



<b>285 St Germain Ave</b> <b>Toronto Ontario M5M 1W4</b> Toronto C04 Lawrence Park North Toronto			<b>Sold: \$1,300,000</b> <b>List: \$1,079,000</b>
<b>Taxes:</b> \$8,234.63/2025	<b>For:</b> Sale	<b>% Dif:</b> 120	
<b>Sold Date:</b> 09/10/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 7	
Semi-Detached	<b>Fronting On:</b> S	<b>Rms:</b> 7	
Link:	<b>Acreage:</b>	<b>Bedrooms:</b> 3	
2-Storey	23.25 x 148.75 Feet	<b>Washrooms:</b> 2	
	<b>Irreg:</b>	1x2xMain, 1x3x2nd	
	<b>Dir/Cross St:</b> Avenue Rd & Lawrence	<b>Directions:</b> E on St Germain off Avenue Rd	

**MLS#:** C12376337

**PIN#:** 211470273

**Legal:** \*\*Pt Lt 93 Pl 1627 Tor as in EO81818: T/W & S/W EO 81818; City of Toronto\*\*

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Detached / 1	<b>Cable TV:</b>
<b>Basement:</b> Unfinished	<b>Park/Drive:</b> Mutual	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Mutual	<b>Water:</b>
<b>Heat:</b> Water / Oil	<b>Drive Park Spcs:</b> 0	<b>Water Supply Type:</b>
<b>A/C:</b> Wall Unit	<b>Tot Prk Spcs:</b> 1	<b>Sewer:</b>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Year Built:</b> 1931	<b>Prop Feat:</b> Family Room, Fireplace/Stove	<b>HST Applicable to:</b> Not Subject to HST
<b>Yr Built Source:</b> MPAC	<b>Interior Feat:</b> Water Heater Owned	<b>Sale Price:</b>
<b>Apx Sqft:</b> 1500-2000		<b>Farm/Agr:</b>
<b>Lot Size Source:</b> MPAC		<b>Oth Struct:</b>
<b>Roof:</b> Asphalt Shingle, Flat		<b>Survey Type:</b> None
<b>Foundation:</b> Block		<b>Spec Desig:</b> Unknown
<b>Assessment:</b> 2024 POTL:		
<b>POTL Mo Fee:</b>		
<b>Laundry lev:</b> Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	21.92	x 11.81	Hardwood Floor	Picture Window	Fireplace
2	Dining	Main	14.8	x 10.2	Hardwood Floor	French Doors	Wainscoting
3	Family	Main	18.5	x 17.39	Hardwood Floor	W/O To Deck	B/I Bookcase
4	Kitchen	Main	14.99	x 7.19	Galley Kitchen		
5	Prim Bdrm	2nd	16.9	x 11.58	Hardwood Floor		
6	2nd Br	2nd	13.81	x 9.61	Hardwood Floor		
7	3rd Br	2nd	10.01	x 8.01	Hardwood Floor		

**Client Remks:** Attn renovators, contractors or buyers looking to create a home of their vision. Extra wide semi in the heart of Bedford Park available after 65+ years in the same family. Much of the original charm still intact...10" baseboards, gumwood trim, wainscoting, etc. Restore to its original beauty or renovate to taste. Good size main floor principal rooms with a one storey, with crawl space, addition family room. Family friendly street with great neighbours. John Wanless Junior, Glenview Senior and Lawrence Park Collegiate school catchments.

**Inclusions:** Fridge, Stove, Washer, Dryer....all "as is"

**Listing Contracted With:** REAL ESTATE HOMeward 416-698-2090

 <p>RARE REAL ESTATE Brokerage</p>	<b>234 Woburn Ave</b> <b>Toronto Ontario M5M 1K9</b> Toronto C04 Lawrence Park North Toronto <b>Taxes:</b> \$7,314.64/2025 <b>Sold Date:</b> 09/15/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 7			<b>Sold:</b> \$1,532,500 <b>List:</b> \$1,289,880 <b>% Dif:</b> 119	
	<b>Semi-Detached</b> <b>Link:</b> 2-Storey	<b>Fronting On:</b> N <b>Acreage:</b> 20 x 120 Feet <b>Irreg:</b> Possibility Of Future Laneway Housing!!	<b>Rms:</b> 6 + 2 <b>Bedrooms:</b> 3 + 1 <b>Washrooms:</b> 2 1x4, 1x3		
				<b>Dir/Cross St:</b> Avenue & Lawrence <b>Directions:</b> Avenue & Lawrence	
	<b>MLS#:</b> C12387626	<b>PIN#:</b> 211470009			
	<b>Legal:</b> See Schedule B				
	<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Water / Gas <b>A/C:</b> Wall Unit <b>Central Vac:</b> N <b>Apx Age:</b> <b>Year Built:</b> 1932 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 700-1100 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Concrete <b>Assessment:</b> 2024 POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Detached / 1 <b>Park/Drive:</b> <b>Drive:</b> Lane <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Fenced Yard, Fireplace/Stove, Public Transit <b>Interior Feat:</b> Carpet Free	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown	<b>Hydro:</b> <b>Phone:</b> <b>Municipal</b> <b>Sewers</b>	
<b># Room</b> <b>Level</b> <b>Length (ft)</b> <b>Width (ft)</b> <b>Description</b>					
<b>Client Remks:</b> Nestled in the prime and sought after location of Lawrence Park North and the John Wanless Public School district, this beautifully renovated 3+1 bedroom, 2 bathroom home blends character with modern convenience. From the moment you step inside, you're welcomed by a bright living room with a cozy fireplace setting the tone for the homes warm and inviting feel. With over \$100,000 spent in upgrades the open concept kitchen, featuring updated stainless steel appliances and a convenient breakfast bar, flows seamlessly to the dining area and out to a beautiful backyard with an oversized deck - perfect for summer dinners, weekend entertaining, or simply enjoying a quiet morning coffee. Upstairs, the spacious primary bedroom features modern built-ins, while the other generous bedrooms offer ample storage. Beautifully updated bathrooms add a touch of luxury to daily living - including heated floors. The lower level provides even more versatility with a great recreation area, a nanny's or fourth bedroom, a full bathroom, and an open-concept office space. Parking is a breeze with easy access to a private garage offering additional storage, making city living both convenient and secure. Alternatively this can offer laneway house potential for rental income opportunity! With a Walk Score of 94, this unbeatable location is a walkers paradise, with shops, cafes, parks, the Lawrence Subway Station, and every amenity you can imagine on Avenue and Yonge just steps from your door.					
<b>Listing Contracted With:</b> RARE REAL ESTATE 416-233-2071					



**22 Jedburgh Rd**  
**Toronto Ontario M5M 3J6**  
 Toronto C04 Lawrence Park North Toronto

**Taxes:** \$6,266.47/2025      **For:** Sale      **% Dif:** 99  
**Sold Date:** 08/13/2025

**SPIS:** N      **Last Status:** SLD      **DOM:** 6

**Semi-Detached**      **Fronting On:** W      **Rms:** 6 + 1  
**Link:**      **Acreage:**      **Bedrooms:** 3  
 2-Storey      18 x 100 Feet      **Washrooms:** 2  
**Irreg:**      1x4x2nd, 1x3xLower

**Dir/Cross St:** Yonge St. Lawrence Ave.

**Directions:** West of Yonge St. north of Lawrence Ave. W

**MLS#:** C12329806

**PIN#:** 211510286

**Legal:** PT LT 662 PL 1645 TORONTO AS IN CA723739 T/W & S/T CA723739; CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Carport / 0	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Park/Drive:</b>	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Right Of Way	<b>Water:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 1	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 1	<b>Sewer:</b>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b> 51-99	<b>Pool:</b> None	<b>Retirement:</b>
<b>Year Built:</b> 1928	<b>Prop Feat:</b> Fireplace/Stove, Golf, Hospital, Library, Public Transit, Rec Centre, School	<b>HST Applicable to:</b> Included In
<b>Apx Sqft:</b> 700-1100	<b>Exterior Feat:</b> Deck	<b>Sale Price:</b>
<b>Lot Size Source:</b> MPAC	<b>Interior Feat:</b> Carpet Free, Storage, Water Heater	<b>Farm/Agr:</b>
<b>Roof:</b> Shingles		<b>Oth Struct:</b>
<b>Foundation:</b> Block		<b>Survey Type:</b>
<b>Assessment:</b> <b>POTL:</b>		<b>Spec Desig:</b>
<b>POTL Mo Fee:</b>		<b>Available</b>
<b>Laundry lev:</b> Lower		<b>Unknown</b>

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.47	x 11.75	Hardwood Floor	Gas Fireplace	Pot Lights
2	Dining	Main	14.57	x 13.85	Hardwood Floor	Pot Lights	Combined W/Kitchen
3	Kitchen	Main	14.57	x 13.85	Hardwood Floor	Breakfast Bar	W/O To Deck
4	Prim Bdrm	2nd	15.16	x 9.68	Hardwood Floor	Closet	Picture Window
5	2nd Br	2nd	12.99	x 7.33	Hardwood Floor	Closet	Window
6	3rd Br	2nd	10.08	x 7.42	Hardwood Floor	Closet	Window
7	Rec	Lower	14.33	x 12	Ceramic Floor	Pot Lights	3 Pc Bath

**Client Remarks:** Welcome to this beautifully updated three-bedroom home, perfectly situated in one of Toronto's most sought-after neighbourhoods. The open-concept main floor seamlessly blends modern design with everyday comfort, featuring a sleek kitchen with a centre island and breakfast bar, elegant hardwood floors, pot lights, and a cozy fireplace perfect for both relaxed living and entertaining. Step outside to your private rear deck, ideal for summer gatherings, and enjoy the added convenience of a covered carport. The finished basement, complete with a separate side entrance, offers added versatility and potential. Just steps from vibrant Yonge Street, you'll be within walking distance to top-tier schools (including Bedford Park and Lawrence Park), TTC transit, scenic parks, boutique shops, cafes, and restaurants. This exceptional home delivers the perfect blend of modern living, prime location, and urban lifestyle. A rare opportunity not to be missed, come see it for yourself before it's gone!

**Inclusions:** All existing rods & curtains, all window coverings, all new electrical light fixtures, S/S Fridge/Freezer 2025, S/S Range 2025, S/S Dishwasher, S/S Microwave/Hood fan, Washer and Dryer 2024. Driveway asphalt 2024, Carport roof 2025.

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



<b>107 Bedford Park Ave</b> <b>Toronto Ontario M5M 1J2</b> Toronto C04 Lawrence Park North Toronto <b>Taxes:</b> \$6,493/2025 <b>For:</b> Sale <b>% Dif:</b> 100 <b>Sold Date:</b> 10/20/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 14			<b>Sold:</b> \$1,295,000 <b>List:</b> \$1,300,000
<b>Semi-Detached</b> <b>Link:</b> 2-Storey	<b>Fronting On:</b> S <b>Acreage:</b> 20 x 120 Feet <b>Irrig:</b>	<b>Rms:</b> 6 + 3 <b>Bedrooms:</b> 2 + 1 <b>Washrooms:</b> 2 1x4x2nd, 1x3xBsmt	<b>Dir/Cross St:</b> Yonge and Lawrence <b>Directions:</b> W of Yonge, N of Lawrence
<b>MLS#:</b> C12450399 <b>PIN#:</b> 211510095 <b>Legal:</b> PCL 1182-2 SEC M107; PT LT 1182 S/S BEDFORD PARK AV PL M107 TORONTO;			

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Radiant / Gas <b>A/C:</b> Other <b>Central Vac:</b> N <b>Apx Age:</b> <b>Year Built:</b> 1924 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 700-1100 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Block <b>Assessment:</b> 2025 POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Detached / 1 <b>Park/Drive:</b> <b>Drive:</b> <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Fireplace/Stove <b>Interior Feat:</b> Carpet Free	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Not Subject to HST <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	13.91	x 13.88	Brick Fireplace	Hardwood Floor	California Shutters
2	Dining	Ground	12.73	x 9.22	Double Doors	W/O To Sundeck	Hardwood Floor
3	Kitchen	Ground	6.53	x 10.6	Stone Counter	B/I Dishwasher	Tile Floor
4	Br	2nd	14.3	x 10.07	Hardwood Floor	California Shutters	North View
5	2nd Br	2nd	11.84	x 8.4	O/Looks Backyard	California Shutters	Casement Windows
6	Den	2nd	8.69	x 7.84	French Doors	O/Looks Garden	Casement Windows
7	Common Rm	Bsmt	25.43	x 15.72	Combined W/Laundry	Combined wi/Game	B/I Shelves
8	Furnace	Bsmt	13.71	x 8.23	Irregular Rm	Combined	Concrete Floor
						W/Workshop	

**Client Remarks:** Excellent Location in Lawrence Park! Just steps from Yonge Street, this charming 2-bedroom + den with 2-washrooms semi-detached home offers comfort, style, and convenience in one of Toronto's most sought-after neighborhoods. Featuring an updated kitchen, bathrooms, and windows, this home blends character with contemporary touches. Enjoy the inviting front porch, perfect for relaxing, and take advantage of laneway access to an oversized garage, a rare find! Located on the 2nd block from Yonge St, you're just moments from the subway, top-rated schools, churches, shops, cafes, and restaurants. A perfect home for professionals, couples, or small families seeking a vibrant, walkable lifestyle in prestigious Lawrence Park.

**Inclusions:** Extra large 2-door fridge, Flat-top stove, convection oven, exhaust fan, Bosch Dishwasher, washer, dryer, space-pack A/C unit, custom California blinds, wardrobe in bedroom

**Listing Contracted With:** RE/MAX REALTRON REALTY INC. 905-470-9800



<b>107 Brookdale Ave Toronto Ontario M5M 1P4</b>			<b>Sold: \$1,552,000 List: \$1,399,900</b>
Toronto C04 Lawrence Park North Toronto			
<b>Taxes:</b> \$8,333/2024	<b>For:</b> Sale		<b>% Dif:</b> 111
<b>Sold Date:</b> 08/27/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 7	
Semi-Detached	<b>Fronting On:</b> S	<b>Rms:</b> 9 + 3	
<b>Link:</b> 2-Storey	<b>Acreage:</b> 25 x 110 Feet	<b>Bedrooms:</b> 3	<b>Washrooms:</b> 2
	<b>Irreg:</b>	1x4x2nd, 1x3xBsmt	
	<b>Dir/Cross St:</b> Yonge/Lawrence	<b>Directions:</b> NW of Yonge/Lawrence	

**MLS#:** C12354506

**PIN#:** 211480294

**Legal:** Pt Lt 461 Pl 1501 Toronto As In Ca704278

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Park/Drive:</b> Private	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private	<b>Water:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 3	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 3	<b>Sewer:</b>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 1100-1500	<b>Prop Feat:</b> Fenced Yard, Fireplace/Stove, Park, Public Transit, Rec Centre, School	<b>HST Applicable to:</b> Included In
<b>Roof:</b> Asphalt Shingle	<b>Exterior Feat:</b> Awnings, Deck, Landscaped, Porch	<b>Sale Price:</b>
<b>Foundation:</b> Block, Stone	<b>Interior Feat:</b> Water Heater Owned, Storage	<b>Farm/Agr:</b>
<b>Assessment:</b> POTL:		<b>Oth Struct:</b> Garden Shed
<b>POTL Mo Fee:</b>		<b>Survey Type:</b> None
<b>Laundry lev:</b> Lower		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.19	x 13.71	Fireplace	Window	Hardwood Floor
2	Dining	Main	12.11	x 11.58	Open Concept	Crown Moulding	Hardwood Floor
3	Kitchen	Main	16.57	x 10.53	Stone Counter	Breakfast Bar	Pot Lights
4	Prim Bdrm	2nd	17.13	x 13.19	Closet Organizers	Fireplace	Bay Window
5	2nd Br	2nd	11.29	x 10.6	Double Closet	Closet Organizers	Window
6	3rd Br	2nd	11.29	x 11.68	Closet Organizers	Window	Broadloom
7	Bathroom	2nd	7.78	x 5.38	4 Pc Bath	Updated	Tile Floor
8	Rec	Bsmt	32.45	x 15.32	Open Concept	Above Grade Window	W/W Closet
9	Bathroom	Bsmt	9.68	x 7.25	3 Pc Bath	Combined W/Laundry	Tile Floor

**Client Remarks:** Step into your new home at 107 Brookdale Ave! An updated semi-detached home with rare private driveway in beautiful Bedford Park awaits. Featuring a bright and flowing main floor with large living and dining rooms to host the family holidays and friend get-togethers. The hardwood floors, large windows and pot lights are found throughout the main floor, showcasing a cohesive space. The updated custom kitchen boasts wrap-around stone counters, a breakfast bar peninsula, tile backsplash, ceiling height cabinetry and large pantry area for ample storage, gas stove, and picture window and French door walk-out for stunning views of your backyard. Three well-appointed bedrooms, including the primary suite with a decorative fireplace and wall-to-wall built in closet with organizers. The home's two full (4pc and 3pc) and updated bathrooms means not fighting for shower time. The finished basement adds extra living space for the whole family, offering good ceiling height, large above-grade windows, finished laundry area, and more storage! The unfinished and open attic is 380sqft of potential with natural light from windows! A fully-fenced backyard is awaiting those last summer BBQs. Boasting a deck with gas BBQ line and built-in bench seating, plus turf greens, an irrigation system for the well-placed garden beds, and a large shed with electrical installed. Smart thermostat, tankless hot water heater, and furnace with capacity for a finished 3rd floor are just a few more features to love. Located on a picturesque street in the coveted John Wanless PS catchment, and just steps to private schools, parks, Yonge & Lawrence shopping, TTC, restaurants, and so much more!

**Inclusions:** See Schedule B.

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



<b>46 Glengarry Ave Toronto Ontario M5M 1C9</b>			<b>Sold: \$1,350,000 List: \$1,400,000</b>
Taxes: \$3,292.87/2025	For: Sale	% Dif: 96	
Sold Date: 07/23/2025			
SPIS: N	Last Status: SLD	DOM: 6	
Semi-Detached	Fronting On: N	Rms: 6 + 3	
Link:	Acreage: <.50	Bedrooms: 3	
2-Storey	24.57 x 106.28 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x3xBsmt	
	Dir/Cross St: Avenue Rd and Lawrence	Directions: Avenue Rd and Lawrence	

MLS#: C12290820

PIN#: 211510231

Legal: PT LT 668 PL 1645 TORONTO AS IN CA36684 T/W & S/T CA36684; CITY OF TORONTO

Kitchens: 1	Exterior:	Zoning: R - Residential
Fam Rm: N	Brick / Concrete Block	Cable TV: A Hydro: Y
Basement: Finished	Gar/Gar Spcs: Detached / 1	Gas: Y Phone: A
Fireplace/Stv: Y	Park/Drive: Mutual	Water: Municipal
Heat: Forced Air / Gas	Drive: Mutual	Water Supply Type:
A/C: Central Air	Drive Park Spcs: 1	Sewer: Sewers
Central Vac: N	Tot Prk Spcs: 2	Waterfront:
Apx Age:	UFFI:	Retirement:
Year Built: 1928	Pool: None	Under Contract: Hot Water Tank-Gas
Apx Sqft: 1100-1500	Prop Feat: Fireplace/Stove, Library, Public Transit, Rec Centre, School	HST Applicable to Included In
Lot Shape: Rectangular	Exterior Feat: Deck Interior Feat: None	Sale Price:
Lot Size Source: GeoWarehouse	Security Feat: Smoke Detector	Farm/Agr:
Roof: Asphalt Shingle		Oth Struct: Fence - Partial
Foundation: Concrete Block		Survey Type: Available
Assessment: POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev: Lower		

Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.17	x 9.68	Combined W/Dining	Hardwood Floor	Fireplace
2	Dining	Main	12.07	x 11.15	Combined W/Living	Hardwood Floor	Open Concept
3	Kitchen	Main	0	0	Stainless Steel Appl	Granite Counter	
4	Prim Bdrm	2nd	11.09	x 10.93	Double Closet	Broadloom	Large Window
5	2nd Br	2nd	11.25	x 8.07	Double Closet	Broadloom	Window
6	3rd Br	2nd	11.25	x 7.58	Broadloom	Closet	Window
7	Office	Bsmt	8.01	x 8.01	Broadloom		
8	Rec	Bsmt	0	0	Broadloom		
9	Laundry	Bsmt	0	0	Broadloom		

**Client Remarks:** Nestled on Glengarry Avenue-a beloved, tree-lined street in one of Toronto's most prestigious neighbourhoods-this charming 3-bedroom, 2-bathroom semi-detached home is the perfect blend of urban convenience and peaceful living. Glengarry is known for its rare balance of walkability and serenity. Just steps from everything you need-John Wanless JPS, Blessed Sacrament, Lawrence Park Collegiate, TTC Subway, Woburn Park, Pusateri's, City Market, Metro, and a curated selection of local boutiques and restaurants-yet tucked away on a quiet, two-block street with no through traffic from Yonge or Avenue Road. It's the best of both worlds. This home offers: 3 spacious bedrooms: 2 full bathrooms, A cozy, finished basement for added living space or a playroom/home office, Private 1-car garage; great storage; Inviting living and dining areas, perfect for family time or entertaining. Whether you're a young family looking to set down roots in a top school district or a professional seeking community and calm just minutes from the action, 46 Glengarry offers a wonderful opportunity to become part of one of Toronto's most cherished neighbourhoods.

**Inclusions:** S/S GE Profile French door refrigerator, S/S Whirlpool stove, S/S Whirlpool OTR microwave, black GE dishwasher in Kitchen; White GE Washer/Dryer, white chest freezer in basement; Patio furniture, BBQ on deck. Please see attached listing of updates

**Listing Contracted With:** ROYAL LEPAGE SIGNATURE REALTY 416-443-0300



**195 Greer Rd**  
**Toronto Ontario M5M 3N4**  
 Toronto C04 Lawrence Park North Toronto  
**Taxes:** \$7,058.25/2025      **For:** Sale      **% Dif:** 98  
**Sold Date:** 07/29/2025  
**SPIS:** N      **Last Status:** SLD      **DOM:** 4  
 Semi-Detached      **Fronting On:** E      **Rms:** 6 + 2  
**Link:**      **Acreage:**      **Bedrooms:** 3  
 2-Storey      21.17 x 80.16 Feet      **Washrooms:** 2  
**Irreg:**      1x4x2nd, 1x3xBsmt  
**Dir/Cross St:** Yonge & Lawrence      **Directions:** Yonge & Lawrence

**MLS#:** C12308000

**PIN#:** 211480175

**Legal:** PT LT 22A PL 565E TORONTO AS IN CA636612; S/T & T/W CA636612; CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b>
<b>Basement:</b> Separate Entrance	<b>Park/Drive:</b> Mutual	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Mutual	<b>Gas:</b>
<b>Heat:</b> Water / Gas	<b>Drive Park Spcs:</b> 1	<b>Water:</b>
<b>A/C:</b> Wall Unit	<b>Tot Prk Spcs:</b> 1	<b>Water Supply Type:</b>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Sewer:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Waterfront:</b>
<b>Apx Sqft:</b> 1100-1500	<b>Prop Feat:</b> Fenced Yard, Fireplace/Stove, Golf, Hospital, Park, Place Of Worship, School	<b>Retirement:</b>
<b>Lot Size Source:</b> MPAC	<b>Interior Feat:</b> On Demand Water Heater	<b>HST Applicable to Sale Price:</b>
<b>Roof:</b> Shingles		<b>Farm/Agr:</b>
<b>Foundation:</b> Unknown		<b>Oth Struct:</b>
<b>Assessment:</b> <b>POTL:</b>		<b>Survey Type:</b>
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b>
<b>Laundry lev:</b>		None
		Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	20.05	x 42.98	Renovated	W/O To Garden	Cork Floor
2	Dining	Main	30.51	x 43.31	Hardwood Floor	Window	Plate Rail
3	Living	Main	54.79	x 49.57	Hardwood Floor	Fireplace	Picture Window
4	Prim Bdrm	2nd	36.75	x 45.6	Hardwood Floor	Double Closet	Picture Window
5	2nd Br	2nd	23.33	x 34.12	Window	Closet	Hardwood Floor
6	3rd Br	2nd	27.23	x 44.62	Hardwood Floor	B/I Desk	Window
7	Rec	Bsmt	32.15	x 37.4	Broadloom	Pot Lights	3 Pc Bath
8	Office	Bsmt	41.99	x 36.09	B/I Desk	B/I Shelves	

**Client Remarks:** Beautifully Renovated semi-detached home on a quiet street in the highly sought-after Yonge & Lawrence neighborhood. This spacious and light-filled home features a generous living and dining area with a cozy fireplace, perfect for entertaining. The modern chefs kitchen is equipped with Caesar stone countertops, mostly stainless steel appliances, and ample storage. Upstairs offers newer floors and 3 well-sized bedrooms and a spa-like 4-piece bathroom with heated floors. The separate entrance to the finished basement provides excellent versatility, featuring a large rec room, 3-piece bath, laundry area, and abundant storage ideal for guests, or home office. Enjoy the outdoors in the private, fully fenced backyard with a new deck, perfect for summer gatherings or quiet evenings. Additional highlights include hardwood floors, great closet space, and pride of ownership throughout. Located just steps from top-rated schools, parks, transit, and the vibrant shops and restaurants along Yonge Street, this home offers the perfect blend of comfort, style, and location. There is great storage in the attic with pull-down stairs. A rare opportunity in one of Toronto's most desirable communities!

**Inclusions:** Dishwasher, Gas Stove, Microwave (2024), Fridge, Washer (2021), Dryer, All Window Coverings, All Electric Light Fixtures, Wall Air Conditioning, Wine Fridge, Couch in bsmt

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



<b>211 Greer Rd</b> <b>Toronto Ontario M5M 3N5</b> Toronto C04 Lawrence Park North Toronto <b>Taxes:</b> \$6,718.92/2025 <b>For:</b> Sale <b>% Dif:</b> 96 <b>Sold Date:</b> 07/11/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 36			<b>Sold:</b> \$1,415,000 <b>List:</b> \$1,468,000
Semi-Detached	<b>Fronting On:</b> E	<b>Rms:</b> 6 + 1	
<b>Link:</b> 2-Storey	<b>Acreage:</b> 22 x 87.33 Feet	<b>Bedrooms:</b> 3	<b>Washrooms:</b> 3
<b>Dir/Cross St:</b> Yonge and Lawrence <b>Directions:</b> Yonge and Lawrence			1x2xMain, 1x4x2nd, 1x3xLower

**MLS#:** C12199673

**PIN#:** 211480163

**Legal:** Plan 565E Pt Lot 78A

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>	
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Detached / 1	<b>Cable TV:</b>	<b>Hydro:</b>
<b>Basement:</b> Finished	<b>Park/Drive:</b> Private	<b>Gas:</b>	<b>Phone:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private	<b>Water:</b>	Municipal
<b>Heat:</b> Heat Pump / Gas	<b>Drive Park Spcs:</b> 3	<b>Water Supply Type:</b>	
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 3	<b>Sewer:</b>	Sewers
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>	
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>	
<b>Apx Sqft:</b> 1100-1500	<b>Prop Feat:</b> Fireplace/Stove, Park, Public Transit, School	<b>HST Applicable to Sale Price:</b>	Included In
<b>Roof:</b> Not Applicable	<b>Interior Feat:</b> Water Heater Owned	<b>Farm/Agr:</b>	
<b>Foundation:</b> Not Applicable		<b>Oth Struct:</b>	
<b>Assessment:</b> POTL:		<b>Survey Type:</b>	Available
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b>	Unknown
<b>Laundry lev:</b>			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	13.22	x 8.86	Stainless Steel Appl	Tile Floor	2 Pc Bath
2	Dining	Main	12.86	x 10.37	Hardwood Floor	French Doors	
3	Living	Main	12.7	x 9.61	Hardwood Floor	French Doors	
4	Prim Bdrm	2nd	11.02	x 9.48	Hardwood Floor	W/W Closet	
5	2nd Br	2nd	11.09	x 7.61	Hardwood Floor	Closet	4 Pc Bath
6	3rd Br	2nd	11.91	x 7.61	Hardwood Floor	Closet	
7	Rec	Lower	25.36	x 13.22	Broadloom	3 Pc Ensuite	
8	Laundry	Lower	0	0	Laundry Sink		

**Client Remarks:** Fabulous updated semi at Yonge and Lawrence!! 3 bedrooms, 3 baths including a main floor powder room and a 4-piece washroom both with heated floors. Charm and character remain. Hardwood floors. Renovated kitchen (2019) with stainless steel appliances, double sink with vegetable spray faucet, heated floor, and a walk-out to interlock patio garden with unobstructed view. The dining room has beautiful beveled glass and wood French doors that open to a cozy living room with a brick gas fireplace. The primary bedroom has a wall-to-wall closet with built-in hanging and drawers. Large linen hall closet with shelves and drawers. Wonderful lower level completed in 2023 and fully insulated with a 3-piece washroom and pot lighting. Private driveway and detached garage. Steps to the wonderful John Wanless School and parks. Amazing vibrant neighborhood perfect for any stage of life! Proximity to Yonge Street shops, restaurants, TTC, and all you need and desire!

**Inclusions:** Stainless steel: Fisher Paykel fridge, built-in Miele dishwasher, Kitchen Aid gas cooktop with hood fan. Front-load washer and dryer. All window coverings. All light fixtures. Broadloom where laid. Amana 2-ton S Series side discharge heat pump, October 2023. Amana Variable ECM Furnace 60,000 BTU October 2023. Tankless hot water heater 2023. Digital Thermostat 2023.

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



<b>134 Bedford Park Ave</b> <b>Toronto Ontario M5M 1J1</b> Toronto C04 Lawrence Park North Toronto <b>Taxes:</b> \$7,790/2025 <b>For:</b> Sale <b>% Dif:</b> 110 <b>Sold Date:</b> 09/11/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 1 Semi-Detached <b>Fronting On:</b> S <b>Link:</b> 2-Storey <b>Acreage:</b> 20 x 125 Feet <b>Irreg:</b> <b>Dir/Cross St:</b> Yonge Street & Bedford Park Avenue <b>Directions:</b> Bedford Park Avenue is directly off of Yonge Street			<b>Sold:</b> \$1,650,134 <b>List:</b> \$1,499,000
<b>MLS#:</b> C12393499 <b>PIN#:</b> 211510066 <b>Legal:</b> PCL 653-2 SEC M107; LT 653 PL M107 TORONTO; TORONTO, CITY OF TORONTO			

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished with Walk-Out <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Year Built:</b> 1980 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1500-2000 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Shingles <b>Foundation:</b> Brick <b>Assessment:</b> 2024 POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Attached / 1 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 3 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room, Fireplace/Stove <b>Interior Feat:</b> Auto Garage Door Remote, In-Law Capability, Storage	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown	<b>Hydro:</b> <b>Phone:</b> <b>Municipal</b> <b>Spec Desig:</b>
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Breakfast	Main	7.32	x 8.92	Bay Window	Hardwood Floor	Combined W/Kitchen
2	Kitchen	Main	10.01	x 8.83	Granite Counter	Custom Backsplash	Hardwood Floor
3	Dining	Main	13.68	x 12.34	Hardwood Floor	Open Concept	Combined W/Family
4	Family	Main	13.62	x 14.8	Fireplace	Hardwood Floor	W/O To Patio
5	Prim Bdrm	2nd	14.11	x 13.09	Bay Window	His/Hers Closets	4 Pcs Ensuite
6	2nd Br	2nd	11.09	x 8.1	Window	Window	
7	3rd Br	2nd	12.01	x 10.99	Large Window		
8	Bathroom	2nd	8.1	x 4.1			
9	Living	Bsmt	13.39	x 12.99	W/O To Garden	Open Concept	2 Pcs Bath
10	Laundry	Bsmt	8.99	x 8.4	B/I Shelves	Laundry Sink	Carpet Free

**Client Remarks:** Offered for the first time by the original owner, this lovingly cared-for 3-bedroom, 2 full + 2 half bathroom home embodies true pride of ownership. Nestled on a quiet, tree-lined street in one of Toronto's most prestigious neighbourhoods, this home strikes the perfect balance between serene suburban living and convenient city access. Inside, the home is flooded with natural light throughout, creating a warm and inviting atmosphere in every room. The spacious kitchen features an open-concept layout to the breakfast area, highlighted by a charming bay window perfect for morning coffee or casual dining. The family room offers a cozy fireplace and a walk-out to the patio, ideal for entertaining or relaxed evenings at home. Upstairs, the generously sized primary bedroom includes a 4-piece ensuite, providing a private retreat at the end of the day. The remaining bedrooms are bright and well-proportioned, perfect for family or guests. The finished basement adds even more versatility with direct access to the garage, a large laundry room, and a walk-out to the garden offering endless possibilities for a home office, gym, or in-law suite. The backyard is a true oasis, framed by beautiful mature trees that provide privacy and tranquility, making it a perfect space for outdoor gatherings or quiet reflection. Enjoy living in a vibrant community surrounded by an endless mix of major grocery stores, local markets, and charming boutique businesses - everything you need is just minutes away. This peaceful, family-friendly neighbourhood also boasts fantastic neighbours, a strong sense of community, and the highest concentration of top-ranking public and private schools in Toronto. This is a rare opportunity to own a lovingly maintained home with incredible potential in one of the city's most sought-after neighbourhoods.

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer/Dryer, All E.L.F's, California Shutters

**Listing Contracted With:** CENTURY 21 LEADING EDGE REALTY INC. 905-666-0000



**109 Douglas Ave**  
**Toronto Ontario M5M 1G7**  
 Toronto C04 Lawrence Park North Toronto

**Taxes:** \$7,631.36/2025      **For:** Sale      **Sold Date:** 10/08/2025      **% Dif:** 103

**SPIS:** N      **Last Status:** SLD      **DOM:** 7

**Semi-Detached**      **Fronting On:** S      **Rms:** 6  
**Link:**      **Acreage:**      **Bedrooms:** 3 + 1  
 2-Storey      23.25 x 106 Feet      **Washrooms:** 2  
**Irrg:**      1x3x2nd, 1x4xLower

**Dir/Cross St:** Yonge Street & Lawrence Avenue

**Directions:** West Of Greer 2nd Street North Of Lawrence Avenue W.

**MLS#:** C12439052

**PIN#:** 211520202

**Legal:** PT LT 710 PL 1645 TORONTO AS IN EO106054; T/W & S/T EO106054; CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Park/Drive:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Front Yard Parking	<b>Gas:</b>
<b>Heat:</b> Water / Gas	<b>Drive Park Spcs:</b> 1	<b>Phone:</b>
<b>A/C:</b> Wall Unit	<b>Tot Prk Spcs:</b> 1	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b> 51-99	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b> 1100-1500	<b>Prop Feat:</b> Fireplace/Stove	<b>Waterfront:</b>
<b>Lot Size Source:</b> MPAC	<b>Interior Feat:</b> Other	<b>Retirement:</b>
<b>Roof:</b> Asphalt Shingle		<b>HST Applicable to:</b> Included In
<b>Foundation:</b> Concrete Block		<b>Sale Price:</b>
<b>Assessment:</b> 2025 POTL:		<b>Farm/Agr:</b>
<b>POTL Mo Fee:</b>		<b>Oth Struct:</b>
<b>Laundry lev:</b> Lower		<b>Survey Type:</b> Unknown
		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	14.96	x 6.2	Tile Floor	Hardwood Floor	
2	Living	Main	14.96	x 11.84	Brick Fireplace	Hardwood Floor	O/Looks Dining
3	Dining	Main	13.32	x 9.32	Hardwood Floor	O/Looks Garden	Walk-Out
4	Kitchen	Main	13.32	x 8.73	Modern Kitchen	Stainless Steel Appl	Quartz Counter
5	Prim Bdrm	2nd	12.63	x 11.81	Hardwood Floor	W/I Closet	
6	2nd Br	2nd	13.12	x 8.96	Hardwood Floor	O/Looks Backyard	
7	3rd Br	2nd	13.12	x 9.35	Hardwood Floor	Double Closet	O/Looks Backyard
8	Rec	Lower	15.78	x 12.89	Vinyl Floor	Above Grade Window	
9	Laundry	Lower	12.89	x 11.15			

**Client Remarks:** Welcome to 109 Douglas Avenue. A Beautifully Appointed, Extra Wide Semi-Detached Brick, 3 Bedroom, 2 Bathroom Home With Legal Front Pad Parking. Located In The Sought After & Family Friendly Neighbourhood Of Lawrence Park North & Just Steps To Great Schools & The Shops Of Avenue Road, Yonge Street, and Lawrence Subway Station. This Lovely Family Home Has Been Meticulously Renovated With Tremendous Appointments, Incorporating Great Flow Along With Stylish & Elegant Design. The Foyer Welcomes You On Tiled Floors While The Bright & Spacious Living Room Offers Lovely Hardwood Floors & An Elegant Brick, Wood Burning Fireplace. The Modern Kitchen Features Custom Cabinetry, Quartz Counters & Stainless Steel Appliances, Tile Floors & Room For 4 To Dine At The Breakfast Bar. The Dining Room Is Open To The Kitchen With A Walkout To The South Facing, Beautifully Landscaped, Patio & Gardens With Gas Hook Up For Your BBQ. Upstairs The Primary Has Hardwood Floors & A Walk-in Closet. There Is A Modern 3pc Bath With Heated Tile Floors, Glass Shower. The 2nd Bedroom Overlooks The South Garden, As Does The 3rd Which Features A Custom Built-in Closet. The Lower Level Is Finished With A Recreation Room (which could be a 4th bedroom) And A Bright Modern 4pc Bathroom With Heated Tile Floors. The Laundry Room Is Located On This Level With Modern Front Loading Washer & Dryer. \*\* Note This Property May Qualify For A 2 Storey Garden Suite Of Up To 1,194SF On Two Levels, Plus A Below Grade Level. This Information Is As Per Laneway Housing Advisors Letter Attached Hereto Dated July 09, 2024 And Buyers Wishing Further Information On This Subject Are Advised To Contact The Relevant Authority Having Jurisdiction Over Such Matters To Verify The Facts Related To Such An Undertaking.

**Inclusions:** Cabinet Matched Fisher & Paykel French Door Fridge; Cabinet Matched Built-in Bosch Dishwasher; Kitchen Aid Stainless Steel Induction Range; Built-in Panasonic Microwave/Convection; All Window Coverings; All Electric Light Fixtures; Ring Door Bell & Security System (Equipment ONLY-Monitoring Not Included); Resin Garden Shed; Gas Boiler & Related Equipment; Ductless Air Conditioning & Related Equipment and All Other Fixtures Now On The Property.

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



<b>287 St Germain Ave</b> <b>Toronto Ontario M5M 1W4</b> Toronto C04 Lawrence Park North Toronto			<b>Sold: \$1,482,000</b> <b>List: \$1,599,999</b>
<b>Taxes:</b> \$8,596.59/2025	<b>For:</b> Sale	<b>% Dif:</b> 93	
<b>Sold Date:</b> 11/19/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 14	
Semi-Detached	<b>Fronting On:</b> S	<b>Rms:</b> 7 + 3	
<b>Link:</b> 2-Storey	<b>Acreage:</b> 26.75 x 148.75 Feet	<b>Bedrooms:</b> 3 + 1	<b>Washrooms:</b> 2
	<b>Irreg:</b>	1x4x2nd, 1x3xBsmt	
<b>Dir/Cross St:</b> Avenue Rd & Lawrence <b>Directions:</b> North on Avenue Rd, East on St Germain			

**MLS#:** C12513142

**Legal:** Pt Lt 93 Pl 1627 Toronto

**PIN#:** 211470274

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Detached / 0	<b>Cable TV:</b>
<b>Basement:</b> Partially Finished	<b>Park/Drive:</b> Private	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private	<b>Water:</b>
<b>Heat:</b> Water / Gas	<b>Drive Park Spcs:</b> 2	<b>Water Supply Type:</b>
<b>A/C:</b> Window Unit	<b>Tot Prk Spcs:</b> 2	<b>Sewer:</b>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Year Built:</b> 1931	<b>Prop Feat:</b> Fireplace/Stove	<b>HST Applicable to:</b> Not Subject to HST
<b>Yr Built Source:</b> MPAC	<b>Interior Feat:</b> Workbench	<b>Sale Price:</b>
<b>Apx Sqft:</b> 1100-1500		<b>Farm/Agr:</b>
<b>Lot Size Source:</b> MPAC		<b>Oth Struct:</b>
<b>Roof:</b> Asphalt Shingle		<b>Survey Type:</b> None
<b>Foundation:</b> Block		<b>Spec Desig:</b> Unknown
<b>Assessment:</b> 2025 POTL:		
<b>POTL Mo Fee:</b>		
<b>Laundry lev:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.73	x 11.68	Hardwood Floor	Fireplace	
2	Dining	Main	14.5	x 11.35	Hardwood Floor	Wainscoting	Wall Sconce Lighting
3	Kitchen	Main	14.99	x 7.51	Galley Kitchen	Hardwood Floor	Quartz Counter
4	Sunroom	Main	6.99	x 6.99	Hardwood Floor	W/O To Deck	
5	Prim Bdrm	2nd	16.67	x 11.52	Hardwood Floor	Closet	Ceiling Fan
6	2nd Br	2nd	13.68	x 9.68	Hardwood Floor	Closet	Ceiling Fan
7	3rd Br	2nd	10.01	x 8.01	Hardwood Floor	Ceiling Fan	
8	Workshop	Bsmt	14.5	x 10.2			
9	Office	Bsmt	12.01	x 10.2			
10	4th Br	Bsmt	10.2	x 7.51			

**Client Remarks:** Don't miss a great opportunity in the prestigious neighbourhood of Lawrence Park North. This extra-wide semi provides private, 2-car parking on a very deep lot (148.75 X 26.75) leaving lots of yard space while accommodating a large deck for dining and lounging, as well as a stand-alone garage, perfect for storage or a work space. Walk out to the fully fenced-in backyard from a quaint little sunroom off the recently renovated kitchen. The spacious living and dining areas have maintained their North Toronto charm, offering a bay window, working fireplace, wainscoting and more. There are good-sized upper bedrooms with original, well maintained hardwood. This tree-lined, family-friendly street has great neighbours, gourmet dining and boutique shopping minutes away, plus it's a short walk to the Lawrence subway and has easy access to John Wanless Jr. P.S., Lawrence Park C.I. as well as both Catholic and private schools. This desirable home has been lovingly cared for by the same family for 34 years.

**Inclusions:** Fridge, Stove, Dishwasher, washer/dryer, freezer & bar fridge in basement, all electric light fixtures and window coverings

**Listing Contracted With:** REAL ESTATE HOMEWARD 416-698-2090



**171 Melrose Ave**  
**Toronto Ontario M5M 1Y9**

Toronto C04 Lawrence Park North Toronto

**Taxes:** \$7,043.17/2025

**For:** Sale

**Sold:** \$1,600,171  
**List:** \$1,695,000

**Sold Date:** 10/26/2025

**% Dif:** 94

**SPIS:** N

**Last Status:** SLD

**DOM:** 37

Semi-Detached

**Fronting On:** S

**Rms:** 5 + 2

**Link:**

**Acreage:**

**Bedrooms:** 3

2-Storey

27 x 100 Feet

**Washrooms:** 2

**Irrg:** irregular

1x4x2nd, 1x3xBsmt

**Dir/Cross St:** Yonge and Lawrence Avenue

**Directions:** Head West from Yonge St on Melrose Ave

**MLS#:** C12414200

**PIN#:** 211460222

**Legal:** PLAN 1627 PT LOT 53

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** Finished / Walk-Up  
**Fireplace/Stv:** Y  
**Heat:** Radiant / Gas  
**A/C:** Wall Unit  
**Central Vac:** N  
**Apx Age:**  
**Apx Sqft:** 1100-1500  
**Roof:** Asphalt Shingle  
**Foundation:** Block  
**Assessment:**  
**POTL Mo Fee:**  
**Laundry lev:** Main

**Exterior:** Brick  
**Gar/Gar Spcs:** None / 0  
**Park/Drive:** Mutual  
**Drive:** Mutual  
**Drive Park Spcs:** 1  
**Tot Prk Spcs:** 1  
**UFFI:**  
**Pool:** None  
**Prop Feat:** Fireplace/Stove  
**Exterior Feat:** Landscaped  
**Interior Feat:** Carpet Free

**Zoning:**  
**Cable TV:**  
**Gas:**  
**Water:**  
**Water Supply Type:**  
**Sewer:** Sewers  
**Waterfront:**  
**Retirement:**  
**HST Applicable to:** Not Subject to HST  
**Sale Price:**  
**Farm/Agr:**  
**Oth Struct:** Shed  
**Survey Type:** None  
**Spec Desig:** Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	15.75	x 12.24	Fireplace
2	Dining	Main	13.58	x 9.68	Hardwood Floor
3	Kitchen	Main	13.32	x 8.76	Hardwood Floor
4	Prim Bdrm	2nd	15.68	x 9.58	Hardwood Floor
5	2nd Br	2nd	12.5	x 9.58	
6	3rd Br	2nd	12.5	x 9.51	
7	Rec	Bsmt	21.65	x 12.5	Vinyl Floor

**Client Remarks:** 171 Melrose Avenue has been in the same family for generations - you can feel the love here. Meticulously updated, you can simply move into this rare extra-wide 27' frontage semi-detached and enjoy the family-friendly neighbourhood of Lawrence Park North. With towering maple trees, an easy walk to shops, fruit markets, grocery stores, cafes, restaurants, Lawrence subway station, places of worship, libraries and excellent schools it is a lovely community nestled in a vibrant part of the city. You will meet your neighbours walking their dogs and enjoying a coffee in the shade of their front porch. Beautiful parks, walking trails, golf and the Cricket Club are nearby. This is a connected, vibrant and tranquil place to call home.

**Inclusions:** SS Gas Range/Oven, SS Refrigerator, SS Dishwasher, SS Microwave, Washer (2), Dryer (2), All Electric Light Fixtures, all existing blinds and window coverings, wardrobe in 3rd bedroom

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



<b>188 Fairlawn Ave Toronto Ontario M5M 1S8</b>			<b>Sold: \$1,750,000 List: \$1,795,000</b>
Toronto C04 Lawrence Park North Toronto			
<b>Taxes:</b> \$7,467.62/2024		<b>For:</b> Sale	<b>% Dif:</b> 97
<b>Sold Date:</b> 07/03/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 14	
Semi-Detached	<b>Fronting On:</b> N	<b>Rms:</b> 7 + 2	
<b>Link:</b> 2-Storey	<b>Acreage:</b> 17.92 x 149.83 Feet	<b>Bedrooms:</b> 3 + 1	<b>Washrooms:</b> 3
	<b>Irreg:</b>	1x2xMain, 1x4x2nd, 1x3xBsmt	
	<b>Dir/Cross St:</b> Yonge / Lawrence	<b>Directions:</b> Yonge / Lawrence	

**MLS#:** C12231525

**PIN#:** 211480154

**Legal:** PT LT 76A PL 565E TORONTO AS IN CA724674; S/T & T/W CA724674; CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Park/Drive:</b>	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Front Yard Parking	<b>Water:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 1	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 1	<b>Sewer:</b>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 1100-1500	<b>Prop Feat:</b> Family Room, Fireplace/Stove	<b>HST Applicable to</b> Included In
<b>Roof:</b> Shingles	<b>Interior Feat:</b> Other	<b>Sale Price:</b>
<b>Foundation:</b> Concrete		<b>Farm/Agr:</b>
<b>Assessment:</b> POTL:		<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>		<b>Survey Type:</b>
<b>Laundry lev:</b>		<b>Spec Desig:</b> Available
		Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.66	x 3.51	Tile Floor	Stained Glass	
2	Living	Main	11.52	x 9.25	Hardwood Floor	B/I Shelves	Pot Lights
3	Dining	Main	11.52	x 10.43	Hardwood Floor	Combined W/Living	Crown Moulding
4	Kitchen	Main	14.01	x 10.24	Stone Counter	Hardwood Floor	Stainless Steel Appl
5	Family	Main	15.32	x 14.14	Hardwood Floor	Skylight	W/O To Sunroom
6	Sunroom	Main	13.68	x 11.75	Glass Doors	Greenhouse Window	W/O To Deck
7	Prim Bdrm	2nd	10.99	x 10.76	Hardwood Floor	W/W Closet	B/I Shelves
8	2nd Br	2nd	11.42	x 8.23	Hardwood Floor	Closet	Moulded Ceiling
9	3rd Br	2nd	11.15	x 7.68	Hardwood Floor	Double Closet	Track Lights
10	Rec	Bsmt	20.67	x 8.99	Laminate	Pot Lights	B/I Bookcase
11	Exercise	Bsmt	14.01	x 9.68	Cushion Floor	W/W Closet	Pot Lights
12	Laundry	Bsmt	4.76	x 4.99	B/I Shelves		

**Client Remks:** Beautifully Renovated Family Home in Highly coveted Bedford Park! Remodelled with high-end upgrades, this sun-drenched, move-in-ready home offers the perfect blend of luxury, function, and location. The open-concept living/dining area features wide-plank hardwood floors and a renovated powder room. A sleek, modern kitchen with quartz counters and stainless steel appliances flows seamlessly into the family room, featuring skylights and a walkout to the glass sunroom complete with dual heaters. The sunroom features sliding glass panels, a fan and serene views of the deep, landscaped backyard - an entertainers dream - regraded with new turf, composite TREX decking, upgraded 200-amp service extending to the large shed, plus a natural gas line for your BBQ/firepit. The lower level boasts an underpinned home gym, upgraded rec/playroom, refinished utilities room, and new sump pump (2024). New roof in 2021. Situated on one of Fairlawn's best blocks, just steps to John Wanless Jr. PS, TTC, Yonge St., shops/restaurants & minutes to Hwy 401. A rare find in one of Toronto's premier neighbourhoods.

**Inclusions:** S/S: Whirlpool Fridge, Samsung Induction Oven & Range Hood, B/I Bosch Dishwasher; Bosch Front Load Washer & Dryer; GB&E, HWT (R), All Elf's: All Window Coverings; Broadloom Where Laid; TV Wall Brackets; Dresser & Shelving Units in Second Bedroom; Large Backyard Shed; Alarm System (monitoring extra).

**Listing Contracted With:** [SLAVENS & ASSOCIATES REAL ESTATE INC.](#) 416-483-4337



<b>35 Woburn Ave</b> <b>Toronto Ontario M5M 1K5</b> Toronto C04 Lawrence Park North Toronto <b>Taxes:</b> \$6,914.98/2025 <b>For:</b> Sale <b>% Dif:</b> 98 <b>Sold Date:</b> 12/03/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 29			<b>Sold:</b> \$1,958,000 <b>List:</b> \$1,999,000
Semi-Detached	<b>Fronting On:</b> S	<b>Rms:</b> 7 + 2	
<b>Link:</b> 2-Storey	<b>Acreage:</b> 21.5 x 125 Feet	<b>Bedrooms:</b> 4 + 1	<b>Washrooms:</b> 4
<b>Dir/Cross St:</b> Yonge Street & Lawrence Ave <b>Directions:</b> Heading North on Yonge street, turn right onto Woburn Ave.			1x2xGround, 2x4x2nd, 1x3xLower

**MLS#:** C12507606

**PIN#:** 211500015

**Legal:** Plan of Part of Lots 610 & 1278, Registered plan M-107, city of Toronto

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Park/Drive:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b>	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 0	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 0	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Year Built:</b> 1925	<b>Prop Feat:</b> Family Room, Fireplace/Stove	<b>Waterfront:</b>
<b>Apx Sqft:</b> 1100-1500	<b>Exterior Feat:</b> Landscaped	<b>Retirement:</b>
<b>Lot Size Source:</b> MPAC	<b>Interior Feat:</b> Built-In Oven, Carpet Free, In-Law Capability	<b>HST Applicable to:</b> Included In
<b>Roof:</b> Asphalt Shingle		<b>Sale Price:</b>
<b>Foundation:</b> Concrete		<b>Farm/Agr:</b>
<b>Assessment:</b> <b>POTL:</b>		<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>		<b>Survey Type:</b> Available
<b>Laundry lev:</b> Lower		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	9.55	x 12.47	B/I Closet	Hardwood Floor	Led Lighting
2	Kitchen	Ground	13.45	x 11.25	Breakfast Bar	Granite Counter	Combined W/Dining
3	Family	Ground	11.48	x 16.44	B/I Shelves	O/Looks Garden	Window Flr to Ceiling
4	Prim Bdrm	2nd	11.48	x 13.58	4 Pcs Ensuite	B/I Closet	Led Lighting
5	2nd Br	2nd	9.38	x 9.68	Hardwood Floor	B/I Closet	Large Window
6	3rd Br	2nd	9.71	x 9.68	Hardwood Floor	B/I Closet	Large Window
7	4th Br	Ground	17.06	x 14.01	Fireplace	W/O To Patio	Combined W/Office
8	Rec	Lower	19.75	x 12.83	B/I Bookcase	Porcelain Floor	Pot Lights
9	5th Br	Bsmt	10.43	x 8.6	W/I Closet	Porcelain Floor	Window
10	Laundry	Lower	6.59	x 3.51	Porcelain Floor	Laundry Sink	Double Doors

**Client Remarks:** Exceptional Luxury Redefined, 35 Woburn Avenue is a residence where every detail is deliberate, and every finish thoughtfully chosen. The home welcomes you with elegance & comfort. Main floor showcases open-concept living, where wide-plank white oak floors set a warm, contemporary tone. Oversized windows and a skylit hallway fill the space with natural light, while the family room extends seamlessly from the kitchen. Custom feature walls with tons of built-ins, an art-deco inspired wine display, and designer LED lighting combine to create a space that is both stylish and inviting. On the upper floors, each bedroom serves as a private retreat. Large windows frame serene views, while generous closet organizers provide abundant storage and functionality. Spa-inspired bathrooms feature full-height architectural tiling, wall-hung fixtures, and indulgent finishes. Every element has been designed to feel functional, durable, and restorative. The lower level is finished with the same attention to detail, offering heated floors, a tiled laundry room, and ample storage. Far from an afterthought, it provides practical comfort for everyday living. Beyond the main residence lies a rare gem: a fully insulated backyard studio. Complete with a high-efficiency heat pump, custom fireplace, and sliding glass doors, it is ideal as a home office, guest suite, creative space, or personal gym. The backyard itself is an urban retreat, featuring a maintenance-free composite deck with frameless glass railings and a stone patio for effortless entertaining. Every aspect of 35 Woburn has been crafted to elevate daily living. Spray-foam insulation ensures efficiency, solid-core soft-closing doors enhance privacy, and LED lighting throughout adapts to any occasion. This is not a template home. It is a BESPOKE masterpiece designed for those who expect the exceptional. 35 Woburn Avenue is more than a place to live. It is a sanctuary, an entertainers dream, and a true, spectacular trophy House.

**Inclusions:** Offering almost 2000 SQF of luxury living space, The entire home insulated with top-grade spray foam and R60 blower in the attic for superior efficiency. No winter ice buildup on the roof. Sonopan insulation with double drywall, acoustic Panel and Porcelain tiles on the party walls for enhanced soundproofing. Sound proof the second floor bedrooms walls+ Solid and sound proof doors. Top-of-the-line appliances and water-drop faucets. Step-free showers. Wall-hung toilets and spa-inspired bathrooms. White oak stairs with open risers and white Oak hardwood flooring throughout. Lush LED lightings. High-efficiency owned wall-hung water tank. Heat pump system dedicated to the backyard studio. Mirrored windows for privacy and style. Professionally landscaped backyard with custom fencing and gate. Committee of adjustment approved Parking pad. BBQ gas line and Rough-in for EV charger and motorized blinds. All work completed with permits. Please see extra photos from the link.

Prepared By: MAGGIE LIND, Salesperson

Phone: 416-925-9191

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CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

1300 Yonge St Ground Flr, Toronto ON M4T1X3

**Listing Contracted With:** RIGHT AT HOME REALTY 905-695-7888