



94 Fairlawn Ave Toronto Ontario M5M 1S7 Toronto C04 Lawrence Park North Toronto Taxes: \$8,197/2025 For: Sale % Dif: 102 Sold Date: 02/24/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,330,000 List: \$1,299,000
Detached Link: N 2-Storey	Fronting On: N Acreage: 29.17 x 100 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 1 1x3x2nd	Dir/Cross St: WEST OF YONGE/NORTH OF LAWRENCE Directions: WEST OF YONGE

MLS#: C12793904 **PIN#:** 211490225
Legal: PT LT 67A PL 565E TORONTO AS IN CT932457, T/W & S/T CT932457; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1926 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Carport / 1 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.93	x 13.16	Bay Window	Stained Glass	Closed Fireplace
2	Dining	Main	12.17	x 10.5	Formal Rm	Plate Rail	O/Looks Garden
3	Kitchen	Main	11.15	x 8.07	French Doors	Walk-Out	O/Looks Garden
4	Prim Bdrm	2nd	18.57	x 11.42	Large Closet	South View	Irregular Rm
5	2nd Br	2nd	12.17	x 9.84	Closet		
6	3rd Br	2nd	11.15	x 8.76	Closet		

Client Remks: ** Well maintained home in sought after John Wanless Jr PS catchment neighbourhood - same owner since 1988 - great opportunity for those wanting a detached home in prime neighbourhood, just a 10-min walk to subway and uptown conveniences ** Unique side entrance allows for an extra wide, generously sized living room, flooded with south sun ** Separate side entrance to unfinished basement - many possibilities ** Wide mutual drive with carport and storage shed - seller says they have parked 2 cars tandem in driveway ** Character-filled residence in vibrant family-friendly community, ready for its next family to renovate to their tastes ** Property sold in "as is, where is" condition with no warranties **

Inclusions: ALL IN 'AS IS' CONDITION: GB&E; CAC; CVAC; FRIDGE; STOVE; B/I MICROWAVE; DISHWASHER; WASHER; DRYER. ** FURNACE & CAC INSTALLED AUGUST 2022 ** ROOF SHINGLES INSTALLED ON 2 UPPER SLOPES OF HOUSE NOVEMBER 2025 **

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



164 Deloraine Ave Toronto Ontario M5M 2A9 Toronto C04 Lawrence Park North Toronto Taxes: \$7,729.39/2026 For: Sale % Dif: 111 Sold Date: 06/09/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,500,000 List: \$1,349,000
Detached Link: N 2-Storey	Fronting On: N Acreage: 25 x 96 Feet Irreg:	Rms: 8 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Yonge + Lawrence Directions: Yonge + Lawrence

MLS#: C13221208 **PIN#:** 211450042
Legal: PT LT 39-41 PL 1494 TORONTO AS IN CT545860; S/T & T/W CT545860; S/T EXECUTION 94-003086, IF ENFORCEABLE; S/T EXECUTION 94-019915, IF ENFORCEABLE; S/T EXECUTION 95-009657, IF ENFORCEABLE; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: On Demand Water Heater	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Classic Detached in John Wanless: Rare Family Room, Lowered Basement & Legal Front Yard Interlock Parking! Experience the perfect entry into one of Toronto's most prestigious pockets. This detached 3-bedroom, 2-bathroom home in the coveted John Wanless School District offers a rare advantage: the heavy lifting of structural and mechanical upgrades is already complete, providing a rock-solid canvas for your personal design vision. While the home retains its classic character, significant investments have been made where they count most. The basement has been professionally lowered, delivering excellent ceiling height and a full bathroom-a massive value-add for the neighborhood. Over 2000 square feet of living space coupled with a recently replaced roof, a newly installed heating and hot water system, and upgraded electrical, the high-cost "behind-the-walls" maintenance is entirely done. The main floor features traditional principal rooms, including a living room with a classic fireplace and upgraded pot lights throughout. A major highlight is the rear family room addition, offering the essential extra living space so rarely found in original homes of this era. Step outside to a private, low-maintenance backyard retreat-a quiet, beautifully landscaped oasis with interlock stone that's perfect for summer hosting. Unmatched lifestyle and location: Walk to top-rated schools, premium boutiques, and the gourmet dining of Avenue Road and Yonge Street. Commuting is a breeze with the Yonge & Lawrence subway just a short stroll away and seamless access to the 401. This is a strategic play for the savvy buyer looking to secure a detached home with a lowered basement and a family room addition in a AAA+ location. Bring your designer and unlock the incredible equity waiting in this Bedford Park gem! Inclusions: Fridge/Freezer, Stove, Washer/Dryer, All Light Fixtures, All Heating and Cooling Systems, Fireplace Accessories and Wood, Patio Set, All Electric Light Fixtures, Window Coverings, Dishwasher. Listing Contracted With: FOREST HILL REAL ESTATE INC. Ph: 416-975-5588					



212 Cranbrooke Ave		Sold: \$1,300,000
Toronto Ontario M5M 1M7		List: \$1,349,900
Toronto C04 Lawrence Park North Toronto		
Taxes: \$8,129.05/2025	For: Sale	% Dif: 96
Sold Date: 03/17/2026		
SPIS: No	Last Status: SLD	DOM: 12
Detached	Fronting On: N	Rms: 8
Link: N	Acreage:	Bedrooms: 3
2-Storey	25 x 110 Feet	Washrooms: 1
	Irreg:	1x4x2nd
Dir/Cross St: Yonge & Lawrence Directions: Yonge & Lawrence		

MLS#: C12849568 **PIN#:** 211470139
Legal: PT LT 517 PL 1501 TORONTO AS IN CT490353; T/W & S/T CT490353; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Unfinished	Drive: Mutual	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 0	Water: Municipal
Heat: Water / Gas	Tot Prk Spcs: 1	Water Supply Type:
A/C: None	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Fireplace/Stove	Retirement:
Apx Sqft: 1100-1500	Interior Feat: Other	HST Applicable to Included In
Roof: Asphalt Shingle		Sale Price:
Foundation: Block		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	10.79	x 14.24	
2	Dining	Main	9.81	x 13.29	
3	Kitchen	Main	7.81	x 11.52	
4	Foyer	Main	6.86	x 16.04	
5	Prim Bdrm	2nd	15.12	x 9.78	
6	2nd Br	2nd	8.27	x 11.91	
7	3rd Br	2nd	9.35	x 9.71	
8	Rec	Bsmt	17.95	x 27.85	

Client Remks: Cranbrooke is Calling. This ALL BRICK DETACHED property offers a quick walk to the subway and is perfectly positioned between Yonge and Avenue Rd. Be part of an amazing neighbourhood, John Wanless School family and other top schools, both public and private. Bring the family, your architect and your dreams. Classic two storey family home with detached garage. Opportunity calls for Total rebuild or RENOVATOR with create their dream home .

Inclusions: Chattels Fridge, Stove, Washer & Dryer, window A/C, all electric light fixtures (all chattels in as-is condition)

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



101 Deloraine Ave Toronto Ontario M5M 2B1 Toronto C04 Lawrence Park North Toronto		Sold: \$1,400,000 List: \$1,439,000
Taxes: \$8,762.49/2025	For: Sale	% Dif: 97
Sold Date: 06/09/2026		
SPIS: No	Last Status: SLD	DOM: 8
Detached	Fronting On: S	Rms: 6 + 4
Link: N	Acreage:	Bedrooms: 3
2-Storey	25 x 150 Feet	Washrooms: 3
	Irreg:	1x4xMain, 1x5x2nd, 1x4xBsmt
Dir/Cross St: Yonge and Deloraine Directions: Yonge and Deloraine		

MLS#: C13221018 **PIN#:** 000000000
Legal: PT LT 92 PL 1494 TORONTO AS IN CA46951; S/T & T/W CA46951; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Sep Entrance / Part Fin Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Apx Sqft: 1100-1500 Roof: Shingles Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Exterior Feat: Deck, Porch Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Family	Main	12.2	x 11.91	Hardwood Floor	Bay Window	Fireplace
2	Dining	Main	12.8	x 10.5	Hardwood Floor	Window	
3	Kitchen	Main	14.27	x 7.12	Galley Kitchen	W/O To Deck	
4	Bathroom	Main	7.19	x 3.61	Tile Floor		
5	Bathroom	2nd	7.55	x 7.55	Tile Floor	Window	
6	Prim Bdrm	2nd	18.18	x 10.5	W/I Closet	Window	Fireplace
7	2nd Br	2nd	8.99	x 12.89	Window	Closet	Broadloom
8	3rd Br	2nd	8.99	x 10.5	Window	Closet	Broadloom
9	Laundry	Bsmt	8.79	x 6.89	Tile Floor	Finished	

Client Remks: Attention Dreamers, Renovators & Builders! This classic, two-storey, DETACHED, home is nestled perfectly in a family friendly neighbourhood, a short stroll to the vibrant energy of Yonge street. Positioned on a highly desirable lot, with a huge and sunny south-facing backyard, this loved home is ready for its next chapter. Surrounded by top schools, both public and private. Bring the family, your architect and your dreams.

Inclusions: All existing appliances, window coverings and electric light fixtures. Fridge, stove, washer & dryer, AC unit,

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



136 Cranbrooke Ave Toronto Ontario M5M 1M5 Toronto C04 Lawrence Park North Toronto Taxes: \$8,054/2025 For: Sale % Dif: 98 Sold Date: 06/25/2026 SPIS: No Last Status: SLD DOM: 56			Sold: \$1,500,000 List: \$1,529,000
Detached Link: N 2-Storey	Fronting On: N Acreage: 25 x 110.68 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x4xBsmt	Dir/Cross St: Yonge And Lawrence Directions: Yonge And Lawrence

MLS#: C13065804 **PIN#:** 211480316
Legal: Plan 1501 Pt Lot 504

Kitchens: 1 Fam Rm: Y Basement: Part Fin Fireplace/Stv: Y Heat: Water / Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Gar/Gar Spcs: Detached / 1 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Golf, Hospital, Library, Place Of Worship, Public Transit, School Exterior Feat: Landscaped, Patio Interior Feat: On Demand Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Fence - Partial, Garden Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.01	x 11.15	Hardwood Floor	Fireplace	Stained Glass
2	Dining	Main	12.17	x 10.66	Hardwood Floor	Combined W/Living	
3	Kitchen	Main	12.17	x 7.84			
4	Family	Main	13.68	x 14.24	Sliding Doors	Parquet Floor	W/O To Patio
5	Prim Bdrm	2nd	11.32	x 11.42	Hardwood Floor	Large Window	B/I Closet
6	2nd Br	2nd	12.17	x 8.83	Hardwood Floor	B/I Closet	O/Looks Backyard
7	3rd Br	2nd	12.17	x 8.83	Hardwood Floor	B/I Closet	O/Looks Backyard
8	Rec	Bsmt	18.34	x 8.76			
9	Laundry	Bsmt	12.34	x 10.07			

Client Remks: Solid, well loved home in sought after Lawrence Park North. Original wood trim with gleaming hardwood floors. The main floor includes a traditional Living Room with Fireplace and Stain Glass Windows. This leads to the Dining Room, Kitchen and Family Room. Upstairs are 3 bedrooms and 4pc Bathroom. Updated Electrical Panel and Plumbing. Basement has a large Walk in Closet, and a 4 pe Bathroom. Front Pad Parking and a Detached Garage with a mutual drive. Lovely Perennial Garden. Surrounded by highly regarded schools including Lawrence Park Collegiate, Havergal College, Glenview Senior Public School and John Wanless Junior Public School and Blessed Sacrament Elementary, Close to Subway, TTC, Yonge Street Shops and Restaurants.

Inclusions: Fridge, Stove, Washer/ Dryer, 2nd Fridge & Upright Freezer in Basement. all existing Electric Light Fixtures and Window Coverings. Updated Electric Panel. Wall Air Conditioner. TANKLESS Water Tank. Pella Windows (2021)

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



197 Greer Rd		Sold: \$1,540,000
Toronto Ontario M5M 3N4		List: \$1,579,000
Toronto C04 Lawrence Park North Toronto		
Taxes: \$7,706/2025	For: Sale	% Dif: 98
Sold Date: 05/26/2026		
SPIS: No	Last Status: SLD	DOM: 20
Detached	Fronting On: E	Rms: 6 + 3
Link: N	Acreage:	Bedrooms: 3 + 1
2-Storey	26 x 80.14 Feet	Washrooms: 3
	Irreg:	1x2xMain, 1x4x2nd, 1x2xLower
Dir/Cross St: Yonge St & Lawrence Ave W Directions: Yonge St & Lawrence Ave W		

MLS#: C13090594 **PIN#:** 211480174
Legal: PT LT 22A PL 565E TORONTO AS IN CA382381; S/T & T/W CA382381; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: Inground Prop Feat: Family Room, Fireplace/Stove Exterior Feat: Landscaped, Patio, Privacy Interior Feat: On Demand Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Other Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.01	x 13.09	Brick Fireplace	Large Window	Hardwood Floor
2	Dining	Main	12.01	x 11.88	Hardwood Floor	Wainscoting	
3	Kitchen	Main	26.57	x 9.51	Skylight	Open Concept	Centre Island
4	Family	Main	26.57	x 20.41	Skylight	W/O To Deck	Combined W/Family
5	Prim Bdrm	2nd	14.4	x 12.11	Closet	Large Window	Broadloom
6	2nd Br	2nd	11.91	x 10.1	Closet	Window	Broadloom
7	3rd Br	2nd	8.99	x 8.69	Closet	Window	Broadloom
8	Rec	Lower	16.96	x 11.81	Gas Fireplace	Pot Lights	Broadloom
9	4th Br	Lower	9.38	x 7.38	Open Concept	Above Grade Window	Pot Lights
10	Sitting	Lower	11.38	x 9.51	Open Concept	Pot Lights	

Client Remks: Detached 3+1 bedroom home offering over 2,450 sq. ft. of beautifully designed living space in one of Toronto's most sought-after neighbourhoods. Featuring an open-concept layout with generously sized principal rooms, a finished basement, main floor powder room, and seamless walk-out access from the family room/kitchen to an incredible backyard retreat. Enjoy your own private oasis with a Gib-San inground concrete pool, Badu jet system, and outdoor cabana - the perfect escape without leaving the city. Unbeatable location just steps to Yonge Street and Avenue Road, and conveniently zoned for top-rated John Wanless P.S. and Lawrence Park Collegiate Institute.

Inclusions: LG Stainless Fridge, Samsung Stainless Gas Range, Bosch Stainless Dishwasher, Stainless Hood-Fan, Washer & Dryer. TV Brackets. 2 Mitsubishi Air-Conditioners Wall Units. Outdoor Cabana (2025). Basement Waterproofed (2023). Main Roof Replaced (2024). Gas Fireplace (2025). Inground Pool & Badu Jet System (2025).

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



172 Melrose Ave
Toronto Ontario M5M 1Z1
 Toronto C04 Lawrence Park North Toronto
Taxes: \$8,768.62/2025 **For:** Sale **% Dif:** 96
Sold Date: 04/30/2026
SPIS: No **Last Status:** SLD **DOM:** 1
Detached **Fronting On:** N **Rms:** 7 + 1
Link: N **Acreage:** **Bedrooms:** 3
 2-Storey 25 x 100 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x2xBsmt
Dir/Cross St: Avenue Rd and Lawrence Ave West
Directions: Highway 401 East, Exit Avenue Rd, South on Avenue Road, East on Melrose Ave

MLS#: C13056376 **PIN#:** 211460216
Legal: PT LT 50 PL 1627 TORONTO AS IN CA613491; S/T & T/W CA613491; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1921 Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Mutual, Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Library, Other, Park, Public Transit Exterior Feat: Privacy Interior Feat: Other Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.42	x 14.4	Fireplace	Window	Pot Lights
2	Dining	Main	8.6	x 13.48	Walk-Out	B/I Shelves	Combined W/Kitchen
3	Kitchen	Main	9.42	x 13.45	Stainless Steel Appl	B/I Desk	Centre Island
4	Prim Bdrm	2nd	14.4	x 9.15	Hardwood Floor	Window	Closet
5	2nd Br	2nd	9.25	x 11.58	Window	Closet	Broadloom
6	3rd Br	2nd	9.25	x 11.42	Window	Closet	Broadloom
7	Bathroom	2nd	7.84	x 7.84	4 Pc Bath	Window	Tile Floor
8	Rec	Bsmt	19.42	x 13.09	Broadloom	B/I Bookcase	Window
9	4th Br	Bsmt	18.18	x 6.92	Window	Combined W/Laundry	

Client Remks: Set in the heart of Bedford Park, this beautifully renovated home blends timeless character with modern comfort. Thoughtfully updated while preserving its historic charm, the home showcases original architectural details alongside stylish contemporary finishes-creating a warm and inviting living space that feels both classic and current. Featuring 3+1 bedrooms and two full bathrooms, this home offers a versatile layout ideal for families, professionals, or those seeking extra space to work or entertain. The main level is bright and welcoming, with well-defined living and dining areas that flow effortlessly into a renovated kitchen designed for both function and style. High ceilings, large windows, and tasteful finishes enhance the sense of space and light throughout. Upstairs, three well-proportioned bedrooms provide comfort and privacy, complemented by an updated bathroom with modern fixtures. The additional bedroom in the finished basement adds flexibility-perfect for guests, a home office, or a recreation space. The fully finished basement extends the living area, offering a cozy retreat complete with a second bathroom, making it ideal for multi-generational living or hosting. Every inch of the home has been carefully considered to maximize usability while maintaining its original character. Located in the highly sought-after Bedford Park community, this home is situated in coveted John Wanless Junior Public School District close to parks, shops, and transit-offering the perfect balance of neighborhood charm and urban convenience. A rare opportunity to own a piece of history without compromising on modern living.

Inclusions: All appliances (fridge, stove, dishwasher, washer & dryer), all electrical light fixtures, all window coverings

Listing Contracted With: SUTTON GROUP-ADMIRAL REALTY INC. **Ph:** 416-739-7200



70 Brookdale Ave
Toronto Ontario M5M 1P3
 Toronto C04 Lawrence Park North Toronto
Taxes: \$8,558.89/2025 **For:** Sale **% Dif:** 113
Sold Date: 04/16/2026
SPIS: No **Last Status:** SLD **DOM:** 1
Dir/Cross St: Yonge And Lawrence **Directions:** West of Yonge St, North of Lawrence Ave W

MLS#: C13003780 **PIN#:** 211490159
Legal: PT LT 384 PL 1501 TORONTO AS IN TB904333, T/W & S/T TB904333; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished / Sep Entrance / Full	Drive:	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 2	Water: Municipal
Heat: Water / Gas	Tot Prk Spcs: 3	Water Supply Type:
A/C: Wall Unit	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Fenced Yard, Fireplace/Stove, Library, Public Transit, School	Retirement:
Apx Sqft: 1100-1500	Interior Feat: Auto Garage Door	HST Applicable to: Included In
Roof: Asphalt Shingle	Remote, Built-In Oven	Sale Price:
Foundation: Block		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.5	x 4.33	Hardwood Floor	Wainscoting	Stained Glass
2	Living	Main	18.18	x 15.49	Hardwood Floor	Wainscoting	Fireplace
3	Dining	Main	12.99	x 8.23	Hardwood Floor	Wainscoting	O/Looks Living
4	Kitchen	Main	12.99	x 10.17	Hardwood Floor	Centre Island	O/Looks Dining
5	Prim Bdrm	2nd	12.01	x 11.91	Hardwood Floor	Double Closet	Large Window
6	2nd Br	2nd	12.66	x 9.15	Hardwood Floor	Double Closet	Large Window
7	3rd Br	2nd	11.84	x 8.83	Hardwood Floor	B/I Shelves	Large Window
8	Rec	Lower	10.76	x 10.33	Broadloom	Fireplace	Pot Lights
9	4th Br	Lower	10.76	x 10.33	Broadloom	Double Closet	Pot Lights
10	Laundry	Lower	5.41	x 5.41	Tile Floor		

Client Remks: Wonderful Bedford Park family home, beautifully renovated and reimagined with stylish, contemporary finishes throughout. The main floor features an open-concept layout with elegant wainscoting, hardwood floors, and a welcoming living room with fireplace. A stunning kitchen anchors the space with custom cabinetry, a large centre island, stainless steel appliances, and gorgeous wood countertops. A generous dining room opens to the living room and offers a walkout to the backyard. The second floor offers three well-proportioned bedrooms, including a lovely tranquil primary suite overlooking the back garden. Stunning 4-piece bathroom completely renovated with high-end fixtures. The finished lower level boasts a spacious recreation room with fireplace, good ceiling height, and a full washroom. Fourth bedroom, ample storage, and laundry room. Enjoy a private back garden with stone terrace and low maintenance green space. Jacuzzi and detached garage. Steps to Yonge, outstanding shops and restaurants, top schools, and easy access to public transportation.

Inclusions: See Schedule B

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



50 Elm Rd Toronto Ontario M5M 3T4 Toronto C04 Lawrence Park North Toronto Taxes: \$9,049.05/2025 For: Sale % Dif: 106 Sold Date: 02/10/2026 SPIS: No Last Status: SLD DOM: 1			Sold: \$1,800,000 List: \$1,698,000
Detached Link: N 2-Storey	Fronting On: W Acreage: 28 x 84 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 + 1 Washrooms: 2 1x4xMain, 1x3xLower	Dir/Cross St: Avenue Rd & Lawrence Ave Directions: Avenue Rd & Lawrence Ave

MLS#: C12770668 **PIN#:** 103470063
Legal: Plan 1537 Pt Lot 948

Kitchens: 1 Fam Rm: N Basement: Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Hydro: Water: Phone: Water Supply Type: Municipal Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.34	x 13.09	Hardwood Floor	Fireplace	B/I Shelves
2	Dining	Main	13.68	x 9.84	Hardwood Floor	Crown Moulding	W/O To Garden
3	Kitchen	Main	13.68	x 9.74	Ceramic Floor	Quartz Counter	Stainless Steel Appl
4	Office	Main	7.35	x 6.27	Hardwood Floor	B/I Shelves	O/Looks Backyard
5	Prim Bdrm	2nd	14.24	x 12.99	Hardwood Floor	W/I Closet	Large Window
6	2nd Br	2nd	14.01	x 10.43	Hardwood Floor	Double Closet	Window
7	3rd Br	2nd	10.5	x 9.15	Hardwood Floor	Closet	Window
8	Rec	Bsmt	19.91	x 16.99	Laminate	Pot Lights	B/I Shelves
9	Office	Bsmt	19.91	x 16.99	Laminate	Pot Lights	Combined W/Rec
10	Br	Bsmt	7.35	x 4.92	Laminate	Window	O/Looks Backyard
11	Laundry	Bsmt	10.07	x 6.07	Ceramic Floor	Custom Counter	Pot Lights
12	Utility	Bsmt	12.17	x 5.91	3 Pc Bath		

Client Remks: 50 Elm Rd is a sun-filled, open-concept 3-bedroom detached home located in the prime John Wanless Public School District, offering a private drive and garage-rare and highly desirable. Thoughtfully renovated for modern living, the custom kitchen has been opened to the dining room, creating an exceptional space for entertaining. The kitchen features a large centre island with Caesar stone countertops, built-in cabinetry, crown mouldings, stainless steel appliances, upgraded lighting, and a walk-out to the deck and garden. A versatile office/pantry nook with shelving and storage adds both function and charm. Notable upgrades include heated floors in the kitchen and bath, a gas fireplace in the living room complete with a wall of built-ins for decorative display, pot lights, and custom closets. Major improvements include a roof by Alpine Roofing (2018), updated wiring, a combo boiler/water heater (2013), and mostly newer windows. Enjoy A+ walkability to parks, schools, shops, restaurants, the subway, TTC, and easy access to Highway 401. A true gem in Lawrence Park North, one of Toronto's most sought-after family neighbourhoods. Don't miss this outstanding opportunity.

Inclusions: Fridge, Stove, Dishwasher, Stove Vent, Microwave, Washer and Dryer, All Window coverings, All electric light fixtures, Ductless Air Conditioner, Combo Boiler/Water Heater.

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



199 Glengarry Ave Toronto Ontario M5M 1E1 Toronto C04 Lawrence Park North Toronto Taxes: \$7,186.46/2026 For: Sale % Dif: 96 Sold Date: 06/03/2026 SPIS: No Last Status: SLD DOM: 57		
Detached Link: N Bungalow	Fronting On: S Acreage: 25.03 x 99.13 Feet Irreg:	Rms: 7 Bedrooms: 2 + 2 Washrooms: 2 1x3xMain, 1x4xBsmt
Dir/Cross St: Avenue Rd and Lawrence Ave Directions: Avenue Rd and Lawrence Ave		

MLS#: C12964770 **PIN#:** 211520303
Legal: PT LT 630 PL 1645 TORONTO AS IN EO102685; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 700-1100 Lot Size Source: GeoWarehouse Roof: Shingles Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Private Double Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Central Vacuum, Fenced Yard, Fireplace/Stove, Public Transit Interior Feat: Auto Garage Door Remote, Central Vacuum, Upgraded Insulation Security Feat: Alarm System, Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Hydro: Yes Gas: Yes Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	29.04	x 17.06	Hardwood Floor
2	Dining	Main	29.04	x 17.06	Hardwood Floor
3	Kitchen	Main	29.04	x 17.06	Hardwood Floor
4	Br	Main	12.14	x 9.02	Hardwood Floor
5	2nd Br	Main	12.14	x 9.02	Hardwood Floor
6	Living	Bsmt	18.04	x 20.01	
7	3rd Br	Bsmt	13.12	x 8.04	
8	4th Br	Bsmt	13.12	x 8.04	

Client Remks: ATTENTION NEWLWEDS AND EMPTY NESTERS!! Looking to downsize or get info Bedford/Lawrence Park Area? Look NO further. Beautifully renovated Bungalow. Fully renovated with NO expense spared!! Fully Permitted renovation. High end renovations include; New Roof, Full Landscaping, New Windows and Doors, Spray foam insulation on both levels, New drywall, pot lights throughout, New plumbing and Electrical, Custom kitchen with Granite countertops, Custom Cabinetry, White oak stairs and Harringbone hardwood flooring. Basement features Italian Marble with fully heated floors, Gas fireplace with Granite surround. New Furnace and AC, New Owned Tankless water heater. Upstairs bathroom has heated floors and features both a shower and a bathtub. Security cameras, Alarm System and SONOS sound wired in!! EVERYTHING IS NEW!! All high end finishes!! Beautiful detached 2 car garage with new door and opener! Features high end wolf and sub-zero appliances in upstairs kitchen and brand new washer and dryer downstairs. Also new sump-pump. Walk to subway and shops on Yonge St. & Avenue Rd. Top schools in the area including John Wanless Jr PS, Glenview SR PS and high schools either Lawrence Park Collegiate or Northern SS. One minute to Havergal College, close to Crescent School and Crestwood School. Close to Cricket Club and Granite Club.

Listing Contracted With: WEISS REALTY LTD. **Ph:** 416-636-6800



205 Cranbrooke Ave
Toronto Ontario M5M 1M8
 Toronto C04 Lawrence Park North Toronto
Taxes: \$9,479/2025 **For:** Sale **% Dif:** 103
Sold Date: 03/26/2026
SPIS: No **Last Status:** SLD **DOM:** 2
Detached **Fronting On:** S **Rms:** 7 + 4
Link: N **Acreage:** **Bedrooms:** 3
 2-Storey 25 x 110 Feet **Washrooms:** 4
Irreg: Corner 1x4x2nd, 1x4x2nd, 1x2xGround, 1x3xBsmt
Dir/Cross St: Cranbrooke Ave and Greer Rd
Directions: Property is located on the South west corner of Cranbrooke Ave and Greer Rd.

MLS#: C12912894 **PIN#:** 211470075
Legal: Plan 1501, Part Lot 548

Kitchens: 1 Fam Rm: Y Basement: Fin W/O / Part Fin Fireplace/Stv: Y Heat: Water / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1930 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Detached / 2 Drive: Private Double Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Auto Garage Door Remote, Floor Drain, On Demand Water Heater, Solar Tube, Sump Pump, Water Heater Owned, Workbench	Zoning: Cable TV: Gas: Hydro: Water: Municipal Phone: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	26.74	x 10.01	Bay Window	Hardwood Floor	O/Looks Backyard
2	Dining	Main	0	0	Combined W/Living	Hardwood Floor	
3	Family	Main	13.16	x 13.32	Fireplace	Hardwood Floor	California Shutters
4	Kitchen	Main	21.16	x 8.99	Breakfast Area	W/O To Garden	Galley Kitchen
5	Prim Bdrm	2nd	18.01	x 13.32	4 Pc Ensuite	W/I Closet	O/Looks Backyard
6	2nd Br	2nd	13.25	x 10.01	Fireplace	Double Closet	
7	3rd Br	2nd	9.32	x 7.74	Closet	Hardwood Floor	
8	Exercise	Bsmt	14.76	x 7.41	Walk-Out	Tile Floor	
9	Rec	Bsmt	25.59	x 10.66	Tile Floor	Above Grade Window	
10	Utility	Bsmt	18.01	x 7.41			

Client Remks: Welcome to 205 Cranbrooke Avenue, an exceptional residence in the heart of prestigious Lawrence Park North neighborhood, offering a truly AAA location with access to top-ranked schools including John Wanless, Blessed Sacrament, Glenview, Lawrence Park Collegiate, and several elite private schools just a 10-minute walk to the Yonge & Lawrence subway, George Locke Library, parks, and the refined dining and shopping along Yonge Street and Avenue Road, including Pusateri's Fine Foods. Enjoy effortless access to the 400-series highways, ideal for commuting and weekend escapes to cottage country. This impeccably maintained home reflects an outstanding pride of ownership and has been thoughtfully updated over time. A rare three-storey addition enhances the living space, offering an expanded kitchen and family area, a luxurious primary suite with ensuite bath, and a versatile lower-level recreation room or home office with nearly eight-foot ceiling height. The main floor features a discreet two-piece powder room, a bright galley kitchen with walkout to a private, south-facing garden, and access to the garage. The combined living and dining rooms are filled with natural light, highlighted by an elegant bay window. The upper level offers a serene primary retreat with a large walk-in closet and a beautifully appointed four-piece bathroom with soaker tub and separate shower. The second bedroom features a rare wood-burning fireplace and double closet, while the third bedroom includes hardwood floors, a closet, and views over Cranbrook Avenue. An extraordinary offering for the area, the home includes a double-car garage accessed from Greer Road, plus two additional private parking spaces-a rarity in Lawrence Park North.

Inclusions: All Electric light fixtures, all "California" like shutters and window coverings, fridge, stove, range hood, dishwasher, washer and dryer in basement, CAC, On demand hot water heater and boiler(Viessman), microwave, pot lights, crwn mouldings, stain glass window in kitchen, electric garage door opener with remote, private drive for 2 cars + double garage (parking for 4), main fl powder rm

Listing Contracted With: SAGE REAL ESTATE LIMITED **Ph:** 416-483-8000



80 Woburn Ave Toronto Ontario M5M 1K6 Toronto C04 Lawrence Park North Toronto Taxes: \$8,815.27/2025 Sold Date: 04/14/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,750,000 List: \$1,799,000 For: Sale % Dif: 97
Detached Link: N 2-Storey	Fronting On: N Acreage: 20 x 120 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 Washrooms: 4 2x2, 2x4	Dir/Cross St: Yonge St and Lawrence Ave Directions: Across Woburn Park

MLS#: C12966504 **PIN#:** 211490004
Legal: PCL 37-1 SEC M107; LT 37 PL M107 TORONTO; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1935 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Shingles Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Auto Garage Door Remote Security Feat: Carbon Monoxide Detectors, Security System, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.7	x 10.01	Bay Window	Hardwood Floor	Gas Fireplace
2	Dining	Main	14.99	x 8.86	Hardwood Floor	Combined W/Living	
3	Family	Main	13.32	x 12.34	Hardwood Floor	W/O To Deck	Double Doors
4	Kitchen	Main	19.09	x 6.33	Galley Kitchen	Pantry	
5	Prim Bdrm	2nd	16.01	x 13.16	4 Pc Ensuite	Hardwood Floor	His/Hers Closets
6	2nd Br	2nd	13.91	x 10.24	Mirrored Closet	Hardwood Floor	4 Pc Ensuite
7	3rd Br	2nd	11.84	x 7.68	Hardwood Floor	Closet	
8	Rec	Bsmt	31.99	x 14.44	Fireplace	Hardwood Floor	2 Pc Bath

Client Remks: Prime Bedford Park location directly across from Woburn Park and within the coveted Bedford Park Public School district. Just steps to Yonge St shops, restaurants, and convenient TTC access, this charming detached home offers exceptional lifestyle and convenience. Featuring 3 bedrooms and 4 bathrooms, a functional layout, and a finished basement, the home blends timeless character with thoughtful updates throughout. Detached garage with convenient rear access, perfect for parking and additional storage. Improvements include newer windows, front door, deck, roof, and more. Enjoy a private, fully fenced backyard with beautiful landscaping, interlock walkway, and a detached garage. A rare opportunity to own a beautifully maintained home in one of Toronto's most desirable family neighbourhoods.

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, All Electric Light Fixtures, All Window Coverings, Hot Water Tank

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



93 Brookdale Ave Toronto Ontario M5M 1P2 Toronto C04 Lawrence Park North Toronto Taxes: \$7,865.13/2025 For: Sale % Dif: 103 Sold Date: 04/27/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$1,850,000 List: \$1,799,000
Detached Link: N 2-Storey	Fronting On: S Acreage: 25 x 110 Feet Irreg:	Rms: 7 + 2 Bedrooms: 4 Washrooms: 2 1x4x2nd, 1x3xLower	Dir/Cross St: Yonge & Lawrence Directions: Yonge & Lawrence

MLS#: C13037990 **PIN#:** 211490105
Legal: PT LT 464 PL 1501 TORONTO AS IN CA734154, T/W & S/T CA734154; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.93	x 13.91	Laminate	Picture Window	O/Looks Dining
2	Dining	Main	9.51	x 12.99	Laminate	Sliding Doors	W/O To Deck
3	Kitchen	Main	10.01	x 12.93	Laminate	Stainless Steel Appl	Eat-In Kitchen
4	Prim Bdrm	2nd	13.91	x 8.66	Laminate	Window	Closet
5	2nd Br	2nd	12.93	x 8.66	Laminate	Window	Closet
6	3rd Br	2nd	10.5	x 10.33	Laminate	Window	Closet
7	4th Br	2nd	10.5	x 6.59	Laminate	Window	
8	Rec	Lower	19.42	x 10.93	Laminate	Wet Bar	Open Concept
9	Utility	Lower	12.4	x 8.23	Tile Floor	Window	

Client Remks: Beautiful detached south facing home in the highly sought-after John Wanless school district, offering a warm, family-friendly atmosphere and a functional open-concept layout. The spacious living room is highlighted by a large picture window overlooking the front yard, seamlessly flowing into the bright dining area. The dining room offers a walk-out to the deck, which leads to a private, south-facing garden, perfect for entertaining. The renovated eat-in kitchen is equipped with stainless steel appliances, pot lights, and a window overlooking the garden, while the inviting front porch provides the perfect spot to relax and connect with neighbours. Upstairs, the home features four well-sized bedrooms with an updated bathroom. A separate side entrance leads to a versatile lower level complete with a recreation room, kitchenette, laundry, and a full updated bathroom. Located just steps to Yonge Street, shops, restaurants, TTC, and more, this bright and cheerful home offers exceptional convenience in a family-friendly neighbourhood. Legal parking pad.

Inclusions: Gas Range With Electric Oven Plus Second Oven as is, Dishwasher, Fridge, (Ice Maker/Water Dispenser as is), Second Fridge In Bsmt as is, Washer, Dryer, All Light Fixtures, All Window Coverings, Shed In Backyard.

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



320 Melrose Ave
Toronto Ontario M5M 1Z4
 Toronto C04 Bedford Park-Nortown Toronto
Taxes: \$8,898/2025 **For:** Sale **% Dif:** 96
Sold Date: 05/02/2026
SPIS: No **Last Status:** SLD **DOM:** 18
Detached **Fronting On:** N **Rms:** 6 + 1
Link: N **Acreage:** **Bedrooms:** 3
 2-Storey 25 x 150 Feet **Washrooms:** 2
Irreg: 1x5x2nd, 1x4xLower
Dir/Cross St: Avenue Rd and Lawrence Ave W **Directions:** East Of Avenue Rd On Melrose

MLS#: C12998150 **PIN#:** 103490125
Legal: PT LOT 90, PLAN 1706 , AS IN NY631518 CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1940 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private, Front Yard Parking Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School Exterior Feat: Patio, Deck, Landscaped Interior Feat: Carpet Free, Storage	Zoning: Cable TV: A Hydro: A Gas: A Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.6	x 19.36	Hardwood Floor	Bay Window	Fireplace
2	Dining	Main	10.56	x 13.42	Walk-Out	Open Concept	Pot Lights
3	Kitchen	Main	7.71	x 15.29	Breakfast Bar	Porcelain Floor	Picture Window
4	Prim Bdrm	2nd	15.88	x 11.09	Double Closet	Hardwood Floor	Picture Window
5	2nd Br	2nd	8.01	x 13.32	Hardwood Floor	Picture Window	Closet
6	3rd Br	2nd	10.2	x 11.65	Picture Window	Hardwood Floor	
7	Rec	Lower	10.1	x 25.13	Above Grade Window	Laminate	Pot Lights
8	Laundry	Lower	6.3	x 20.67	Tile Floor	Above Grade Window	Pot Lights

Client Remks: Fantastic Opportunity In Prime John Wanless Neighbourhood. Well Maintained And Thoughtfully Updated, This 2 Storey Family Home Awaits Its Next Owner. The Main Floor Offers Spacious Principal Living And Dining Rooms Featuring A Fireplace, Engineered Hardwood Floors, And An Abundance Of Natural Light, With A Walkout To A Generous Backyard With Deck, Flowing Effortlessly Into An Updated Eat-In Kitchen With Stainless Steel Appliances. Designed For Easy Entertaining And Everyday Living. Upstairs Features Your Primary Bedroom Alongside Two Additional Sizable Bedrooms And An Updated Bathroom. The Lower Level Offers A Separate Entrance And Additional Space For The Family To Relax, Along With Laundry. Ideally Located In A Highly Sought-After Neighbourhood With Top-Rated Schools Including John Wanless, Glenview, Lawrence Park Cl, And Northern Secondary. Steps To Parks Including Old Orchard And Brookdale, With Excellent Transit And Easy Access To Avenue Road And Yonge Street Shops, Dining, And Everyday Conveniences. Not To Be Missed!

Inclusions: Samsung Fridge/Freezer, Frigidaire Dishwasher, GE Oven, GE 5 Burner Gas Cooktop, Hamilton Beach Microwave, All Light Fixtures, All Window Coverings, LG Washer and Dryer

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



155 Fairlawn Ave Toronto Ontario M5M 1S9 Toronto C04 Lawrence Park North Toronto Taxes: \$10,263.13/2025 For: Sale % Dif: 96 Sold Date: 06/25/2026 SPIS: No Last Status: SLD DOM: 52			Sold: \$1,825,000 List: \$1,899,000
Detached Link: N 2-Storey	Fronting On: S Acreage: 25.9 x 164.8 Feet Irreg: As Per Survey	Rms: 7 + 1 Bedrooms: 3 Washrooms: 3 2x4x2nd, 1x2xBsmt	Dir/Cross St: Yonge & Lawrence Directions: Fairlawn Ave and Jedburgh Rd

MLS#: C13081790 **PIN#:** 211480197
Legal: Plan 565E Part Lot 17A

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Exterior Feat: Porch Enclosed Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	13.48	x 11.09	Hardwood Floor	Fireplace	
2	Dining	Ground	14.4	x 9.09	Combined W/Kitchen	Hardwood Floor	O/Looks Family
3	Kitchen	Ground	13.68	x 8.83	Modern Kitchen	Ceramic Back Splash	O/Looks Family
4	Family	Ground	18.18	x 13.58	Sunken Room	Gas Fireplace	W/O To Deck
5	Prim Bdrm	2nd	21.82	x 11.84	4 Pc Ensuite	W/I Closet	Hardwood Floor
6	2nd Br	2nd	14.99	x 9.68	Broadloom	Double Closet	Hardwood Floor
7	3rd Br	2nd	8.92	x 8.01	Hardwood Floor		
8	Rec	Bsmt	17.42	x 10.83	2 Pc Bath	Pot Lights	B/I Shelves

Client Remks: Welcome to this exceptional home in the highly sought-after John Wanless neighbourhood. Flooded with natural light and full of warmth, this residence features a spacious two-storey addition with a fabulous main-floor family room. Enjoy an impressive open-concept layout combining the kitchen, family room, and dining area, perfect for everyday living and entertaining. The oversized primary bedroom is a true retreat, offering abundant closet space and a private ensuite. This move-in-ready home sits on a spectacular, private 165-foot deep lot with a beautiful deck. Unbeatable location-walk to the subway, top-rated schools, shops, parks, and more. A truly special home not to be missed. 2-car front yard parking with City permit. Newer Roof (2025), Newer Furnace (2025)

Inclusions: Stove, Fridge, Dishwasher, Washer/Dryer, Electrical Light Fixtures, Existing Window Coverings.

Listing Contracted With: HOMELIFE LANDMARK REALTY INC. **Ph:** 905-305-1600



138 Melrose Ave Toronto Ontario M5M 1Y7 Toronto C04 Lawrence Park North Toronto Taxes: \$10,604.24/2026 For: Sale % Dif: 100 Sold Date: 04/24/2026 SPIS: No Last Status: SLD DOM: 1			Sold: \$1,925,000 List: \$1,925,000
Detached Link: N 3-Storey	Fronting On: N Acreage: 25 x 150 Feet Irreg:	Rms: 11 Bedrooms: 5 Washrooms: 4 1x4, 1x4, 1x4, 1x4	Dir/Cross St: Avenue Rd/ Lawrence Ave W Directions: Avenue Rd/ Lawrence Ave W

MLS#: C13035950 **PIN#:** 211450132
Legal: PT LT 152 PL 1494 TORONTO AS IN CT380029; S/T & T/W CA380029; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Part Fin Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1930 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Unknown Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Fantastic Detached Home In The Highly Sought-After John Wanless Public School Neighbourhood, Set On A Prime 25 X 150 Ft Lot. This Charming Home Offers Generous Room Sizes And A Functional Layout, Ideal For Family Living. Featuring 5 Bedrooms And 4 Bathrooms, This Home Is Perfect For Buyers Who Need More Than A Typical 3-Bedroom, Without The Price Of A Newer 5-Bedroom Build. Move In As Is Or Renovate Over Time. Exceptional Location Within Walking Distance To The Subway, Shops And Restaurants Along Yonge St And Avenue Rd, Top-Rated Public, Middle And High Schools, Parks And Library. Convenient Access To Highway 401. A Rare Opportunity To Own In One Of The Area's Most Desirable Neighbourhoods. Inclusions: Roof done in 2019 Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY Ph: 416-443-0300					



85 Fairlawn Ave Toronto Ontario M5M 1S6 Toronto C04 Lawrence Park North Toronto		Sold: \$1,945,000 List: \$1,949,000
Taxes: \$8,053.65/2025	For: Sale	% Dif: 100
Sold Date: 05/14/2026		
SPIS: No	Last Status: SLD	DOM: 9
Detached	Fronting On: S	Rms: 7 + 2
Link: N	Acreage:	Bedrooms: 4
2 1/2 Storey	27.16 x 92.36 Feet	Washrooms: 3
	Irreg:	1x4x2nd, 1x3x3rd, 1x3xBsmt
Dir/Cross St: Yonge and Lawrence Directions: Yonge and Lawrence		

MLS#: C13083710 **PIN#:** 211490175
Legal: PT LT 11A PL 565E Toronto AS IN CT16 5131, T/W CT165131; City of Toronto

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Hospital, Library, Park, Place Of Worship, Public Transit, School Interior Feat: Carpet Free, Floor Drain, On Demand Water Heater, Upgraded Insulation Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	18.93	x 11.06	Hardwood Floor	B/I Shelves	Open Concept
2	Dining	Ground	13.19	x 8.56	Hardwood Floor	W/O To Sundeck	Open Concept
3	Kitchen	Ground	12.07	x 8.86	Renovated	Centre Island	Quartz Counter
4	2nd Br	2nd	15.75	x 9.68	Hardwood Floor	Closet	Nw View
5	3rd Br	2nd	11.55	x 8.23	Hardwood Floor	Closet	Ne View
6	4th Br	2nd	11.35	x 11.12	Hardwood Floor	Closet	South View
7	Bathroom	2nd	7.12	x 6.5	4 Pc Bath		
8	Prim Bdrm	3rd	10.1	x 9.74	3 Pc Ensuite	W/I Closet	Hardwood Floor
9	Family	Bsmt	17.29	x 9.97	Finished		
10	Laundry	Bsmt	6.53	x 6.92	Finished		
11	Bathroom	Bsmt	6.89	x 3.05	3 Pc Bath		

Client Remks: Exceptional, fully renovated residence (2024) in one of Toronto's most sought-after neighbourhoods. This beautifully reimagined four bedroom, three bathroom home with open concept main floor sits on a 27 foot frontage with a private drive, offering the perfect blend of style, comfort, and functionality. Thoughtfully renovated throughout with engineered oak flooring, triple-pane Energy Star windows, new front and side doors, sliding rear door, and a skylight for additional natural light. Major system improvements include a high efficiency boiler, on-demand hot water, updated electrical panel, backwater valve, new plumbing stack, an upgraded 3/4 inch water line and upgraded insulation, providing peace of mind for years to come. A newly completed walkway (2026) enhances the home's curb appeal. The third floor primary retreat offers a custom walk-in closet and a three-piece ensuite. The second level features three well proportioned bedrooms and a beautifully renovated four-piece family bathroom. Custom blinds, radiator covers, and built-ins add both charm and practicality throughout. Ideally located within the catchment of top-rated public and private schools, including John Wanless Public School, Glenview Senior School, Lawrence Park Collegiate, Havergal College, Toronto French School, and Crescent School. Enjoy a short walk to the Lawrence Subway Station, with shops, dining, and endless everyday conveniences along Yonge Street and Avenue Road just steps away.

Inclusions: Existing LG fridge, KitchenAid gas stove, LG dishwasher, LG microwave, LG washer and dryer. Tankless water heater. Custom blinds and window covering. Electric light fixtures . Three wall mounted A/C units (one 2024). Custom Rad Covers. Gas BBQ line and rough in for car charger. Heated towel rack (3rd floor primary ensuite).

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



88 Brookdale Ave			Sold: \$2,300,000
Toronto Ontario M5M 1P3			List: \$1,998,000
Toronto C04 Lawrence Park North Toronto			
Taxes: \$12,012.60/2025		For: Sale	% Dif: 115
Sold Date: 03/22/2026			
SPIS: No	Last Status: SLD	DOM: 17	
Detached	Fronting On: N	Rms: 8 + 2	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	25 x 110 Feet	Washrooms: 4	
	Irreg:	1x4x2nd, 1x5x2nd, 1x2xMain, 1x2xLower	
Dir/Cross St: Yonge and Lawrence Directions: Yonge and Lawrence			

MLS#: C12850448 **PIN#:** 211490165
Legal: PT LT 387 PL 1501 TORONTO AS IN CA725043, T/W & S/T CA725043; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2000-2500 Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Golf, Hospital, Library, Park, Place Of Worship, Public Transit Exterior Feat: Porch Interior Feat: Built-In Oven	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: Available Spec Desig: Unknown
Hydro: Phone: Municipal		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	11.94	x 7.74	Hardwood Floor	Open Concept	
2	Living	Main	17.68	x 11.12	Hardwood Floor	Large Window	Fireplace
3	Kitchen	Main	13.22	x 10.99	Open Concept	Centre Island	Pot Lights
4	Family	Main	18.21	x 19.06	2 Pc Bath	Gas Fireplace	W/O To Deck
5	Prim Bdrm	2nd	17.65	x 13.09	W/I Closet	Gas Fireplace	5 Pc Ensuite
6	2nd Br	2nd	10.86	x 9.45	Hardwood Floor	Skylight	Closet
7	3rd Br	2nd	14.14	x 9.58	Hardwood Floor	Window	Closet
8	4th Br	2nd	11.98	x 9.51	Hardwood Floor	Window	Closet
9	Rec	Lower	17.72	x 18.08	Broadloom	Pot Lights	Window
10	Br	Lower	9.12	x 8.76	Broadloom	Window	

Client Remks: Discover this Gorgeously Renovated 4+1 Bedroom, 4 Bathroom home in the Highly Sought After Yonge & Lawrence Neighborhood. Step into the Foyer with Floor to Ceiling Double closets and Radiant Heated Tile Floor. The Main Floor has an Open Concept Layout with Hardwood Floors & a powder Rm making this home an Entertainers Dream. Gorgeous Living Rm is Open Concept To Kitchen. Gorgeous Chef's Kitchen with Centre Island, State of the Art Appliances including Gas Stove & 2 Built in Ovens. Desk Space Connects to Kitchen with Built In Drawers and a Large Window. Family Rm with Gas Fireplace, Built in Shelves for storage and Huge Double Sliding Doors to Back Deck Providing and Indoor/Outdoor Living Experience. Walkout to the Gorgeous Backyard with Back Deck & Artificial Turf for Entertaining. Walk up to Second Floor with 4 Large Bedrooms with Hardwood Floors. The Stunning Primary Bdrm Includes Floor to Ceiling Windows, Gorgeous Feature Wall with a Dual Gas Fireplace, a Large Walk in Closet & a 5 Pc Ensuite. The Spa-like Ensuite has a Large Soaking Tub, Tile Floors, Dual Fireplace, His and Hers Sinks, Glass Shower with Rain Head & Built in Mirrors. The Second Bedroom has a Bright SkyLight & Large Closet. The Third and Fourth Bedrooms both with Double Windows Overlooking the Street & Spacious Closets. The Fully Finished Lower Level Features an Office Space and additional bedroom with Broadloom & Window. The Spacious, Dug Down Rec Rm Features Pot Lights, Broadloom & Window. Laundry Rm with Washer & Dryer, Window & Tile Floors. Gorgeous Backyard includes Garden Shed, Artificial Turf, Back Patio & Gorgeous Greenery. Legal Front Yard Parking pad for 1 Car. 2 Mins from Yonge St Fine Dining, Shops, TTC & Lawrence Station. In John Wanless School District. 5 Min Drive to 401, Golf and more! Living Rm Fireplace in As-In Condition. Showings will only happen during the evenings except on Tuesdays and weekends after 10am.

Inclusions: Fridge, Gas Stove Top, 2 Built in Ovens, Built in Microwave w/Fan, Dishwasher, All Light Fixtures, All Window Coverings, Washer&Dryer, Garden Shed, Central Air Conditioning, Built in Speakers, Gas Line for BBQ

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



176 Melrose Ave Toronto Ontario M5M 1Z1 Toronto C04 Lawrence Park North Toronto Taxes: \$9,682/2025 For: Sale % Dif: 97 Sold Date: 02/15/2026 SPIS: No Last Status: SLD DOM: 26			Sold: \$1,970,000 List: \$2,038,888
Detached Link: N 2-Storey	Fronting On: N Acreage: 26 x 150 Feet Irreg:	Rms: 9 + 3 Bedrooms: 4 + 1 Washrooms: 3 1x4x2nd, 1x3x2nd, 1x2xLower	Dir/Cross St: Avenue Rd and Lawrence Ave W Directions: Melrose Ave and Greer Rd

MLS#: C12712654 **PIN#:** 211460210
Legal: PT LT 49 PL 1627 TORONTO AS IN CT183841; S/T & T/W CT183841; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Shingle Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove Interior Feat: Central Vacuum, Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	5.54	x 12.43	Closet	Hardwood Floor	
2	Living	Main	10.6	x 12.43	Hardwood Floor	Pot Lights	Large Window
3	Dining	Main	10.93	x 11.15	Pot Lights	Hardwood Floor	Window
4	Kitchen	Main	8.69	x 11.15	Stainless Steel Appl	Stone Counter	Hardwood Floor
5	Family	Main	15.32	x 14.27	W/O To Yard	Hardwood Floor	Pot Lights
6	Prim Bdrm	2nd	15.26	x 19.91	B/I Closet	Juliette Balcony	3 Pc Ensuite
7	2nd Br	2nd	9.19	x 7.61	B/I Bookcase	Broadloom	Window
8	3rd Br	2nd	9.68	x 11.81	B/I Desk	Closet	Window
9	4th Br	2nd	9.61	x 9.28	Closet	Window	Hardwood Floor
10	Rec	Lower	9.88	x 16.21	Gas Fireplace	Pot Lights	Broadloom
11	Den	Lower	9.84	x 7.38	Pot Lights	Broadloom	Window
12	Laundry	Lower	9.42	x 11.15	W/O To Yard	B/I Shelves	Stainless Steel Sink

Client Remks: Welcome to 176 Melrose Avenue, a beautifully renovated family home in the heart of Lawrence Park North, set on an exceptional 26 x 150 ft lot on one of Toronto's most desirable, family-friendly streets. This is more than a home-it's a lifestyle where neighbours connect, kids walk to school, and the sense of community is felt the moment you step outside. Perfectly located just two short blocks to John Wanless Public School and within the coveted Lawrence Park Collegiate Institute catchment, this home offers the school district, safety, and walkability families dream of. Step inside to a grand entranceway leading to bright living and dining rooms with gleaming hardwood floors, architectural ceilings, and a large bay window flooding the space with natural light. The custom chef's kitchen features stone countertops, stainless steel appliances, a 5-burner gas range, built-in buffet, and a peninsula with seating-ideal for everyday living and entertaining. The expansive family room offers custom built-ins, oversized windows, and a walkout to the spectacular 150-ft backyard, complete with a large deck, swing set, and multiple storage sheds-an incredible space for summer gatherings and family fun. Upstairs features three generous bedrooms and two full bathrooms, including an oversized primary suite with wall-to-wall built-ins, Juliet balcony, and an additional private home office (or potential 4th bedroom) with window and closet. The finished lower level includes a cozy recreation room with gas fireplace, 2-piece bath, custom mudroom, large laundry room w/walkout to the backyard, & bonus space ideal for fitness/storage. Licensed front pad parking, EV charger, and upgraded electrical. Steps to parks, shops, cafes, and restaurants along Avenue Rd & Yonge St, TTC/subway, & easy access to Highway 401. A rare opportunity to plant roots in one of Toronto's premier family neighbourhoods.

Inclusions: All existing light fixtures, all existing window coverings, GE gas range with Dual Oven, KitchenAid fridge, Miele dishwasher, washer, dryer. Central Vac plus attachments. Two sheds in back.

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



275 Fairlawn Ave Toronto Ontario M5M 1T2 Toronto C04 Lawrence Park North Toronto		Sold: \$2,220,000 List: \$2,339,000
Taxes: \$9,432/2025	For: Sale	% Dif: 95
Sold Date: 03/05/2026		
SPIS: No	Last Status: SLD	DOM: 49
Detached Link: N 2-Storey	Fronting On: S Acreage: 24.92 x 115 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 + 1 Washrooms: 4 1x3xBsmt, 1x5x2nd, 1x4x2nd, 1x2x2nd
Dir/Cross St: Between Elm & Greer Directions: Fairlawn west of Yonge, near JRR		

MLS#: C12700190 **PIN#:** 211470206

Legal: Plan 565E,Pt Lot 29A

Kitchens: 1 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: 51-99 Year Built: 1931 Apx Sqft: 1500-2000 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Front Yard Parking, Mutual Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit Exterior Feat: Landscaped, Patio, Privacy, Porch Interior Feat: Built-In Oven, Sauna, Solar Tube, Sump Pump, Water Heater, Workbench	Zoning: Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.24	x 12.11	Bay Window	Fireplace	French Doors
2	Dining	Main	9.88	x 14.83	Heated Floor	French Doors	
3	Kitchen	Main	8.43	x 14.83	Centre Island	Backsplash	Heated Floor
4	Family	Main	29.3	x 14.11	Heated Floor	French Doors	Sw View
5	Foyer	Main	14.47	x 6.23	Tile Floor	Closet	
6	Prim Bdrm	2nd	15.45	x 11.52	Heated Floor	Double Closet	Ceiling Fan
7	2nd Br	2nd	15.78	x 11.32	Hardwood Floor	Window	2 Pc Bath
8	3rd Br	2nd	11.88	x 11.61	Hardwood Floor	Window	B/I Shelves
9	Other	Bsmt	10.33	x 15.72			
10	4th Br	Bsmt	18.04	x 11.91	Laminate	Large Closet	Window

Client Remks: Welcome to 275 Fairlawn Avenue, a beautifully updated 3+1 bedroom, 4-bathroom detached home nestled in the heart of Yonge & Lawrence, one of Midtown Toronto's most family-friendly and sought-after neighbourhoods. This vibrant, walkable community is known for its top-ranked schools, nearby parks, shops, and easy access to transit-offering a perfect blend of urban convenience and neighbourhood charm. This warm renovated and character-filled home features a spacious separate living room with original gumwood doors, wood-burning fireplace, large windows, and newer 3" plank hardwood floors throughout. The open-concept kitchen, dining, and family room-all with in-floor radiant heat -create a functional and inviting space. Perfect for parties, kids and chef-inspired cooking. The custom kitchen features top-of-the-line appliances, marble backsplash, quartz counters, and a generous 10-foot island with pull-up breakfast bar. French doors lead from the bright family room to a fully fenced backyard. Upstairs, the hallway leads to the three generously sized bedrooms, including a spacious south-facing primary suite which features radiant heated floors, his & hers closets and a 5-piece ensuite with heated tile floors, a large, lovely soaker tub and an abundance of natural light. A powder room, second full bath, and upstairs laundry complete this amazing floor plan. The finished lower level offers the opportunity for a fourth bedroom or recreation room, a bathroom with a shower and hot/cold cedar sauna, second laundry, and ample storage. 275 Fairlawn is nestled in the heart of Toronto's prestigious Yonge & Lawrence neighbourhood, offering an exceptional blend of family-friendly charm, top-tier education, and urban convenience. This area is highly sought after by families prioritizing quality schooling and a vibrant community atmosphere.

Inclusions: All existing appliances (Wolf stove, Sub-Zero fridge, Bosch dishwasher, Vent-A-Hood vent, two Samsung washers and one dryer, Huebsch dryer, Rheem water heater, Toto smart toilet). All electrical light fixtures. Sump pump. Rods and curtains in the primary and 3rd bedroom. All custom built-in shelving and closets.

Listing Contracted With: ROYAL LEPAGE TERREQUITY SEYMOUR REAL ESTATE **Ph:** 416-495-4088



189 Bedford Park Ave			Sold: \$2,350,000		
Toronto Ontario M5M 1J4			List: \$2,349,000		
Toronto C04 Lawrence Park North Toronto					
Taxes: \$9,468.62/2026		For: Sale		% Dif: 100	
Sold Date: 04/28/2026					
SPIS: No		Last Status: SLD		DOM: 5	
Detached		Fronting On: S		Rms: 6 + 2	
Link: N		Acreage:		Bedrooms: 3 + 1	
3-Storey		20 x 120 Feet		Washrooms: 4	
		Irreg:		1x2xMain, 1x4x2nd, 1x5x3rd, 1x4xLower	
Dir/Cross St: N/W Lawrence Ave & Yonge St Directions: East of Avenue Rd.					

MLS#: C13037086 **PIN#:** 211520113
Legal: PCL 1147-1 SEC M108; LT 1147 PL M108 TORONTO; TORONTO , CITY OF TORONTO

Kitchens: 1		Exterior: Brick / Vinyl Siding	Zoning:	
Fam Rm: N		Gar/Gar Spcs: Detached / 2	Cable TV:	Hydro:
Basement: Finished / Walk-Up		Drive: Lane	Gas:	Phone:
Fireplace/Stv: Y		Drive Park Spcs: 2	Water:	Municipal
Heat: Forced Air / Gas		Tot Prk Spcs: 2	Water Supply Type:	
A/C: Central Air		UFFI:	Sewer:	Sewers
Central Vac: Yes		Pool: None	Waterfront:	
Apx Age:		Prop Feat: Central Vacuum, Fenced	Retirement:	
Apx Sqft: 1500-2000		Yard, Fireplace/Stove, Hospital, Park,	Under Contract:	
Lot Size Source: GeoWarehouse		Place Of Worship, Public Transit, School	Hot Water Heater,Air Conditioner	
Roof: Asphalt Shingle, Membrane		Exterior Feat: Deck, Patio	HST Applicable to	Included In
Foundation: Concrete		Interior Feat: Auto Garage Door	Sale Price:	
Assessment: POTL:		Remote, Central Vacuum, Garburator,	Farm/Agr:	
POTL Mo Fee:		Storage	Oth Struct:	
Laundry lev:		Security Feat: Alarm System, Monitored	Survey Type:	Available
			Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.75	x 13.09	W/O To Deck	Fireplace	Hardwood Floor
2	Dining	Main	14.5	x 9.58	Open Concept	Hardwood Floor	Pot Lights
3	Kitchen	Main	18.93	x 8.07	Renovated	Breakfast Area	Combined W/Dining
4	2nd Br	2nd	17.75	x 8.6	Closet	Broadloom	Large Window
5	3rd Br	2nd	14.5	x 11.32	Closet	Broadloom	Large Window
6	Prim Bdrm	3rd	14.5	x 13.16	5 Pc Ensuite	W/I Closet	Large Window
7	4th Br	Lower	12.5	x 10.43	Above Grade Window	Broadloom	Pot Lights
8	Rec	Lower	13.48	x 12.24	Walk-Up	Fireplace	Above Grade Window

Client Remks: The Right Size. The Right Features. The Right Move into Bedford Park. Perfectly located just two blocks from the Yonge St. subway in prestigious Bedford Park, this beautifully renovated detached home offers the ideal balance of space, style, and location. A rare opportunity for buyers looking to live in this coveted neighbourhood without compromise. This 3+1 bedroom, 3.5 bath home is thoughtfully designed with a bright, open-concept main floor that feels both comfortable and efficient. No wasted space, just rooms you'll actually live in. The renovated kitchen is the heart of the home, featuring clean lines, quality finishes, high-end appliances, ample storage, and a layout that truly works. It flows seamlessly into the living and dining areas, perfect for everyday living and entertaining. A convenient main floor powder room and a wall of windows with a walkout to the backyard complete the space. Upstairs, you'll find three generously sized bedrooms, including two large bedrooms on the second floor, while the entire third level is dedicated to a private primary retreat, with a 5-piece ensuite, skylights, and a large walk-in closet. All bathrooms have been beautifully updated. The finished lower level offers valuable additional living space, perfect for a recreation room, home office, or guest suite, complete with a full bath. Rare 7'7" high ceilings and a bright double door walk-up to the backyard enhance the overall feel. Outside, enjoy a sunny south-facing backyard with a wood deck and rare rear-lane access to a double garage - a true Bedford Park bonus. A low-maintenance outdoor space delivers an English Garden feel. When it's time to get downtown or out of town, this location is as good as it gets. Located in the heart of Bedford Park, just steps to top-rated schools, both public and private, at all levels, parks, shops, restaurants and the subway, this community is known for its family-friendly feel and long-term value.

Inclusions: See Schedule B.

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



329 Cranbrooke Ave Toronto Ontario M5M 1M9 Toronto C04 Lawrence Park North Toronto Taxes: \$13,144/2025 For: Sale % Dif: 100 Sold Date: 04/04/2026 SPIS: No Last Status: SLD DOM: 2			Sold: \$2,379,000 List: \$2,379,000
Detached Link: N 2-Storey	Fronting On: S Acreage: 25 x 109.79 Feet Irreg:	Rms: 8 + 2 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x3x2nd, 1x3xLower	Dir/Cross St: Lawrence and Avenue Directions: Drive East from Avenue Rd

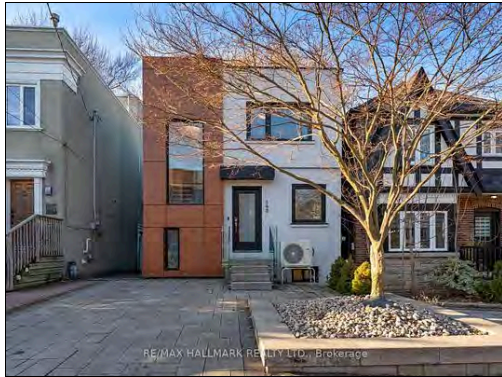
MLS#: C12951126 **PIN#:** 103480215
Legal: PT LOT 92 PLAN 593E, AS IN EO105641, S/T & T/W EO105641 ; TORONTO ; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished / Sep Entrance / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Year Built: 2009 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Stone / Stucco/Plaster Gar/Gar Spcs: Detached / 1 Drive: Lane, Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Place Of Worship, Public Transit, School Interior Feat: Bar Fridge, Central Vacuum, Floor Drain, Guest Accommodations, Storage, Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.5	x 13.25	Gas Fireplace	Crown Moulding	Pot Lights
2	Dining	Main	14.99	x 13.19	Wainscoting	Hardwood Floor	
3	Kitchen	Main	13.91	x 8.6	Quartz Counter	Breakfast Bar	
4	Breakfast	Main	9.42	x 9.02	O/Looks Family	Hardwood Floor	
5	Family	Ground	18.57	x 12.7	Gas Fireplace	Hardwood Floor	W/O To Garden
6	Prim Bdrm	2nd	18.5	x 12.07	W/I Closet	4 Pc Ensuite	W/O To Balcony
7	2nd Br	2nd	9.94	x 9.84	Closet	Skylight	Hardwood Floor
8	3rd Br	2nd	11.32	x 10.6	Double Closet	Hardwood Floor	O/Looks Frontyard
9	Great Rm	Lower	24.31	x 17.75	Combined wi/Game	Gas Fireplace	Wet Bar
10	4th Br	Lower	11.12	x 9.55	3 Pc Bath	Closet	

Client Remks: Set on a pretty, treed, Bedford Park street, this custom-built Haddington home offers the kind of layout families search for, yet rarely find. A strong sense of community defines the street, while high ceilings, elegant finishes, and thoughtful built-ins give the home character without excess. The main floor balances elegance with everyday life function. From the arched entry door and gas lanterns to the stone facade, custom millwork and wainscoting, every detail has been carefully considered. Formal living and dining rooms anchor the front, while the rear kitchen is designed for real cooking, not just takeout plating. With a gas range, pot filler, and dueling ovens, it's ready for everything from weeknight chaos to full-scale hosting. An eat-in island, breakfast area, and generous family room with a second gas fireplace open to a sunny, south-facing backyard with a large deck, mature landscaping, and a calming water feature. Upstairs, the primary suite is both practical and indulgent, a reading nook, a walk-in, plus wall-to-wall closets, a spacious 4pc ensuite, and a private balcony overlooking the garden. A front bedroom with a charming view invites slow mornings and quiet moments. Second-floor laundry adds everyday convenience. The lower level is equally considered, with a versatile rec space, multiple sitting areas, a third gas fireplace, guest bedroom, wet bar, and a 3pc bath. Movie night, hobbies, overnight guests - it's all covered. With 3+1 bedrooms, 4 bathrooms, and both licensed front pad parking plus a detached garage accessed from the rear lane, this home delivers on comfort and function. Surrounded by fantastic schools (John Wanless, Blessed Sacrament, Glenview, Lawrence Park), you are close to Avenue Road's stylish boutiques and intimate dining, a short stroll to the subway and everything Yonge Street, and have quick access to the 400-series highways. This is a location and a home that fits real life, and does it exceptionally well.

Inclusions: All appliances, light fixtures, window coverings and built-ins
Listing Contracted With: REAL ESTATE HOMEWARD **Ph:** 416-698-2090



148 Cranbrooke Ave
Toronto Ontario M5M 1M5
 Toronto C04 Lawrence Park North Toronto
Taxes: \$11,651/2025 **For:** Sale **% Dif:** 95
Sold Date: 04/23/2026
SPIS: No **Last Status:** SLD **DOM:** 23
Detached **Fronting On:** N **Rms:** 7 + 3
Link: N **Acreage:** **Bedrooms:** 3 + 1
 2-Storey 25 x 110 Feet **Washrooms:** 4
Irreg: 1x2xMain, 1x5x2nd, 1x3x2nd,
 1x4xBsmt
Dir/Cross St: Yonge St. and Lawrence Ave W.
Directions: Cranbrooke between Greer Rd. and Jedburgh Rd.

MLS#: C12939668 **PIN#:** 211480321
Legal: PT LT 507 PL 1501 TORONTO AS IN CA172032; S/T & T/W CA172032; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1934 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Other	Zoning: Cable TV: Gas: Hydro: Water: Municipal Phone: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	11.12	x 10.96	Pot Lights	Hardwood Floor	2 Pc Bath
2	Dining	Main	9.35	x 14.93	Pot Lights	Hardwood Floor	Window
3	Kitchen	Main	8.79	x 15.45	Stainless Steel Appl	Stone Counter	Centre Island
4	Family	Main	18.14	x 18.54	W/O To Yard	Hardwood Floor	Pot Lights
5	Prim Bdrm	2nd	10.83	x 19.62	5 Pc Ensuite	W/I Closet	Balcony
6	2nd Br	2nd	10.5	x 9.25	Large Closet	Window	Hardwood Floor
7	3rd Br	2nd	11.09	x 9.65	Window	Hardwood Floor	B/I Closet
8	Rec	Lower	10.5	x 21.1	Broadloom	Pot Lights	4 Pc Bath
9	Sitting	Lower	14.6	x 18.24	Broadloom	Pot Lights	
10	Laundry	Lower	7.28	x 13.16			

Client Remks: Set in the heart of Lawrence Park North, one of Toronto's most coveted family neighbourhoods, this beautifully renovated home offers a rare blend of refined design and exceptional lifestyle. On a quiet, tree-lined street where neighbours connect and children walk to school, this residence truly captures the essence of community living. Just a short 5-minute walk to both John Wanless Public School and Lawrence Park Collegiate Institute, with convenient access to the subway and Highway 401, the location is as impressive as the home itself. Thoughtfully reimagined, the interior unfolds into a bright, open-concept main floor designed for both everyday living and sophisticated entertaining. The chef's kitchen is the heart of the home, anchored by a generous centre island with integrated beverage fridge, Caesarstone countertops, premium stainless steel appliances with gas range, and a walk-in pantry. A seamless transition leads to the expansive rear family room, where exposed steel beams introduce a subtle industrial edge, and floor-to-ceiling glass sliding doors open onto a private deck-creating a true indoor-outdoor experience, ideal for year-round enjoyment. Upstairs, three well-proportioned bedrooms offer comfort and tranquility, including a beautifully appointed primary retreat featuring an oversized custom closet, sliding glass doors to a private balcony, and a spa-inspired ensuite with double sinks, a spacious glass shower, and a deep soaker tub. Two full bathrooms and a main floor powder room provide both function and ease for family living. The finished lower level adds exceptional versatility, with exposed brick, a large recreation space (or optional extra bedroom), a dedicated home office area, a 3-piece bath and laundry room. Complete with license pad parking, extensive built-ins, and abundant storage throughout, this home delivers both style and substance in one of North Toronto's most desirable communities.

Inclusions: All existing Light fixtures, Window coverings, Jenn-Air stainless steel fridge, hood fan, 5 burner gas range, dishwasher, beverage fridge (in island) and microwave . Full size Front Loading Washer and Dryer and storage shed in backyard.

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



249 Bedford Park Ave Toronto Ontario M5M 1J6 Toronto C04 Lawrence Park North Toronto Taxes: \$12,110.64/2025 Sold Date: 05/03/2026 SPIS: No Last Status: SLD DOM: 9			Sold: \$2,450,000 List: \$2,495,000 For: Sale % Dif: 98
Detached Link: N 2-Storey	Fronting On: S Acreage: 20 x 120 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x5x2nd, 1x4xLower, 1x6x2nd	Dir/Cross St: Avenue & Lawrence Directions: South Side of Bedford Park

MLS#: C13040604 **PIN#:** 103470061
Legal: PCL 1114-1, SEC M108 ; LOT 1114, PLAN M108 ; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 2004 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Stucco/Plaster Gar/Gar Spcs: Detached / 2 Drive: Private, Private Double Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Auto Garage Door Remote, Bar Fridge	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.81	x 11.02	Hardwood Floor	Picture Window	Open Concept
2	Dining	Main	12.34	x 15.62	Hardwood Floor	Combined W/Living	Pot Lights
3	Kitchen	Main	13.25	x 15.62	Hardwood Floor	Eat-In Kitchen	Open Concept
4	Family	Main	10.43	x 15.55	Hardwood Floor	W/O To Deck	Pot Lights
5	Prim Bdrm	2nd	15.58	x 22.08	Hardwood Floor	6 Pc Ensuite	His/Hers Closets
6	2nd Br	2nd	9.81	x 9.94	Hardwood Floor	Window	Closet
7	3rd Br	2nd	12.6	x 15.58	Hardwood Floor	Window	Closet
8	Rec	Lower	26.51	x 14.3	Walk-Out	Pot Lights	Wet Bar
9	4th Br	Lower	11.71	x 9.71	Laminate	Window	Closet
10	Laundry	Lower	5.09	x 5.48	Laundry Sink		

Client Remks: Beautiful family home on a sun-filled, south-facing lot in the heart of Lawrence Park North, just steps to Avenue Road. The inviting living room features large windows, crown moulding, and hardwood floors, seamlessly flowing into a spacious dining room, perfect for entertaining. The kitchen is equipped with stainless steel appliances, including a bar fridge, a large centre island with a separate sink, and an open-concept layout overlooking the family room, with a walkout to a private back deck. A convenient powder room completes the main floor. Upstairs, a skylight fills the hallway with natural light. The generous primary suite offers a steam fireplace, a luxurious 6-piece ensuite with heated floors, double sinks, a soaking tub, and glass shower, along with separate his-and-hers closets. Two additional bedrooms feature hardwood floors, large windows, and ample closet space, complemented by a 5-piece family bathroom with double sinks. Laundry on the second floor is roughed in. The finished lower level boasts a spacious recreation room or gym with a walk-up to the backyard. It also includes a fourth bedroom, a 4-piece bathroom, and a dedicated laundry room. Enjoy a beautifully landscaped backyard with a patio ideal for outdoor entertaining. Additional features include a spacious 2-car garage and a private driveway with parking for up to 4 vehicles. Located in the sought after John Wanless PS, Glenview Sr PS & Lawrence Park CI school district. Just minutes to Avenue & Lawrence with fine dining, shops and more. Minutes to TTC & Lawrence Station entrance on the street. Short drive to Golf Clubs, Private Clubs, 401 & more!

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, All Electric Light Fixtures, All Window Coverings, Ice Machine, 2 Wine Fridges (Basement & Kitchen), Tankless Hot Water System, Garage Fridge, Remote Blinds in Most Rooms, BBQ with Gas Line, Sprinkler System, Lighting System

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



51 Jedburgh Rd Toronto Ontario M5M 3J5 Toronto C04 Lawrence Park North Toronto Taxes: \$11,922/2025 For: Sale % Dif: 98 Sold Date: 03/27/2026 SPIS: No Last Status: SLD DOM: 1			Sold: \$2,550,000 List: \$2,598,000
Detached Link: N 2-Storey	Fronting On: E Acreage: 26 x 119 Feet Irreg:	Rms: 8 + 2 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x5x2nd, 1x4x2nd, 1x4xBsmt	Dir/Cross St: Yonge & Lawrence Directions: Northwest of Yonge & Lawrence

MLS#: C12923024 **PIN#:** 211500138
Legal: Pt Lt 592 Pl 1645 *See Mpac For Full

Kitchens: 1 Fam Rm: Y Basement: Finished / Walk-Up Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 2014 Yr Built Source: MPAC Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School Interior Feat: In-Law Capability	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	30.18	x 10.6	Hardwood Floor	Combined W/Dining	Wainscoting
2	Dining	Main	30.18	x 10.6	Hardwood Floor	Combined W/Living	Pot Lights
3	Kitchen	Main	8.01	x 13.94	Granite Counter	Centre Island	Hardwood Floor
4	Breakfast	Main	8.66	x 9.61	Hardwood Floor	Crown Moulding	Pot Lights
5	Family	Main	21.1	x 9.25	Hardwood Floor	Electric Fireplace	W/O To Yard
6	Prim Bdrm	2nd	16.77	x 17.42	5 Pc Ensuite	W/I Closet	Fireplace
7	2nd Br	2nd	13.25	x 8.43	Hardwood Floor	Pot Lights	
8	3rd Br	2nd	12.7	x 8.53	Hardwood Floor	Pot Lights	
9	Rec	Bsmt	16.86	x 13.78	Fireplace	W/O To Yard	Broadloom
10	Br	Bsmt	10.1	x 10.1	Broadloom		
11	Laundry	Bsmt	8.33	x 6	Ceramic Floor		

Client Remks: Exceptional value in this spacious, newer luxury home, ideally located just a 5-minute walk to the TTC subway, Yonge Street, parks, and within the highly sought-after Bedford Park school district. This elegant, extremely well maintained home features soaring ceilings, coffered ceilings, crown mouldings, wainscoting, and hardwood flooring throughout, complemented by custom window blinds, stair lighting, built-in speakers, and extra side windows that fill the space with natural sunlight. The large, modern kitchen is equipped with JennAir appliances, stone countertops, the refreshed cabinets, perfect for both everyday living and entertaining. Retreat to the grand primary bedroom with a private balcony and a spa-inspired ensuite complete with heated floors and body jets. The walk-up basement offers excellent additional living space, featuring 10-foot ceilings, large windows, a stone fireplace, an additional bedroom, and a full bathroom-ideal for extended family or potential rental use. Ample parking is available with a multi-car driveway, and the beautifully landscaped front and back yards feature turf and interlock for low-maintenance outdoor enjoyment. Close to top ranked public school and private schools (Havergal, tfs, crescent)

Inclusions: Existing stainless Steel Jenn Air Fridge, Jenn Air Gas Cooktop, Jenn Air Microwave and Wall Oven, Jenn Air Dishwasher; Electrolux Washer and Dryer; All existing electrical light fixtures, All existing window coverings. Built-in Speakers. Garage door opener and remote(s). Built-in Closets in Master bedroom closet and second bedroom closet. Wardrobe closets in basement

Listing Contracted With: RE/MAX ONESTOP TEAM REALTY **Ph:** 416-207-9977



351 Woburn Ave
Toronto Ontario M5M 1L3
 Toronto C04 Lawrence Park North Toronto
Taxes: \$10,391.32/2025 **For:** Sale **% Dif:** 96
Sold Date: 02/09/2026
SPIS: No **Last Status:** SLD **DOM:** 7
Dir/Cross St: Avenue and Lawrence
Directions: Bedford Park (north of Lawrence, east of Avenue)

Sold: \$2,550,000
List: \$2,649,000

Detached **Fronting On:** S **Rms:** 8 + 2
Link: N **Acreage:** **Bedrooms:** 4 + 1
 3-Storey 20 x 125 Feet **Washrooms:** 4
 Irreg: 1x2xMain, 1x4x2nd, 1x5x3rd,
 1x3xLower

MLS#: C12749096 **PIN#:** 103470008
Legal: PCL 518-1, SEC M108 ; LOT 518, PLAN M108 ; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Full / Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Central Air Central Vac: Yes Apx Age: Year Built: 2007 Yr Built Source: Owner Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Stone / Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Fireplace/Stove, Hospital, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Deck, Landscaped, Patio, Privacy Interior Feat: Bar Fridge, Built-In Oven, Carpet Free, Central Vacuum, Floor Drain, Separate Heating Controls, Storage, Sump Pump, Water Heater Owned Security Feat: Alarm System, Carbon Monoxide Detectors, Heat Detector, Smoke Detector	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed, Other Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	6.76	x 6.33	Tile Floor B/I Closet
2	Living	Main	18.93	x 15.68	Fireplace Heated Floor Hardwood Floor
3	Kitchen	Main	15.85	x 12.24	Pantry Breakfast Bar B/I Appliances
4	Dining	Main	11.84	x 9.74	Combined W/Kitchen W/O To Deck Heated Floor
5	Br	2nd	15.58	x 15.58	California Shutters Large Closet Hardwood Floor
6	Br	2nd	10.5	x 9.15	Hardwood Floor California Shutters Heated Floor
7	Br	2nd	15.68	x 11.52	Large Closet Hardwood Floor California Shutters
8	Prim Bdrm	3rd	15.68	x 13.91	W/W Closet 5 Pc Ensuite Vaulted Ceiling
9	Family	Lower	23.26	x 15.68	Heated Floor Combined W/Laundry Pantry
10	Office	Lower	20.34	x 15.68	3 Pc Bath B/I Desk Heated Floor

Client Remks: Say hello to your forever home! Tucked into one of Toronto's most sought-after neighbourhoods this exceptional, custom-built 3-storey detached gem in the heart of Lawrence Park checks every box-and then some. With 4 spacious bedrooms, 4 bathrooms, custom millwork throughout, and even a walk-in pantry (snack heaven!), there's room for the whole family - and then some. The heart of the home features a chef-worthy kitchen with top-of-the-line appliances, a breakfast bar for morning coffee, homework sessions, or extended family. A cozy wood burning fireplace and heated floors keep things toasty throughout, while central vac makes cleanup a breeze. The private third-floor primary suite is a total showstopper, with dreamy closets and a spa-like ensuite you'll never want to leave. Downstairs, there's a full rec room, an extra bedroom for guests, teens, or movie night and additional storage. Add in laundry on both the lower and second floors for ultimate convenience. Outside, you'll find a sun-soaked, south-facing backyard oasis framed by mature trees, perfect for weekend lounging or lively family BBQs. A garden shed with a 30-amp sub panel (hello, workshop dreams!), 2-car parking and laneway house potential. With 200-amp service, storage galore, access to top schools and the subway just a short walk away, this home is not just beautiful-it's brilliantly functional. Come for the thoughtful design, curb appeal and quality craftsmanship - stay for the lifestyle.

Inclusions: Miele Gas Cooktop, 2 AEG Ovens, Liebherr Fridge, Microwave, Miele Dishwasher, Bar Fridge, Pantry Shelving, Bose Speakers, All Electrical Light Fixtures, All Window Coverings and Hardware. Upstairs: Front Load Washer and Dryer, Loft Sofa, Pottery Barn Linen Storage Unit in 2nd Floor Bath. Lower Level: LG Fridge, Front Load Washer and Dryer, Shelving in Storage Rooms. Outside: Garden Shed and Shelving.

Listing Contracted With: BOSLEY REAL ESTATE LTD. **Ph:** 416-530-1100



290 Cranbrooke Ave Toronto Ontario M5M 1M7 Toronto C04 Lawrence Park North Toronto Taxes: \$14,734.88/2025 For: Sale % Dif: 106 Sold Date: 04/15/2026 SPIS: No Last Status: SLD DOM: 1			Sold: \$2,850,000 List: \$2,695,000
Detached Link: N 2-Storey	Fronting On: N Acreage: 25 x 110 Feet Irreg:	Rms: 10 Bedrooms: 4 + 1 Washrooms: 4 1x2xMain, 1x5x2nd, 1x4x2nd, 1x4xBsmt	Dir/Cross St: East Of Avenue/Lawrence Directions: East Of Avenue/Lawrence

MLS#: C12994882 **PIN#:** 211470298
Legal: Part Lot 530 Plan 1501

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Not Applicable Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stone Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Library, Park, Public Transit, School Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: None Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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Waterfront: None								
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Living	Main	11.15	x 13.81	Hardwood Floor	Crown Moulding	Bay Window	
2	Dining	Main	11.15	x 13.12	Hardwood Floor	Crown Moulding	Pot Lights	
3	Kitchen	Main	13.94	x 16.96	Hardwood Floor	Centre Island	Breakfast Bar	
4	Family	Main	18.73	x 16.31	Hardwood Floor	W/O To Deck	Fireplace	
5	Bathroom	Main	3.31	x 4.04	Tile Floor	2 Pc Bath	Pot Lights	
6	Prim Bdrm	2nd	21.42	x 12.57	Hardwood Floor	His/Hers Closets	5 Pc Ensuite	
7	Bathroom	2nd	9.97	x 6.27	Tile Floor	Double Sink	Soaker	
8	2nd Br	2nd	9.61	x 11.61	Hardwood Floor	Closet	Window	
9	3rd Br	2nd	9.51	x 9.25	Hardwood Floor	Closet	Window	
10	4th Br	2nd	14.3	x 9.12	Hardwood Floor	Closet	Window	
11	Bathroom	2nd	9.94	x 4.99	Tile Floor	4 Pc Bath	Granite Counter	
12	Laundry	Lower	11.42	x 5.87	Vinyl Floor	Quartz Counter	B/I Shelves	
13	Rec	Lower	14.6	x 17.42	Vinyl Floor	Pot Lights	W/O To Yard	
14	5th Br	Lower	9.19	x 9.32	Vinyl Floor	Pot Lights		
15	Bathroom	Lower	9.74	x 4.89	Vinyl Floor	4 Pc Bath	Quartz Counter	

Client Remks: Welcome To Bedford Park! Situated In Sought-After John Wanless P.S. District, This 2013-Built, Classic Red-Brick Beauty Beams With Pride Of Ownership And Is Ready For The Next Growing Family! Fantastic Layout Offering Large Principal Living & Dining Rooms On Main Floor With Cute Bay Window, Spectacular Chef's Kitchen With Centre Island, Wolf & Sub Zero Appliances, Caesarstone Counters, & Eat-In Breakfast Area, Plus Wonderful Family Room With Fireplace & Built-Ins. Traditional In Design With Crown Moulding Wainscoting, 10-Foot Ceilings, & Pot Lights Throughout. Four Large Second-Storey Bedrooms Highlighted By Primary Bedroom Which Has Two Walk-In Closets & 5-Piece Bathroom With Separate Steam Shower & Soaker Tub, And His-And-Hers Sinks. Amazing Basement Rec-Room Features 10-Foot Ceilings & Walk-Out To Backyard, Perfect For Movie Theatre Or Golf Simulator! Private Driveway Plus Built-In Garage With Direct Access To The Home. Located Only Two Blocks From John Wanless! You Are Going To Love This Home, Come Take A Look!

Inclusions: All Existing Appliances; Sub Zero Fridge, Wolf Range, Microwave, Dishwasher, Washer, Dryer, All All Existing Window Coverings, All Existing Electric Light Fixtures.

Listing Contracted With: BOSLEY - TORONTO REALTY GROUP INC. **Ph:** 416-642-2660



116 Deloraine Ave Toronto Ontario M5M 2A9 Toronto C04 Lawrence Park North Toronto		Sold: \$3,200,000 List: \$2,699,000
Taxes: \$14,486/2026	For: Sale	% Dif: 119
Sold Date: 04/21/2026		
SPIS: No	Last Status: SLD	DOM: 51
Detached Link: N 2-Storey	Fronting On: N Acreage: 24 x 124 Feet Irreg:	Rms: 8 + 1 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 1x5x2nd, 1x4x2nd, 1x3x2nd, 1x3xBsmt
Dir/Cross St: Yonge And Lawrence Directions: Yonge And Lawrence		

MLS#: C12831444 **PIN#:** 211450060
Legal: Pt Lt 31 Pl 1494 **Continued Below

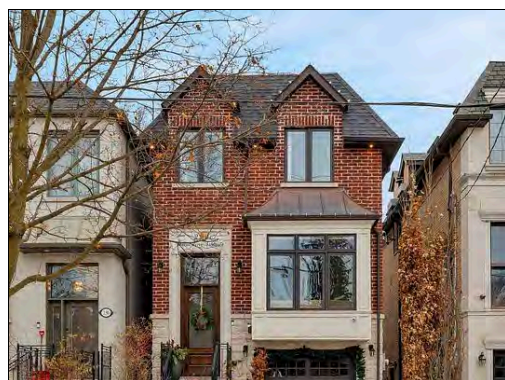
Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Other Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove Interior Feat: Central Vacuum	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.3	x 11.38	Hardwood Floor	Picture Window	Combined W/Dining
2	Dining	Main	10.5	x 11.38	Hardwood Floor	Open Concept	Combined W/Living
3	Kitchen	Main	14.11	x 13.78	Hardwood Floor	B/I Appliances	Centre Island
4	Family	Main	16.11	x 17.29	Hardwood Floor	W/O To Deck	Fireplace
5	Prim Bdrm	2nd	15.81	x 10.1	Hardwood Floor	W/I Closet	5 Pc Ensuite
6	2nd Br	2nd	12.5	x 9.28	Hardwood Floor	W/I Closet	4 Pc Ensuite
7	3rd Br	2nd	8.92	x 8.99	Hardwood Floor	3 Pc Bath	Skylight
8	4th Br	2nd	8.99	x 9.58	Hardwood Floor	Large Window	4 Pc Ensuite
9	Rec	Bsmt	13.39	x 16.21	Ceramic Floor	Wet Bar	Walk-Up
10	Br	Bsmt	9.09	x 8.86	Ceramic Floor	3 Pc Bath	Closet

Client Remks: Modern Elegance at 116 Deloraine Ave Welcome to this new built home in Lawrence Park North, featuring a remarkable 9 ft solid mahogany wooden door at the main entrance. The interior boasts a heated foyer and a chef's kitchen equipped with built-in appliances, including a Miele coffee maker, oven, cooktop, and a panelled fridge, freezer, and Bosch dishwasher, entered around a stunning waterfall island. The property is ideally situated within the catchment area of highly sought after John Wanless school. Enjoy enhanced comfort with built-in speakers on the main floor, basement, and master suite, alongside a comprehensive security system with cameras. Additional features include a walkout basement with Heated Floor, access to a private nanny suite, irrigation for the backyard, a deck with glass railing, and more, showcasing sophisticated urban living at 116 Deloraine Ave.

Inclusions: Top Of Lin Appl:B/I Miele Fridge, Miele Cooktop, B/I Miele Oven, Micw, B/I Miele Coff Mch, Dshwshr & Basement Wine Cooler, 1 Ethanol Fireplace , Cac,Cvac,Sec System,Solid Wd Drs H.E.Potlights,Custom Deck W/Glass Ral. Carefully Selected Premium Light Fixtures & Ambient Lighting Strategically Positioned Throughout The Home. 3 Custom Glass Skylights. Lutron Automation.Heated Floor (Front Foyer,Basement,Ensuite),Rough-In For A Laundry In Basement.

Listing Contracted With: HOME LAND PLUS REALTY LTD. **Ph:** 416-222-6868



228 Deloraine Ave Toronto Ontario M5M 2B3 Toronto C04 Lawrence Park North Toronto Taxes: \$13,520.78/2025 For: Sale % Dif: 96 Sold Date: 02/25/2026 SPIS: No Last Status: SLD DOM: 40		
Detached Link: N 2-Storey	Fronting On: N Acreage: 25 x 123 Feet Irreg:	Rms: 9 + 1 Bedrooms: 4 + 1 Washrooms: 5 1x3xBsmt, 1x2xMain, 1x3x2nd, 1x4x2nd, 1x5x2nd
Dir/Cross St: Yonge St & Lawrence Ave Directions: North of Lawrence b/w Avenue & Yonge		

MLS#: C12705016 **PIN#:** 211460118
Legal: PT LT 14 PL 1627 TORONTO AS IN CT613664; S/T & T/W CT613664; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 6-15 Year Built: 2015 Yr Built Source: Other Apx Sqft: 2000-2500 Lot Size Source: GeoWarehouse Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Park, School Exterior Feat: Deck, Landscaped, Lawn Sprinkler System Interior Feat: Auto Garage Door Remote, Built-In Oven, Central Vacuum, In-Law Capability, On Demand Water Heater, Sump Pump, Water Heater Owned, Water Purifier Security Feat: Carbon Monoxide Detectors, Security System, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.42	x 11.32	Hardwood Floor	Wainscoting	South View
2	Dining	Main	10.01	x 10.01	Hardwood Floor	Wainscoting	Built-In Speakers
3	Kitchen	Main	14.99	x 10.01	Hardwood Floor	Centre Island	Breakfast Area
4	Family	Main	18.01	x 12.66	Hardwood Floor	Fireplace	W/O To Deck
5	Prim Bdrm	2nd	18.01	x 10.83	Hardwood Floor	W/I Closet	5 Pc Ensuite
6	2nd Br	2nd	11.58	x 8.83	Hardwood Floor	Closet	South View
7	3rd Br	2nd	10.43	x 8.83	Hardwood Floor	Closet	South View
8	4th Br	2nd	8.83	x 8.43	Hardwood Floor	Closet	B/I Shelves
9	Rec	Bsmt	17.32	x 14.6	Wood Floor	Fireplace	Wet Bar
10	5th Br	Bsmt	10.66	x 8.83	Wood Floor	Pot Lights	3 Pc Bath

Client Remks: Delightful Deloraine. This graceful, gorgeous home exudes elegance, while brilliantly blending the needs of a family with the enjoyment of entertaining. The sophisticated floor plan allows for definition and distinction, without compromising flow and feel. Tastefully designed and finely finished, this beautiful abode will peak your pride of ownership. Formed to fit families of all shapes and sizes, there's something for everyone within these four walls. Enjoy cozy breakfasts at the banquette. Cook mouthwatering meals in the expertly-equipped kitchen. Host family and friends for every holiday without ever feeling overcrowded or overwhelmed. When it's time to slow down, decompress with a steam and relax with a soak in the Primary ensuite. When it's time to let the little ones run wild, the one-of-a-kind playroom, that feels like it could have dropped right out of their dreams, fills that need perfectly. And when it's time to get out and go for a stroll, every amenity imaginable is available to you in this cherished and convenient community. A special opportunity for a truly lovely home. Perfectly positioned to offer exceptional education options as well, the property sits comfortably within the catchment area for John Wanless Junior Public School and Lawrence Park Collegiate Institute. If private schools are the chosen path, each one of these elite establishments is a 20min commute or less... Havergal College, Crescent School, Sterling Hall School, Upper Canada College, Bishop Strachan School and Branksome Hall. With parks, playgrounds and daycares galore, restaurants to satisfy every craving, access to major transit arteries to get you where you need to go, Bedford Park really is a phenomenal place for any family.

Inclusions: Wolf gas cooktop, Wolf wall oven, Wolf microwave, Sub-Zero fridge, Asko dishwasher, Miele clothes washer and dryer, built-in speakers, CVAC, all light fixtures, all custom window coverings, gas line for BBQ, alarm system with security cameras, irrigation system.

Listing Contracted With: SAGE REAL ESTATE LIMITED **Ph:** 416-483-8000



195 Douglas Ave Toronto Ontario M5M 1G7 Toronto C04 Lawrence Park North Toronto Taxes: \$13,076/2025 For: Sale % Dif: 102 Sold Date: 05/14/2026 SPIS: No Last Status: SLD DOM: 1			Sold: \$2,826,000 List: \$2,779,000
Detached Link: N 2-Storey	Fronting On: S Acreage: 25 x 106 Feet Irreg:	Rms: 8 + 3 Bedrooms: 4 + 1 Washrooms: 4 1x2xMain, 1x5x2nd, 1x5x2nd, 1x4xBsmt	Dir/Cross St: Yonge / Lawrence Directions: West of Yonge St North of Lawrence

MLS#: C13122202 **PIN#:** 211520234
Legal: PT LT 696 PL 1645 TORONTO AS IN CT72405; T/W CA662757; S/T CT72405; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Stone / Stucco/Plaster Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit, School Exterior Feat: Deck Interior Feat: Auto Garage Door Remote	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers Available Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	7.55	x 6.56	Closet	Stone Floor	
2	Living	Main	13.45	x 11.48	Hardwood Floor	Bay Window	Pot Lights
3	Dining	Main	11.48	x 9.19	Hardwood Floor		
4	Kitchen	Main	14.76	x 9.84	Centre Island	Hardwood Floor	Breakfast Area
5	Family	Main	18.7	x 15.75	Fireplace	B/I Shelves	W/O To Deck
6	Prim Bdrm	2nd	16.08	x 13.45	5 Pc Ensuite	W/I Closet	Coffered Ceiling
7	2nd Br	2nd	9.84	x 8.86	Hardwood Floor	Closet	Large Window
8	3rd Br	2nd	17.06	x 9.84	Hardwood Floor	Bay Window	Closet
9	4th Br	2nd	13.12	x 9.19	Hardwood Floor	Closet	Coffered Ceiling
10	Rec	Bsmt	17.39	x 14.76	W/O To Yard	Fireplace	Wet Bar
11	5th Br	Bsmt	10.5	x 9.84	Above Grade Window	Closet	
12	Other	Bsmt	6.89	x 5.25			

Client Remks: Located in the Desirable Lawrence Park North and within the coveted John Wanless Public School catchment. Literally a few minutes walk to Yonge Subway! This Spacious and Sun-filled 4+1 bedroom family home is perfectly suited for growing families and set on a quiet residential street. Featuring a Timeless Stone exterior and an inviting, well-designed layout. Generously sized Principal rooms throughout. The Chef-inspired kitchen showcases an oversized Centre Island with Quartz countertops, all flowing seamlessly into the Expansive Family room featuring custom built-ins and a gas fireplace. A full South-facing wall of windows fills the kitchen and family room with abundant natural light. Walk out to a fabulous newer deck finished with premium composite decking for easy outdoor living and entertaining. The private backyard is fully fenced and thoughtfully designed for low-maintenance living, complete with premium artificial turf. The spacious primary retreat features a vaulted ceiling, his-and-hers walk-in closets, and a large 5-piece ensuite. The secondary bedrooms are generously sized, while the bright second-floor laundry room offers built-in cabinetry and a skylight - a true room, not just a hallway closet. The lower level offers a walk-out to the backyard and large windows that provide excellent natural light throughout. Features include a private 5th bedroom or nanny's suite, along with a spacious recreation room complete with custom wall-to-wall built-in shelving, a gas fireplace, and a convenient kitchenette that could easily be transformed into a stylish wet bar. Oversized garage with direct interior access to the home and additional space for convenient storage. The backyard also features a custom-built, weatherproof storage area thoughtfully integrated beneath the deck - ideal for storing seasonal items, sports equipment, and family essentials. Highly ranked Schools: John Wanless, Blessed Sacrament, Lawrence Pk Cl, Havergal, TFS, UCC, Crescent. **New Roof 2022.

Inclusions: Existing: Stainless Steel Refridgerator, Built-in Gas Cooktop, Built-in Wall Oven, Built-in Microwave, Built-in Dishwasher, All Light Fixtures, All window coverings, Stackable Washer & Dryer, Electric Garage Door Opener + remote, Fireplaces, All custom Built-in's, All Closet organizers, Basement stove, Hot water tank, Basement Fridge. Patio furniture, Patio umbrella, BBQ, Motorized skylight blind, all Ceiling Speakers. 2 Wall TV's & sound bars (fam rm & bsmt rec rm).

Listing Contracted With: RE/MAX REALTRON REALTY INC. **Ph:** 416-782-8882



226 Glengarry Ave			Sold: \$2,745,000
Toronto Ontario M5M 1E4			List: \$2,888,000
Toronto C04 Lawrence Park North Toronto			
Taxes: \$13,891.10/2025		For: Sale	% Dif: 95
Sold Date: 05/22/2026			
SPIS: No	Last Status: SLD	DOM: 32	
Detached	Fronting On: N	Rms: 8 + 2	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	29 x 106 Feet	Washrooms: 5	
	Irreg:	1x2xMain, 2x4x2nd, 1x5x2nd, 1x3xBsmt	
Dir/Cross St: Lawrence/Avenue Directions: Lawrence/Avenue			

MLS#: C13023054	PIN#: 103470111
Legal: Pt Lot 995, Plan 1537	

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 0-5 Year Built: 2009 Yr Built Source: MPAC Apx Sqft: 2500-3000 Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Stone Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Central Vacuum, Cul De Sac, Family Room, Fireplace/Stove, Public Transit Interior Feat: Central Vacuum	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	14.99	x 21	Hardwood Floor	Combined W/Dining
2	Dining	Main	14.99	x 21	Hardwood Floor	Combined W/Living
3	Kitchen	Main	16.01	x 14.01	Tile Floor	Granite Counter Centre Island
4	Family	Main	16.01	x 21	Hardwood Floor	Fireplace Vaulted Ceiling
5	2nd Br	2nd	13.02	x 10.01	Hardwood Floor	Crown Moulding
6	3rd Br	2nd	10.01	x 10.01	Hardwood Floor	Crown Moulding
7	4th Br	2nd	12.07	x 10.01	Hardwood Floor	Crown Moulding
8	Prim Bdrm	2nd	13.12	x 21	Hardwood Floor	Crown Moulding
9	Family	Bsmt	16.01	x 21	Hardwood Floor	
10	Nursery	Bsmt	12.07	x 10.99	Hardwood Floor	

Client Remks: 29 ft. lot. I immaculately maintained a custom-built family residence offering over 3,000 sq. ft. of refined living space, ideally situated on a quiet cul-de-sac and overlooking a ravine in one of Toronto's most prestigious neighborhoods. This exceptional home showcases exquisite millwork, 10-foot ceilings, solid hardwood floors throughout, and an elegant, functional layout designed for both everyday living and entertaining. The finished walk-out basement features soaring 11-foot ceilings, high ceilings rarely found, and direct access to the outdoors, creating a bright and versatile lower level. Enjoy two gas fireplaces, an integrated sound system with built-in speakers, and designer finishes throughout. The chef's custom antique kitchen is equipped with top-of-the-line Wolf stainless steel appliances, while the spacious primary retreat offers a spa-inspired ensuite with heated floors. Located just steps to Avenue Road, this home is surrounded by ravines, mature trees, and some of Toronto's top public and private schools, including John Wanless, Glenview, Lawrence Park, and Havergal College. A rare opportunity to own a truly special home in an elite, family-friendly enclave with a quiet, park-like setting and convenient access to transit, amenities, and downtown Toronto. Kitchen rough-in, fully finished walk-up apartment, like a basement. The ceiling height: Basement 12', main floor 10', second floor 9'.

Inclusions: Custom kitchen, Wolf stainless steel appliances, Bosch washer & dryer, all window coverings, sound system with speakers, plasma TV, heated floors in primary ensuite. A must-see residence in a premier C04 location.

Listing Contracted With: MOVE UP REALTY INC. **Ph:** 905-832-9022



72 Woburn Ave Toronto Ontario M5M 1K6 Toronto C04 Lawrence Park North Toronto Taxes: \$7,495.62/2025 For: Sale % Dif: 98 Sold Date: 03/11/2026 SPIS: No Last Status: SLD DOM: 36		
Sold: \$2,950,000 List: \$2,995,000		
Detached Link: N 3-Storey	Fronting On: N Acreage: 20 x 120 Feet Irreg:	Rms: 12 + 3 Bedrooms: 4 + 1 Washrooms: 7 1x2xGround, 1x5x2nd, 2x4, 3x3
Dir/Cross St: Yonge & Lawrence Directions: Yonge & Lawrence		

MLS#: C12753218 **PIN#:** 211490008
Legal: PCL 33-1 SEC M107; LT 33 PL M107 TORONTO; TORONTO, CITY OF TORONTO

Kitchens: 2 + 1 Fam Rm: Y Basement: Finished / Apartment / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit, School Interior Feat: Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.63	x 11.15	Picture Window	Hardwood Floor	Pot Lights
2	Dining	Main	12.63	x 8.4	Open Concept	Pot Lights	Hardwood Floor
3	Kitchen	Main	11.84	x 14.8	Centre Island	Stainless Steel Appl	Eat-In Kitchen
4	Family	Main	15.78	x 14.47	Gas Fireplace	Hardwood Floor	W/O To Garden
5	Prim Bdrm	2nd	13.39	x 13.09	His/Hers Closets	5 Pc Ensuite	Juliette Balcony
6	2nd Br	2nd	9.22	x 10.07	4 Pc Ensuite	Closet	Large Window
7	3rd Br	2nd	10.96	x 16.11	Hardwood Floor	Closet	3 Pc Ensuite
8	4th Br	3rd	8.46	x 10.37	Hardwood Floor	Juliette Balcony	Pot Lights
9	Laundry	3rd	8.6	x 5.02	Pot Lights	Laundry Sink	
10	Games	3rd	16.31	x 13.22	W/O To Balcony	Hardwood Floor	3 Pc Ensuite
11	Rec	Lower	9.28	x 18.34	W/O To Garden	Window	
12	Kitchen	Lower	11.22	x 13.52	Breakfast Bar	Stainless Steel Appl	Pot Lights
13	Br	Lower	14.9	x 10.37	Window	Pot Lights	Hardwood Floor
14	Kitchen	Upper	3.18	x 13.52	Pot Lights	Stainless Steel Appl	Large Window
15	Dining	Upper	4.56	x 13.52	Combined W/Kitchen	Hardwood Floor	
16	Living	Upper	6.86	x 11.91	Hardwood Floor	Open Concept	Pot Lights
17	Br	Upper	9.94	x 11.15	Hardwood Floor	Window	Pot Lights

Client Remks: Welcome to this Gorgeous Detached 3 Storey Family home with RARE Coach house apartment or home office. This home also features a home basement apartment perfect for the teenager or nanny. Newly built, this home boasts an open concept main floor. The Living rm and dining rm overlook the front garden & park across the street. The Kitchen has a large eat-in centre island and new stainless steel appliances making it the chefs dream. The family room offers a gas fireplace and a walk out to the garden & coach house. The Primary suite has his/hers closets and a juliette balcony. Attached is a 5 pc ensuite with double sinks, heated floors, glass shower and soaking tub. The 2nd Bedrm has a closet & 4 pc ensuite. The 3rd bedroom has a closet, large double windows & a 3 pc ensuite. The 3rd floor features a 4th bedroom, spacious laundry room, Games Rm, 5th Bedrm or private Family room with walk out to private balcony with city skyline view. The lower level is a separate basement in-law suite perfect for the nanny, in-laws or teenager. Could be 6th bedrm, Livingrm & combined eat-in kitchen, laundry, with great storage space. Not only do you get all this, you have a separate garage with Coach house on top having laundry, 7th bedrm or exercise room, home office combined with wall to wall kitchen. Perfect spot to host your clients. 3 furnaces, 1 hydro meter with 3 separate panels, sprinklers in Coach house, 3 laundry areas, 3 kitchens. This home has so many options including renting out the basement in law suite with the separate entrance, rent out the Coach House and have thousands of dollars covering your mortgage payments - while you still have the use of 5 bedroom home to enjoy! Taxes to be assessed for new renovation. Taxes as per old home.

Inclusions: 3 fridges, 3 stoves, 3 dishwashers, 3 washers, 3 dryers, all light fixtures, 3 air conditioning units, 3 furnaces, lower level underpinned and waterproofed, Apprx 9ft ceilings on all levels, updated water line and sewage, 3 separate hydro panels, Coach house with gas meter & bill along with fire sprinklers, main house has 1 gas meter. Outdoor Cameras, On demand water system.

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



359 Cranbrooke Ave Toronto Ontario M5M 1N2 Toronto C04 Lawrence Park North Toronto Taxes: \$14,818/2025 For: Sale % Dif: 97 Sold Date: 03/01/2026 SPIS: No Last Status: SLD DOM: 53			Sold: \$2,900,000 List: \$2,999,999
Detached Link: N 2-Storey	Fronting On: S Acreage: 25 x 110 Feet Irreg:	Rms: 10 + 2 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 1x5x2nd, 1x4x2nd, 1x3x2nd, 1x3xBsmt	
Dir/Cross St: Avenue Rd and Lawrence Ave W. Directions: East of Avenue Rd. / North of Lawrence			

MLS#: C12673838 **PIN#:** 103480200
Legal: PT LOT 100 PLAN 2371 AS IN NY419992; T/W & S/T NY419992 ; NORTH YORK , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Shingles Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove Interior Feat: Auto Garage Door Remote, Bar Fridge, Central Vacuum	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.79	x 12.66			
2	Dining	Main	16.24	x 15.03	Hardwood Floor	Bay Window	Gas Fireplace
3	Kitchen	Main	17.78	x 25.3	Centre Island	Stone Counter	B/I Appliances
4	Living	Main	17.75	x 12.73	Hardwood Floor	Gas Fireplace	Walk-Out
5	Prim Bdrm	2nd	11.71	x 25.89	5 Pc Ensuite	B/I Closet	Hardwood Floor
6	2nd Br	2nd	8.86	x 12.04	Hardwood Floor	Large Window	Closet
7	3rd Br	2nd	8.86	x 16.7	Hardwood Floor	Large Window	3 Pc Ensuite
8	4th Br	2nd	28.54	x 13.06	Hardwood Floor	Large Window	Closet
9	Rec	Lower	17.72	x 21.59	Heated Floor	Gas Fireplace	Walk-Out
10	Office	Lower	10.66	x 8.89	Heated Floor	Window	Closet

Client Remks: 359 Cranbrooke Avenue - Modern Family Luxury in Lawrence Park North. Welcome to 359 Cranbrooke Avenue, a stunning modern family home nestled in the heart of Lawrence Park North, one of Torontos most desirable neighbourhoods for families and professional couples alike. This elegant detached residence perfectly combines luxury, functionality, and walkability in an unbeatable location. Steps to John Wanless Junior Public School, Lawrence Park Collegiate, and just a short stroll to the shops, cafes, and restaurants along Yonge St and Avenue Rd. This home offers the best for the lifestyle of Toronto family living. Enjoy easy access to the TTC, parks, and top-rated private schools such as Havergal College and Toronto French School, all within walking distance. The open-concept main floor is designed for entertaining, featuring a custom chefs kitchen with black stone counters, a massive centre island, and Sub-Zero and Wolf appliances. Warm white oak hardwood floors, 3 gas fireplaces with stone surround (one gas, 2 electric), and oversized black aluminum windows create a sophisticated yet comfortable atmosphere. The expansive sliding doors lead to a beautiful rear deck and landscaped backyard perfect for gatherings and everyday living. Upstairs, you will find four spacious bedrooms, including a primary suite with a spa-inspired ensuite (heated floors) and a walk-in dressing area. A large skylight fills the home with natural light, complemented by oversized windows throughout. The lower level offers a generous recreation room, wet bar with custom millwork, guest bedroom, and walkout to the backyard w/ massive glass sliding door. Additional features include radiant in-floor heating in basement, heated bathroom floors, Creston smart home system, in-ground sprinklers, and rough-in for a heated driveway and front steps. Experience refined living and timeless design at 359 Cranbrooke Avenue the perfect blend of urban convenience and family comfort in Lawrence Park North.

Inclusions: 49 Inch Sub-zero Fridge/Freezer, 36 Wolf Gas Cooktop, Wolf Double Oven, Bosch Dishwasher, Samsung Washer and Dryer, Creston Smart Home and Automation IPAD, All Elfs. All Existing window coverings. Gas BBQ Hook-up.

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



192 Woburn Ave Toronto Ontario M5M 1K7 Toronto C04 Lawrence Park North Toronto Taxes: \$0/2025 Sold Date: 06/16/2026 SPIS: No Last Status: SLD DOM: 22			Sold: \$3,120,000 List: \$3,249,000 For: Sale % Dif: 96
Detached Link: N 3-Storey	Fronting On: N Acreage: Not Appl 20.5 x 120 Feet Irreg:	Rms: 8 + 2 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 1x4x2nd, 1x3x2nd, 1x6x3rd, 1x3xLower	Dir/Cross St: YONGE AND LAWRENCE Directions: WEST ON WOBURN OFF YONGE

MLS#: C13170194

PIN#: 211480010

Legal: See Schedule B

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Metal Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stone Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Landscape Lighting, Landscaped, Patio Interior Feat: Auto Garage Door Remote, Bar Fridge, Built-In Oven, Carpet Free, Central Vacuum, In-Law Capability, Sump Pump, Water Heater Owned	Zoning: Cable TV: A Gas: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.1	x 11.02	Hardwood Floor	Window Flr to Ceil	Built-In Speakers
2	Dining	Main	14.5	x 10.3	Combined W/Living	Open Concept	Pot Lights
3	Kitchen	Main	14.53	x 17.19	Breakfast Bar	Hardwood Floor	Centre Island
4	Family	Main	14.5	x 15.88	Gas Fireplace	Built-In Speakers	Walk-Out
5	Prim Bdrm	3rd	14.47	x 17.72	W/I Closet	W/O To Balcony	Ensuite Bath
6	2nd Br	2nd	14.5	x 13.16	Ensuite Bath	Hardwood Floor	Picture Window
7	3rd Br	2nd	7.84	x 14.37	Picture Window	Hardwood Floor	B/I Closet
8	3rd Br	2nd	14.53	x 12.93	B/I Closet	Hardwood Floor	Picture Window
9	Rec	Lower	14.53	x 14.24	Walk-Out	Wet Bar	Vinyl Floor
10	Br	Lower	14.53	x 13.12	Vinyl Floor	Above Grade Window	W/I Closet
11	Laundry	Lower	7.19	x 14.11	Laundry Sink	Vinyl Floor	Backsplash

Client Remks: Don't Be Deceived By The Dimensions. This Brand New Custom Residence Delivers Over 2,400 Sq. Ft. Of Thoughtfully Designed Living Space Above Grade, Blending Cutting Edge Technology With Elevated, Turnkey Design. From The Moment You Arrive, The Smart Entry System Featuring Fingerprint And Facial Recognition Sets The Tone For What Is To Come. The Main Level Offers An Elegant Yet Functional Layout, With A Seamless Living And Dining Space That Flows Effortlessly Into A Chef's Kitchen Complete With Custom Cabinetry And Refined Finishes. The Adjoining Family Room Balances Contemporary And Warm, Showcasing Clean Lined Millwork And A Built In Entertainment Unit With Integrated Shelving. Upstairs, The Second Level Features Three Generously Sized Bedrooms With Custom Millwork, Including Built In Wardrobes, Shelves, And Desks, Paired With Beautifully Appointed Bathrooms And A Spacious Second Floor Laundry Room. The Third Floor Is A True Showpiece, Featuring A Stunning Primary Retreat With Vaulted Ceilings, Exposed Beams, A Walkout To A Private Deck, An Oversized Walk In Closet, And A Spa Inspired Ensuite. An Additional Expansive Terrace Offers The Perfect Setting For Morning Coffee Or Quiet Evenings. The Lower Level Impresses With Soaring Ceilings, A Massive Recreation Space, And A Walkout To The Backyard, Complete With A Secondary Laundry Area, Nanny Or In Law Suite, And A Sleek Kitchenette With Beverage Fridge And Cooktop. Throughout, Every Bathroom Is Outfitted With Smart Toilets Featuring Integrated Bidet Functionality. At The Rear, A Custom Designed Pergola Transforms Into A Two Car Garage With A Retractable Tilting Roof, Offering Secure Parking Or A Unique Outdoor Entertaining Space. Ideally Located In The Coveted John Wanless District In Prestigious Lawrence Park, With Walkability To Top Tier Shops, Dining, And Fitness Studios, This Is A Rare Opportunity To Own A Home That Blends Innovation, Design, And Lifestyle.

Inclusions: Jenn-Air Fridge/Freezer, Jenn-Air Dishwasher, Jenn-Air Oven, Jenn-Air Cooktop, Jenn-Air Microwave, Jenn-Air Hood, Beverage Fridge, 2 Burner Cooktop, 2x Samsung Washer And Dryer, All Light Fixtures, All Window Coverings, All Built-In Speakers Where Applicable, Alarm System And Security Cameras

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



185 Melrose Ave Toronto Ontario M5M 1Y9 Toronto C04 Lawrence Park North Toronto Taxes: \$14,802.73/2025 For: Sale % Dif: 97 Sold Date: 05/21/2026 SPIS: No Last Status: SLD DOM: 1		
Sold: \$3,300,000 List: \$3,395,000		
Detached Link: N 2-Storey	Fronting On: S Acreage: 25.03 x 150 Feet Irreg:	Rms: 8 + 2 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 1x7x2nd, 2x4x2nd, 1x4xLower
Dir/Cross St: AVENUE AND LAWRENCE Directions: EAST ON MELROSE FROM AVENUE		

MLS#: C13151382 **PIN#:** 211460310
Legal: FIRSTLY: PT LT 57 PL 1627 TORONTO AS IN CA237391, S/T CA237391; SECONDLY: PT LT 57 PL 1627 TORONTO BEING PT 3 PL 66R28934 CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Year Built: 2018 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stone Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School Exterior Feat: Deck, Landscaped, Lawn Sprinkler System, Landscape Lighting, Lighting, Patio Interior Feat: Central Vacuum, Carpet Free, Built-In Oven, Sump Pump, Other	Zoning: Cable TV: A Gas: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.33	x 15.19	Fireplace	Picture Window	Pot Lights
2	Dining	Main	13.91	x 15.12	Pot Lights	Hardwood Floor	Combined W/Living
3	Kitchen	Main	8.6	x 31.66	Centre Island	Breakfast Area	Built-In Speakers
4	Family	Main	11.98	x 13.91	Fireplace	Walk-Out	B/I Bookcase
5	Prim Bdrm	2nd	11.98	x 17.13	Ensuite Bath	W/I Closet	Picture Window
6	2nd Br	2nd	8.33	x 12.7	Double Closet	Ensuite Bath	Hardwood Floor
7	3rd Br	2nd	8.37	x 17.98	Double Closet	Picture Window	Hardwood Floor
8	4th Br	2nd	8.33	x 11.71	W/I Closet	Picture Window	Hardwood Floor
9	Rec	Lower	15.68	x 16.5	Heated Floor	Fireplace	Walk-Up
10	Br	Lower	7.78	x 15.58	Above Grade Window	Closet	Pot Lights
11	Laundry	Lower	5.94	x 8.53	Laundry Sink	W/I Closet	Heated Floor

Client Remks: Situated On A Sun-Soaked 25 X 150 Ft South-Facing Lot In The Heart Of Prestigious Lawrence Park North, This Exceptional Family Home Offers The Perfect Blend Of Luxury, Functionality, And Timeless Design. Located Within The Coveted John Wanless Junior Public School District, This Stunning Residence Features 4+1 Bedrooms, 5 Bathrooms, Soaring Ceilings, And Beautifully Curated Living Spaces Throughout. Designed For Modern Family Living, The Main Floor Showcases An Elegant Living Room, Formal Dining Room, And Expansive Family Room, Seamlessly Connected To A Chef-Inspired Kitchen Complete With Premium Miele Appliances, An Oversized Centre Island, And A Spacious Eat-In Breakfast Area. The Second Level Offers Four Well-Appointed Bedrooms, Including A Luxurious Primary Retreat With A Spa-Inspired Ensuite With Steam Shower And Generous Closet Space. The Impressive Lower Level Boasts Remarkable 12-Foot Ceilings And A Versatile Multifunctional Space Currently Configured As An Incredible Gym, Easily Adaptable Into A Spacious Recreation Room. A Separate Office/Guest Suite Provides Ideal Flexibility For A Nanny, Visitors, Or Working From Home. Complete With 2 Gas Lines, An Integrated Garage, And Two-Car Private Driveway, This Turnkey Lawrence Park North Gem Delivers Exceptional Comfort And Sophistication In One Of Toronto's Most Sought-After Family Neighbourhoods.

Inclusions: Miele Fridge/Freezer, Miele Dishwasher, Miele Wall Oven, Miele Microwave, Miele Hood Fan, Miele Wine Fridge, Miele Six-Burner Gas Range And Oven, Samsung Washer And Dryer, All Existing Electric Light Fixtures, All Existing Window Coverings, Built-In iPad, Nest Thermostat, Video Doorbell Panel, Water Filtration System, Built-In Speakers Where Applicable, PVR Box For Sound System (As/Is), All Built-Ins, Central Vacuum And Equipment.

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



168 Bedford Park Ave Toronto Ontario M5M 1J3 Toronto C04 Lawrence Park North Toronto		Sold: \$3,325,000 List: \$3,395,000
Taxes: \$0/2026	For: Sale	% Dif: 98
Sold Date: 04/20/2026		
SPIS: No	Last Status: SLD	DOM: 13
Detached Link: N 3-Storey	Fronting On: N Acreage: 20 x 125 Feet Irreg:	Rms: 7 + 2 Bedrooms: 4 Washrooms: 5 1x2xMain, 1x3x2nd, 1x4x2nd, 1x4x3rd, 1x3xLower
Dir/Cross St: Yonge Street and Lawrence Avenue West Directions: Follow GPS		

MLS#: C12965144 **PIN#:** 211520053
Vacant Land Condo: No
Legal: PCL 668-1 SEC M108; LT 668 PL M108 TORONTO; TORONTO , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Heat Pump, Radiant / Electric, Gas A/C: Central Air, Wall Unit Central Vac: Yes Apx Age: New Year Built: 2026 Apx Sqft: 2000-2500 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Shingles, Metal Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Other Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School Exterior Feat: Porch, Privacy, Landscaped, Lawn Sprinkler System Interior Feat: Bar Fridge, ERV/HRV, In-Law Capability, On Demand Water Heater, Sauna, Steam Room, Upgraded Insulation, In-Law Suite, Central Vacuum Security Feat: Alarm System	Zoning: Residential - R (f7.5;d0.6*604) Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Aux Residences Survey Type: Available Spec Desig: Unknown	Hydro: Yes Phone: Yes
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.63	x 15.58	Tile Floor	B/I Closet	Picture Window
2	Dining	Main	21.59	x 10.47	B/I Shelves	Hardwood Floor	Pot Lights
3	Kitchen	Main	10.6	x 15.58	Stone Counter	B/I Bar	B/I Appliances
4	Family	Main	12.99	x 15.58	Hardwood Floor	Gas Fireplace	Natural Finish
5	Prim Bdrm	2nd	13.71	x 15.58	4 Pc Ensuite	W/O To Terrace	B/I Closet
6	2nd Br	2nd	9.91	x 15.58	Hardwood Floor	3 Pc Ensuite	B/I Desk
7	3rd Br	3rd	10.2	x 15.58	W/O To Terrace	B/I Closet	Hardwood Floor
8	4th Br	3rd	11.81	x 12.24	Hardwood Floor	B/I Closet	Window
9	Exercise	Lower	10.01	x 14.44	Vinyl Floor	Pot Lights	Enclosed
10	Rec	Lower	8.99	x 7.35	Sauna	Separate Shower	4 Pc Bath
11	Media/Ent	Lower	23.33	x 14.44	Vinyl Floor	B/I Shelves	Pot Lights

Client Remks: 168 Bedford Park Avenue is a thoughtfully designed net zero ready family residence where architecture and function shape daily life, offering four bedrooms and five bathrooms in the main house, together with a turnkey one bedroom, one bathroom laneway suite. From the street, it presents a charming curb appeal, its proportions and detailing considered to sit comfortably within the Bedford Park streetscape. Inside, the home unfolds as a sequence of light filled spaces connected by soft arches, millwork, and deliberate transitions. Wide plank engineered white oak floors carry through the main level, establishing continuity of the design. The foyer is purposeful and uncluttered, with storage and lighting that allow the architecture to lead. The main level is arranged around how the house is lived in. A built-in cabinet anchors the dining space, while the kitchen forms the centre of daily activity, generous in scale and easy in use, with a large island, ample work surfaces, and integrated appliances supporting both everyday routines and gatherings. Living spaces remain connected yet distinct, culminating in a family room centred on a fireplace and opening directly to the backyard. The primary suite reads as a retreat, with integrated storage, access to a private terrace, and a well appointed ensuite designed for comfort and calm. The second bedroom features built-in cabinetry, a built-in desk nook, large tilt-and-turn windows, and a three-piece ensuite bathroom. The third level provides two additional bedrooms, supported by custom storage, a shared family bathroom, skylights, and an outdoor terrace that brings light and openness to the upper floor. The lower level functions as true living space, offering recreation and gym areas alongside a cedar sauna and steam shower. Set behind the main house, a fully self-contained laneway suite provides independent accommodation for extended family, guests, or rental use, featuring an additional bedroom and three-piece bathroom.

Inclusions: See Schedule C
Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. **Ph:** 416-921-1112



261 St Germain Ave Toronto Ontario M5M 1W4 Toronto C04 Lawrence Park North Toronto Taxes: \$16,650.24/2025 For: Sale % Dif: 100 Sold Date: 05/12/2026 SPIS: No Last Status: SLD DOM: 1			Sold: \$3,495,000 List: \$3,495,000
Detached Link: N 2-Storey	Fronting On: S Acreage: 25 x 149.75 Feet Irreg:	Rms: 8 + 2 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 1x6x2nd, 2x4x2nd, 1x3xLower	Dir/Cross St: Avenue Rd and Lawrence Ave W Directions: E on St Germain Off Avenue Rd

MLS#: C13113422 **PIN#:** 211470262
Legal: PT LT 87 PL 1627 TORONTO AS IN EO112307; T/W & S/T EO112307; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Year Built: 2024 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Concrete / Stucco/Plaster Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: Inground Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Deck, Patio, Landscaped, Lighting, Lawn Sprinkler System, Landscape Lighting Interior Feat: Auto Garage Door Remote, Carpet Free, Central Vacuum, Sump Pump, Storage, Guest Accommodations	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.38	x 14.63	Hardwood Floor	Picture Window	Pot Lights
2	Dining	Main	11.55	x 7.87	Hardwood Floor	Open Concept	Pot Lights
3	Kitchen	Main	17.65	x 22.11	Centre Island	Hardwood Floor	Pot Lights
4	Family	Main	17.65	x 18.24	Hardwood Floor	Gas Fireplace	Walk-Out
5	Prim Bdrm	2nd	10.89	x 20.21	Ensuite Bath	W/I Closet	Hardwood Floor
6	2nd Br	2nd	11.71	x 11.61	Semi Ensuite	Hardwood Floor	Picture Window
7	3rd Br	2nd	9.32	x 21.78	Semi Ensuite	W/I Closet	Picture Window
8	4th Br	2nd	8.79	x 17.85	Ensuite Bath	Picture Window	Hardwood Floor
9	Laundry	2nd	5.51	x 5.28	Laundry Sink	Pot Lights	Tile Floor
10	Rec	Lower	17.65	x 18.24	Wet Bar	Walk-Out	Heated Floor
11	Br	Lower	9.68	x 10.33	Above Grade Window	Semi Ensuite	Large Closet
12	Laundry	Lower	6.59	x 11.88	Laundry Sink	Pot Lights	Porcelain Floor

Client Remks: Welcome To 261 St. Germain Avenue. Nestled On One Of The Most Coveted Streets In Lawrence Park North, Just Two Blocks From John Wanless Public School And Steps To Lawrence Park Collegiate, This Newly Completed 2025 Custom Residence Offers The Perfect Blend Of Warm Contemporary Design And Timeless Luxury For The Most Discerning Midtown Family. Thoughtfully Designed With Intentional, Understated, High-End Finishes, This Home Showcases A Striking Concrete Facade, Black Framed Windows, A Mono Stringer Staircase With Glass Railings, Herringbone White Oak Hardwood Floors, Trimless Pot Lights, Heated Porcelain Floors, And Fully Integrated Home Automation Throughout. The Designer Kitchen Is The Heart Of The Home, Featuring Custom Cabinetry, A Dramatic Double Waterfall Porcelain Island, Premium Sub-Zero And Wolf Appliances, A Miele Dishwasher, Graff Faucet, Pot Filler, And Seamless Storage Throughout. Expansive Floor-To-Ceiling Windows And Oversized Sliding Doors Flood The Home With Natural Light And Create The Ultimate Indoor-Outdoor Lifestyle Experience. Entertain Effortlessly Or Enjoy Quiet Family Evenings With A Walkout To Your Large Deck Overlooking The Private Inground Pool, Covered Patio, And Professionally Landscaped Backyard, Just In Time For Summer. The Luxurious Primary Retreat Features Custom Walk-In Closets And A Spa-Inspired Ensuite With Heated Porcelain Floors, A Freestanding Tub, Gessi Fixtures, Rain Shower, Body Sprays, And Elegant Porcelain Finishes. The Heated Lower Level Includes A Large Recreation Space, Wet Bar, Built-In Media Storage, Additional Bedroom, Semi-Ensuite Bath, And Walkout To The Backyard Oasis. Additional Features Include A Rough-In For A Snow Melting Driveway, Smart Security System, Central Vacuum, Irrigation System, Custom Built-Ins Throughout, Interlock Driveway, And Garage Access. A Rare Opportunity To Own A Turnkey Luxury Home In One Of Midtown Toronto's Most Family-Friendly And Sought-After Neighbourhoods.

Inclusions: Sub Zero Fridge, Wolf Range, Wolf Microwave, Wolf Wall Oven, Miele Panelled Dishwasher, LG Washer And Dryer In Basement, LG Washer And Dryer Upstairs, All Light Fixtures, All Window Coverings, All Pool Equipment, Central Vac Equipment

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



62 St Germain Ave Toronto Ontario M5M 1V8 Toronto C04 Lawrence Park North Toronto Taxes: \$14,156/2024 For: Sale % Dif: 88 Sold Date: 03/12/2026 SPIS: No Last Status: SLD DOM: 126			Sold: \$3,168,000 List: \$3,599,900
Detached Link: N 2-Storey	Fronting On: N Acreage: 25 x 150 Feet Irreg:	Rms: 8 + 2 Bedrooms: 4 + 1 Washrooms: 4 1x2xMain, 1x5x2nd, 1x4x2nd, 1x4xBsmt	Dir/Cross St: Yonge St and St Germain Ave. Directions: West of Yonge on St Germain

MLS#: C12524436 **PIN#:** 211440184
Legal: PT LT 268 PL 1494 TORONTO AS IN CT649199; S/T & T/W CT649199; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 6-15 Year Built: 2016 Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Concrete Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.96	x 6.96	Heated Floor	Double Closet	Tile Floor
2	Living	Main	0.82	x 8.73	Combined W/Dining	Hardwood Floor	Bay Window
3	Dining	Main	15.22	x 13.85	Combined W/Living	Hardwood Floor	B/I Bar
4	Kitchen	Main	18.93	x 17.68	Stone Counter	Centre Island	Stainless Steel Appl
5	Family	Main	18.93	x 14.63	W/O To Yard	Gas Fireplace	Hardwood Floor
6	Prim Bdrm	2nd	12.43	x 23.13	5 Pc Ensuite	W/I Closet	Coffered Ceiling
7	2nd Br	2nd	9.94	x 11.94	Hardwood Floor	Coffered Ceiling	Double Closet
8	3rd Br	2nd	9.91	x 13.88	Hardwood Floor	Coffered Ceiling	Double Closet
9	4th Br	2nd	9.15	x 9.45	Hardwood Floor	Window	Double Closet
10	Rec	Lower	17.49	x 12.8	Gas Fireplace	Walk-Out	Heated Floor
11	Br	Lower	8.33	x 11.02	Heated Floor	Closet	Above Grade Window
12	Laundry	Lower	6.82	x 9.78	Stainless Steel Sink	Tile Floor	

Client Remks: Bold Design. Timeless Luxury. Exceptional Location. Welcome to 62 St. Germain Avenue, an architecturally crafted masterpiece on an extra-deep 25 x 150 ft lot in the prestigious Lawrence Park North. This custom-built 4+1 bedroom home offers over 2,300 sq.ft. of above-grade living, combining modern sophistication with timeless elegance in one of Toronto's most coveted neighbourhoods. From the moment you arrive, refined curb appeal sets the tone - a limestone facade, black-framed windows, and interlocked driveway with integrated garage create a stunning first impression. Inside, natural light fills the spacious living room with oversized bay windows, flowing into a striking dining area complete with a custom wine display and built-in cabinetry for effortless entertaining. The chef-inspired kitchen impresses with a waterfall island, Sub-Zero refrigerator, Wolf 6-burner range, panelled dishwasher, and built-in microwave - a perfect blend of form and function. The open-concept family room features a gas fireplace and double French doors opening to a large deck and landscaped backyard, ideal for seamless indoor-outdoor living. Enjoy 10-ft ceilings on the main floor, 9-ft upstairs, and a soaring 11-ft lower level with full in-floor radiant heating. White oak hardwood floors and heated foyers and bathrooms elevate comfort and style throughout. The upper level hosts four generous bedrooms with coffered ceilings and custom built-ins. The primary suite is a serene retreat with two walk-in closets and a spa-inspired ensuite, featuring a soaking tub, oversized glass shower, and double vanity. A dramatic panelled feature wall and custom stairwell lighting showcase exceptional craftsmanship at every turn. Steps from Yonge St boutiques, fine dining, and Lawrence subway, and within the Bedford Park Elementary and Lawrence Park Collegiate school zones, this residence defines modern luxury living - turnkey, elegant, and truly timeless.

Inclusions: All light fixtures(except dining room & primary bedroom chandelier) window coverings, gas line for BBQ, garage door opener, and built-in speakers throughout are included.

Listing Contracted With: RE/MAX HALLMARK YORK GROUP REALTY LTD. **Ph:** 905-727-1941