63 Glengarry Ave **Sold: $1,304,000**
Toronto Ontario M5M 1C8 **List: $1,399,900**
Toronto C04 Lawrence Park North Toronto
Taxes: $5,813.78/2024 **For:** Sale **% Dif:** 93
Sold Date: 04/22/2025
SPIS: N **Last Status: SLD** **DOM: 92**

Semi-Detached **Fronting On:** S **Rms:** 6
Link: **Acreage:** **Bedrooms:** 3
2-Storey 20.08 x 106 Feet **Washrooms:** 2
Irreg: As per deed 1x4x2nd, 1x2xBsmt
Dir/Cross St: Yonge & Lawrence

MLS#: C11931517 **PIN#:** 211510264

Kitchens:	1	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	N	**Drive:**	Mutual	**Cable TV:**	**Hydro:**
Basement:	Full / Sep Entrance	**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:**		**Sewer:**	Sewers
Central Vac:	N	**Pool:**	None	**Waterfront:**	
Apx Age:		**Prop Feat:**	Fireplace/Stove	**Retirement:**	
Apx Sqft:				**Farm/Agr:**	
Assessment:	**POTL:**			**Oth Struct:**	
POTL Mo Fee:				**Spec Desig:**	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Living	Ground	15.75	x	9.84	Hardwood Floor	Combined W/Dining	Fireplace
2	Dining	Ground	13.78	x	7.55	Hardwood Floor	Combined W/Living	W/O To Deck
3	Kitchen	Ground	13.12	x	7.87	Laminate	Granite Counter	Backsplash
4	Prim Bdrm	2nd	14.44	x	9.84	Hardwood Floor	Closet	
5	2nd Br	2nd	13.12	x	7.38	Hardwood Floor	Closet	
6	3rd Br	2nd	10.17	x	7.22	Hardwood Floor	Closet	

Client Remks: Lawrence Park North 3 bedrrom, 2 baths home in move-in condition. Walking distance to Yonge St. and subway. Close to great schools, churches, great restaurants and more. Vacant for immediate possession. **EXTRAS** Super location of Yonge and Lawrence, close to transportation subway and buses, great schools, churches, restaurants and supermarkets.
Extras:

Listing Contracted With: CAPITAL NORTH REALTY CORPORATION416-987-7500

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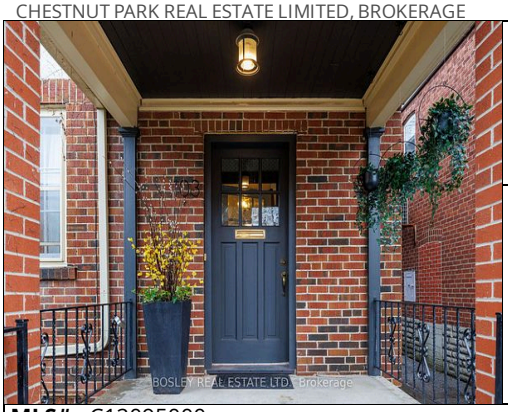

103 Melrose Ave **Sold: $1,335,000**
Toronto Ontario M5M 1Y8 **List: $1,199,000**
Toronto C04 Lawrence Park North Toronto
Taxes: $7,596.37/2024 **For:** Sale **% Dif:** 111
Sold Date: 04/29/2025
SPIS: N **Last Status: SLD** **DOM: 7**

Semi-Detached **Fronting On:** S **Rms:** 7
Link: **Acreage:** **Bedrooms:** 3
2-Storey 25 x 150 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x2xBsmt
Dir/Cross St: Yonge and Lawrence

MLS#: C12095000 **PIN#:** 211450192

Kitchens:	1	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	Y	**Drive:**	Mutual	**Cable TV:**	**Hydro:**
Basement:	Sep Entrance / Unfinished	**Gar/Gar Spcs:**	None / 0	**Gas:**	**Phone:**
Fireplace/Stv:	Y	**Drive Park Spcs:**	1	**Water:**	Municipal
Heat:	Forced Air / Wood	**Tot Prk Spcs:**	1	**Water Supply:**	
A/C:	Central Air	**UFFI:**		**Sewer:**	Sewers
Central Vac:	N	**Pool:**	None	**Waterfront:**	
Apx Age:		**Prop Feat:**		**Retirement:**	
Apx Sqft:	1100-1500	Family Room, Fireplace/Stove		**Farm/Agr:**	
Assessment:	2024 **POTL:**			**Oth Struct:**	
POTL Mo Fee:				**Spec Desig:**	Unknown
Laundry lev:					

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Living	Main	13.65	x	13.06	O/Looks Dining	Hardwood Floor	Fireplace
2	Dining	Main	11.12	x	12.89	O/Looks Family	Hardwood Floor	French Doors
3	Family	Main	13.65	x	13.06	O/Looks Dining	Hardwood Floor	O/Looks Backyard
4	Kitchen	Main	8.79	x	12.89	Galley Kitchen	B/I Dishwasher	Linoleum
5	Prim Bdrm	2nd	13.48	x	10.56	Hardwood Floor	Closet	O/Looks Backyard
6	2nd Br	2nd	10.07	x	12.99	Hardwood Floor	Cedar Closet	Fireplace
7	3rd Br	2nd	9.71	x	9.81	Hardwood Floor	Closet	B/I Shelves
8	Laundry	Bsmt	15.91	x	11.98	Unfinished	Laundry Sink	Concrete Floor

Client Remks: Looking for a new companion. Happy Birthday to me; at 100 years old, my last owner enjoyed me for 50 years. I am ready for my next chapter and new life. Its been a long while since a big festive meal was cooked in my kitchen. I am ready for a new look. I am leaning towards transitional styling, a happy blending of contemporary and new, keeping my best bits and replacing the old ones. I started the project for you with a new furnace (2024), air conditioner (2024), chimney repair and roof (2022), fresh paint and a new fence. (2025). My secret to my longevity is my location. I sit proudly on an expansive 25 X 150 lot, just a short stroll to Yonge Street shops, cafes and restaurants, TTC, fabulous restaurants and top-notch schools. If you've got vision, creative energy, and maybe a Pinterest board ready to go, Id love to meet you. Lets make this next century a beautiful one.
Extras:

Listing Contracted With: BOSLEY REAL ESTATE LTD.416-322-8000

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Prepared By: MAGGIE LIND

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

Printed on 06/24/2025 9:26:17 AM

61 Woburn Ave
Toronto Ontario M5M 1K5
Toronto C04 Lawrence Park North Toronto

Sold: $1,450,000
List: $1,490,000

Taxes: $6,280.24/2024 **For:** Sale **% Dif:** 97
Sold Date: 04/05/2025
SPIS: N **Last Status: SLD** **DOM: 13**

Semi-Detached **Fronting On:** S **Rms:** 7
Link: **Acreage:** **Bedrooms:** 3
2-Storey 19.83 x 125 Feet **Washrooms:** 3
Irreg: 1x2xMain, 1x3xBsmt, 1x4x2nd
Dir/Cross St: Yonge St. / Lawrence Ave.

MLS#: C12038189 **PIN#:** 211500002

Kitchens:	1	**Exterior:**	Brick / Wood	**Zoning:**	
Fam Rm:	Y	**Drive:**	Rt-Of-Way	**Cable TV:**	**Hydro:**
Basement:	Finished	**Gar/Gar Spcs:**	None / 0	**Gas:**	**Phone:**
Fireplace/Stv:	Y	**Drive Park Spcs:**	2	**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:**		**Retirement:**	
Apx Sqft:	1500-2000	Family Room, Fireplace/Stove		**Farm/Agr:**	
Assessment:	**POTL:**			**Oth Struct:**	
POTL Mo Fee:				**Spec Desig:**	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Living	Main	14.6	x	14.21	Leaded Glass	Wood Trim	Fireplace
2	Dining	Main	14.44	x	10.5	Hardwood Floor	2 Pc Bath	Wainscoting
3	Kitchen	Main	10.56	x	8.27	O/Looks Family	Hardwood Floor	Granite Counter
4	Family	Main	13.98	x	11.52	Fireplace	Hardwood Floor	W/O To Patio
5	Prim Bdrm	2nd	12.24	x	10.83	Hardwood Floor	Double Closet	
6	2nd Br	2nd	11.35	x	9.09	Hardwood Floor	B/I Desk	Irregular Rm
7	3rd Br	2nd	10.66	x	7.09	Hardwood Floor	Irregular Rm	
8	Rec	Bsmt	13.78	x	12.04	3 Pc Bath	Sump Pump	

Client Remks: Brimming with character & timeless charm, this beautifully maintained 3 bedroom, 3 bath homeis a rare gem in a sought after neighbourhood. Step inside to find stunning original featuresincluding rich wood trim, elegant leaded windows & two fireplaces that create a warm invitingatmosphere. A bright & airy main floor family room with "Opti-Mist Fireplace and SouthernExposure overlooking the private yard and patio, ideal for relaxation or entertaining. Lower level includes laundry room with laundry shute, built in storage shelving and work bench. Just minutes on foot to parks, shops, cafes & public transportation, this home has it all, in an unbeatable location. Don't miss your chance to make it yours.

Extras:

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

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17 Glengarry Ave
Toronto Ontario M5M 1C8
Toronto C04 Lawrence Park North Toronto

Sold: $1,450,000
List: $1,299,000

Taxes: $6,101.42/2024 **For:** Sale **% Dif:** 112
Sold Date: 05/03/2025
SPIS: N **Last Status: SLD** **DOM: 4**

Semi-Detached **Fronting On:** S **Rms:** 6
Link: **Acreage:** **Bedrooms:** 3
2-Storey 18.17 x 106 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x3xBsmt
Dir/Cross St: Yonge Lawrence

MLS#: C12109801 **PIN#:** 211510283
Fractional Ownership: N

Kitchens:	1	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	N	**Drive:**	Front Yard	**Cable TV:**	**Hydro:**
Basement:	Finished	**Gar/Gar Spcs:**	None / 0	**Gas:**	**Phone:**
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:**	
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:	Lower				

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Living	Main	14.01	x	9.65	Hardwood Floor	Picture Window	Electric Fireplace
2	Dining	Main	11.48	x	10.5	Hardwood Floor	Picture Window	Open Concept
3	Kitchen	Main	13.68	x	8.01	W/O To Deck	Breakfast Bar	Corian Counter
4	Prim Bdrm	2nd	13.25	x	10.76	Hardwood Floor	Double Closet	Picture Window
5	2nd Br	2nd	11.22	x	8.2	Hardwood Floor	Closet	Picture Window
6	3rd Br	2nd	11.32	x	7.87	Hardwood Floor	Picture Window	
7	Rec	Lower	20.24	x	12.47	Broadloom	3 Pc Bath	
8	Laundry	Lower	12.76	x	12.76			

Client Remks: LOCATION LOCATION! Welcome to this charming home nestled in the exceptional peaceful community of Lawrence Park North. Situated on one of the best blocks offering a quiet and private lifestyle where neighbours quickly become friends. This premium street spans a couple of blocks with no direct traffic from Yonge or Avenue Road. Discover the ultimate in convenience with top rated schools(John Wanless JS, Blessed Sacrament CS, Lawrence Park CI), shops(Pusateri's, Metro, City Market), dining, park heaven (Woburn Park) and to top it all off, you're only a 5 minute walk to the subway! This coveted location is enhanced by a generous front yard with legal parking. Enjoy your morning coffee on the cozy front porch then spend the day entertaining or playing on the beautifully private landscaped rear yard with bbq deck, gardens, shed and stone patio facing the sunny southwest. With spaces like these, you may never want to leave home!. Inside , you are greeted by fresh paint throughout, hardwood floors, updated windows, california shutters, modern lighting, a breezy and bright open plan layout on the main floor with three roomy bedrooms , great storage linen cabinet and an updated 4 piece washroom on the upper level. The lower level offers even more living space featuring a cozy rec room , renovated 3 piece bathroom and a separate laundry storage room. Forced air gas system here removes those pesky old radiators! Move right in and call this HOME. Live very comfortably as is or update to your liking. New hot water tank owned(April 2025) , updated electrical, roof (2021) and central air. Excellent pre list inspection available..message for full copy. Open houses all weekend 2-4.

Extras:

Listing Contracted With: BOSLEY REAL ESTATE LTD.416-322-8000

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224 Brookdale Ave **Sold: $1,470,000**
Toronto Ontario M5M 1P5 **List: $1,499,000**
Toronto C04 Lawrence Park North Toronto
Taxes: $7,996.93/2024 **For:** Sale **% Dif:** 98
Sold Date: 06/10/2025
SPIS: N **Last Status: SLD** **DOM: 1**

Semi-Detached **Fronting On:** N **Rms:** 7 + 1
Link: **Acreage:** **Bedrooms:** 3
2-Storey 22.5 x 112.83 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x3xLower
Dir/Cross St: Yonge St & Lawrence Ave West

MLS#: C12206929 **PIN#:** 211480256

Kitchens:	1	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	N	**Drive:**	Private	**Cable TV:**	**Hydro:**
Basement:	Finished	**Gar/Gar Spcs:**	Detached / 2	**Gas:**	**Phone:**
Fireplace/Stv:	Y	**Drive Park Spcs:**	2	**Water:**	Municipal
Heat:	Water / Gas	**Tot Prk Spcs:**	4	**Water Supply:**	
A/C:	Wall Unit	**UFFI:**		**Sewer:**	Sewers
Central Vac:	N	**Pool:**	None	**Waterfront:**	
Apx Age:		**Prop Feat:**		**Retirement:**	
Apx Sqft:	1100-1500	Fenced Yard, Fireplace/Stove, Park, Place		**Farm/Agr:**	
Assessment:	**POTL:**	Of Worship, Public Transit, School		**Oth Struct:**	
POTL Mo Fee:				**Spec Desig:**	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Foyer	Main	10.2	x	6.3	Hardwood Floor		
2	Living	Main	18.8	x	12.89	Hardwood Floor	B/I Bookcase	Gas Fireplace
3	Dining	Main	14.34	x	11.09	Hardwood Floor	O/Looks Living	Pot Lights
4	Kitchen	Main	17.32	x	7.84	Stainless Steel Appl	Tile Floor	
5	Mudroom	Main	7.68	x	7.41	Tile Floor	B/I Bookcase	Closet
6	Prim Bdrm	2nd	16.01	x	9.51	Hardwood Floor	Closet	Window
7	2nd Br	2nd	12.5	x	12.24	Hardwood Floor	Closet	Window
8	3rd Br	2nd	10.5	x	9.51	Hardwood Floor	Closet	Window
9	Rec	Lower	45.83	x	15.58	Broadloom	B/I Bookcase	4 Pc Bath

Client Remks: Rarely Available 2 Story on one of the most coveted streets in Bedford Park. Bright And Spacious Family Home In Top Ranked John Wanless And Lawrence Park School District. Spacious Foyer leads to the oversized living room with custom built in bookshelves and gas fireplace open to the formal dining room with hardwood floors. Updated gourmet kitchen with a Wolf Stove. Walk out to a privacy fenced back garden with a deck and patio leading to a 2 car garage. 3 Bedrooms, 2 updated baths, plus a full, finished basement. Steps to Yonge St shops, parks and the subway. A must see!!
Extras:

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-921-1112

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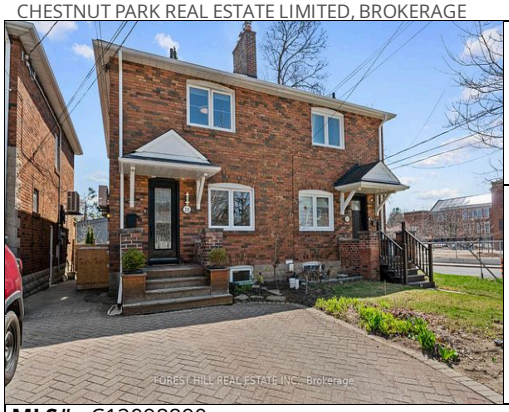

221 Fairlawn Ave **Sold: $1,517,000**
Toronto Ontario M5M 1S9 **List: $1,299,000**
Toronto C04 Lawrence Park North Toronto
Taxes: $6,022.73/2024 **For:** Sale **% Dif:** 117
Sold Date: 04/29/2025
SPIS: N **Last Status: SLD** **DOM: 6**

Semi-Detached **Fronting On:** S **Rms:** 6
Link: **Acreage:** **Bedrooms:** 3 + 1
2-Storey 21.08 x 85 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x3xBsmt
Dir/Cross St: Avenue/Yonge/Lawrence

MLS#: C12098890 **PIN#:** 211480171

Kitchens:	1	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	N	**Drive:**	Front Yard	**Cable TV:**	**Hydro:**
Basement:	Finished / Sep Entrance	**Gar/Gar Spcs:**	None / 0	**Gas:**	**Phone:**
Fireplace/Stv:	N	**Drive Park Spcs:**	1	**Water:**	Municipal
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:	700-1100	Fenced Yard, Library, Park, Place Of		**Farm/Agr:**	
Assessment:	**POTL:**	Worship, Public Transit, School		**Oth Struct:**	
POTL Mo Fee:				**Spec Desig:**	Unknown
Laundry lev:					

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Living	Main	15.62	x	10.63	Hardwood Floor	O/Looks Dining	Large Window
2	Dining	Main	13.35	x	9.25	O/Looks Backyard	Combined W/Kitchen	Hardwood Floor
3	Kitchen	Main	13.35	x	6.96	Quartz Counter	Breakfast Bar	Combined W/Dining
4	Prim Bdrm	2nd	13.75	x	10.89	Large Closet	Closet Organizers	Hardwood Floor
5	2nd Br	2nd	13.29	x	8.04	Hardwood Floor	Window	
6	3rd Br	2nd	10.24	x	7.91	Hardwood Floor	Window	Closet
7	Rec	Bsmt	18.31	x	15.49	Broadloom	Window	Closet
8	Br	Bsmt	9.19	x	9.02	Broadloom	Window	

Client Remks: Exceptional Family Home in Prime Bedford Park! Ideally situated just steps from John Wanless Jr. Public School and within walking distance to premier shopping and dining along both Yonge Street and Avenue Road. Surrounded by top-rated public and private schools, and close to TTC transit, this home offers unmatched convenience in a highly sought-after neighborhood. Inside, enjoy the warmth and character of a modern home with updates across all three levels completed over the past 4 years. The inviting main floor features new hardwood floors throughout, a comfortable living room and a spacious dining area with new custom banquette seating and built-in pantry storage. The modern kitchen boasts freshly updated quartz countertops, stainless steel appliances, and walk-out double doors leading to a backyard deck equipped with gas lines for a BBQ and fire pit, perfect for entertaining. Newly turfed backyard also includes a large garden shed for additional storage. Upstairs, the primary bedroom features updated large closets with built-in organizers, complemented by two additional bedrooms and a full bathroom with heated floors. The finished basement (2023) offers a reconfigured layout with an added bedroom, new washer and dryer and fresh carpeting. Waterproofing and sump pump (2023), as well as a backwater valve, provide added peace of mind. Additional updates and key features include 3x AC wall units and 2 heat pumps (2021-2022), stylish window coverings (2022), updated light fixtures (2022), new roof shingles and flashing (2024), and front pad licensed parking. This beautifully maintained home is truly move-in ready. Come see it for yourself!

Extras:

Listing Contracted With: FOREST HILL REAL ESTATE INC.416-785-1500

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287 Bedford Park Ave **Sold: $1,570,000**
Toronto Ontario M5M 1J6 **List: $1,629,000**
Toronto C04 Lawrence Park North Toronto
Taxes: $6,680.80/2024 **For:** Sale **% Dif:** 96
Sold Date: 05/01/2025
SPIS: N **Last Status: SLD** **DOM: 2**

Semi-Detached **Fronting On:** S **Rms:** 6 + 1
Link: **Acreage:** **Bedrooms:** 3
2-Storey 20.75 x 120 Feet **Washrooms:** 2
Irreg: 1x5x2nd, 1x3xBsmt
Dir/Cross St: Lawrence / Avenue Rd

MLS#: C12110440 **PIN#:** 103470045

Kitchens:	1	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	N	**Drive:**	Lane	**Cable TV:**	**Hydro:**
Basement:	Finished	**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:**		**Retirement:**	
Apx Sqft:	700-1100	Cul De Sac, Fireplace/Stove, Library, Park,		**Farm/Agr:**	
Assessment:	**POTL:**	Public Transit, School, School Bus Route		**Oth Struct:**	
POTL Mo Fee:				**Spec Desig:**	Unknown
Laundry lev:					

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Foyer	Main	15.29	x	3.71	Hardwood Floor		
2	Living	Main	17.26	x	10.56	Fireplace	Bay Window	Hardwood Floor
3	Dining	Main	11.19	x	8.1	Open Concept	Pot Lights	Large Window
4	Kitchen	Main	14.24	x	11.35	Modern Kitchen	Quartz Counter	Stainless Steel Appl
5	Kitchen	Main	14.24	x	11.35	Breakfast Bar	Pantry	W/O To Deck
6	Prim Bdrm	2nd	14.3	x	9.42	Closet Organizers	Large Window	Hardwood Floor
7	Bathroom	2nd	8.6	x	6.36	5 Pc Bath	Soaker	Heated Floor
8	2nd Br	2nd	9.22	x	8.6	Window	Hardwood Floor	
9	3rd Br	2nd	12.07	x	8.14	Large Closet	Window	Hardwood Floor
10	Rec	Bsmt	23.62	x	13.78	Dry Bar	Murphy Bed	Pot Lights
11	Rec	Bsmt	23.62	x	13.78	Open Concept	Electric Fireplace	Above Grade Window
12	Bathroom	Bsmt	9.94	x	6.82	3 Pc Bath	Combined W/Laundry	Tile Floor

Client Remks: A Bedford Park Beauty! Thoughtfully and timelessly renovated, this turnkey home sits on a wide 20.75ft lot nestled on a quiet, dead-end street in the heart of coveted Bedford Park. Envision lively entertaining and daily unwinding in your open and airy living and dining rooms where natural light pours through the bay window, accentuating the charming wood-burning fireplace with built-in bookcases, and flowing hardwood floors. At the heart of the home is the modern chefs kitchen, fully renovated in 2022. Designed to impress with ample quartz countertop space with breakfast bar, ceiling-height custom cabinetry, undermount lighting, large pantry wall, and top-of-the-line appliances (Wolf 6-burner gas range, Viking fridge, Bosch dishwasher). A new rear door and window (2023) provide seamless access to the sunny south-facing backyard. Beautifully landscaped with stone patio and deck (2022), low maintenance gardens, gas BBQ hookup, and direct access to the finished garage with a new door and automatic opener. Three generous bedrooms and a luxurious 5-piece bathroom (2022) with heated tile floors, a freestanding soaker tub, walk-in glass shower with dual rain showerheads, and elegant designer finishes. Finished basement (2023) with flexible layout expands your living space with an electric fireplace, sleek dry bar, office nook, and a Murphy bed for guests. Complete with above grade windows, pot lights, and premium vinyl floors. Plus, a modern 3-piece bathroom with ample storage and laundry. Peace of mind upgrades include a mini split heat pump, exterior backflow valve (2025), upgraded 100-amp electrical panel, smart thermostat, Blink home security system, and more. Ideally situated just steps from the shops and restaurants of Avenue Rd, short walk to Lawrence subway station, and located within the highly sought-after John Wanless school district. With laneway home potential, this turnkey property offers an unbeatable combination of style, flexibility, and location.

Extras:

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

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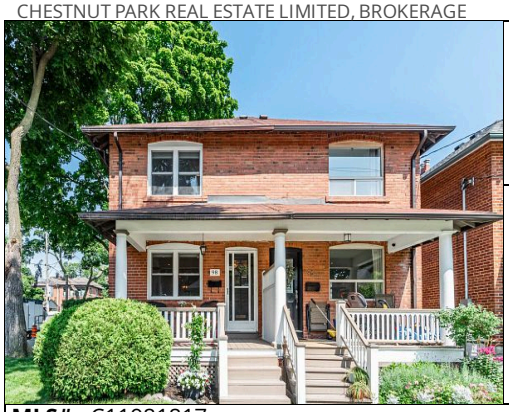

98 Douglas Ave
Toronto Ontario M5M 1G5
Toronto C04 Lawrence Park North Toronto

Sold: $1,590,000
List: $1,599,000

Taxes: $5,636/2024 **For:** Sale **% Dif:** 99
Sold Date: 03/05/2025
SPIS: N **Last Status: SLD** **DOM: 12**

Semi-Detached **Fronting On:** N **Rms:** 6 + 2
Link: **Acreage:** **Bedrooms:** 3
2-Storey 15 x 109 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x3xBsmt
Dir/Cross St: Yonge/Lawrence

MLS#: C11981817 **PIN#:** 211510183

Kitchens:	1	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	N	**Drive:**	Other	**Cable TV:**	**Hydro:**
Basement:	Finished	**Gar/Gar Spcs:**	Detached / 1	**Gas:**	**Phone:**
Fireplace/Stv:	N	**Drive Park Spcs:**	0	**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:**	
Apx Age:		**Prop Feat:**		**Retirement:**	
Apx Sqft:		Fenced Yard, Library, 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	Living	Main	13.48	x	13.09	Hardwood Floor	Large Window	
2	Dining	Main	9.51	x	10.24	Hardwood Floor	Large Window	
3	Kitchen	Main	10.01	x	13.09	Stainless Steel Appl	W/O To Yard	B/I Microwave
4	Prim Bdrm	2nd	11.15	x	11.25	Hardwood Floor	Large Closet	Window
5	2nd Br	2nd	11.32	x	8.17	Hardwood Floor	Window	Closet
6	3rd Br	2nd	11.15	x	7.68	Hardwood Floor	Window	Closet
7	Rec	Bsmt	11.42	x	6	Pot Lights	Large Closet	
8	Laundry	Bsmt	11.42	x	6			

Client Remks: Welcome to 98 Douglas Ave, a bright and charming, three bedroom home on prime street in a highly sought after mid-town neighbourhood. Step up to the inviting front porch, perfect for enjoying your morning coffee, and enter this recently renovated home, ready for you to move in and enjoy! The main floor is open concept, with a contemporary, light-filled kitchen with a walkout. Step outside to an inviting backyard retreat featuring a deck, flagstone patio, and mature trees, ideal for summer gatherings or quiet evenings. The finished basement provides extra living space and storage, along with a bathroom and laundry room. This wonderful home is located just steps to the shops and amenities of both Yonge St and Avenue Rd, and minutes to Lawrence Subway Stn. In the catchment area of John Wanless/Glenview/ Lawrence Park/Blessed Sacrament schools. Detached garage plus ample street parking!
Extras:

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

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43 Woburn Ave **Sold: $1,590,000**
Toronto Ontario M5M 1K5 **List: $1,498,000**
Toronto C04 Lawrence Park North Toronto
Taxes: $7,381.78/2024 **For:** Sale **% Dif:** 106
Sold Date: 06/10/2025
SPIS: N **Last Status: SLD** **DOM: 7**

Semi-Detached **Fronting On:** S **Rms:** 6 + 1
Link: **Acreage:** **Bedrooms:** 3
2-Storey 20.17 x 125 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x3xBsmt
Dir/Cross St: Yonge St. and Lawrence Ave W

MLS#: C12191584 **PIN#:** 211500011

Kitchens:	1	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	N	**Drive:**	Available	**Cable TV:**	**Hydro:**
Basement:	Finished	**Gar/Gar Spcs:**	Detached / 0	**Gas:**	**Phone:**
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:**	
Apx Age:		**Prop Feat:**		**Retirement:**	
Apx Sqft:	1100-1500	Fenced Yard, 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	12.66	x	11.32	Fireplace	O/Looks Frontyard	Crown Moulding
2	Dining	Main	12.66	x	9.58	Stained Glass	Hardwood Floor	Open Concept
3	Kitchen	Main	21.19	x	15.52	Stainless Steel Appl	Tile Floor	W/O To Yard
4	Prim Bdrm	2nd	11.32	x	11.32	B/I Closet	Large Window	Hardwood Floor
5	2nd Br	2nd	12.17	x	9.58	Hardwood Floor	Window	
6	3rd Br	2nd	10.66	x	9.58	Hardwood Floor	Window	
7	Rec	Bsmt	30.25	x	10.6	Open Concept	Pot Lights	Above Grade Window

Client Remks: The soft glow of morning light spills through the windows, gently nudging you awake. For a second, you forget where you are but then you remember. This is home now. You swing your feet onto warm hardwood floors and take a deep breath. It smells like fresh paint, a whisper of yesterdays bouquet from the counter, and something else possibility. You wander into your kitchen, where clean lines, quartz counters, and sunlit space greet you like an old friend. It's quiet here. Peaceful. Just the way you imagined. Upstairs, the kids are still asleep. Downstairs, the underpinned basement waits maybe today it becomes a playroom, a studio, or the gym you've always wanted. Today is the day for nesting. Hanging art. Choosing which book to put on the shelves. Letting the walls begin to tell your story. Outside, Lawrence Park hums to life. A leafy stroll, a stop at your new favourite cafe, then back home where every corner still feels like a discovery. By evening, the dining table is set, laughter bounces off the walls, and someone says, This place just fits. And it does. Because this isn't just a house it's home. Welcome to 43 Woburn.
Extras:

Listing Contracted With: KELLER WILLIAMS REFERRED URBAN REALTY416-572-1016

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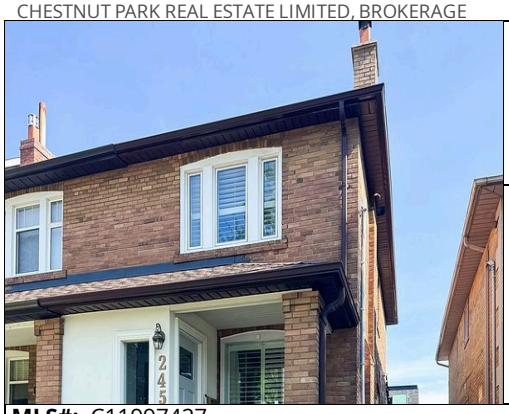

245 Woburn Ave
Toronto Ontario M5M 1L1
Toronto C04 Lawrence Park North Toronto

Sold: $1,660,000
List: $1,750,000

Taxes: $8,476.17/2025 **For:** Sale **% Dif:** 95
Sold Date: 03/09/2025
SPIS: N **Last Status: SLD** **DOM: 6**

Semi-Detached **Fronting On:** S **Rms:** 6 + 2
Link: **Acreage:** **Bedrooms:** 2 + 1
2-Storey 20 x 125 Feet **Washrooms:** 3
Irreg: 1x2xMain, 1x4x2nd, 1x1xBsmt
Dir/Cross St: Yonge/Lawrence/Avenue

MLS#: C11997427 **PIN#:** 211520032

Kitchens:	2	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	Y	**Drive:**	Lane	**Cable TV:**	**Hydro:**
Basement:	Unfinished	**Gar/Gar Spcs:**	Detached / 1	**Gas:**	**Phone:**
Fireplace/Stv:	Y	**Drive Park Spcs:**	0	**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:**	
Apx Age:		**Prop Feat:**		**Retirement:**	
Apx Sqft:	1500-2000	Family Room, Fenced Yard,		**Farm/Agr:**	
Assessment:	2024 **POTL:**	Fireplace/Stove, Park, Place Of Worship,		**Oth Struct:**	
POTL Mo Fee:		Public Transit, School		**Spec Desig:**	Unknown
Laundry lev:					

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Foyer	Main	5.94	x	6.07	Tile Floor	Closet	
2	Living	Main	13.45	x	13.58	Hardwood Floor	Fireplace	B/I Bookcase
3	Dining	Main	10.4	x	9.32	Hardwood Floor	Window	O/Looks Living
4	Kitchen	Main	13.45	x	9.02	Stainless Steel Appl	Quartz Counter	O/Looks Family
5	Family	Main	12.17	x	11.38	Hardwood Floor	W/O To Deck	Fireplace
6	Bathroom	Main	7.12	x	3.51	2 Pc Bath	Tile Floor	
7	Prim Bdrm	2nd	13.29	x	15.91	Hardwood Floor	W/I Closet	B/I Closet
8	2nd Br	2nd	6.33	x	11.75	Hardwood Floor	Closet	Window
9	Bathroom	2nd	6.46	x	8.14	4 Pc Bath	Tile Floor	Window
10	Rec	Bsmt	13.45	x	19.59	Unfinished		
11	Laundry	Bsmt	6	x	6	Laundry Sink		
12	Utility	Bsmt	13.45	x	15.16			

Client Remks: Amazing Semi In Lawrence Park, Between Yonge And Avenue Rd In The Coveted John Wanless School District. Spacious Foyer Leads to the Living Rm With Fireplace and B/in Book Shelves, Open To The Dining Room. 2 Pc Main Bath, Updated Gourmet Kitchen With S/S Appliances Overlooking The Main Floor Family Room. W/O Deck And Private Garden. Brand New Laneway House & Garage With Electric Car Charger. Perfect For Added Income, In Law Suite Or Home Office. Endless Possibilities To Finish The Basement. Spacious Primary Bedroom With Custom Built Ins, Hardwood Floors And Bright Windows. 2nd Bedroom And Newly Renovated 4 pc Bath. Laneway House Is To Die For, All High End Finishes, Vaulted Ceilings. Located in the heart of Lawrence Park North, this family friendly home is surrounded by top-rated schools. Easy access to subway & public transportation, providing a quick commute to downtown Toronto. Steps to vibrant shops, cozy cafes, and much more! The W/In Closet Was The 3rd Bedroom, Can Easily Be Converted Back.

Extras:

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-921-1112

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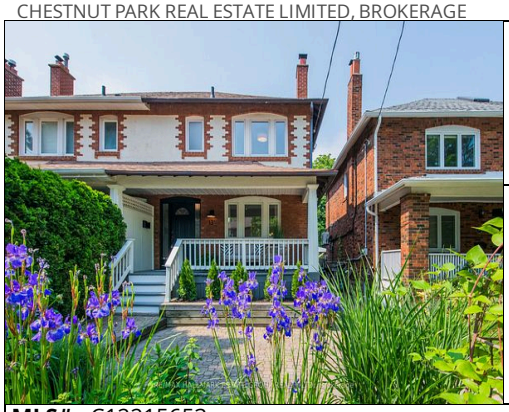

132 Douglas Ave
Toronto Ontario M5M 1G6
Toronto C04 Bedford Park-Nortown Toronto

Sold: $1,718,000
List: $1,489,000

Taxes: $7,073.34/2025 **For:** Sale **% Dif:** 115
Sold Date: 06/17/2025
SPIS: N **Last Status: SLD** **DOM: 5**

Semi-Detached **Fronting On:** N **Rms:** 6 + 3
Link: **Acreage:** **Bedrooms:** 3 + 1
2-Storey 22.75 x 109 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x3xBsmt
Dir/Cross St: Yonge & Lawrence

MLS#: C12215653 **PIN#:** 211520181
Assignment: N **Fractional Ownership:** N

Kitchens:	1	**Exterior:**	Brick / Stucco/Plaster	**Zoning:**	
Fam Rm:	N	**Drive:**	Lane	**Cable TV:**	**Hydro:**
Basement:	Fin W/O / Full	**Gar/Gar Spcs:**	Detached / 2	**Gas:**	**Phone:**
Fireplace/Stv:	Y	**Drive Park Spcs:**	0	**Water:**	Municipal
Heat:	Heat Pump / Electric	**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, Place Of		**Farm/Agr:**	
Assessment:	**POTL:**	Worship, Public Transit, School		**Oth Struct:**	
POTL Mo Fee:				**Spec Desig:**	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Foyer	Ground	5.48	x	4.89	Hardwood Floor	Closet	
2	Living	Ground	11.81	x	13.98	Hardwood Floor	Fireplace	O/Looks Frontyard
3	Dining	Ground	9.81	x	13.75	Hardwood Floor	Wainscoting	Open Concept
4	Kitchen	Ground	7.25	x	13.75	Renovated	Stone Counter	Stainless Steel Appl
5	Prim Bdrm	2nd	11.09	x	12.73	Hardwood Floor	W/W Closet	South View
6	2nd Br	2nd	12.37	x	8.5	Hardwood Floor	Large Closet	O/Looks Backyard
7	3rd Br	2nd	9.28	x	8.53	Hardwood Floor	Glass Doors	O/Looks Backyard
8	Rec	Bsmt	16.01	x	16.99	Pot Lights	Above Grade Window	
9	Br	Bsmt	10.73	x	8.43	Pot Lights	Closet	Glass Doors
10	Laundry	Bsmt	7.09	x	3.97	Laundry Sink	Tile Floor	
11	Other	Ground	19.32	x	19.65	Concrete Floor		
12	Other	3rd	17.52	x	28.05			

Client Remks: A Bedford Park Dream - Extra-Wide Renovated Semi nestled on the coveted, tranquil Douglas Ave, with no through traffic from Yonge or Avenue, this gorgeous brick semi has everything you could want. 3+1 bedrooms, a dreamy double-car garage (with exciting laneway home potential!), and a wide lane for access, set in one of the city's most sought-after neighborhoods. Step onto the grand front porch and take in the charming flowering garden views before heading inside to an airy open-concept layout. Beautiful, brand-new hardwood floors run throughout, leading to a spacious living room with a wood-burning fireplace. The chefs kitchen has a stylish two-tone design, stainless steel appliances, induction stove with double oven, stone counters, and a breakfast bar. The spacious dining room is great for hosting! An appealing king-sized Primary with wall to wall closets, large windows and 2 other bedrooms complete the second floor. The finished basement is a true showstopper, expansive and bright, with great ceiling height, pot lights, and a separate entrance. It features a guest room/office, laundry, and a 3-piece bathroom. The spotless paneled attic comes with a pull-down metal staircase for impressive storage space! Outside, the tropical backyard retreat is an entertainers paradise featuring a two-tier deck, wood pergola, custom planters, and even a fountain! All this, plus a walk to the subway, shops, restaurants and coveted school districts: Wanless Jr PS, Glenview Sr PS, Lawrence Park CI, and Northern SS. A rare find in a sought-after neighborhood, don't let this one slip away!

Extras:

Listing Contracted With: RE/MAX HALLMARK ESTATE GROUP REALTY LTD.416-699-2992

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341 Woburn Ave **Sold: $1,790,000**
Toronto Ontario M5M 1L3 **List: $1,885,000**
Toronto C04 Lawrence Park North Toronto
Taxes: $9,134/2024 **For:** Sale **% Dif:** 95
Sold Date: 05/25/2025
SPIS: N **Last Status: SLD** **DOM: 4**

Semi-Detached **Fronting On:** S **Rms:** 7 + 2
Link: **Acreage:** **Bedrooms:** 3 + 1
2-Storey 20 x 125 Feet **Washrooms:** 3
Irreg: 1x2, 1x3, 1x4
Dir/Cross St: Avenue Rd/ Lawrence Ave W

MLS#: C12162410 **PIN#:** 103470013

Kitchens:	1	**Exterior:**	Brick / Stucco/Plaster	**Zoning:**	
Fam Rm:	Y	**Drive:**	Lane	**Cable TV:**	**Hydro:**
Basement:	Finished / Sep Entrance	**Gar/Gar Spcs:**	Detached / 1	**Gas:**	**Phone:**
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:**		**Retirement:**	
Apx Sqft:	1100-1500	Family Room, Fireplace/Stove, Library,		**Farm/Agr:**	
Assessment:	**POTL:**	Park, Public Transit, School		**Oth Struct:**	
POTL Mo Fee:				**Spec Desig:**	Unknown
Laundry lev:					

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Living	Main	17.13	x	13.32	Gas Fireplace	Large Window	Hardwood Floor
2	Dining	Main	13.09	x	8.07	Hardwood Floor	Combined W/Living	Pot Lights
3	Kitchen	Main	12.73	x	8.23	Stainless Steel Appl	Centre Island	Breakfast Area
4	Family	Main	16.27	x	10.43	Combined W/Kitchen	W/O To Yard	B/I Bookcase
5	Prim Bdrm	2nd	14.17	x	10.53	3 Pc Ensuite	Hardwood Floor	Large Closet
6	2nd Br	2nd	9.65	x	8.6	Hardwood Floor	Closet	Casement Windows
7	3rd Br	2nd	9.65	x	7.38	B/I Bookcase	Hardwood Floor	Closet
8	Rec	Lower	17.16	x	13.22	Above Grade Window	Pot Lights	Hardwood Floor
9	Br	Lower	11.48	x	8.86	Hardwood Floor	Window	Pot Lights

Client Remks: Contemporary Elegance In The Highly Coveted John Wanless Neighbourhood. This Exceptional Residence Captures The Essence Of Modern Family Living. Beautifully Open & Bright Main Level Delivers Tasteful High-End Finishes, Functional Design & Cozy Appeal. Living Room Showcases Stylish Gas Fireplace W/ Stone Surround & Oversized Windows. Large Formal Dining Room Opens To Eat-In Kitchen W/ Custom Cabinetry, Waterfall Island Breakfast Bar & Luxury Appliances. Sun-Filled Family Room W/ Full-Wall Windows, Custom Built-Ins & Walk-Out To The Gorgeous Deck That Opens To The Kitchen. Upper Floor Presents Spacious Primary Suite W/ Ensuite, 2 Bedrooms & 4-Piece Bathroom. Meticulously Renovated Basement Complete W/ Separate Entrance, Fourth Bedroom, Laundry Room & Generous Scale For Entertaining. Sublime Backyard Retreat Boasts Expansive Barbecue-Ready Patio Ideal For Lounging, Vast Green Space, Gardens, Picnic Area & Abundant Sunshine. Unbeatable Setting In Torontos Most Desirable Family Neighbourhood, Steps To Upper Avenue Village, Havergal Collegiate, Top-Rated Public Schools, Blythwood Ravine Trails & Public Transit. A Complete Treasure In Every Aspect.
Extras:

Listing Contracted With: RE/MAX REALTRON BARRY COHEN HOMES INC.416-223-1818

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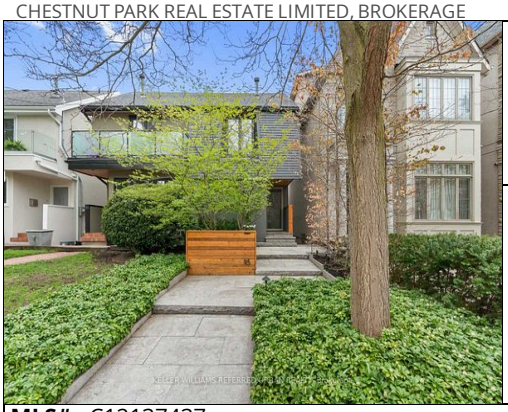

95 Bedford Park Ave
Toronto Ontario M5M 1J2
Toronto C04 Lawrence Park North Toronto

Sold: $1,805,500
List: $1,698,000

Taxes: $6,988.38/2024 **For:** Sale **% Dif:** 106
Sold Date: 05/21/2025
SPIS: N **Last Status: SLD** **DOM: 12**

Semi-Detached
Link:
2 1/2 Storey

Fronting On: S
Acreage:
18.75 x 120 Feet
Irreg:

Rms: 6 + 2
Bedrooms: 3 + 1
Washrooms: 3
1x4x2nd, 1x3xUpper, 1x2xBsmt

Dir/Cross St: Lawrence Ave W and Yonge St.

MLS#: C12137437 **PIN#:** 211510101

Kitchens:	1	**Exterior:**		**Zoning:**	
Fam Rm:	N	Stucco/Plaster / Wood		**Cable TV:**	**Hydro:**
Basement:	Finished / Walk-Up	**Drive:**	Lane	**Gas:**	**Phone:**
Fireplace/Stv:	Y	**Gar/Gar Spcs:**	Detached / 1	**Water:**	Municipal
Heat:	Forced Air / Gas	**Drive Park Spcs:**	0	**Water Supply:**	
A/C:	Central Air	**Tot Prk Spcs:**	1	**Sewer:**	Sewers
Central Vac:	N	**UFFI:**		**Waterfront:**	
Apx Age:	31-50	**Pool:**	None	**Retirement:**	
Apx Sqft:	1100-1500	**Prop Feat:**		**Farm/Agr:**	
Assessment:	**POTL:**	Fenced Yard, Fireplace/Stove, Library,		**Oth Struct:**	
POTL Mo Fee:		Park, Public Transit, School		**Spec Desig:**	Unknown
Laundry lev:					

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Kitchen	Main	10.43	x	13.75	Granite Counter	Stainless Steel Appl	Pot Lights
2	Dining	Main	14.57	x	14.07	Open Concept	Hardwood Floor	
3	Living	Main	14.57	x	13.09	O/Looks Backyard	Combined W/Dining	Hardwood Floor
4	2nd Br	2nd	14.57	x	11.68	Hardwood Floor	Pot Lights	Window
5	3rd Br	2nd	11.75	x	11.91	B/I Closet	Hardwood Floor	Pot Lights
6	Prim Bdrm	Upper	14.57	x	12.99	3 Pc Ensuite	W/I Closet	Large Window
7	Rec	Bsmt	14.57	x	23.92	B/I Shelves	W/O To Yard	Fireplace
8	4th Br	Bsmt	10.43	x	16.77	Hardwood Floor	Closet	Above Grade Window

Client Remks: Sunlight? Check. Stunning landscaping? Check. Backyard that looks like it belongs in a magazine? Double check. Welcome to the house that said, Go big or go home, then did both. This south-facing beauty is absolutely glowing literally, thanks to oversized windows and about $200,000 in landscaping that includes lights, an irrigation system, and enough curb appeal to make your neighbours a little jealous (okay, a lot jealous). Inside, its open-concept living at its finest. The newly renovated kitchen has a breakfast bar that screams host brunch here! while the living and dining rooms look out over your personal zen garden. Upstairs, youve got three spacious bedrooms perfect for sleeping, working, hiding from your kids, or contemplating your life choices. Downstairs? A fourth bedroom, A family room, high ceilings, pot lights (for mood lighting), a fireplace (for dramatic reading), and a walk-up basement to for easy access. This home is stylish, unique, and fully ready to make your friends say, Wait you live here?!

Extras:

Listing Contracted With: KELLER WILLIAMS REFERRED URBAN REALTY416-572-1016

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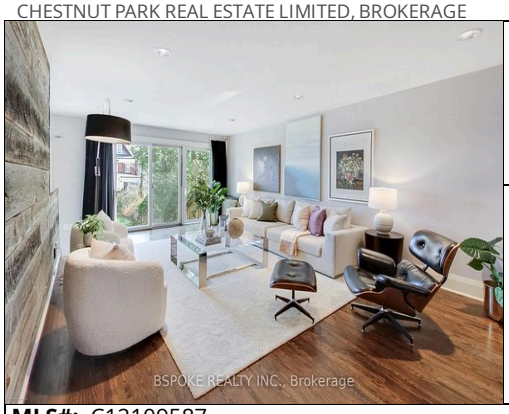

177 Fairlawn Ave **Sold: $1,830,000**
Toronto Ontario M5M 1S9 **List: $1,899,000**
Toronto C04 Lawrence Park North Toronto
Taxes: $9,277.30/2024 **For:** Sale **% Dif:** 96
Sold Date: 05/13/2025
SPIS: N **Last Status: SLD** **DOM: 14**

Semi-Detached **Fronting On:** S **Rms:** 8 + 3
Link: **Acreage:** **Bedrooms:** 4
2-Storey 23.75 x 165.25 Feet **Washrooms:** 3
Irreg: 1x2xMain, 1x3x2nd, 1x4x2nd
Dir/Cross St: Yonge & Lawrence

MLS#: C12109587 **PIN#:** 211480190

Kitchens:	1	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	Y	**Drive:**	Front Yard	**Cable TV:**	**Hydro:**
Basement:	Full / Part Fin	**Gar/Gar Spcs:**	None / 0	**Gas:**	**Phone:**
Fireplace/Stv:	N	**Drive Park Spcs:**	1	**Water:**	Municipal
Heat:	Radiant / Gas	**Tot Prk Spcs:**	1	**Water Supply:**	
A/C:	Wall Unit	**UFFI:**	No	**Sewer:**	Sewers
Central Vac:	N	**Pool:**	None	**Waterfront:**	
Apx Age:	51-99	**Prop Feat:**		**Retirement:**	
Apx Sqft:	2000-2500	Family Room, Fenced Yard, Library, Other,		**Farm/Agr:**	
Assessment:	**POTL:**	Park, Public Transit, School		**Oth Struct:**	Shed
POTL Mo Fee:				**Spec Desig:**	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Living	Main	11.81	x	14.11	Hardwood Floor	Large Window	Combined W/Dining
2	Dining	Main	9.51	x	11.81	Hardwood Floor	Moulded Ceiling	O/Looks Family
3	Great Rm	Main	13.45	x	22.64	Hardwood Floor	W/O To Deck	W/O To Yard
4	Kitchen	Main	8.53	x	9.19	Updated	Heated Floor	Stainless Steel Appl
5	Prim Bdrm	2nd	11.81	x	17.06	W/I Closet	4 Pc Ensuite	W/O To Balcony
6	2nd Br	2nd	9.84	x	12.47	Hardwood Floor	Closet	
7	3rd Br	2nd	8.86	x	10.5	Hardwood Floor	Large Window	Closet
8	Office	2nd	7.87	x	8.86	Hardwood Floor	B/I Desk	Large Window
9	Media/Ent	Lower	17.72	x	22.31	Built-In Speakers		
10	Workshop	Lower	18.7	x	9.19	B/I Shelves		
11	Utility	Lower	5.25	x	6.56	Ceramic Floor		

Client Remks: Looking for a forever home in Lawrence Park North with the space of a detached, the charm of a character home, and the ease of a full renovation? Welcome to 177 Fairlawn Ave - where thoughtful updates meet family-friendly design. With almost 2,400 sq ft living space, a deep south-facing backyard, and a flexible floor plan, this home delivers more of what matters. The warmth starts at the heated tile entryway (perfect for cold mornings), and a real front hall closet keeps things tidy. Original 1929 details in the living and dining rooms offer timeless character, while the back of the house opens into a stunning 20 x 24 Great Room with wide-plank hardwood floors, reclaimed barnwood feature wall, and a walkout to a sun-soaked backyard. Its the kind of space made for birthdays, BBQs, and cozy nights in. The kitchen blends form and function - custom cabinetry, stone counters, heated floors, and a layout that works for everyday life. A well-placed powder room adds to the main floor ease. Upstairs, the second and third bedrooms are full-sized, and the fourth (currently an office) features a custom sit/stand desk. The kids' 3-piece bath handles busy mornings, while the primary suite is a true retreat with a walk-in closet, spa-like ensuite, and a private balcony for quiet escapes. The basement is partly finished in the best way; there's a media room with projector and surround sound, a walk-up to the backyard, built-in workspace, laundry area, and room for future needs (like a teen bedroom). Outside, the 165-foot-deep lot has it all - sunshine, space to play, garden, and entertain. A licensed one-car front pad fits two cars, and the 10 x 10 shed on concrete keeps gear organized. Bonus: underground sprinklers. All this just steps to Lawrence Station, best of the best schools (John Wanless), Yonge shops, and everything LPN families love.

Extras:

Listing Contracted With: BSPOKE REALTY INC.416-274-2068

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55 Glengarry Ave **Sold: $1,850,000**
Toronto Ontario M5M 1C8 **List: $1,649,000**
Toronto C04 Lawrence Park North Toronto
Taxes: $8,991.19/2024 **For:** Sale **% Dif:** 112
Sold Date: 05/05/2025
SPIS: N **Last Status: SLD** **DOM: 7**

Semi-Detached **Fronting On:** S **Rms:** 8 + 3
Link: **Acreage:** **Bedrooms:** 4
2-Storey 24.75 x 106 Feet **Washrooms:** 3
Irreg: 1x4x2nd, 1x3x2nd, 1x3xMain
Dir/Cross St: Yonge & Lawrence

MLS#: C12108539 **PIN#:** 211510268

Kitchens:	1	**Exterior:**	Brick / Vinyl Siding	**Zoning:**	
Fam Rm:	Y	**Drive:**	Private	**Cable TV:**	**Hydro:**
Basement:	Finished	**Gar/Gar Spcs:**	None / 0	**Gas:**	**Phone:**
Fireplace/Stv:	Y	**Drive Park Spcs:**	1	**Water:**	Municipal
Heat:	Radiant / Gas	**Tot Prk Spcs:**	1	**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, Fenced Yard,		**Farm/Agr:**	
Assessment:	**POTL:**	Fireplace/Stove, Park, Place Of Worship,		**Oth Struct:**	
POTL Mo Fee:		Public Transit, School		**Spec Desig:**	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Living	Main	14.27	x	11.15	Fireplace	Hardwood Floor	Pot Lights
2	Dining	Main	11.15	x	8.27	Picture Window	Chair Rail	Hardwood Floor
3	Kitchen	Main	11.35	x	7.91	Hardwood Floor	Stainless Steel Appl	Stone Counter
4	Family	Main	14.44	x	10.99	Hardwood Floor	Sliding Doors	W/O To Porch
5	Prim Bdrm	2nd	11.48	x	15.42	4 Pc Ensuite	Heated Floor	Cathedral Ceiling
6	2nd Br	2nd	11.35	x	8.33	Hardwood Floor	Closet	Picture Window
7	3rd Br	2nd	11.35	x	9.19	Closet	Hardwood Floor	Picture Window
8	4th Br	2nd	14.24	x	9.74	B/I Closet	Hardwood Floor	Picture Window
9	Rec	Bsmt	16.17	x	10.66	Vinyl Floor	B/I Desk	Window
10	Laundry	Bsmt	7.55	x	9.19	Sliding Doors	B/I Shelves	Pot Lights
11	Pantry	Bsmt	9.51	x	12.8	Concrete Floor	B/I Shelves	Pot Lights

Client Remks: Home Isn't A Place You Visit. Its A Feeling You Come Back To Again And Again. Welcome To 55 Glengarry Avenue. It Starts At The Porch Wrapped In Soft Hamptons-Inspired Blues And Built For Real Life: Coffee On Rainy Mornings, Strollers Tucked Out Of The Elements, Neighbours Calling Hello. Step Inside, And The Rhythm Of The Home Unfolds Naturally. The Living Room Is All Warmth And Texture Anchored By A Real Wood-Burning Fireplace And Custom Built-Ins. Beyond, An Intimate Dining Space Offers The Perfect Spot For Everyday Dinners And Weekend Celebrations Plus A Proper Main Floor Bath. The Kitchen Flows Easily Open To The Family, Yet Never Overwhelming Leading To A Stunning Family Room Addition Bathed In Natural Light. Its The Heart Of Daily Life: Sunlight Pouring In, The Laughter Of A Family Making A House Their Own. From Here, Life Moves Seamlessly Outdoors. A Covered Wrap-Around Back Porch Extends Your Living Space Across Four Full Seasons A True Outdoor Room For Spring Rains, Autumn Coffees, And Endless Summer Nights. Upstairs, A Custom Primary Suite Feels Like A Quiet Exhale: Vaulted Cedar Ceilings, Oversized Windows Framing Treetop Views, And Heated Floors That Carry Through Both The Bedroom And The Spa-Like Ensuite Complete With A Soaker Tub, Artisanal Tile, And Timeless Finishes. Three Additional Bedrooms And Another Full Bath Keep The Upstairs Functional And Beautiful. The Finished Lower Level Flexes Easily For Movie Nights, Workouts, Or Guests, With A True Storage Room Hidden Away. Outside, A Legal Widened Driveway, Mud-Free Turf Backyard, And Lofted Shed Meet Timeless Gardens And Interlocking Paths. Tucked On A Quiet Street In The Highly Coveted John Wanless School District, This Extra-Wide Semi Offers A Rare Blend Of Charm, Practicality, And Space A True Family Home In One Of Toronto's Most Sought-After Neighbourhoods. Steps To Parks, Top Schools, And Yonge Street 55 Glengarry Avenue Isn't Just A House. It's Your Home.
Extras:

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

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207 Fairlawn Ave **Sold: $1,870,000**
Toronto Ontario M5M 1S9 **List: $1,899,999**
Toronto C04 Lawrence Park North Toronto
Taxes: $9,277.30/2024 **For:** Sale **% Dif:** 98
Sold Date: 03/11/2025
SPIS: N **Last Status: SLD** **DOM: 5**

Semi-Detached **Fronting On:** S **Rms:** 7
Link: **Acreage:** **Bedrooms:** 4
3-Storey 28.92 x 164.75 Feet **Washrooms:** 3
Irreg: 1x2xMain, 1x5x3rd, 1x3x2nd
Dir/Cross St: Yonge/Lawrence

MLS#: C12004502 **PIN#:** 211480180

Kitchens:	1	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	Y	**Drive:**	Private	**Cable TV:**	**Hydro:**
Basement:	Unfinished	**Gar/Gar Spcs:**	Detached / 2	**Gas:**	**Phone:**
Fireplace/Stv:	Y	**Drive Park Spcs:**	5	**Water:**	Municipal
Heat:	Forced Air / Gas	**Tot Prk Spcs:**	5	**Water Supply:**	
A/C:	Central Air	**UFFI:**		**Sewer:**	Sewers
Central Vac:	N	**Pool:**	None	**Waterfront:**	
Apx Age:		**Prop Feat:**		**Retirement:**	
Apx Sqft:		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	Living	Main	14.21	x	14.01	Hardwood Floor	Bay Window	Gas Fireplace
2	Dining	Main	12.17	x	9.19	Hardwood Floor	Combined W/Kitchen	W/O To Yard
3	Kitchen	Main	11.06	x	9.19	Hardwood Floor	Granite Counter	Centre Island
4	2nd Br	2nd	12.11	x	11.98	Hardwood Floor	Large Window	Double Closet
5	3rd Br	2nd	11.81	x	9.45	Hardwood Floor	Large Window	Double Closet
6	4th Br	2nd	8.33	x	8.3	Hardwood Floor	Closet	
7	Prim Bdrm	3rd	15.26	x	14.8	Hardwood Floor	W/O To Balcony	5 Pc Ensuite

Client Remks: Amazing 3 Storey, 4 Beds, 3 Bath Semi Detached Home In Highly Sought After John Wanless Neighbourhood. Excellent school zone and walkable distance! This Sunfilled Home Boasts An Extra Wide And Very DEEP South Facing Lot With Private Drive And Detached 1 1/2 Car Garage. Other Features Include Coffered Ceiling In Living Rm, Updated Granite Kitchen Counters And Island, 2Pce On Main, Hdwd Flooring Throughout, Master Bed Has Updated Ensuite And Sep Make Up Counter And W/O To Balcony. Extra wide driveway one of a kind in neigborhood. A MUST SEE PROPERTY! Extras: S/S Fridge, Stove, Range Hood, B/I Dishwasher, Washer, Dryer, Elfs and window coverings
Extras:

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

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