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|---|---|--------------|--|------------------------|--|--|--------------------|--|
|   | <b>42 Roe Ave</b><br><b>Toronto Ontario M5M 2H7</b><br>Toronto C04 Lawrence Park North Toronto<br><b>Taxes:</b> \$7,453.32/2024<br><b>Sold Date:</b> 04/08/2025<br><b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 5 |              |  |                        | <b>Sold: \$1,801,000</b><br><b>List: \$1,649,000</b><br><br><b>For:</b> Sale <b>% Dif:</b> 109 |  |                    |  |
|   | Semi-Detached<br><b>Link:</b><br>2-Storey   |              | <b>Fronting On:</b> N<br><b>Acreage:</b><br>26.75 x 118.66 Feet<br><b>Irreg:</b>   |                        | <b>Rms:</b> 8<br><b>Bedrooms:</b> 3<br><b>Washrooms:</b> 3<br>1x5x2nd, 1x2xGround, 1x3xBsmt    |  |                    |  |
|   | <b>Dir/Cross St:</b> Yonge St & Yonge Blvd  |              |  |                        |  |  |                    |  |
|   |   |              |  |                        |  |  |                    |  |
| <b>MLS#:</b> C12058656  |   |              |  | <b>PIN#:</b> 103530171 |  |  |                    |  |
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Finished<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Water / Gas<br><b>A/C:</b> Wall Unit<br><b>Central Vac:</b> Y<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 1500-2000<br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b>  |   |              | <b>Exterior:</b> Brick<br><b>Drive:</b> Private<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Drive Park Spcs:</b> 2<br><b>Tot Prk Spcs:</b> 2<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b><br>Central Vacuum, Family Room,<br>Fireplace/Stove |                        |  | <b>Zoning:</b><br><b>Cable TV:</b> <b>Hydro:</b><br><b>Gas:</b> <b>Phone:</b><br><b>Water:</b> Municipal<br><b>Water Supply:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Spec Desig:</b> Unknown |                    |  |
| <b>#</b>  | <b>Room</b>   | <b>Level</b> | <b>Length (ft)</b>   | <b>Width (ft)</b>      | <b>Description</b>   |  |                    |  |
| 1   | Foyer   | Main         | 16.24  | x 6.17                 | Hardwood Floor   | Panelled   | Led Lighting       |  |
| 2   | Living  | Main         | 18.93  | x 11.84                | Gas Fireplace  | Leaded Glass   | Hardwood Floor     |  |
| 3   | Dining  | Main         | 12.66  | x 9.91                 | Wainscoting  | Hardwood Floor   | Picture Window     |  |
| 4   | Kitchen   | Main         | 12.07  | x 8.92                 | B/I Appliances   | Custom Counter   | Built-In Speakers  |  |
| 5   | Family  | Main         | 14.07  | x 12.93                | Hardwood Floor   | Panelled   | W/O To Deck        |  |
| 6   | Prim Bdrm   | 2nd          | 16.5   | x 9.09                 | Hardwood Floor   | Large Window   | His/Hers Closets   |  |
| 7   | 2nd Br  | 2nd          | 11.84  | x 9.51                 | B/I Bookcase   | Picture Window   | Closet             |  |
| 8   | 3rd Br  | 2nd          | 10.33  | x 9.32                 | Hardwood Floor   | Closet   | B/I Bookcase       |  |
| 9   | Rec   | Bsmt         | 17.91  | x 11.81                | Gas Fireplace  | Led Lighting   | Above Grade Window |  |
| 10  | Laundry   | Bsmt         | 10.99  | x 5.51                 | Porcelain Floor  | Laundry Sink   | 3 Pc Bath          |  |
| <b>Client Remks:</b> Look No Further! A Rare Opportunity on One of Lawrence Park Norths Most Coveted Streets! Located in the highly sought-after John Wanless school district, this extra-wide semi-detached home is an absolute showstopper. Opportunities like this are few and far between! Designed with a bright, open-concept layout, this home boasts spacious living and dining areas, enhanced by beautiful oak hardwood floors and a cozy gas fireplace. The gourmet kitchen with stainless steel appliances flows seamlessly into the dining room and family room, which opens to a beautifully landscaped backyard. Step outside and enjoy the charming front porch with a private sitting area, surrounded by a professionally landscaped front yard that adds to the homes undeniable curb appeal. Upstairs, you'll find three generously sized bedrooms, along with a spa-like bathroom featuring heated floors for added comfort. The finished basement, complete with a gas fireplace, offers incredible flexibility, whether as a recreation space, home office or a potential nanny suite. With a rare private driveway for two cars, modern updates throughout, and a perfect balance of accessibility and tranquility, this home is the ultimate blend of prestige, convenience, and family-friendly living. This is a rare find don't miss your chance to own a home that truly has it all. |   |              |  |                        |  |  |                    |  |
| <b>Extras:</b>  |   |              |  |                        |  |  |                    |  |
| <b>Listing Contracted With:</b> HARVEY KALLES REAL ESTATE LTD.416-441-2888  |   |              |  |                        |  |  |                    |  |