and a sun-drenched, 20-foot covered verandah perfect for morning coffee or evening gatherings. Step inside to find warm hardwood floors, a welcoming foyer, and a spacious living room centred around a cozy wood fireplace. The dining area flows seamlessly, ideal for entertaining. Upstairs, find three comfortable bedrooms and an updated bathroom. The finished basement provides a large, open family room with heated floors, built-in shelving, and a convenient 3-piece bath. Enjoy this delightful home as is, or reimagine it to reflect your personal style. Just a short stroll to the vibrant shops and amenities of Yonge Street, with easy access to transit for downtown or weekend getaways.

Extras:
Listing Contracted With: SOTHEBY'S INTERNATIONAL REALTY CANADA416-960-9995


357 Brookdale Ave
Toronto Ontario M5M 1P9

Toronto C04 Lawrence Park North Toronto

Taxes: \$8,025.55/2024**For:** Sale**Sold:** \$1,681,875**List:** \$1,725,000**Sold Date:** 02/28/2025**% Dif:** 100**SPIS:** N**Last Status:** SLD**DOM:** 1

Detached

Fronting On: S**Rms:** 6 + 3**Link:** N**Acreage:****Bedrooms:** 3 + 1

2-Storey

25 x 110 Feet

Washrooms: 3**Irreg:**

1x3x2nd, 1x4xBsmt, 1x2xGround

Dir/Cross St: Yonge & Lawrence**MLS#:** C11992241**PIN#:** 103480153

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Available	Cable TV:	Hydro:
Basement:	Finished / Full	Gar/Gar Spcs:	Detached / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Municipal
Heat:	Radiant / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Wall Unit	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove	Retirement:	
Apx Sqft:	< 700			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	0	0	Hardwood Floor	Fireplace	Window
2	Dining	Main	0	0	Hardwood Floor	Window	
3	Kitchen	Main	0	0	Window	W/O To Deck	
4	Prim Bdrm	Main	0	0	Closet	Window	
5	2nd Br	Main	0	0	Closet Organizers	Window	
6	3rd Br	2nd	0	0	Closet	Window	B/I Desk
7	4th Br	Lower	0	0	Pot Lights		
8	Laundry	Lower	0	0	Glass Block Window	Laundry Sink	
9		Lower	0	0	Glass Block Window	B/I Shelves	

Client Remks: Nestled in the coveted Yonge & Lawrence neighbourhood, this spacious Tudor-style detached home offers an exceptional living experience. Highlights: 3+1 bedrooms, 3 bathrooms with elegant hardwood floors throughout main and upper levels; Living room with gas fireplace and abundant natural light; Renovated designer-planned kitchen with stainless steel appliances; Dining room with large window and gorgeous wood panelling; Convenient main floor powder room; Second floor features three bedrooms with large windows in each; Heated-floored 3-piece bathroom on second floor; Finished lower level with bedroom, bathroom, laundry, and cold storage; Side door access to basement; Beautifully landscaped backyard garden with entertaining deck; Front of house permitted parking for one car; Covered garage parking for one car. TDSB School catchments include: John Wanless PS, Glenview (jr high), Lawrence Park and Norther SS (high schools). Walking distance to Blessed Sacrament (TDCSB). Minutes to Havergal, Toronto French School, and Crescent. Prime location - only 5 minutes to Lawrence Subway Station and 2 minutes to the 61 Express TTCBus to downtown. This home seamlessly blends historic charm with modern convenience, making it an ideal property for discerning buyers seeking character and functionality in a prime Toronto location.

Extras:**Listing Contracted With:** PROPERTY.CA INC.416-583-1660


60 Fairlawn Ave
Toronto Ontario M5M 1S7

Toronto C04 Lawrence Park North Toronto

Taxes: \$8,318.82/2024**For:** Sale**Sold:** \$1,685,000**List:** \$1,729,000**Sold Date:** 01/08/2025**% Dif:** 97**SPIS:** N**Last Status:** SLD**DOM:** 28

Detached

Fronting On: N**Rms:** 7 + 1**Link:** N**Acreage:****Bedrooms:** 3 + 1

2-Storey

25 x 145 Feet

Washrooms: 3**Irreg:**

1x4x2nd, 1x2xGround, 1x3xLower

Dir/Cross St: Yonge/Fairlawn**MLS#:** C11888910**PIN#:** 211490208

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Front Yard	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Phone:
Heat:	Water / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	Wall Unit	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	1500-2000	Family Room, Fireplace/Stove, Library,		Farm/Agr:	
Assessment:	POTL:	Park, Place Of Worship, Public Transit, Rec		Oth Struct:	Garden Shed
POTL Mo Fee:		Centre, School		Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	14.7	x 10.04	Fireplace	Hardwood Floor	French Doors
2	Dining	Ground	13.78	x 10.04	Hardwood Floor	French Doors	Pot Lights
3	Kitchen	Ground	12.01	x 7.91	Granite Counter	Stainless Steel Appl	Pot Lights
4	Family	Ground	14.11	x 10.99	W/O To Deck	Hardwood Floor	Skylight
5	Prim Bdrm	2nd	12.89	x 11.09	Closet	Hardwood Floor	Picture Window
6	2nd Br	2nd	11.09	x 9.09	Closet	Hardwood Floor	Picture Window
7	3rd Br	2nd	11.09	x 8.89	Hardwood Floor	Closet	Picture Window
8	Rec	Lower	16.21	x 10.7	Laminate	3 Pc Bath	Pot Lights
9	4th Br	Lower	14.6	x 12.01	Laminate	Pot Lights	Window
10	Office	Lower	14.01	x 8.89	Laminate	Side Door	
11	Laundry	Lower	7.38	x 11.15			

Client Remks: Excellent opportunity in a prime location to customize, renovate and/or build your dream home on this classic detached 25 by 145 foot lot with wide legal front pad parking. Located on a treasured family friendly street this traditional brick 3 plus 1 bedroom home offers generous principal rooms, updated kitchen, sought after main floor powder room, bright sunny family room with skylight and walk out to a spacious deck and backyard. Head down to a finished lower level with 4th bedroom, 3 piece bathroom, separate laundry room and rec room plus an office area. Charming french doors, gumwood and wood burning fireplace are enhanced by luminous skylights and a separate side entrance. So much potential minutes to shops, transit, dining, parks, schools and much more. Unobstructed generous rear yard ideal for pets, play, entertaining or add on or new build. 60 Fairlawn is an opportunity not to be missed..live in or add your personal touch!

Extras: Front pad parking**Listing Contracted With:** BOSLEY REAL ESTATE LTD.416-322-8000



310 St Germain Ave
Toronto Ontario M5M 1W3

Toronto C04 Lawrence Park North Toronto

Taxes: \$7,531.99/2024

For: Sale

Sold: \$1,700,000

List: \$1,575,000

% Dif: 108

Sold Date: 05/09/2025

SPIS: N

Last Status: SLD

DOM: 2

Detached

Fronting On: N

Rms: 7 + 1

Link: N

Acreage:

Bedrooms: 2

Bungalow

25 x 150 Feet

Washrooms: 2

Irreg:

1x4xMain, 1x3xLower

Dir/Cross St: St Germain & Avenue Rd

MLS#: C12130797

PIN#: 211460269

Kitchens:	1	Exterior:	Brick Front / Vinyl Siding	Zoning:	
Fam Rm:	Y	Drive:		Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	
Fireplace/Stv:	N	Drive Park Spcs:	3	Water:	Municipal
Heat:	Heat Pump / Other	Tot Prk Spcs:	3	Water Supply:	
A/C:	Other	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room	Retirement:	
Apx Sqft:	700-1100			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Rare Opportunity in Lawrence Park North! A true gem in the heart of Toronto. This detached 2-bedroom, 2-bathroom fixer-upper is a blank canvas ready for your vision. Whether you're an investor, builder, first-time buyer, or city dweller looking to create your dream home, this property offers endless potential. Sitting on a deep 150-foot lot, the home includes a finished basement and plenty of room to renovate, expand, or rebuild. Located just steps from Avenue Road, You will enjoy unmatched access to some of Toronto's best amenities: Brookdale Park, Pusateris Fine Foods, shops, restaurants, nightlife, movie theatres, and top-rated schools including John Wanless Jr. Public School and St. Philips Preschool. Don't miss this chance to own a detached home in one of the city's most desirable neighbourhoods. Unlock the value and make it your masterpiece!					
Extras:					
Listing Contracted With: RE/MAX HALLMARK CHAY REALTY 705-431-7100					



110 Deloraine Ave		Sold: \$1,785,000
Toronto Ontario M5M 2A9		List: \$1,850,000
Toronto C04 Lawrence Park North Toronto		
Taxes: \$8,454.72/2024	For: Sale	% Dif: 96
Sold Date: 05/29/2025		
SPIS: N	Last Status: SLD	DOM: 28
Detached	Fronting On: N	Rms: 6 + 1
Link: N	Acreage:	Bedrooms: 3
2-Storey	25 x 124 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x4xBsmt
Dir/Cross St: Yonge & Lawrence		

MLS#: C12115921	PIN#: 211450062
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Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive: Front Yard	Cable TV:
Basement: Finished	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 1	Water:
Heat: Water / Gas	Tot Prk Spcs: 1	Water Supply:
A/C: Wall Unit	UFFI:	Sewer: Sewers
Central Vac: N	Pool: Inground	Waterfront:
Apx Age:	Prop Feat: Fireplace/Stove	Retirement:
Apx Sqft: 1500-2000		Farm/Agr:
Assessment: POTL:		Oth Struct: Garden Shed
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	16.67	x 15.91	Hardwood Floor	Pot Lights	Fireplace
2	Dining	Ground	13.09	x 10.24	Hardwood Floor	Plate Rail	W/O To Deck
3	Kitchen	Ground	13.09	x 8.33	Modern Kitchen	Stainless Steel Appl	O/Looks Backyard
4	Prim Bdrm	2nd	11.91	x 11.91	Hardwood Floor	W/I Closet	Pot Lights
5	2nd Br	2nd	12.99	x 9.15	Hardwood Floor	Double Closet	
6	3rd Br	2nd	12.99	x 9.42	Hardwood Floor		
7	Loft	3rd	20.93	x 9.91	Hardwood Floor	Combined W/Br	
8	Rec	Bsmt	17.75	x 13.16	Above Grade Window	Electric Fireplace	Murphy Bed

Client Remks: This detached home looks picture perfect when you drive up. The inviting front porch says "come on in". You're going to love the third floor loft and excavated basement but first you'll notice how open, modern and bright this home is. The kitchen sparkles. The appliances are stainless steel. The hardwood floors gleam. The pot lights shine. The primary bedroom has a walk in closet. The third bedroom has stairs leading up to the finished attic area so it's a two level room - the upper level for sleeping and the lower level for an office. Or vice versa. It's up to you. There are two built-in air conditioning units so you'll be able to sleep comfortably during the hottest of summer nights. The bathroom on this floor has been renovated and has a great rain shower head. The basement has been excavated so it's got better ceiling height than most basements in this area. You can use the large room with its great built-ins as a rec room, home office, guest room (there's a Murphy bed built into the wall) or exercise room. The bathroom down here has also been renovated. When you gaze out the French doors in the dining room that lead out back, you'll see an oasis. But you won't be dreaming. It really is an oasis. There's a large deck with plenty of space for lounging and outdoor meals. It overlooks the fabulous heated, saltwater pool. Long enough for laps or perfect for just cooling down on a hot summer day. Also an ideal sight to look at. Somehow it has a strong relaxing effect. And all of this is on one of the best blocks in this prime John Wanless neighbourhood where you'll feel a true sense of community while being able to walk to great shops and restos, all levels of school and the subway. It doesn't get any better than this so don't delay. Make this home yours!

Extras:
Listing Contracted With: <u>ADVOCATE REALTY LTD.</u> 416-489-1882



374 Woburn Ave		Sold: \$1,860,000	
Toronto Ontario M5M 1L2		List: \$1,738,000	
Toronto C04 Lawrence Park North Toronto			
Taxes: \$7,925/2024		For: Sale	% Dif: 107
Sold Date: 02/15/2025			
SPIS: N	Last Status: SLD	DOM: 3	
Detached	Fronting On: N	Rms: 7 + 2	
Link: N	Acreage:	Bedrooms: 3 + 1	
2-Storey	20 x 120 Feet	Washrooms: 3	
	Irreg:	1x4x2nd, 1x3x2nd, 1x3xLower	
Dir/Cross St: Yonge/ Lawrence/ Avenue			

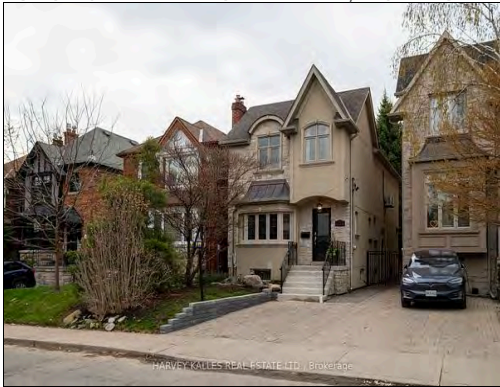
MLS#: C11968811	PIN#: 103480248
Fractional Ownership: N	

Kitchens: 1	Exterior:	Zoning:
Fam Rm: Y	Stucco/Plaster / Vinyl Siding	Cable TV: Y Hydro: Y
Basement: Finished / Walk-Up	Drive: Lane	Gas: Y Phone:
Fireplace/Stv: Y	Gar/Gar Spcs: Detached / 2	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 0	Water Supply:
A/C: Central Air	Tot Prk Spcs: 2	Sewer: Sewers
Central Vac: Y	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft:	Prop Feat:	Farm/Agr:
Assessment: POTL:	Arts Centre, Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Library, Public Transit, School, Wooded/Treed	Oth Struct:
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	14.14	x 9.35	Ceramic Floor	Combined W/Living	Open Concept
2	Family	Main	21.33	x 15.32	Hardwood Floor	O/Looks Backyard	Fireplace
3	Kitchen	Main	12.47	x 10.33	Ceramic Floor	Open Concept	Stainless Steel Appl
4	Prim Bdrm	2nd	21.33	x 15.32	Hardwood Floor	4 Pc Ensuite	Skylight
5	2nd Br	2nd	9.71	x 10.17	Hardwood Floor	Window	Closet
6	3rd Br	2nd	13.52	x 10.17	Hardwood Floor	O/Looks Frontyard	W/W Closet
7	Br	Lower	14.6	x 8.2	Laminate	Pot Lights	Window
8	Rec	Lower	15.78	x 14.7	Laminate	Pot Lights	3 Pc Bath

Client Remks: Welcome to this charming detached 3-bedroom, 3-bathroom home in the highly sought-after Lawrence Park North neighbourhood. This residence perfectly blends comfort, style, and convenience in one of Torontos most desirable communities. The main floor features an open-concept kitchen that seamlessly connects to the front-yard-facing dining room, creating a bright and welcoming space for gatherings. The spacious family room is the heart of the home, offering a warm and inviting atmosphere for both relaxing and entertaining. With its large windows that fill the space with natural light, this room is perfect for cozy nights in or hosting friends and family. Whether you're unwinding with a good book, watching your favorite shows, or spending quality time together, this versatile space adapts to your lifestyle. Upstairs, the primary bedroom is a true retreat, boasting an ensuite bathroom with a skylight and a wall-to-wall closet facing the backyard for added privacy. Two additional bedrooms share a well-appointed 3-piece bathroom, ensuring comfort and convenience for family or guests. The finished basement expands the living space, making it ideal for a home office, recreation room, or guest suite. Located in the heart of Lawrence Park North, this home is surrounded by top-rated schools, making it a fantastic choice for families. Enjoy the ease of public transportation and subway access, providing a quick commute to downtown Toronto. The neighbourhood is also home to vibrant shops, cozy cafes, and a variety of fantastic eateries, ensuring everything you need is just steps away. Don't miss this incredible opportunity to live in one of Torontos most desirable neighbourhoods. Schedule a viewing today!

Extras:
Listing Contracted With: RE/MAX REALTRON REALTY INC. 416-222-2600



367 Brookdale Ave		Sold: \$1,940,000
Toronto Ontario M5M 1R1		List: \$2,199,000
Toronto C04 Lawrence Park North Toronto		
Taxes: \$11,302/2024	For: Sale	% Dif: 88
Sold Date: 05/22/2025		
SPIS: N	Last Status: SLD	DOM: 15
Detached	Fronting On: S	Rms: 10 + 1
Link: N	Acreage:	Bedrooms: 3 + 1
2-Storey	25 x 110 Feet	Washrooms: 3
	Irreg:	1x3xMain, 1x5xUpper, 1x5xUpper
Dir/Cross St: Lawrence Ave W & Avenue Rd		

MLS#: C12131547	PIN#: 103480149
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Kitchens: 1	Exterior: Stone / Stucco/Plaster	Zoning:	
Fam Rm: Y	Drive: Mutual	Cable TV:	Hydro:
Basement: Part Fin	Gar/Gar Spcs: None / 0	Gas:	Phone: Municipal
Fireplace/Stv: Y	Drive Park Spcs: 1	Water:	
Heat: Radiant / Gas	Tot Prk Spcs: 1	Water Supply:	Sewers
A/C: Wall Unit	UFFI:	Sewer:	
Central Vac: N	Pool: None	Waterfront:	
Apx Age:	Prop Feat:	Retirement:	
Apx Sqft: 1500-2000	Family Room, Fireplace/Stove, Park, Public	Farm/Agr:	
Assessment: POTL:	Transit, School	Oth Struct:	
POTL Mo Fee:		Spec Desig:	Unknown
Laundry lev:			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.57	x 13.45	Hardwood Floor	Combined W/Dining	
2	Dining	Main	10.99	x 9.35	Hardwood Floor	Combined W/Living	
3	Kitchen	Main	7.61	x 14.24	Slate Flooring	Granite Counter	B/I Appliances
4	Family	Main	18.57	x 21.72	Hardwood Floor	Large Window	W/O To Yard
5	Prim Bdrm	2nd	10.37	x 14.47	Hardwood Floor	W/I Closet	5 Pc Ensuite
6	2nd Br	2nd	9.25	x 14.53	Hardwood Floor	Closet	Window
7	3rd Br	2nd	8.99	x 12.73	Hardwood Floor	Closet	Window
8	Office	2nd	6.59	x 6.5	Hardwood Floor		
9	Rec	Bsmt	18.6	x 15.65	Hardwood Floor		
10	Laundry	Bsmt	18.6	x 12.89			

Client Remks: Welcome to 367 Brookdale Avenue, a beautifully updated home that blends classic charm with modern design in the heart of Lawrence Park North. Originally built in the 1940s and expanded with a full second-storey addition in 2011, this 3+1 bedroom, 3 bathroom home offers stylish comfort in one of Torontos most sought-after neighbourhoods. The main floor is bright and inviting, featuring hardwood and slate floors, a custom kitchen with granite countertops, integrated appliances, and a character-rich stained-glass window from the homes original build. Upstairs, discover three spacious bedrooms with custom closet shelving, a skylight-lit hallway, and sleek double-vanity bathrooms in both the primary ensuite and main bath. The lower level offers versatility with a separate side entrance, a large recreation room, a dedicated storage room, laundry room and space ideal for a home office or guest suite tailored to suit your lifestyle. Enjoy a sunny, south-facing backyard with mature landscaping, cedar deck and a storage shed - ready for your dream garden or outdoor retreat. Just steps to Avenue Road, Yonge Street, TTC, and top-tier school John Wanless, Glenview, Lawrence Park, and an array of shops, cafes, and restaurants. This is turnkey city living with heart and soul.

Extras:
Listing Contracted With: HARVEY KALLES REAL ESTATE LTD. 416-441-2888


49 St Germain Ave
Toronto Ontario M5M 1V9

Toronto C04 Lawrence Park North Toronto

Taxes: \$8,290.20/2024**For:** Sale**Sold:** \$1,946,000**List:** \$1,989,000**Sold Date:** 02/11/2025**% Dif:** 98**SPIS:** N**Last Status:** SLD**DOM:** 8

Detached

Fronting On: S**Rms:** 8 + 3**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

25 x 151 Feet

Washrooms: 3**Irreg:**

1x4x2nd, 1x3xLower, 1x2xGround

Dir/Cross St: Yonge/Lawrence**MLS#:** C11953332**PIN#:** 211490252

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Front Yard	Cable TV:	Y
Basement:	Apartment / Finished	Gar/Gar Spcs:	None / 0	Gas:	Y
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Municipal
Heat:	Radiant / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	Other	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove, Park, Public Transit	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.41	x 11.58	Fireplace	Hardwood Floor	Combined W/Dining
2	Dining	Main	13.78	x 10.5	Hardwood Floor	Combined W/Living	Vaulted Ceiling
3	Kitchen	Main	9.58	x 8.17	Hardwood Floor	W/O To Deck	
4	Prim Bdrm	2nd	14.07	x 9.42	Hardwood Floor	Double Closet	Window
5	2nd Br	2nd	13.32	x 9.45	Hardwood Floor	Window	
6	3rd Br	2nd	7.25	x 10.89	Hardwood Floor	Picture Window	
7	4th Br	2nd	10.47	x 9.22	Hardwood Floor	Window	Closet
8	5th Br	Lower	14.01	x 9.58	Broadloom	Window	Pot Lights
9	Rec	Lower	19.62	x 17.98	Broadloom	Window	Pot Lights
10	Laundry	Lower	11.98	x 8.6	Broadloom	Window	3 Pc Bath

Client Remks: Nestled on one of the most picturesque streets in the Yonge & Lawrence area, this South-facing Detached home offers an exceptional opportunity to live in both comfort and style. This 4+1 Bedrm 3 Bathrm home exudes charm & character. Beautiful Hardwood Floors Throughout the Main Flr & Second Floor Bedrooms. Living Rm has a Gas Fireplace (which is currently disconnected) & a Large Window Overlooking the Street. The Renovated Eat in Kitchen features Stainless Steel Appliances (5 Burner Gas Stove New in Dec 2024) and is Seamlessly Combined w/ the Dining Rm. Dining Rm Boasts a Gorgeous Vaulted Ceiling and a Large Window that fill the space with natural light. Convenient 2 Pc Powder Rm on the Main Flr. 4 Bedrooms are Located on the Second Floor all of which have Large Windows. The Second Floor 4 pc Bathroom has Tile Floors, a Window & Built In Closets & Shelves for Storage. Lower Level features a Spacious Rec Room, Laundry Area, & Bedroom. Side Door Provides Access to Lower Level. Back Deck is Perfect for Entertaining & Watching Kids Play in the Large Backyard. Non-conforming Parking for 1 Car. Owned Tankless Hot Water. Prime Location, Just 2 Mins to Yonge St with Fine Dining, Shops, TTC & more. Apprx. 7 min walk to Lawrence Station.

Extras:**Listing Contracted With:** MCCANN REALTY GROUP LTD.416-481-2355



125 Glengarry Ave
Toronto Ontario M5M 1E1
 Toronto C04 Lawrence Park North Toronto
Taxes: \$8,383.19/2024 **For:** Sale **% Dif:** 118
Sold Date: 03/05/2025
SPIS: N **Last Status:** SLD **DOM:** 1
Link: N **Fronting On:** S **Rms:** 9 + 2
2-Storey **Acreage:** 25 x 106 Feet **Bedrooms:** 4
Irreg: 1x2xMain, 2x4x2nd
Dir/Cross St: Avenue/ Lawrence

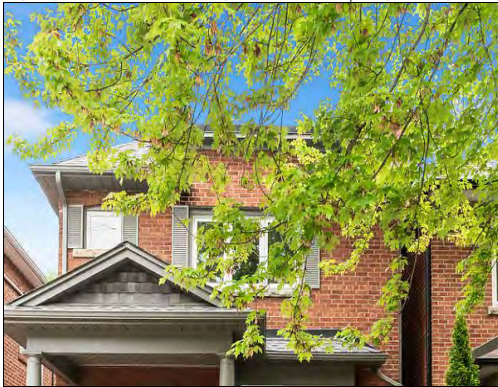
MLS#: C12000068**PIN#:** 211520280

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Drive: Front Yard	Cable TV:
Basement: Part Fin	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 1	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apex Age:	Prop Feat:	Retirement:
Apex Sqft:	Family Room, Fireplace/Stove	Farm/Agr:
Assessment: 2024 POTL:		Oth Struct:
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.91	x 15.35	Brick Fireplace	O/Looks Frontyard	2 Pc Bath
2	Dining	Main	11.52	x 10.99	Picture Window	Hardwood Floor	
3	Kitchen	Main	13.12	x 11.48	Breakfast Area	Modern Kitchen	O/Looks Family
4	Family	Main	13.88	x 12.66	W/O To Deck	Skylight	Sunken Room
5	Prim Bdrm	2nd	14.3	x 11.42	4 Pc Ensuite	W/I Closet	Hardwood Floor
6	2nd Br	2nd	12.83	x 9.32	B/I Closet	Picture Window	Hardwood Floor
7	3rd Br	2nd	9.65	x 9.19	Closet	Picture Window	Hardwood Floor
8	4th Br	2nd	10.89	x 7.48	French Doors	Picture Window	Closet
9	Rec	Lower	31.53	x 8.07	Open Concept	Broadloom	
10	Laundry	Lower	13.35	x 9.97	Laundry Sink		

Client Remks: Charming 4-Bedroom Family Home in Coveted Bedford Park, this sun-filled family home offers an ideal blend of comfort and convenience. The main floor features a spacious living room with a cozy fireplace and a bright family room with skylights and a walkout to a deck perfect for indoor-outdoor living. The generous primary suite boasts a four-piece ensuite and an adjoining tandem bedroom, ideal as a nursery, dressing room, or home office, with the option to close it off for added privacy. Natural light pours in through skylights in the family room, second-floor hallway, and primary ensuite, creating a warm and inviting atmosphere. The partially finished basement provides excellent bonus space for a children's play area or private retreat. Located within the sought-after catchment of top-rated schools John Wanless, Blessed Sacrament, Glenview, and Lawrence Park this home is perfect for growing families. Enjoy a short stroll to Yonge Street's vibrant shops and restaurants, as well as the Yonge/Lawrence subway station for seamless commuting. A fantastic opportunity in a prime neighborhood don't miss it!

Extras:**Listing Contracted With:** RE/MAX HALLMARK BATORI GROUP INC.416-485-7575


62 Fairlawn Ave
Toronto Ontario M5M 1S7

Toronto C04 Lawrence Park North Toronto

Taxes: \$9,840.83/2025**For:** Sale**Sold:** \$2,062,000**List:** \$1,998,000**Sold Date:** 06/09/2025**% Dif:** 103**SPIS:** N**Last Status:** SLD**DOM:** 7

Detached

Fronting On: N**Rms:** 7 + 4**Link:** N**Acreage:****Bedrooms:** 3 + 1

2-Storey

25 x 146.08 Feet

Washrooms: 3**Irreg:**

1x4x2nd, 1x2xMain, 1x3xBsmt

Dir/Cross St: Yonge & Fairlawn**MLS#:** C12189390**PIN#:** 211490209

Kitchens:	1	Exterior:	Brick / Stucco/Plaster	Zoning:	
Fam Rm:	Y	Drive:	Front Yard	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Phone:
Heat:	Water / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	Wall Unit	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fireplace/Stove, Library,	Retirement:	
Apx Sqft:	1500-2000		Park, Place Of Worship, Public Transit, Rec	Farm/Agr:	
Assessment:	POTL:		Centre, School	Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	13.16	x 7.35	Hardwood Floor	Closet	Stained Glass
2	Living	Ground	16.17	x 11.09	Hardwood Floor	Fireplace	French Doors
3	Dining	Ground	13.58	x 8.33	Hardwood Floor	Combined W/Kitchen	Pot Lights
4	Kitchen	Ground	12.4	x 10.43	Heated Floor	Centre Island	Pot Lights
5	Family	Ground	14.67	x 13.09	Hardwood Floor	Gas Fireplace	Skylight
6	Prim Bdrm	2nd	12.5	x 10.76	Hardwood Floor	W/I Closet	O/Looks Frontyard
7	2nd Br	2nd	10.01	x 9.42	Hardwood Floor	Closet Organizers	Pot Lights
8	3rd Br	2nd	10.01	x 8.99	Hardwood Floor	Closet Organizers	Pot Lights
9	Rec	Bsmt	14.24	x 12.34	Tile Floor	Pot Lights	Closet
10	4th Br	Bsmt	11.75	x 9.51	Tile Floor	Above Grade Window	Pot Lights
11	Exercise	Bsmt	18.01	x 8.99	Tile Floor	Above Grade Window	Pot Lights
12	Utility	Bsmt	10.01	x 8.6	Tile Floor	Combined W/Laundry	Laundry Sink

Client Remks: Welcome to family living, elevated! Presenting a stunning family residence, thoughtfully reimaged through a complete Contemporary Heritage renovation, set on a deep lot in one of Toronto's most cherished neighbourhoods. Move-in ready with every convenience, 62 Fairlawn Ave offers curated interiors, premium finishes, and an urban backyard oasis complete with a Sport Court. The main floor features warm, adaptable living spaces: a sunlit living room with wood-burning fireplace, a custom kitchen with Wolf, Sub-Zero, and Miele appliances, and a vaulted-ceiling family room with skylights, gas fireplace, and walkout to a professionally landscaped garden. Upstairs, three generous bedrooms including the primary with a large walk-in closet, hardwood floors, built-ins and a designer four-piece bath provide equal parts comfort and style. The versatile lower level offers a rec room, gym, office or fourth bedroom/guest suite, three-piece bath, kitchenette, laundry room and private rear entrance ideal for a nanny or in-law suite. Additional highlights include extensive custom millwork throughout, two fireplaces, heated floors, and a stunning backyard with low maintenance perennial gardens, a large deck, and an adjustable basketball net to grow with your family. Licensed front pad parking. Steps to Yonge Street, TTC, top-rated schools, and parks. Think morning coffee on the front porch. Sport court matches at sunset. Dinner parties that turn into neighbourhood traditions. Start your next chapter here

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM 416-424-4910


207 Glengarry Ave
Toronto Ontario M5M 1E3

Toronto C04 Lawrence Park North Toronto

Taxes: \$9,961.49/2025**For:** Sale**% Dif:** 96**Sold Date:** 06/01/2025**SPIS:** N**Last Status:** SLD**DOM:** 5

Detached

Fronting On: S**Rms:** 10 + 3**Link:** N**Acreage:****Bedrooms:** 3

2-Storey

28 x 105.8 Feet

Washrooms: 4**Irreg:**1x2xMain, 1x4x2nd, 1x5x2nd,
1x3xLower**Dir/Cross St:** Avenue & Lawrence**MLS#:** C12177458**PIN#:** 103470115

Kitchens:	1	Exterior:	Stucco/Plaster	Zoning:	
Fam Rm:	Y	Drive:	Mutual	Cable TV:	A
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	Detached / 1	Gas:	Y
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, Ravine	Retirement:	
Apx Sqft:	1500-2000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.86	x 15.06	Closet	2 Pc Bath	Hardwood Floor
2	Living	Main	11.45	x 16.93	Gas Fireplace	Bay Window	Hardwood Floor
3	Dining	Main	14.76	x 14.86	Open Concept	Hardwood Floor	Window
4	Kitchen	Main	8.3	x 12.93	Modern Kitchen	Stainless Steel Appl	Centre Island
5	Family	Main	10.01	x 12.93	W/O To Deck	Sliding Doors	Hardwood Floor
6	Prim Bdrm	2nd	18.34	x 13.98	B/I Closet	Hardwood Floor	Bay Window
7	Bathroom	2nd	6.96	x 16.31	5 Pc Ensuite	Double Sink	Glass Doors
8	2nd Br	2nd	11.02	x 12.7	B/I Closet	Hardwood Floor	Window
9	3rd Br	2nd	13.78	x 6.96	Double Closet	Hardwood Floor	Window
10	Bathroom	2nd	6.59	x 8.14	4 Pc Bath	Tile Floor	Window
11	Rec	Lower	44.72	x 18.34	Side Door	Tile Floor	Window
12	Bathroom	Lower	4.56	x 12.93	3 Pc Bath	Tile Floor	Window
13	Utility	Lower	5.61	x 7.02	Laundry Sink	Tile Floor	Glass Doors

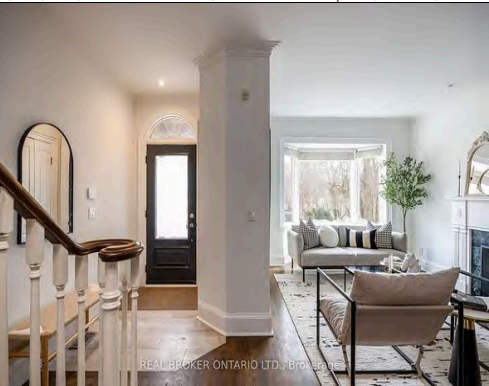
Client Remks: Welcome to 207 Glengarry Avenue, a thoughtfully renovated detached family home with three bedrooms and four bathrooms in Lawrence Park North, the heart of Bedford Park. The open-concept main floor features a spacious front entry with double closet, powder room, new hardwood flooring throughout, and a bright living room that flows into the dining area. The brand-new kitchen has quartz countertops, stainless steel appliances, and an eat-in island, seamlessly connected to the family room with a walk-out to a private deck and garden. Upstairs, a stunning wood staircase leads to the second level where the oversized primary retreat offers two large windows, built-in closets, and a luxurious 5-piece ensuite with freestanding tub and glass-enclosed shower. Two additional well-proportioned bedrooms feature ample closet space and share a beautifully renovated 4-piece family bathroom. The lower level has a spacious recreation room with a separate side entrance and a 3-piece bathroom, perfect for a playroom, home office, or guest suite. Wide mutual drive with access to the garage and backyard. Located in a premier school district with access to top-rated public and private schools: John Wanless, Glenview Middle School, Lawrence Park Collegiate, Blessed Sacrament, Havergal College, TFS Crescent, and UCC. Enjoy walking to TTC, Lawrence subway station, and the shops and restaurants on Yonge Street and Avenue Road. A minute walk to Starbucks, Pusateri's, Shoppers and more. Quick access to Highway 401 and downtown.

Extras:**Listing Contracted With:** CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191

Prepared By: MAGGIE LIND

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

Printed on 06/24/2025 9:25:45 AM



258 Douglas Ave

Toronto Ontario M5M 1G8

Toronto C04 Lawrence Park North Toronto

Taxes: \$11,022.60/2024

Sold Date: 03/05/2025

SPIS: N

Last Status: SLD

DOM: 6

Sold: \$2,225,000

List: \$2,099,000

% Dif: 106

For: Sale

Detached

Fronting On: N

Rms: 7 + 1

Link: N

Acreage:

Bedrooms: 3

2-Storey

25.52 x 109 Feet

Washrooms: 4

Irreg:

1x2xMain, 1x3x2nd, 1x5x2nd, 1x3xLower

Dir/Cross St: Avenue and Lawrence

MLS#: C11991954

PIN#: 103470080

<div>Kitchens: 1</div> <div>Fam Rm: Y</div> <div>Basement: Fin W/O</div> <div>Fireplace/Stv: Y</div> <div>Heat: Forced Air / Gas</div> <div>A/C: Central Air</div> <div>Central Vac: N</div> <div>Apx Age:</div> <div>Apx Sqft: 1500-2000</div> <div>Assessment: 2024 POTL:</div> <div>POTL Mo Fee:</div> <div>Laundry lev:</div>	<div>Exterior: Brick / Stone</div> <div>Drive: Private</div> <div>Gar/Gar Spcs: Built-In / 1</div> <div>Drive Park Spcs: 1</div> <div>Tot Prk Spcs: 2</div> <div>UFFI:</div> <div>Pool: None</div> <div>Prop Feat:</div> <div>Family Room, Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, Rec Centre, School</div>	<div>Zoning:</div> <div>Cable TV:</div> <div>Gas:</div> <div>Water:</div> <div>Water Supply:</div> <div>Sewer:</div> <div>Waterfront:</div> <div>Retirement:</div> <div>Farm/Agr:</div> <div>Oth Struct:</div> <div>Spec Desig:</div> <div>Hydro:</div> <div>Phone:</div> <div>Municipal</div> <div>Sewers</div> <div>Unknown</div>
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	19	x 11.58	Hardwood Floor
2	Dining	Main	14.5	x 11.58	Hardwood Floor
3	Kitchen	Main	14.01	x 10.01	Hardwood Floor
4	Family	Main	18.01	x 12.34	Hardwood Floor
5	Prim Bdrm	2nd	15.75	x 13.42	Hardwood Floor
6	2nd Br	2nd	13.58	x 9.68	Hardwood Floor
7	3rd Br	2nd	10.83	x 8.17	Hardwood Floor
8	Rec	Lower	17.42	x 17.85	Broadloom

Client Remks:

Checking all boxes! Move-in ready three bedroom room home at the end of a quiet dead end street (with pedestrian access to Avenue Road) in popular Bedford Park. Spacious and sun-filled living room and dining room lead to the lovely kitchen with updated counter and backsplash, open to the large family room and eat-in dining area (yes, there's a main floor powder room too). Upstairs, the large primary bedroom boasts double closets and a gorgeous 5 piece, newly updated, ensuite washroom, two secondary bedrooms, and an additional renovated 3 piece washroom with skylight!The large lower level features, high ceilings, a super rec room, laundry room, 3 piece washroom, direct access to the built-in garage, and ample storage! Under all that snow outside, is a gorgeous backyard with custom putting green, and fresh (last summer) landscaping!A beautiful home, in a fabulous neighbourhood, in great school districts (John Wanless Jr Ps, Glenview Sr PS, Lawrence Park CI, Northern SS, per TDSB), close to great shopping on Avenue Road, restaurants, all amenities, and a very short drive to the 401!!

Extras:

Listing Contracted With: REAL BROKER ONTARIO LTD,888-311-1172

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215 Brookdale Ave
Toronto Ontario M5M 1P4

Toronto C04 Lawrence Park North Toronto

Taxes: \$10,901/2024**For:** Sale**Sold:** \$2,327,215**List:** \$2,049,000**Sold Date:** 01/20/2025**% Dif:** 114**SPIS:** N**Last Status:** SLD**DOM:** 6

Detached

Fronting On: S**Rms:** 7 + 4**Link:** N**Acreage:****Bedrooms:** 3 + 1

2-Storey

24.08 x 110 Feet

Washrooms: 4**Irreg:**1x4xMain, 1x3x2nd, 1x4x2nd,
1x3xBsmt**Dir/Cross St:** Yonge and Lawrence**MLS#:** C11922663**PIN#:** 211480261

Kitchens:	1 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Front Yard	Cable TV:	
Basement:	Apartment / Sep Entrance	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	Garden Shed
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Upper				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.68	x 11.09	Fireplace	B/I Shelves	Large Window
2	Kitchen	Main	20.24	x 15.16	Combined W/Dining	B/I Shelves	W/O To Deck
3	Dining	Main	12.83	x 12.4	Combined W/Kitchen	Hardwood Floor	Window
4	Prim Bdrm	2nd	14.07	x 12.99	4 Pc Ensuite	W/O To Balcony	W/W Closet
5	2nd Br	2nd	15.42	x 10.43	Closet	Hardwood Floor	O/Looks Frontyard
6	3rd Br	2nd	11.58	x 9.09	Hardwood Floor	Double Closet	Window
7	Living	Bsmt	19.75	x 13.85	Combined W/Kitchen	Laminate	Open Concept
8	Br	Bsmt	14.07	x 9.84	Laminate	Window	
9	Kitchen	Bsmt	19.75	x 9.84	Combined W/Living	Laminate	Galley Kitchen
10	Bathroom	Bsmt	8.01	x 5.35	3 Pc Bath	Tile Floor	
11	Mudroom	Bsmt	6.5	x 6	Side Door	Laminate	

Client Remks: Welcome to this charming family home sitting pretty on the best stretch of Brookdale. Close (but not too close) to Yonge Street shops, cafes and the TTC, and a stone's throw from John Wanless public school, this one ticks all the boxes. Updated with a fabulous sun-soaked kitchen and a flexible open floor plan, the main floor can be configured to suit a variety of needs. With tasteful open shelving, California shutters, and a wood-burning fireplace, the living room is the perfect spot to cozy up (and/or contain children's toys out of sight). Upstairs find three family bedrooms including a fantastic primary suite with spa-like ensuite and walkout to private covered balcony. With wall-to-wall closets that cleverly conceal a wall-mounted television, there is no shortage of storage. The two remaining bedrooms share the another gorgeous renovated bathroom complete with soaker tub, chic black hardware and green glazed subway tile. The lower level offers flexibility to meet your needs; perhaps you'd enjoy offsetting some of your carrying costs by renting it out as a self-contained one bedroom apartment? The sellers certainly did. Or perhaps you'd rather have the basement to utilize as additional family space - no problem, enjoy easy access from the upper level and take advantage of the side entrance and have the functionality of a mudroom. With a walk-out off the kitchen, the enclosed backyard features a large deck and oversized storage shed - ideal for summer fun.

Extras: A quick jaunt to Yonge Street shops and restaurants including Starbucks just at the corner. Easy access to the TTC and 401. Close to top-rated schools including John Wanless PS, Lawrence Park Collegiate, Havergal College, TFS and Crescent.

Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191



327 St Germain Ave
Toronto Ontario M5M 1W4

Toronto C04 Lawrence Park North Toronto

Taxes: \$11,745/2025

For: Sale

% Dif: 100

Sold Date: 02/22/2025

SPIS: N

Last Status: SLD

DOM: 4

Detached

Fronting On: S

Rms: 8 + 1

Link: N

Acreage:

Bedrooms: 3 + 1

2-Storey

25 x 149.25 Feet

Washrooms: 4

Irreg:

1x2xMain, 1x4x2nd, 1x4x2nd,
1x3x2nd

Dir/Cross St: Avenue/Lawrence

MLS#: C11976410

PIN#: 211470289

Kitchens:	1	Exterior:	Stucco/Plaster	Zoning:	
Fam Rm:	Y	Drive:		Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Central Vacuum, Family Room, Fireplace/Stove	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	2025 POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.73	x 16.17	Hardwood Floor	Fireplace	Bay Window
2	Dining	Main	18.24	x 15.45	Hardwood Floor	Pot Lights	Open Concept
3	Kitchen	Main	18.24	x 11.52	Open Concept	Breakfast Bar	Eat-In Kitchen
4	Family	Main	18.14	x 9.61	Bay Window	Walk-Out	
5	Prim Bdrm	2nd	18.24	x 13.78	4 Pc Ensuite	Juliette Balcony	W/I Closet
6	2nd Br	2nd	9.61	x 13.06	Broadloom	Closet	
7	3rd Br	2nd	15.98	x 14.07	Broadloom	Double Closet	
8	Rec	Bsmt	18.18	x 13.29	Broadloom	Pot Lights	Double Closet
9	Br	Bsmt	10.53	x 13.75	3 Pc Bath	Broadloom	

Client Remks: Welcome to your new address, 327 St. Germain Avenue. A perfect blend of classic design and modern functionality. Featuring an open-concept floor plan, this home flows seamlessly from the spacious living room into the dining and kitchen spaces, creating an inviting atmosphere for both everyday living and entertaining. Front to back natural light, highlights the warm and welcoming interior. Three well-proportioned bedrooms provide ample space, with a Primary suite featuring a Juliette balcony and complete with walk in closet and en-suite bathroom. With 150ft of depth, the expansive garden provides a peaceful outdoor oasis, perfect for relaxing, gardening, or hosting family gatherings. Perfectly located at Ave/Lawrence in the John Wanless school district complete with Legal front yard parking. A quick walk to Avenue Rd or Yonge St. offering every amenity, best coffee shops, restaurants, fitness studios and more. Easy access to TTC, 401! 327 St. Germain ticks off all the boxes living in midtown Toronto!

Extras:

Listing Contracted With: HARVEY KALLES REAL ESTATE LTD.416-441-2888



178 Brookdale Ave		Sold: \$2,445,000
Toronto Ontario M5M 1P5		List: \$2,498,800
Toronto C04 Lawrence Park North Toronto		
Taxes: \$11,144/2024	For: Sale	% Dif: 98
Sold Date: 04/22/2025		
SPIS: N	Last Status: SLD	DOM: 7
Detached	Fronting On: N	Rms: 7 + 3
Link: N	Acreage:	Bedrooms: 3 + 1
2-Storey	26.67 x 112.69 Feet	Washrooms: 4
	Irreg:	1x2xMain, 1x5x2nd, 1x4x2nd, 1x3xLower
Dir/Cross St: Yonge and Lawrence		


MLS#: C12083899	PIN#: 211480243
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Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Drive:	Cable TV:
Basement: Finished / Sep Entrance	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 2	Water:
Heat: Water / Gas	Tot Prk Spcs: 2	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Apx Sqft: 1500-2000	Family Room, Fireplace/Stove	Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	19.09	x 15.35	Hardwood Floor	Bay Window	Coffered Ceiling
2	Breakfast	Main	13.65	x 9.12	Pot Lights	Breakfast Bar	Stone Counter
3	Kitchen	Main	9.15	x 9.19	Window	Stone Counter	Stainless Steel Appl
4	Family	Main	18.31	x 15.49	Bay Window	Gas Fireplace	W/O To Deck
5	Prim Bdrm	2nd	12.5	x 16.27	Coffered Ceiling	5 Pc Ensuite	Double Closet
6	2nd Br	2nd	18.31	x 9.65	Closet	Window	Hardwood Floor
7	3rd Br	2nd	8.86	x 13.52	Closet	Window	Hardwood Floor
8	Rec	Lower	44.62	x 65.62	Pot Lights	Broadloom	
9	Office	Lower	10.3	x 9.55	Broadloom	Above Grade Window	B/I Desk
10	Laundry	Lower	8.69	x 7.97	Heated Floor	3 Pc Bath	
11	Workshop	Lower	18.34	x 16.37	B/I Shelves	Window	

Client Remks: Welcome to 178 Brookdale Avenue, a thoughtfully renovated, turnkey home in the heart of coveted Lawrence Park North an ideal location for families & professionals alike. This sun-drenched 3+1 bedroom, 3 bathroom + powder room residence blends clean, modern design w/ everyday functionality, offering an open-concept main floor w/ a modern flair, perfect for entertaining and comfortable living. From the moment you walk in, you're greeted by wide-plank hardwood floors, custom glass railings, LED pot lights, and sleek finishes throughout. The contemporary kitchen is a chefs dream with integrated appliances, ample cabinetry, massive (8ft) floor to ceiling pantry w/ slide out drawers, quartz countertops & large centre island with waterfall detail and additional seating. The family room features a striking stone accent wall with an elongated gas fireplace, adding warmth & sophistication. Upstairs, features 3 generous size bedrooms w/ excellent closet space. The spacious primary retreat features soaring vaulted ceilings that create an airy, luxurious feel, along massive windows and motorized blinds for added privacy. Primary bathroom boasts marble tile, quartz counters, a double vanity, chic lighting, & a heated towel rack. The finished basement w/ separate entrance offers flexible space for a rec room, guest suite, or home office. Outside, unwind on the private cedar deck complete w/ built-in hot tub, Gas line for BBQ & a stylish outdoor lounge, perfect for hosting or relaxing. Enjoy the rare bonus of legal front pad parking for 2 cars, a coveted feature in this neighbourhood. Smart home touches include keyless entry, Lutron lights, Nest thermostat & motorize blinds. Situated in a family-friendly community steps from Yonge Street, Avenue Road & TTC. Top-ranked schools, John Wanless Jr PS, Glenview Senior PS, & Lawrence Park Collegiate High School. Surrounded by vibrant shops, cafes, restaurants & parks, this home offers the perfect balance of convenience & upscale living.

Extras:
Listing Contracted With: RE/MAX HALLMARK REALTY LTD.416-486-5588



133 Melrose Ave
Toronto Ontario M5M 1Y8
Toronto C04 Lawrence Park North Toronto
Taxes: \$10,135.64/2024
Sold Date: 04/24/2025
SPIS: N
Last Status: SLD
DOM: 65

Sold: \$2,475,133
List: \$2,698,000

For: Sale
% Dif: 92

Fronting On: S
Acreage: 25 x 150 Feet
Irreg:

Rms: 7 + 2
Bedrooms: 3 + 1
Washrooms: 4
1x2xMain, 1x4x2nd, 1x3x2nd, 1x4xLower

Dir/Cross St: Yonge St. & Lawrence Ave

MLS#: C11976555

PIN#: 211450173

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Drive: Front Yard	Cable TV:
Basement: Finished / Walk-Up	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 1	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age: 100+	Prop Feat:	Retirement:
Apx Sqft: 2000-2500	Family Room, Fireplace/Stove, Golf, Hospital, Library, Place Of Worship, Public Transit, School	Farm/Agr:
Assessment: POTL:		Oth Struct: Garden Shed
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Great Rm	Main	21.85	x 18.31	Hardwood Floor	Gas Fireplace	Pot Lights
2	Kitchen	Main	16.9	x 15.45	Hardwood Floor	Centre Island	Breakfast Bar
3	Dining	Main	15.06	x 12.07	Hardwood Floor	Crown Moulding	Picture Window
4	Prim Bdrm	2nd	20.14	x 12.14	Broadloom	Pot Lights	Skylight
5	2nd Br	2nd	14.01	x 9.38	Broadloom	Double Closet	Picture Window
6	3rd Br	2nd	12.5	x 11.12	Broadloom	Double Closet	Picture Window
7	Family	2nd	19.98	x 9.28	Broadloom	Skylight	Pot Lights
8	4th Br	Lower	9.81	x 9.51	Concrete Floor	Above Grade Window	Closet
9	Rec	Lower	36.81	x 17.78	Gas Fireplace	Walk-Up	Pot Lights

Client Remks: Tucked away in the coveted Lawrence Park North neighborhood, this exquisite family home with over 2,200 square feet of living space above grade, features a meticulously designed three-storey addition. The main floor boasts rich hardwood floors, elegant crown moldings and an expansive great room with custom built-ins shelving and a cozy gas fireplace. Sunlight pours into this space which opens to an enchanting backyard oasis complete with a beautiful patterned concrete patio and a 150 foot deep, south facing lot. The extensive lot offers the potential for a garden suite and plunge pool, enhancing the outdoor living experience. The chef's kitchen is a dream, featuring a large centre island with breakfast bar, stainless steel appliances and granite countertops. Seamlessly flowing into the great room, this space is perfect for intimate gatherings and large scale entertaining. The serene primary suite is a true retreat, offering a spacious layout, a luxurious 5-piece ensuite and a generous walk-in closet. The soaring half-vaulted ceiling and skylight create an airy, open feel. Lower level is equally impressive, with a generous recreation room, convenient walk-up access the rear garden, an additional bedroom and a side entrance - providing the potential for an in-law suite. Located in the heart of one of Toronto's most coveted neighbourhoods, this home is just steps away from Yonge Street and offers easy access to top-rated schools, parks, the TTC, local shops, cafes, and restaurants. This rare gem won't last long-don't miss your chance to make it yours! Located within the John Wanless & Lawrence Park school districts with the added bonus of a legal front parking pad.

Extras:

Listing Contracted With: MCCANN REALTY GROUP LTD,416-481-2355



346 Fairlawn Ave
Toronto Ontario M5M 1T6

Toronto C04 Bedford Park-Nortown Toronto

Taxes: \$12,424.57/2024

For: Sale

% Dif: 96

Sold Date: 04/29/2025

SPIS: N

Last Status: SLD

DOM: 70

Detached

Fronting On: N

Rms: 9 + 2

Link: N

Acreage:

Bedrooms: 4 + 1

2-Storey

25 x 150 Feet

Washrooms: 4

Irreg:

1x5, 1x4, 1x4, 1x2

Dir/Cross St: E Of Avenue Rd

MLS#: C11977282

PIN#: 103480056

Kitchens:	1	Exterior:	Stucco/Plaster	Zoning:	Res
Fam Rm:	Y	Drive:	Mutual	Cable TV:	Y Hydro: Y
Basement:	Finished	Gar/Gar Spcs:	Detached / 1	Gas:	Y Phone: Y
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:	No	Sewer:	Sewers
Central Vac:	Y	Pool:	Inground	Waterfront:	
Apx Age:		Prop Feat:	Central Vacuum, Family Room, Fireplace/Stove	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	29.46	x 19.36	Fireplace	Hardwood Floor	Bay Window
2	Dining	Ground	29.46	x 19.36	Hardwood Floor	Combined W/Living	Crown Moulding
3	Kitchen	Ground	17.16	x 19	Renovated	Centre Island	Stainless Steel Appl
4	Breakfast	Ground	17.16	x 19	Hardwood Floor	Picture Window	Combined W/Kitchen
5	Family	Ground	10.5	x 17.65	Hardwood Floor	W/O To Deck	Pot Lights
6	Prim Bdrm	2nd	13.85	x 18.9	5 Pc Ensuite	Cathedral Ceiling	W/W Closet
7	2nd Br	2nd	12.86	x 11.32	Hardwood Floor	Double Closet	Window
8	3rd Br	2nd	17.75	x 11.91	Hardwood Floor	Bay Window	Double Closet
9	4th Br	2nd	13.16	x 7.19	Parquet Floor	Window	Closet
10	Rec	Lower	15.81	x 18.57	Pot Lights	Picture Window	B/I Shelves
11	5th Br	Lower	11.19	x 14.73	W/W Closet	Window	Pot Lights
12	Laundry	Lower	10.07	x 7.15	Laminate	Laundry Sink	

Client Remks: Stunning Renovated 4+1 Bedroom, 4 Bathroom Home in Bedford Park Neighbourhood. This beautifully renovated home is move-in ready and boasts top-tier features throughout. Spacious open-concept living and dining area with hardwood floors, a fireplace and a large picture window. The renovated eat-in kitchen includes high-end appliances, double sinks, a centre island and overlooks the family room, which has a walk-out to a covered, water-resistant deck and the backyard. A convenient main-floor powder room adds extra functionality. The primary bedroom suite is truly an oasis, featuring vaulted ceilings, wall-to-wall closets, and a luxurious 5-piece ensuite with a soaking tub, skylight, double sinks, and a shower. Three additional bedrooms are bright and airy, with ample closet space. The second-floor bathroom includes a skylight and shower with vanity. The dug-down lower level (approx. 7.5 ft in height) offers a recreation room, a 5th bedroom, a 4-piece bathroom, a laundry room, and a furnace room. Enjoy the outdoors with a professionally landscaped backyard featuring a saltwater pool, play area, and gas hook-up for BBQ. The home also has heated flooring in both the primary and lower bathrooms. The mutual drive leads to a garage with skylight for added light for an art studio. Just steps away from Avenue Rd's fine dining, shops, and parks, this home is also in the coveted John Wanless/Glenview Senior Public School and Lawrence Park Collegiate Institute district. It's also conveniently close to some of Toronto's prestigious private schools. Don't miss your chance to own this beautifully updated home in one of Toronto's most desirable neighbourhoods! Front yard parking is non-conforming. Owned Hot Water Tank

Extras:

Listing Contracted With: MCCANN REALTY GROUP LTD, 416-481-2355



338 Fairlawn Ave
Toronto Ontario M5M 1T6
 Toronto C04 Bedford Park-Nortown Toronto
Taxes: \$12,274/2024 **For:** Sale **% Dif:** 96
Sold Date: 06/19/2025
SPIS: N **Last Status:** SLD **DOM:** 13
Dir/Cross St: Lawrence/Avenue

Sold: \$2,687,500
List: \$2,798,000

Detached **Fronting On:** N **Rms:** 8 + 1
Link: N **Acreage:** **Bedrooms:** 4 + 1
 2-Storey 25 x 151.58 Feet **Washrooms:** 4
Irreg: 1x2xMain, 1x5x2nd, 1x4x2nd,
 1x4xBsmt

MLS#: C12204167**PIN#:** 103480052

Kitchens: 1	Exterior: Stone / Stucco/Plaster	Zoning:
Fam Rm: Y	Drive:	Cable TV:
Basement: Finished / Walk-Up	Gar/Gar Spcs: Attached / 1	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 2	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 3	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: Y	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Apx Sqft: 2000-2500	Central Vacuum, Family Room,	Farm/Agr:
Assessment: POTL:	Fireplace/Stove	Oth Struct:
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	27.17	x 14.34	Combined W/Dining	Moulded Ceiling	Hardwood Floor
2	Dining	Main	27.17	x 14.34	Combined W/Living	Moulded Ceiling	Hardwood Floor
3	Kitchen	Main	13.39	x 12.73	Eat-In Kitchen	Stainless Steel Appl	Hardwood Floor
4	Family	Main	18.34	x 12.14	Open Concept	Fireplace	Hardwood Floor
5	Br	2nd	18.34	x 13.55	Cathedral Ceiling	5 Pc Ensuite	Hardwood Floor
6	2nd Br	2nd	10.14	x 9.42	Hardwood Floor	Window	Closet
7	3rd Br	2nd	14.96	x 8.99	Hardwood Floor	Window	Closet
8	4th Br	2nd	9.48	x 8.99	Hardwood Floor	Window	Closet
9	Rec	Bsmt	16.96	x 15.16	Walk-Up	Pot Lights	B/I Shelves
10	Other	Bsmt	10.3	x 8.2	Broadloom	Semi Ensuite	

Client Remks: Welcome to 338 Fairlawn Avenue - a beautifully maintained, detached four-bedroom residence with an attached garage, thoughtfully cared for by its current owner. Nestled in one of Toronto's most desirable and convenient neighborhoods, this home offers a perfect blend of comfort, functionality, and location. Flooded with natural light from two skylights and expansive windows, the interior is bright and inviting, creating a warm and comfortable living environment year-round. Ideally positioned with easy access to Avenue Road, Yonge Street, Lawrence Avenue, and Highway 401, this location ensures exceptional connectivity across the city. The area is also renowned for its outstanding educational offerings, including highly regarded public schools and prestigious private institutions, making it an ideal choice for families. Set on an impressive 150-foot deep lot, the home features a vibrant backyard oasis complete with a flourishing apple tree that adds charm and vitality to the outdoor space perfect for relaxing or entertaining. Enjoy the best of urban living with a wide array of nearby amenities just steps away, including banks, restaurants, boutiques, and cafes. Combined with a friendly, community-oriented neighborhood, this exceptional property truly captures the essence of Toronto living at its finest.

Extras:**Listing Contracted With:** HC REALTY GROUP INC. 905-889-9969


229 Douglas Ave
Toronto Ontario M5M 1G9

Toronto C04 Lawrence Park North Toronto

Taxes: \$12,533.32/2024**For:** Sale**Sold:** \$2,695,000**List:** \$2,795,000**Sold Date:** 05/07/2025**% Dif:** 96**SPIS:** N**Last Status:** SLD**DOM:** 113

Detached

Fronting On: S**Rms:** 6 + 2**Link:** N**Acreage:****Bedrooms:** 4

2-Storey

25 x 106 Feet

Washrooms: 4**Irreg:**1x2xMain, 1x3x2nd, 1x5x2nd,
1x3xLower**Dir/Cross St:** Lawrence & Avenue Rd**MLS#:** C11922965**PIN#:** 103470085

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Mutual	Cable TV:	
Basement:	Fin W/O	Gar/Gar Spcs:	Detached / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:	6-15	Prop Feat:		Retirement:	
Apx Sqft:	2000-2500	Central Vacuum, Family Room,		Farm/Agr:	
Assessment:	POTL:	Fireplace/Stove, Grnbelt/Conserv, Place Of		Oth Struct:	
POTL Mo Fee:		Worship, Public Transit, School		Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	11.52	x 4.33	Hardwood Floor	Halogen Lighting	2 Pc Bath
2	Living	Main	17.85	x 13.58	Hardwood Floor	Window Flr to Ceil	Built-In Speakers
3	Kitchen	Main	23.43	x 18.34	Open Concept	Centre Island	Stone Counter
4	Dining	Main	23.43	x 18.34	Combined W/Kitchen	Hardwood Floor	Dry Bar
5	Family	Main	23.43	x 18.34	Combined W/Kitchen	Gas Fireplace	W/O To Deck
6	Prim Bdrm	2nd	16.01	x 10.99	5 Pc Ensuite	W/W Closet	Vaulted Ceiling
7	2nd Br	2nd	14.99	x 9.74	Double Closet	Closet Organizers	Hardwood Floor
8	3rd Br	2nd	13.58	x 10.5	Double Closet	Closet Organizers	Hardwood Floor
9	Office	2nd	9.74	x 7.74	B/I Desk	Hardwood Floor	Halogen Lighting
10	Exercise	Lower	17.32	x 12.83	Mirrored Walls	Built-In Speakers	Cork Floor
11	Rec	Lower	17.75	x 17.26	Broadloom	Above Grade Window	W/O To Patio
12	Laundry	Lower	13.42	x 7.74	Limestone Flooring	Heated Floor	B/I Shelves

Client Remks: With 3,300+ square feet of exceptionally flexible living space, this custom built home will exceed all of your expectations. Ten foot ceilings create a phenomenal volume of space for the gracious entry and open flowing main floor. The inviting great room features a kitchen with stainless steel appliances, dedicated pantry cupboards, and centre island with waterfall Caesarstone countertops, a dining area with servery and a family room with a wall of sliding doors which open to a Juliette balcony, a gas fireplace flanked by custom storage and bookcases, all completed with a French door to the BBQ deck and garden. Currently a dedicated living room, the front room could also be rearranged to include a dining area. Upstairs, the primary suite boasts a vaulted ceiling, sliding doors to a Juliette balcony, a feature wall of closets with custom doors and meticulous organization plus a beautiful, spa-inspired 5-piece bath with seamless shower, soaker tub and vanity with double sinks. The two current family bedrooms can both accommodate queen sized beds and have double closets with organizers. The office is highlighted by a large glass paned barn door accommodating quiet for meetings while allowing light from the large windows into the hallway, and is easily converted to a fourth bedroom. With nine foot ceilings, and huge above grade windows the lower level is truly an extension of your living space. The current gym could be a great teenager's bedroom/zone where their living spills into the recreation room with radiant in-floor heat and French door to the garden. A timeless three piece bath and fabulous laundry room complete this floor. Best of all worlds, as this home is tucked in the quietest section of Bedford Pk, only 3 blocks from Yonge & Lawrence, surrounded by exceptional public & private schools, local recreational facilities and minutes to the 401, TTC and great shops.

Extras:**Listing Contracted With:** CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191


87B Bedford Park Ave
Toronto Ontario M5M 1J2

Toronto C04 Lawrence Park North Toronto

Taxes: \$12,388.74/2024**For:** Sale**Sold:** \$2,785,000**List:** \$2,798,000**Sold Date:** 03/17/2025**% Dif:** 100**SPIS:** N**Last Status:** SLD**DOM:** 0

Detached

Fronting On: S**Rms:** 9 + 4**Link:** N**Acreage:****Bedrooms:** 4 + 1

3-Storey

20 x 118.31 Feet

Washrooms: 6**Irreg:**

1x7x2nd, 3x5, 1x2xMain, 1x6xBsmt

Dir/Cross St: Yonge St & Lawrence Ave W**MLS#:** C12022701**PIN#:** 211510338

Kitchens:	1	Exterior:	Stone / Stucco/Plaster	Zoning:	
Fam Rm:	Y	Drive:	Lane	Cable TV:	
Basement:	Fin W/O / Full	Gar/Gar Spcs:	Detached / 2	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Main				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	5.35	x 4.59	Hardwood Floor	Crown Moulding	Closet
2	Living	Main	10.83	x 9.58	Picture Window	Hardwood Floor	Crown Moulding
3	Dining	Main	10.83	x 9.91	Combined W/Living	B/I Shelves	Hardwood Floor
4	Kitchen	Main	14.57	x 11.52	Open Concept	Centre Island	Stainless Steel Appl
5	Family	Main	15.42	x 12.24	Combined W/Kitchen	Gas Fireplace	W/O To Deck
6	Prim Bdrm	2nd	15.32	x 12.01	His/Hers Closets	Closet Organizers	W/O To Balcony
7	Bathroom	2nd	9.74	x 8.23	7 Pc Ensuite	Heated Floor	Soaker
8	2nd Br	2nd	13.09	x 8.76	Double Closet	5 Pc Ensuite	W/O To Balcony
9	3rd Br	3rd	12.07	x 10.24	Double Closet	W/O To Balcony	5 Pc Ensuite
10	4th Br	2nd	12.01	x 10.17	5 Pc Ensuite	Double	Juliette Balcony
11	Rec	Lower	14.17	x 13.25	Gas Fireplace	Wet Bar	W/O To Yard
12	5th Br	Lower	9.68	x 7.51	Heated Floor	Above Grade Window	Double Closet
13	Bathroom	Lower	7.51	x 4.92	6 Pc Bath	Porcelain Floor	Soaker
14	Office	Lower	13.91	x 8.17	Above Grade Window	B/I Bookcase	Laminate
15	Cold/Cant	Lower	13.91	x 4.66	Porcelain Floor	Sump Pump	Above Grade Window

Client Remks: Nestled in the sought-after Bedford Park neighbourhood, this exquisite custom-built home blends contemporary elegance with modern convenience. Ideally located near top-rated public schools, including John Wanless Junior PS and Lawrence Park CI, and mere steps from Blessed Sacrament Catholic School, it offers easy access to Yonge Streets vibrant amenities, shopping, and transit, with Lawrence Subway Station just a short walk away. Spanning 3,125 sq. ft. of total living space, this four-year-old architectural gem showcases an open-concept design with luxurious finishes throughout. The gourmet kitchen features custom lacquered cabinetry, premium appliances, a quartz waterfall island, and a breakfast bar perfect for casual dining and entertaining. The adjoining family room, warmed by a linear gas fireplace with a porcelain surround, seamlessly extends to the private deck and backyard through floor-to-ceiling glass doors. The primary suite is a serene retreat with his-and-hers closets, a balcony, and a lavish 7-piece ensuite with heated floors, a soaker tub, a glass-enclosed rain shower, and a double vanity. Three additional bedrooms each offer spa-inspired 5-piece ensuites, ample closet space, and private balconies. The lower level is designed for comfort and entertainment, featuring a spacious recreation room with a built-in entertainment unit, gas fireplace, wet bar, and walkout to the backyard. A fifth bedroom, private office, and 6-piece bath with heated floors complete this versatile space. This home is fully integrated with a Control4 home automation system, built-in speakers, automated blinds, Nest thermostats, and a high-efficiency 2-zone HVAC system. The detached 2-car garage offers potential for a 2-storey laneway suite, as-of-right. A rare opportunity to own a contemporary masterpiece in one of Toronto's most coveted communities.

Extras:**Listing Contracted With:** HARVEY KALLES REAL ESTATE LTD.416-441-2888



34 Deloraine Ave S			Sold: \$2,900,000		
Toronto Ontario M5M 2A7			List: \$3,100,000		
Toronto C04 Lawrence Park North Toronto					
Taxes: \$12,252.90/2024		For: Sale		% Dif: 94	
Sold Date: 03/31/2025					
SPIS: N		Last Status: SLD		DOM: 40	
Detached		Fronting On: N		Rms: 7 + 1	
Link: N		Acreage:		Bedrooms: 3	
2-Storey		25 x 125 Feet		Washrooms: 4	
		Irreg:		1x2xMain, 1x5x2nd, 1x5x2nd, 1x3xBsmt	
Dir/Cross St: Yonge & Yonge BLVD					

MLS#: C11978252	PIN#: 211440043
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Kitchens: 1	Exterior:	Zoning:
Fam Rm: Y	Stone / Stucco/Plaster	Cable TV:
Basement: Finished	Drive: Private	Hydro:
Fireplace/Stv: Y	Gar/Gar Spcs: Attached / 1	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 2	Water:
A/C: Central Air	Tot Prk Spcs: 3	Water Supply:
Central Vac: Y	UFFI:	Sewer: Sewers
Apx Age:	Pool: None	Waterfront:
Apx Sqft:	Prop Feat:	Retirement:
Assessment: POTL:	Central Vacuum, Family Room,	Farm/Agr:
POTL Mo Fee:	Fireplace/Stove	Oth Struct:
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	26.08	x 14.24	Wainscoting	Pot Lights	Hardwood Floor
2	Dining	Main	26.08	x 14.24	Wainscoting	Crown Moulding	Hardwood Floor
3	Family	Main	16.99	x 11.25	B/I Shelves	W/O To Deck	Fireplace
4	Kitchen	Main	11.15	x 10.76	B/I Appliances	Centre Island	Built-In Speakers
5	Prim Bdrm	2nd	17.32	x 18.5	Hardwood Floor	Fireplace	5 Pc Ensuite
6	2nd Br	2nd	17.65	x 10.99	Broadloom	Double Closet	Crown Moulding
7	3rd Br	2nd	11.58	x 9.32	Broadloom	W/I Closet	Pot Lights
8	Rec	Bsmt	16.34	x 19.59	3 Pc Bath	Fireplace	W/O To Patio

Client Remks: Welcome to 34 Deloraine Ave., an exquisite custom detached home nestled in the heart of idyllic Lawrence Park. Integrating everyday comfort with a sophisticated stage for entertaining, this upgraded residence has been meticulously maintained. Step inside a stunning foyer with custom Ridley door and discover a bright, open-concept living and dining area with windows large enough to fill the main floor with natural light. This family-friendly home sculpting a large and luxurious footprint with interior clearance greater than the typical 25-foot lot, wows with beautiful wood floors and stunning detailed custom woodwork. Ten-foot ceilings glorify the homes open concept and dazzle upon arrival. The gourmet chef's kitchen with centre island, top-of-the-line appliances, custom cabinetry and charming breakfast nook. Combined with the family room, this is truly the heart of the home. Built-in speakers ensure an engaging ambiance, gas fireplace offers warmth both literal and figurative. Ascend the handsome staircase to three generous sized bedrooms including the primary retreat with a gas fireplace, coffered ceiling, ample closet space, and a 5 piece ensuite featuring a skylight and large soaker tub. The lower level is complete with spacious rec room, built-in surround speakers, 3-piece bath and gas fireplace. A walk-out to an expansive composite deck with sitting area offers a place to relax or entertain. Calling all pickle-ball & basketball enthusiasts, the professional built-in sports court for the family to enjoy is an impressive fixture. Private drive, parking for 3 cars and direct home access from garage. One of the best catchments in the city : John Wanless PS, Lawrence Park CI and Northern SS. Steps away from a varied collection of shops and eateries along Yonge Street, close to the TTC and Hwy. 401.

Extras:
Listing Contracted With: SLAVENS & ASSOCIATES REAL ESTATE INC.416-483-4337


203 Old Orchard Grve
Toronto Ontario M5M 2E6

Toronto C04 Lawrence Park North Toronto

Taxes: \$11,931.02/2024**For:** Sale**% Dif:** 96**Sold Date:** 04/30/2025**SPIS:** N**Last Status:** SLD**DOM:** 14

Detached

Fronting On: S**Rms:** 9 + 3**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

25 x 106.83 Feet

Washrooms: 4**Irreg:**1x2xMain, 1x4x2nd, 1x5x2nd,
1x3xLower**Dir/Cross St:** Yonge & Lawrence**MLS#:** C12086118**PIN#:** 211460109

Kitchens:	1	Exterior:	Brick / Stone	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Attached / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	16-30	Prop Feat:		Retirement:	
Apx Sqft:	2000-2500	Electric Car Charger, Family Room,		Farm/Agr:	
Assessment:	POTL:	Fireplace/Stove, Park, Place Of Worship,		Oth Struct:	Shed
POTL Mo Fee:		Public Transit, School		Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.34	x 15.45	Gas Fireplace	Large Window	Hardwood Floor
2	Office	Main	10.83	x 10.1	Hardwood Floor	Large Window	
3	Kitchen	Main	12.8	x 10.01	Centre Island	Granite Counter	Stainless Steel Appl
4	Dining	Main	11.25	x 8.01	W/O To Balcony	Open Concept	Hardwood Floor
5	Family	Main	17.09	x 9.58	Gas Fireplace	B/I Bar	Hardwood Floor
6	Prim Bdrm	2nd	21.26	x 19.62	4 Pc Ensuite	W/I Closet	Hardwood Floor
7	2nd Br	2nd	10.17	x 8.99	Hardwood Floor	Large Window	Closet
8	3rd Br	2nd	13.65	x 8.99	5 Pc Ensuite	Large Window	Double Closet
9	4th Br	2nd	15.32	x 10.83	Hardwood Floor	Large Window	Closet
10	Rec	Lower	19.55	x 12.47	Above Grade Window	Recessed Lights	Broadloom
11	Exercise	Lower	12.24	x 9.88	Above Grade Window	Open Concept	Broadloom
12	5th Br	Lower	11.78	x 7.97	Above Grade Window	Large Closet	Broadloom
13	Laundry	Lower	9.38	x 6.5	Laundry Sink	Granite Counter	B/I Shelves

Client Remks: Nestled on a corner lot in one of Torontos most sought-after neighbourhoods, this beautifully maintained 4 +1 bedroom, 3.5 bathroom home is the perfect blend of classic charm and modern comfort. Located within the highly desirable John Wanless Public School catchment, this home offers a rare opportunity for families looking to settle into a vibrant, community-focused area. Step inside to discover a bright and spacious interior filled with large windows and an abundance of natural light. The main floor features a welcoming entry, generously sized principal rooms, ideal for both entertaining and everyday living. A modern kitchen is open to a spacious breakfast area with walk-out to a south facing patio and access to the garden, as well as a cozy family room. Upstairs, you'll find four well-appointed bedrooms, renovated family bathroom and a serene primary suite with its own ensuite bath and walk-in closet. The finished basement offers above grade windows and high ceilings, a versatile large recreation room perfect for a media lounge, family space or playroom as well as a spacious walk-in closet, office area, 5th bedroom, 3-piece bathroom and spacious laundry room. Outside, enjoy the elevated patio and landscaped garden. Steps to top-rated schools, parks, shops, and transit. Move-in ready and perfectly located, this home checks every box for families looking to grow in a premier Toronto neighbourhood.

Extras:**Listing Contracted With:** SOTHEBY'S INTERNATIONAL REALTY CANADA 416-960-9995



222 St Germain Ave
Toronto Ontario M5M 1W1
Toronto C04 Lawrence Park North Toronto

Sold: \$3,150,000
List: \$3,398,000

Taxes: \$4,200/2024
Sold Date: 05/02/2025
SPIS: N

For: Sale
Last Status: SLD
DOM: 81

% Dif: 93

Detached
Link: N
2-Storey

Fronting On: N
Acreage:
25 x 100 Feet
Irreg:

Rms: 7 + 2
Bedrooms: 4 + 1
Washrooms: 5
1x2xMain, 1x7x2nd, 1x4x2nd,
1x3x2nd, 1x3xLower

Dir/Cross St: Yonge/Lawrence/Avenue

MLS#: C11965079

PIN#: 211450215

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Drive: Private	Cable TV:
Basement: Finished / Full	Gar/Gar Spcs: Attached / 1	Hydro: Y
Fireplace/Stv: Y	Drive Park Spcs: 2	Phone: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 3	Water:
A/C: Central Air	UFFI:	Water Supply: Sewers
Central Vac: Y	Pool: None	Sewer:
Apx Age: New	Prop Feat:	Waterfront:
Apx Sqft: 2000-2500	Central Vacuum, Family Room, Fenced	Retirement:
Assessment: POTL:	Yard, Fireplace/Stove, Park, Place Of	Farm/Agr:
POTL Mo Fee:	Worship, Public Transit, Rec Centre,	Oth Struct:
Laundry lev:	School	Spec Desig: Other

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.02	x 17.62	Picture Window	Recessed Lights	Built-In Speakers
2	Dining	Main	13.02	x 17.62	Combined W/Living	Open Concept	Hardwood Floor
3	Kitchen	Main	15.12	x 17.42	Centre Island	B/I Appliances	Breakfast Bar
4	Family	Main	18.93	x 14.37	Electric Fireplace	Walk-Out	B/I Bookcase
5	Prim Bdrm	2nd	11.61	x 17.19	Electric Fireplace	7 Pc Ensuite	W/I Closet
6	2nd Br	2nd	10.89	x 10.5	Picture Window	Semi Ensuite	Hardwood Floor
7	3rd Br	2nd	10.89	x 17.13	3 Pc Ensuite	B/I Closet	Hardwood Floor
8	4th Br	2nd	9.25	x 12.14	Picture Window	Pot Lights	B/I Closet
9	Laundry	2nd	3.94	x 7.35	Pot Lights	Porcelain Floor	Laundry Sink
10	Rec	Lower	18.9	x 13.98	Heated Floor	Electric Fireplace	Walk-Out
11	5th Br	Lower	11.32	x 9.94	Heated Floor	Pot Lights	Double Closet

Client Remks: Luxury Living in the Heart of John Wanless. Welcome to 222 St. Germain Avenue, a stunning newly built executive home offering impeccable craftsmanship, modern elegance, and top-tier features in one of Toronto's most sought-after neighborhoods. The open-concept main floor boasts wide-plank hardwood flooring, spacious living and dining areas, and a gourmet kitchen with an oversized island, premium Miele appliances, and a breakfast nook. The cozy family room with a 3-sided fireplace opens to a large deck and a beautifully landscaped backyard perfect for entertaining. Upstairs, the primary suite is a true retreat, featuring a spa-like 7-piece ensuite, electric fireplace, and custom walk-in closet. Three additional spacious bedrooms, designer washrooms, and a convenient second-floor laundry complete this level. The lower level is equally impressive, with soaring 11-ft ceilings, radiant heated floors, a wet bar, entertainment unit, guest suite, second laundry, and a walkout to the backyard. Additional highlights include a control four automation and security, a snow-melt system for the driveway and front steps, built-in speakers, premium lighting, and an attached garage with direct access. This architectural gem seamlessly blends luxury and functionality an opportunity not to be missed!

Extras:

Listing Contracted With: RE/MAX WEST REALTY INC.905-731-3948


129 Deloraine Ave
Toronto Ontario M5M 2B1

Toronto C04 Lawrence Park North Toronto

Taxes: \$13,505/2025**For:** Sale**% Dif:** 95**Sold Date:** 05/17/2025**SPIS:** N**Last Status:** SLD**DOM:** 10

Detached

Fronting On: S**Rms:** 8 + 2**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

34.33 x 150 Feet

Washrooms: 4**Irreg:**1x2xMain, 1x5x2nd, 1x4x2nd,
1x3xLower**Dir/Cross St:** Yonge St.& Lawrence Ave.**MLS#:** C12132067**PIN#:** 211450098

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	Hydro:
Basement:	Finished / Full	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Municipal
Heat:	Radiant / Gas	Tot Prk Spcs:	3	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	Inground	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fireplace/Stove	Retirement:	
Apx Sqft:	2500-3000			Farm/Agr:	
Assessment:	2024 POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	14.67	x 8.66	Tile Floor	Closet	Stained Glass
2	Living	Main	14.67	x 13.09	Gas Fireplace	Crown Moulding	Hardwood Floor
3	Dining	Main	15.16	x 11.42	Stained Glass	Plate Rail	Pot Lights
4	Kitchen	Main	10.76	x 10.33	Updated	Tile Floor	B/I Appliances
5	Family	Main	22.41	x 14.83	Gas Fireplace	B/I Shelves	W/O To Deck
6	Breakfast	Main	8.5	x 6	Combined W/Family	Heated Floor	Pot Lights
7	Prim Bdrm	2nd	15.58	x 14.93	Picture Window	W/I Closet	5 Pc Ensuite
8	2nd Br	2nd	14.01	x 10.83	Hardwood Floor	Double Closet	Large Window
9	3rd Br	2nd	14.01	x 10.93	Hardwood Floor	Pot Lights	Closet
10	4th Br	2nd	12.5	x 10.43	Hardwood Floor	Pot Lights	Double Closet
11	Laundry	2nd	10.43	x 5.91	Ceramic Floor	B/I Shelves	
12	Br	Lower	13.75	x 9.74	Hardwood Floor	Pot Lights	Above Grade Window
13	Rec	Lower	19.32	x 17.59	Heated Floor	B/I Closet	Pot Lights
14	Office	Lower	10.43	x 6.33	B/I Desk	Pot Lights	Hardwood Floor

Client Remks: Welcome to 129 Deloraine Avenue, an exceptional family home situated on one of the most desirable streets in Bedford Park, set on a unique 34.3'x150' lot offering stunning curb appeal, a beautiful custom 3 storey addition, a private drive, a lush backyard, and a low-maintenance saltwater pool. With 4+1 bedrooms and 4 bathrooms, this thoughtfully designed home offers space, style, and functionality. The main floor features a traditional formal living and dining room, an updated kitchen, and a family room with 10' ceilings overlooking the private landscaped backyard. The upper level boasts 4 spacious bedrooms, including the luxurious primary bedroom with vaulted ceilings, a large professionally organized walk-in closet, and a spa-like 5-piece ensuite; 1 additional bathroom; and a convenient second-floor laundry room. The lower level has in-floor heating throughout and offers an amazing recreation room, an additional bedroom, a 3-piece bathroom with a steam shower, an office area with 2 built-in desks, and plenty of storage. The convenient mudroom with direct access from the side of the house adds practicality, making this home perfect for modern family living. Spanning 4,378 sq ft of living space, this home is a rare opportunity to enjoy elegance and comfort in one of Toronto's most sought-after communities.

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM416-424-4910