



186 Roslin Ave Toronto Ontario M4N 1Z6 Toronto C04 Lawrence Park North Toronto Taxes: \$7,405.13/2025 For: Sale % Dif: 95 Sold Date: 04/28/2026 SPIS: No Last Status: SLD DOM: 47			Sold: \$1,220,000 List: \$1,288,000
Detached Link: N 2-Storey	Fronting On: N Acreage: 20 x 125 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 1 1x4x2nd	Dir/Cross St: Lawrence/Mt Pleasant Directions: Lawrence/Mt Pleasant

MLS#: C12874438 **PIN#:** 105390277
Legal: Plan M275 Pt Lot 21

Kitchens: 1 Fam Rm: N Basement: Part Fin Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Cul De Sac, Golf, Hospital, Park, Public Transit, School Exterior Feat: Deck, Awnings, Porch Interior Feat: Floor Drain	Zoning: Cable TV: Yes Hydro: Yes Gas: Yes Phone: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.29	x 10.43	Hardwood Floor	Window	O/Looks Dining
2	Dining	Main	12.99	x 7.61	Hardwood Floor	Window	O/Looks Backyard
3	Kitchen	Main	13.91	x 7.41	Hardwood Floor	Window	O/Looks Backyard
4	Utility	Main	7.74	x 7.02	Tile Floor	W/O To Yard	Window
5	Prim Bdrm	2nd	13.02	x 9.45	Broadloom	Closet	Picture Window
6	2nd Br	2nd	13.19	x 6.89	Broadloom	Closet	Window
7	3rd Br	2nd	10.76	x 8.46	Broadloom	Window	
8	Bathroom	2nd	7.09	x 4.82	4 Pc Bath	Window	
9	Other	Bsmt	24.08	x 14.99	Window	2 Pc Bath	Partly Finished

Client Remks: Lawrence Park Well-Loved & Maintained Home Perfect For A Young, Growing Family. On A Quiet Non-Through-Way Street In The Most Sought-After Neighbourhood. Gorgeous 3 Bedroom Home With Legal Parking Pad, Situated On A 20 X 125 Ft Lot, Vast Windows Throughout Create Tons Of Natural Light. Stepping Inside Is An Intimate Living Room Overlooking The Dining Area And Separate Kitchen. Kitchen Leads Out To A Bonus Mud Room Walking Out To A Large Private Backyard Oasis. Located on the best part of Roslin Avenue - your children and pets can play for hours and not be interrupted. Steps To Lawrence Subway Station, Renowned Yonge St Shops, Restaurants, And Cafes, Wanless Park & Tennis Courts, Rosedale Golf Club, And The Granite Club. Proximity To Top-Rated Schools: Bedford Park PS, Lawrence Park CI, Havergal, TFS, Crescent, Crestwood, And York University. Close To Hwy 401, Sunnybrook Hospital, And The Yonge/Lawrence Fire Station. Front Lawn Legal Parking Pad - \$356.46 (Yearly). Laneway report - see attached.

Inclusions: Professionally Painted Throughout (2026), AC (2016), Furnace (2023), Water Heater Tank (2010), Backflow Valve (2014), LG Fridge, Kenmore Oven, Galaxy Dishwasher, Maytag Dryer. Basement Has Roughed-In Bathroom.

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. **Ph:** 416-487-4311



1565 Mount Pleasant Rd Toronto Ontario M4N 2V4 Toronto C04 Lawrence Park North Toronto Taxes: \$7,665.15/2025 For: Sale % Dif: 97 Sold Date: 01/19/2026 SPIS: No Last Status: SLD DOM: 21			Sold: \$1,450,000 List: \$1,498,000
Detached Link: N 2-Storey	Fronting On: E Acreage: 28.5 x 75 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 + 1 Washrooms: 3 1x4x2nd, 1x4xLower, 1x2xMain	
Dir/Cross St: Mt. Pleasant Rd./Lawrence Ave. E. Directions: Mt. Pleasant Rd./Lawrence Ave. E.			

MLS#: C12651408 **PIN#:** 211420261
Legal: PT LT 41-42 PL 1707 TORONTO AS IN EO96081; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment / Finished Fireplace/Stv: Y Heat: Water / 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: Detached / 1 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Fireplace/Stove, Golf, Hospital, Library, Park, Public Transit, School Interior Feat: Carpet Free, In-Law Capability, In-Law Suite, Water Heater Owned	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: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.44	x 12.47	Hardwood Floor	Fireplace	Bay Window
2	Dining	Main	12.43	x 9.68	Hardwood Floor	Open Concept	Crown Moulding
3	Kitchen	Main	16.17	x 9.25	Renovated	Quartz Counter	Stainless Steel Appl
4	Sunroom	Main	7.28	x 6.4	W/O To Deck	Skylight	2 Pc Bath
5	Prim Bdrm	2nd	15.91	x 9.61	Hardwood Floor	Double Closet	Picture Window
6	2nd Br	2nd	12.86	x 7.97	Hardwood Floor	Double Closet	Window
7	3rd Br	2nd	11.48	x 10.6	Hardwood Floor	Double Closet	Window
8	Rec	Lower	0	0	Combined W/Kitchen	4 Pc Bath	Pot Lights
9	4th Br	Lower	0	0	Double Closet	B/I Shelves	Above Grade Window
10	Kitchen	Lower	0	0	Combined W/Rec	Pot Lights	Above Grade Window
11	Laundry	Lower	0	0	Tile Floor	Pot Lights	B/I Shelves

Client Remks: Tastefully Renovated In Prime Bedford Park / Lawrence Park. Beautifully updated and full of charm, this detached 3+1 bedroom, 3-bath brick home offers the perfect blend of style, space, and location. Set on a private driveway measuring 97 inches at the narrowest point & 99 inches at its widest, best suited for compact to mid-size vehicles (Honda Civic, Toyota Corolla, VW Golf, and Tesla Model 3/Y). Plus A Detached garage ideal for extra storage or future garden suite potential, this is a rare opportunity. One vehicle fits comfortably at front of driveway for everyday parking. Mount Pleasant offers ample, convenient street parking, commonly used by the neighbourhood. 28.5-foot wide lot (wider than common 25' properties), the home feels noticeably more spacious inside, from the open-concept living areas to the airy bedrooms and wider hallways. Bright interior features a stylish eat-in chef's kitchen with quartz counters, double ovens, breakfast bar, and ample cabinetry. Hardwood floors, pot lights, a skylight, and a main-floor powder room add warmth and function. A sunroom walkout leads to a private backyard deck - perfect for relaxing or entertaining. A separate side entrance opens to a lower-level suite with an oversized bedroom, newer flooring, open kitchen/dining area, shared laundry, and a brand-new 4-piece bath with shower and deep soaker tub - ideal for extended family or rental income. Located on the east side of Yonge, the home offers a quiet, residential feel in M4N - one of the most desirable and safest postal codes in Toronto. Steps to Metro, Loblaws City Market, Lawrence Subway, coffee shops, and restaurants. Walk to Wanless Park and enjoy the convenience of nearby Yonge Street amenities. Top-rated schools include Bedford Park (Grades 1-8), Blessed Sacrament, Lawrence Park CI, TFS, Crescent, Havergal, and York University Glendon Campus just minutes away. Move-in ready with income and future expansion potential in a truly great location.

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. **Ph:** 416-487-4311



117 Bowood Ave			Sold: \$1,500,000		
Toronto Ontario M4N 1Y3			List: \$1,599,000		
Toronto C04 Lawrence Park North Toronto					
Taxes: \$9,162.15/2025		For: Sale		% Dif: 94	
Sold Date: 06/01/2026					
SPIS: No		Last Status: SLD		DOM: 11	
Detached		Fronting On: S		Rms: 7	
Link: N		Acreage:		Bedrooms: 3	
2-Storey		32.48 x 111.94 Feet		Washrooms: 3	
		Irreg:		1x3x2nd, 1x4x2nd, 1x4xLower	
		Lot irregularity at the rear			
Dir/Cross St: Yonge and Lawrence Directions: Yonge and Lawrence					

MLS#: C13153628 **PIN#:** 211410046
Legal: PCL 249-1 SEC M260; PT LT 249 S/S BOWOOD AV PL M260 TORONTO THE ELY 25 FT; PT LT 250 S/S BOWOOD AV PL M260 TORONTO THE WLY 7 FT WITH A UNIFORM WIDTH THROUGHOUT; TORONTO , CITY OF TORONTO

Kitchens: 1	Exterior: Alum Siding / Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Sep Entrance	Drive: Private	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 2	Water:
Heat: Radiant / 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, Golf, Library, Public Transit, Rec Centre, School	Retirement:
Apx Sqft: 1100-1500	Interior Feat: None, Water Heater	HST Applicable to: Included In
Lot Size Source: GeoWarehouse		Sale Price:
Roof: Asphalt Shingle		Farm/Agr:
Foundation: Unknown		Oth Struct:
Assessment: POTL:		Survey Type: Available
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.06	x 10.83	Hardwood Floor	Large Window	Fireplace
2	Dining	Main	11.29	x 9.84	Hardwood Floor	Large Window	O/Looks Backyard
3	Kitchen	Main	10.93	x 7.94	Stainless Steel Sink	Window	Ceramic Floor
4	Breakfast	Main	8.63	x 7.68	Sliding Doors	O/Looks Backyard	Eat-In Kitchen
5	Prim Bdrm	2nd	16.31	x 10.96	Hardwood Floor	3 Pc Ensuite	W/I Closet
6	2nd Br	2nd	14.86	x 9.19	Hardwood Floor	Large Window	Large Closet
7	3rd Br	2nd	14.86	x 6.79	Hardwood Floor	Large Window	Large Closet
8	Rec	Lower	21.49	x 18.14	Broadloom	Gas Fireplace	4 Pc Bath

Client Remks: Lovingly maintained by the same owner for 28 years, this charming detached traditional home is set on a 32 x 112 ft lot and offers 3 spacious bedrooms and 3 bathrooms, 2 of which have heated floors, including a private ensuite in the generously sized primary suite. The primary retreat features hardwood flooring and a walk-in closet, providing both comfort and functionality. The main and second floors are finished with hardwood flooring throughout, enhancing the home's warmth and timeless appeal. The main floor showcases a welcoming atmosphere with a wood-burning fireplace and an open-concept living and dining area, complemented by large windows that fill the space with natural light. The eat-in kitchen offers ample cabinetry and convenient access to the backyard. The finished basement, complete with a separate side entrance, provides additional versatile living space and features a gas fireplace, laundry room and full bathroom. Exterior highlights include a private driveway with parking for three vehicles, a detached garage, and a beautifully landscaped backyard with a large deck-ideal for entertaining-accessible through sliding doors off the kitchen. A covered front porch adds to the home's curb appeal and offers a relaxing outdoor retreat. Ideally located close to a wide range of amenities, including shops, parks, restaurants, grocery stores, and banks. The subway is just steps away, providing quick access to downtown, while nearby Highway 401 ensures convenient travel throughout the GTA. The property falls within the boundaries of highly rated schools, including Bedford Park Public School (JK-8), Lawrence Park Collegiate Institute (9-12), and Blessed Sacrament Catholic School (JK-8). Several prestigious private schools are also nearby, including Havergal College, Crescent School, Crestwood School and Toronto French School. Recreational options abound with Rosedale Golf Club, the Granite Club, and the Toronto Cricket Skating and Curling Club all minutes away.

Inclusions: All appliances (stove, fridge, dishwasher, washer and dryer), wall unit A/C, All window coverings, all electric light fixtures, gas fireplace, BBQ and patio set in the backyard, shelving in the garage. Heated flooring in both upper level bathrooms. Fireplace in living room (woodburning), furnace, AC and lower level fireplace (gas) all serviced and inspected within the last two months. Garburator in kitchen sink.

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



159 Ranleigh Ave Toronto Ontario M4N 1X2 Toronto C04 Lawrence Park North Toronto Taxes: \$9,750.34/2025 For: Sale % Dif: 97 Sold Date: 04/18/2026 SPIS: No Last Status: SLD DOM: 9			Sold: \$1,600,000 List: \$1,649,000
Detached Link: N 2-Storey	Fronting On: S Acreage: 17 x 159 Feet Irreg:	Rms: 5 + 2 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Mt. Pleasant and Lawrence Directions: Mt. Pleasant and Lawrence

MLS#: C12979036 **PIN#:** 211410089
Legal: PLAN M260 PT LOT 298 (see attached Schedule C for full legal description)

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 700-1100 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane, Right Of Way Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Public Transit, Rec Centre, School Interior Feat: Carpet Free, Floor Drain, In-Law Capability, Sump Pump	Zoning: Cable TV: A Hydro: Yes Gas: Yes Phone: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: Air Conditioner, On Demand Water Heater HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Shed Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.89	x 11.75	Hardwood Floor	Stone Fireplace	O/Looks Garden
2	Dining	Main	12.89	x 11.48	Hardwood Floor	Open Concept	Combined W/Kitchen
3	Kitchen	Main	8.63	x 13.71	Hardwood Floor	Stainless Steel Appl	W/O To Garden
4	Prim Bdrm	2nd	12.89	x 13.85	Hardwood Floor	B/I Closet	
5	2nd Br	2nd	10.47	x 6.55	Hardwood Floor	Large Window	
6	3rd Br	2nd	8.66	x 12.89	Hardwood Floor	Window	
7	Rec	Lower	12.89	x 12.96	Hardwood Floor	3 Pc Bath	
8	Br	Lower	12.89	x 11.91	Hardwood Floor	Skylight	
9	Utility	Lower	6.07	x 7.58	Sump Pump		

Client Remks: Welcome to 159 Ranleigh Ave., a truly special offering in prime Bedford Park. Thoughtfully redesigned and meticulously updated by the current owners, this home epitomizes beauty and functionality. Elegant engineered oak flooring flows throughout the main and second floors with a lovely living room & open concept kitchen and dining rooms for idyllic family life. The contemporary chef's kitchen features stainless steel appliances, panelled dishwasher, generous counter tops that extend to a dining sideboard, integrated pantry, duel level cutlery drawers and built-in coat closet. The kitchen walks out to a huge 159' deep South facing yard with generous shed and current owner parks two cars in back. Upstairs, the home continues to impress with a stunning, fully renovated bathroom, three bright bedrooms and easy access to the attic for storage and potential additional living space. The impressive basement features 8 ft. ceilings, new three piece bathroom, generous recreation room and a 4th bedroom with skylight. Peace of mind is yours with new plumbing, electrical, sump pump, sound proofing, roof and insulation (2023). Steps to top-ranked K-grade 8 Bedford Park School & Lawrence Park Collegiate.

Inclusions: Fridge, Stove, Range Hood, Dishwasher, Clothes Washer and Dryer, Furnace, all Light Fixtures, Built-In Shelving/Closet in Principal Bedroom and any existing Window Coverings/Blinds.

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



60 Glen Echo Rd Toronto Ontario M4N 2E3 Toronto C04 Lawrence Park North Toronto Taxes: \$7,193.99/2025 Sold Date: 04/27/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$1,658,000 List: \$1,649,000 For: Sale % Dif: 101
Detached Link: N 2-Storey	Fronting On: N Acreage: 25 x 100.58 Feet Irreg:	Rms: 6 + 3 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xLower	Dir/Cross St: Yonge & Lawrence Directions: North Side of Glen Echo Between Yonge & Mt Pleasant

MLS#: C13037782 **PIN#:** 103560324
Legal: PT Lot 12 Plan 1578, AS IN CT736045; S/T CT736045 & T/W CT736045 ; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Baseboard / Electric, Gas A/C: Wall Unit Central Vac: No Apx Age: Year Built: 1937 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove, Golf, Hospital, Park, Place Of Worship, Public Transit, School 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: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.85	x 11.68	Hardwood Floor	Gas Fireplace	Leaded Glass
2	Dining	Main	15.09	x 10.66	Hardwood Floor	W/O To Deck	Wainscoting
3	Kitchen	Main	23.65	x 8.17	Updated	Granite Counter	Hardwood Floor
4	Prim Bdrm	2nd	13.32	x 12.07	Hardwood Floor	Leaded Glass	Double Closet
5	2nd Br	2nd	14.01	x 9.42	Hardwood Floor	Picture Window	Closet
6	3rd Br	2nd	10.66	x 9.15	Hardwood Floor	Closet	Window
7	Rec	Lower	24.02	x 17.26	Pot Lights	B/I Desk	Broadloom
8	Laundry	Lower	8.66	x 6.17	Laundry Sink		
9	Utility	Lower	14.93	x 10.01			

Client Remks: Welcome to 60 Glen Echo Road, a charming detached 3-bedroom home situated on a 25 x 100.58 ft lot. The inviting foyer features wainscoting, a closet & hardwood floors, setting the tone for this well-maintained residence. The bright living room showcases large leaded glass windows overlooking the street, hardwood floors & an open-flame gas fireplace creating a warm and inviting environment. The dining room has hardwood flooring, pot lights, wainscoting & a walk-out to the rear deck, perfect for everyday living and seamless indoor-outdoor flow. The updated kitchen offers granite countertops, hardwood flooring, a bright eat-in area with a picture window overlooking the backyard. Upstairs, the primary bedroom features leaded glass windows, a double closet, and hardwood floors, while the 2nd and 3rd bedrooms are well-sized with hardwood flooring, closets and windows. The second level also includes a linen closet, a charming stained glass window, and a wall-mounted air conditioning unit, along with a 4-piece bathroom finished with porcelain tile. The finished basement with pot lights and built-in shelving, providing additional living space perfect for a recreation area, home office, or family room. Situated in Lawrence Park North, it is in the desirable Bedford Park Public School district, and is conveniently located near Yonge St stores and restaurants.

Inclusions: Fridge, Stove, Hood Fan, Microwave, Dishwasher, Washer, Dryer, All Electric Light Fixtures, All Window Coverings

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



190 Bowood Ave
Toronto Ontario M4N 1Y6
Toronto C04 Lawrence Park North Toronto
Taxes: \$8,332.67/2025
Sold Date: 05/19/2026
SPIS: No
Last Status: SLD
DOM: 22

Sold: \$1,700,000
List: \$1,799,000
For: Sale
% Dif: 94
Fronting On: N
Acreage: 25 x 125 Feet
Irreg:
Rms: 6 + 2
Bedrooms: 3
Washrooms: 2
1x4x2nd, 1x3xLower
Dir/Cross St: Yonge & Lawrence **Directions:** Yonge & Lawrence

MLS#: C13049958
Legal: Part 206, Plan M260

PIN#: 211420110

Kitchens: 1
Fam Rm: N
Basement: Finished
Fireplace/Stv: Y
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: Lower

Exterior: Brick
Gar/Gar Spcs: None / 0
Drive:
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat: Fireplace/Stove, Hospital, Library, Park, Public Transit, Rec Centre, School
Interior Feat: Storage, Other

Zoning:
Cable TV:
Gas:
Water:
Water Supply Type:
Sewer: Sewers
Waterfront:
Retirement:
HST Applicable to Included In
Sale Price:
Farm/Agr:
Oth Struct: Garden Shed
Survey Type: Available
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.85	x 11.58	Gas Fireplace	Hardwood Floor	Picture Window
2	Dining	Main	12.99	x 8.01	Open Concept	B/I Desk	Hardwood Floor
3	Kitchen	Ground	16.99	x 10.99	Hardwood Floor	Open Concept	Stainless Steel Appl
4	Prim Bdrm	2nd	15.68	x 11.75	Hardwood Floor	Closet	Picture Window
5	2nd Br	2nd	14.76	x 8.43	Closet	California Shutters	Hardwood Floor
6	3rd Br	2nd	10.33	x 7.91	Double Closet	California Shutters	Hardwood Floor
7	Rec	Lower	22.08	x 15.85	Pot Lights	Broadloom	3 Pc Bath
8	Laundry	Lower	10.66	x 10.66	Laundry Sink		

Client Remks: Welcome to 190 Bowood Avenue - a beautifully updated detached 3-bedroom home on a generous 25 x 125 ft lot in the highly sought-after Lawrence Park North neighbourhood. The main level welcomes you with a stunning tiled entryway leading into a bright, open-concept living space featuring brand new hardwood floors (2026). The inviting living room is anchored by a cozy gas fireplace and a large picture window that fills the home with natural light. The dining area offers excellent versatility for entertaining, complete with a convenient built-in desk. The modern kitchen is a true highlight, showcasing new stainless steel appliances and elegant Caesarstone countertops making it a chefs dream. Upstairs, the spacious primary bedroom features double closets, hardwood flooring, and a large front-facing window. Two additional bedrooms offer ample closet space, large windows, and matching hardwood floors. A 4-piece bathroom completes the upper level. The fully finished lower level adds exceptional living space with a large recreation room, laundry area, and an additional 4-piece bathroom. Ideally located just steps to TTC transit, including Lawrence Station, and moments from Yonge Street's shops and fine dining, as well as Wanless Park. Situated within the prestigious Bedford Park Public School and Lawrence Park Collegiate Institute districts, with top private schools nearby. Easy access to Highway 401, private clubs, golf courses, and more.

Inclusions: Bosch Fridge (2025), Bosch Convection Range (2025), Stove, Microwave, Dishwasher, Washer, Dryer, All Electric Light Fixtures, All Window Coverings

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



277 Snowdon Ave Toronto Ontario M4N 2B4 Toronto C04 Lawrence Park North Toronto		Sold: \$1,738,000 List: \$1,788,000
Taxes: \$9,283/2025	For: Sale	% Dif: 97
Sold Date: 06/18/2026		
SPIS: No	Last Status: SLD	DOM: 30
Detached	Fronting On: S	Rms: 6 + 1
Link: N	Acreage:	Bedrooms: 3
2-Storey	23.5 x 120 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x3xBsmt
Dir/Cross St: Yonge St / Lawrence Ave E		
Directions: East Of Yonge St & North Of Lawrence Ave E		

MLS#: C13142908 **PIN#:** 105390374
Legal: Refer to Sch C

Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1925 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Shape: Rectangular Lot Size Source: GeoWarehouse 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: Fenced Yard, Fireplace/Stove, Golf, Hospital, Park, Public Transit, School Exterior Feat: Deck, Year Round Living Interior Feat: Carpet Free	Zoning: Residential 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: Garden Shed Survey Year: 2000 Survey Type: Available Spec Desig: Unknown
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Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	15.85	x 10.6	Hardwood Floor	Fireplace	Bay Window
2	Dining	Ground	14.01	x 8.83	Hardwood Floor	W/O To Deck	Pot Lights
3	Kitchen	Ground	12.99	x 7.58	Granite Counter	W/O To Deck	Stainless Steel Appl
4	Prim Bdrm	2nd	12.01	x 10.66	Hardwood Floor	W/I Closet	South View
5	2nd Br	2nd	13.32	x 8.6	Hardwood Floor	Closet Organizers	Casement Windows
6	3rd Br	2nd	13.32	x 7.68	Hardwood Floor	Casement Windows	O/Looks Frontyard
7	Rec	Bsmt	15.58	x 14.99	Laminate	Combined W/Office	3 Pc Bath

Client Remks: Exquisitely renovated modern home nestled on a quiet street in the highly coveted Lawrence Park North community on 23.5x120 ft south exposure deep lot. This bright and functional residence features fresh premium paint, new engineered hardwood flooring, and a cozy wood-burning fireplace. The main level offers a sun-filled living room, elegant formal dining area, and a modern kitchen complete with granite countertops and stainless steel appliances. Upstairs, the second floor boasts 3 spacious bedrooms with large windows and an updated 4-piece bathroom. The beautifully finished basement features high ceilings, a separate entrance, dedicated laundry area, open-concept den space, and updated mechanicals including a high-efficiency furnace and central air conditioning. Enjoy the convenience of a legal front-yard parking pad and unwind in the professionally landscaped, fully fenced, south-facing backyard oasis. Exceptional location just steps to the prestigious Rosedale Golf Club, Teddington Park, Wanless Park, Granite Club, and public transit. 9 minutes walk To Yonge St, less than 15 minutes walk to Lawrence Subway Station, libraries, supermarkets, and restaurants. Located within one of Toronto's most sought-after school districts, this home falls within the catchment for highly ranked Bedford Park Public School(74/3052) and Lawrence Park Collegiate Institute(15/747), and is also close to prestigious private schools including Havergal College, Toronto French School, and Crescent School. Truly move-in ready!

Inclusions: All existing electric light fixtures and window coverings, stainless steel appliances(fridge, stove, dishwasher, microwave fan combo), washer & dryer.

Listing Contracted With: FOREST HILL REAL ESTATE INC. **Ph:** 416-929-4343



30 Braeside Rd Toronto Ontario M4N 1X7 Toronto C04 Lawrence Park North Toronto Taxes: \$9,056.58/2026 Sold Date: 05/01/2026 SPIS: No Last Status: SLD DOM: 3			Sold: \$1,770,000 List: \$1,795,000 For: Sale % Dif: 99
Detached Link: N 2-Storey	Fronting On: N Acreage: 25 x 126 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 Washrooms: 2 1x2xMain, 1x4x2nd	Dir/Cross St: MILDENHALL AND LAWRENCE AVE E Directions: NORTH ON MILDENHALL TO BRAESIDE

MLS#: C13053222 **PIN#:** 105390170
Legal: PT LOT 187 PLAN 1707 AS IN CA336047; S/T & T/W CA336047; TORONTO, CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Water / Gas A/C: Wall Unit Central Vac: No Apx Age: Year Built: 1933 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: 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, Fenced Yard, Fireplace/Stove, Park, Public Transit, School Exterior Feat: Deck, Landscaped Interior Feat: Sump Pump, Water Heater Owned	Zoning: Cable TV: A Gas: A Water: Municipal Water Supply Type: Sewer: Sewers 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	Living	Main	12.01	x 20.64	Hardwood Floor	Bay Window	Fireplace
2	Dining	Main	9.97	x 13.55	Hardwood Floor	Wainscoting	
3	Kitchen	Main	9.06	x 17.45	Tile Floor	Pot Lights	O/Looks Dining
4	Family	Main	18.67	x 12.53	Walk-Out	Pot Lights	Hardwood Floor
5	Prim Bdrm	2nd	11.81	x 13.29	W/I Closet	His/Hers Closets	Picture Window
6	2nd Br	2nd	10.14	x 14.8	Double Closet	Hardwood Floor	Picture Window
7	3rd Br	2nd	8.89	x 13.52	Double Closet	Hardwood Floor	Picture Window
8	Rec	Lower	17.85	x 32.97	Above Grade Window	Laminate	Pot Lights

Client Remks: 30 Braeside Road Is A Classic Red Brick Home Offering An Exceptional Opportunity For A New Family To Settle Into A Well-Established Neighbourhood. Thoughtfully Maintained, This Residence Features A Warm And Functional Layout Ready To Enjoy As Is Or Personalize Over Time. The Main Floor Offers A Spacious Principal Living Room Anchored By A Charming Wood-Burning Fireplace With A Marble Surround And A Large Bay Window That Fills The Space With Natural Light, With A Seamless Walkthrough To The Formal Dining Room Creating An Inviting Setting For Everyday Living And Hosting. The Kitchen Provides Ample Cupboard Space And Connects To A Bright Family Room With A Walkout To A Generous Deck And Private Yard, Bringing Indoor And Outdoor Living Together With Ease. Upstairs, The Home Offers A Spacious Primary Bedroom With His And Hers Closets Along With Two Additional Bedrooms. The Lower Level Provides Flexible Space With Above-Grade Windows, Ideal For A Recreation Room, Play Area, Home Office, Or Additional Living Space Tailored To Your Needs. Set On A Quiet, Family-Friendly Street Just Steps To Wanless Park And The Amenities Of Lawrence Park North, This Home Is Also A Short Walk To The Subway, Parks, Top-Rated Schools, Shops, Restaurants, And Cafes, Making It A Rare Opportunity To Move Into A Welcoming Community And Make This Well-Cared-For Home Your Own.

Inclusions: Kitchen-Aid Fridge/Freezer, Bosch Dishwasher, Amana Oven, 4 Burner Gas Cooktop, Panasonic Microwave, LG Washer, LG Dryer, All Electrical Light Fixtures, All Window Coverings

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



24 Ronan Ave		Sold: \$2,031,000
Toronto Ontario M4N 2X9		List: \$1,799,000
Toronto C04 Lawrence Park North Toronto		
Taxes: \$10,474.27/2025	For: Sale	% Dif: 113
Sold Date: 05/04/2026		
SPIS: No	Last Status: SLD	DOM: 6
Detached	Fronting On: W	Rms: 6 + 1
Link: N	Acreage:	Bedrooms: 3
2-Storey	25 x 135 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x3xBsmt
Dir/Cross St: Mount Pleasant & Lawrence Directions: NE of Mount Pleasant & Lawrence		

MLS#: C13053072	PIN#: 211420349
Legal: PT LT 141 PL 1707 TORONTO AS IN EO95116; S/T & T/W EO95116; CITY OF TORONTO	

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 0	Cable TV:
Basement: Finished	Drive: Front Yard Parking	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 1	Water: Municipal
Heat: Radiant, Water / Gas	Tot Prk Spcs: 1	Water Supply Type:
A/C: Wall Unit	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Fireplace/Stove, Park, Public	Retirement:
Year Built: 1929	Transit, Rec Centre, School	HST Applicable to Included In
Yr Built Source: MPAC	Exterior Feat: Landscaped, Patio	Sale Price:
Apx Sqft: 1100-1500	Interior Feat: Carpet Free	Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Asphalt Shingle		Survey Type: None
Foundation: Block		Spec Desig: Unknown
Assessment: 2025 POTL:		
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	0	0	Stained Glass	Hardwood Floor	
2	Living	Main	17.91	x 11.88	Fireplace	Crown Moulding	Hardwood Floor
3	Dining	Main	13.45	x 10.76	Wainscoting	Crown Moulding	Large Window
4	Kitchen	Main	14.11	x 8.1	Stainless Steel Appl	Stone Counter	Hardwood Floor
5	Breakfast	Main	7.87	x 7.12	W/O To Yard	Pantry	Hardwood Floor
6	Prim Bdrm	2nd	11.94	x 11.91	Closet	Large Window	Hardwood Floor
7	Bathroom	2nd	0	0	4 Pc Bath	Glass Doors	Heated Floor
8	2nd Br	2nd	11.78	x 9.88	Closet Organizers	Window	Hardwood Floor
9	3rd Br	2nd	11.78	x 8.79	Double Closet	Pot Lights	Hardwood Floor
10	Rec	Bsmt	18.9	x 15.09	Above Grade Window	Pot Lights	
11	Bathroom	Bsmt	0	0	Combined W/Laundry Linen Closet		Tile Floor

Client Remks: Welcome to 24 Ronan Ave, the home you've been waiting for. Perfectly situated in highly sought-after Wanless Park, this beautifully updated 3-bedroom detached home has been renovated from top to bottom, every detail thoughtfully curated. Your inviting living room features a warm fireplace and updated windows with thoughtfully recreated character detailing, preserving the home's original charm, while providing modern comfort. The spacious, light-filled dining room is the perfect setting for hosting family gatherings. The fully renovated modern kitchen is a showstopper, complete with high-end stainless steel appliances (KitchenAid, Thermador), stone countertops, and a functional breakfast area bump-out. Enjoy the added convenience of a built-in appliance/coffee bar, pantry storage, and a walk-out to the backyard. Outside, escape to your own landscaped oasis. The stunning backyard features a large stone patio with ample space for dining and lounging, fully fenced with a sliding gate, sprinkler system, landscape lighting, perfect for entertaining under the stars. Upstairs, you'll find three spacious, well-appointed bedrooms. The primary bedroom offers large windows and a generous closet, and updated lighting. The elegant 4pc bathroom features timeless finishes, including honeycomb heated tile floors and a glass-enclosed shower/tub. A built-in linen closet completes this level. The underpinned basement extends your living space with impressive ceiling height, a large rec room, and a renovated 3-piece bathroom with laundry, ideal for relaxation or additional functionality. Extensive updates provide peace of mind, including updated windows throughout, maple engineered hardwood floors, electrical panel (2017) with 60A subpanel for EV charger, copper waterline (2014), sump pump and sewage ejector, and HVAC (2017 and 2025). Located in coveted Bedford Park PS catchment with easy access to transit, Wanless Park, and the shops and amenities of Yonge St.

Inclusions: See Schedule B.

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



136 Wanless Ave Toronto Ontario M4N 1W2 Toronto C04 Lawrence Park North Toronto Taxes: \$9,886.08/2025 For: Sale % Dif: 100 Sold Date: 02/27/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$2,095,000 List: \$2,095,000
Detached Link: N 2-Storey	Fronting On: N Acreage: 25 x 138 Feet Irreg:	Rms: 9 Bedrooms: 3 + 1 Washrooms: 3 1x2xMain, 1x4x2nd, 1x3xLower Dir/Cross St: Lawrence Ave E / Mount Pleasant Rd Directions: Via Google Maps	

MLS#: C12812362 **PIN#:** 211420266
Legal: See Schedule B

Kitchens: 1 Fam Rm: Y Basement: Finished / W/O Fireplace/Stv: Y Heat: Water / Gas, Wood A/C: Wall Unit Central Vac: Yes Apx Age: Year Built: 1924 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Shape: Rectangular Lot Size Source: Survey Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Detached / 1 Drive: Front Yard Parking, Right Of Way Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Ravine, School Exterior Feat: Lawn Sprinkler System Interior Feat: Built-In Oven, Central Vacuum, Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: Hot Water Tank-Gas HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Year: 2005 Survey Type: Available Spec Desig: Other
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.76	x 12.01	Bay Window	Fireplace	Hardwood Floor
2	Dining	Main	12.01	x 11.75	Combined W/Living	B/I Bar	Hardwood Floor
3	Kitchen	Main	18.41	x 16.24	Renovated	Centre Island	Pantry
4	Family	Main	12.17	x 11.91	B/I Shelves	Fireplace	W/O To Garden
5	Prim Bdrm	2nd	15.32	x 10.99	W/I Closet	O/Looks Frontyard	Hardwood Floor
6	2nd Br	2nd	12.17	x 10.17	B/I Closet	O/Looks Backyard	Hardwood Floor
7	3rd Br	2nd	13.09	x 8.76	B/I Closet	O/Looks Backyard	Hardwood Floor
8	Rec	Lower	29.49	x 18.01	3 Pc Bath	Double Closet	Above Grade Window
9	Media/Ent	Lower	18.67	x 17.65	Walk-Out	Double Closet	

Client Remks: Having undergone a full gut-renovation and two-storey addition in 2005, this outstanding family home on coveted Wanless Avenue is set to exceed your expectations! It offers 1,734 square feet above-grade with a fully finished lower level that includes a huge recreation room with walk-out. The main floor expands in space with a combined living room and dining room, enlarged by a bay window and trimmed with stained glass flanking the wood-burning fireplace. A custom built-in bar in the dining room doubles as a serving space, and illuminates with under-counter lighting to increase ambience. The kitchen will dazzle with a nine-foot centre island, top-of-the-line professional grade appliances, and an expanse of durable white quartz for both food prep and entertaining. Custom solid-wood cabinetry lines not only the kitchen, but the abutting walls where a full pantry closet, coat closet and office/utility closet catch and hold all of life's day to day needs. A built-in desk acts as the command centre for this family home, allowing parents a centralized workspace or room for children to do homework while dinner is prepared. A family room expands at the foot of the island, framed by custom built-in shelves, a gas fireplace with marble surround, and a wall of glass that overlooks the garden. A walk-out from the family room connects to the stone patio, the green play space in the back yard (that extends well beyond the garage) and to the garage where the current home owners park their second car every day. The second floor holds three bedrooms, all with excellent closet space, & with shared access to an updated four-piece family bathroom. Optionality to build over addition. The lower level equally functional, with a mud room at the base of the stairs, a renovated three-piece bathroom, separate laundry room and a games room. Within the addition, a huge rec room expands for casual enjoyment for movie watching or kids play. Legal front pad parking!

Inclusions: See Schedule B
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED **Ph:** 416-925-9191



40 Bowood Ave Toronto Ontario M4N 1Y4 Toronto C04 Lawrence Park North Toronto		Sold: \$2,150,000 List: \$2,095,000
Taxes: \$9,893.62/2026	For: Sale	% Dif: 103
Sold Date: 03/27/2026		
SPIS: No	Last Status: SLD	DOM: 4
Detached Link: N 2-Storey	Fronting On: N Acreage: 25 x 125 Feet Irreg:	Rms: 10 + 1 Bedrooms: 4 Washrooms: 3 1x2xMain, 1x5x2nd, 1x3xLower
Dir/Cross St: Yonge St. / Lawrence Ave. Directions: Bowood Ave / Yonge St.		

MLS#: C12910874		PIN#: 211430341	
Assignment: No		Fractional Ownership: No	
Legal: PCL 230-2 SEC M260; PT LT 230 N/S BOWOOD AV		Vacant Land Condo: No	
Kitchens: 1	Exterior: Brick	Zoning: Residential	
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV: Yes	Hydro: Yes
Basement: Crawl Space / Finished	Drive: Front Yard Parking	Gas: Yes	Phone: Yes
Fireplace/Stv: Y	Drive Park Spcs: 1	Water: Municipal	
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply Type:	
A/C: Central Air	UFFI:	Sewer: Sewers	
Central Vac: No	Pool: None	Waterfront:	
Apx Age:	Prop Feat: Family Room, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School, School Bus Route	Retirement:	
Apx Sqft: 1500-2000	Exterior Feat: Deck, Lawn Sprinkler System, Landscape Lighting, Patio	HST Applicable to Not Subject to HST	
Lot Shape: Rectangular	Interior Feat: Built-In Oven, On Demand Water Heater, Water Heater Owned	Sale Price:	
Lot Size Source: MPAC	Security Feat: Smoke Detector, Carbon Monoxide Detectors	Farm/Agr:	
Roof: Asphalt Shingle		Oth Struct: Shed	
Foundation: Concrete		Survey Type: None	
Assessment: POTL: N		Spec Desig: Unknown	
POTL Mo Fee:			
Laundry lev: Main			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	15.49	x 6.82	Tile Floor	Closet	Pot Lights
2	Living	Main	12.5	x 12.17	Hardwood Floor	Fireplace	Pot Lights
3	Dining	Main	14.01	x 8.76	Hardwood Floor	Breakfast Bar	Pot Lights
4	Kitchen	Main	12.4	x 10.99	Hardwood Floor	Quartz Counter	Stainless Steel Appl
5	Family	Main	21.59	x 12.17	Hardwood Floor	Sunken Room	Walk-Out
6	Laundry	Main	4.89	x 6.99	Hardwood Floor	Pocket Doors	Laundry Sink
7	Prim Bdrm	2nd	14.01	x 12.83	Hardwood Floor	W/I Closet	Pot Lights
8	2nd Br	2nd	12.01	x 8.99	Broadloom	Closet	O/Looks Backyard
9	3rd Br	2nd	12.01	x 8.99	Broadloom	Closet	O/Looks Backyard
10	4th Br	2nd	9.84	x 8.99	Broadloom	B/I Shelves	Window
11	Rec	Lower	22.51	x 11.75	Laminate	B/I Closet	Above Grade Window

Client Remks: Nestled in the heart of Lawrence Park, 40 Bowood Avenue is a timeless four-bedroom residence where classic character meets contemporary refinement. Situated in one of Central Midtown's sought after neighbourhoods, just steps to the Yonge Street, this is an updated home defined as much by its convenience as its enduring charm. Inside, elegant principal rooms balance everyday comfort with elevated entertaining. The formal living room, anchored by a wood-burning fireplace, invites intimate gatherings, while the dining room flows seamlessly into the updated kitchen, where sleek appliances, generous cabinetry, and a bright breakfast bar support both daily life and special occasions. The family room is a warm, light-filled retreat with a walkout to the rear deck, ideal for effortless indoor-outdoor living. A stylish powder room and rare main-floor laundry with ample storage complete this thoughtfully designed level. Upstairs, four bedrooms provide exceptional flexibility for growing families. The serene primary suite features a walk-in closet, custom built-ins, and refined millwork. Two additional bedrooms overlook the backyard and offer refreshed walk-in closets, while a versatile fourth bedroom is well-suited as a guest room, nursery, or private office. A beautifully appointed five-piece bath with dual vanities and a deep soaking tub completes the second floor. The renovated lower level expands the living space with a recreation room featuring custom built-ins, pantry storage, and a three-piece bathroom. Outdoors, the private backyard oasis boasts an oversized deck and lush lawn, perfect for al fresco dining and summer entertaining. Steps to Yonge Street's boutiques, dining, TTC, and steps to Wanless Park and ravine trails. Minutes to top-ranked schools in the Bedford School District, and private schools, 40 Bowood Avenue presents a rare opportunity to enjoy refined family living in one of Toronto's most desired communities.

Inclusions: Refrigerator and Freezer, Dishwasher, Built-In Microwave, Stove and Oven, Washer and Dryer, Backyard Garden Shed, Furnace and All Heating Equipment, Air Conditioner and All Cooling Equipment, All Existing Light Fixtures, All Existing Broadloom Carpet, All Existing Window Treatments, Irrigation System

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



102 Snowdon Ave		Sold: \$2,150,000
Toronto Ontario M4N 2A9		List: \$2,150,000
Toronto C04 Lawrence Park North Toronto		
Taxes: \$9,275.27/2025	For: Sale	% Dif: 100
Sold Date: 05/27/2026		
SPIS: No	Last Status: SLD	DOM: 8
Detached	Fronting On: N	Rms: 9
Link: N	Acreage:	Bedrooms: 3 + 1
2-Storey	30 x 125 Feet	Washrooms: 3
	Irreg:	1x2xMain, 1x4x2nd, 1x4xLower
Dir/Cross St: Between Yonge & Mount Pleasant		Directions: Via Google Maps

MLS#: C13145414 **PIN#:** 211430071

Legal: See Schedule B

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: 1924 Apx Sqft: 1500-2000 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Hospital, Library, Park, Public Transit, School Exterior Feat: Lighting Interior Feat: Garburator, Other, Storage, Water Heater Security Feat: Alarm System, Carbon Monoxide Detectors, Security System, Smoke Detector	Zoning: Cable TV: Gas: Water: 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	15.49	x 7.09	Closet	Leaded Glass	Hardwood Floor
2	Living	Main	17.49	x 12.4	Bay Window	Fireplace	Hardwood Floor
3	Dining	Main	14.34	x 10.43	California Shutters	Crown Moulding	Hardwood Floor
4	Kitchen	Main	14.34	x 9.09	Stainless Steel Appl	Granite Counter	Hardwood Floor
5	Family	Main	18.01	x 14.76	Fireplace	2 Pc Bath	W/O To Garden
6	Prim Bdrm	2nd	15.26	x 10.01	His/Hers Closets	South View	Hardwood Floor
7	2nd Br	2nd	10.33	x 8.99	Closet	O/Looks Garden	Broadloom
8	3rd Br	2nd	10.99	x 10.33	Closet	California Shutters	Broadloom
9	Rec	Lower	15.42	x 14.76	Closet	4 Pc Bath	Broadloom
10	Br	Lower	9.91	x 8.76	Above Grade Window	W/I Closet	Pot Lights
11	Office	Lower	0	0	Above Grade Window	Closet	Broadloom

Client Remks: Perched above Snowdon Avenue, this perfectly appointed family home rests with beautifully curated interiors and such a wonderful feel about it. Mature hydrangea beds line the steps that lead you to the covered front porch, where a morning coffee or evening cocktail allow you to take in the sights of your community. The main floor will feel noticeably wide given the 30-foot lot dimensions, with extra elbow room in both the foyer and principal spaces. The living room is enlarged with the south-facing bay window that pours in natural light from its southern exposure, adjusted by a tilt of the California shutters. The first of two wood burning fireplaces is here, the second of which is in the family room at the rear of the floor plan. Noticeably wide again, the dining room is fit for entertaining all of your future family gatherings. Adjacent to this, the kitchen holds an array of custom cabinetry, and counters are topped with durable granite countertops. Appliances have all been upgraded during the current owner's tenure here, noted on the lengthy list of upgrades available to be reviewed. The family room is as inviting and comfortable as you could hope for, with two skylights and multiple windows overlooking the gorgeous garden setting beyond it. A thoughtful enclave for a breakfast table lies beside the main floor powder room, and a walk-out connects to the most peaceful garden setting outside. A stone patio is available for dining occasions, a grassy pitch is in place for soccer balls, and even a chaise retreat lies at the back corner under an umbrella for lazy Sunday afternoons. On the second floor, three bedrooms are of generous size, and all have closets, the most of which is the primary with two walls of storage. The lower level has multiple zones of highly useable space to enjoy, not to mention the incredible amount of storage. The bedroom has a W/I closet, an office area lies in between this & the large rec room which is primed and ready for children's play.

Inclusions: See Schedule B

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



145 Wanless Ave Toronto Ontario M4N 1W3 Toronto C04 Lawrence Park North Toronto Taxes: \$11,281.14/2025 For: Sale % Dif: 116 Sold Date: 03/02/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$2,325,000 List: \$1,999,000
Detached Link: N 2-Storey	Fronting On: S Acreage: 25 x 135 Feet Irreg:	Rms: 9 + 3 Bedrooms: 4 + 1 Washrooms: 3 1x4x2nd, 1x4x2nd, 1x4xBsmt	Dir/Cross St: Lawrence & Mt Pleasant Directions: NE of Lawrence & Mt Pleasant

MLS#: C12816062 **PIN#:** 211420304
Legal: PT LT 62 PL 1707 TORONTO AS IN CA417134; S/T & T/W CA417134; CITY OF TORONTO

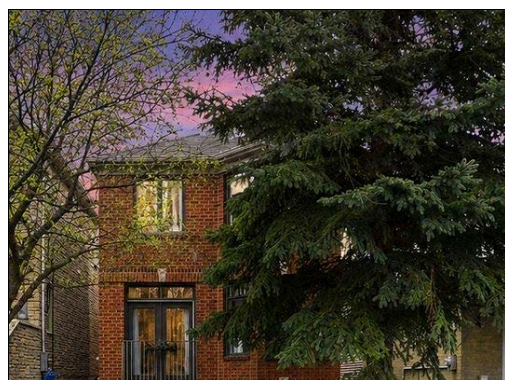
Kitchens: 1 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Deck, Privacy Interior Feat: Storage, Water Heater Owned, Sump Pump	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	Foyer	Main	15.98	x 6.76	Closet	Stained Glass	Hardwood Floor
2	Living	Main	16.77	x 10.93	Fireplace	Crown Moulding	Hardwood Floor
3	Dining	Main	18.24	x 7.91	Open Concept	Wainscoting	Hardwood Floor
4	Kitchen	Main	18.24	x 10.17	Centre Island	Stainless Steel Appl	B/I Desk
5	Family	Main	18.18	x 14.6	Gas Fireplace	Pot Lights	W/O To Yard
6	Prim Bdrm	2nd	15.68	x 14.34	4 Pc Ensuite	Double Closet	Vaulted Ceiling
7	Bathroom	2nd	16.17	x 8.99	Skylight	Soaker	Separate Shower
8	2nd Br	2nd	10.01	x 8.76	Double Closet	Large Window	Broadloom
9	3rd Br	2nd	13.91	x 8.83	Double Closet	Large Window	Broadloom
10	4th Br	2nd	12.66	x 8.76	Double Closet	Large Window	Broadloom
11	Bathroom	2nd	8.76	x 5.91	4 Pc Bath	Skylight	Tile Floor
12	Laundry	2nd	6	x 5.09	Separate Rm	B/I Shelves	Tile Floor
13	Rec	Bsmt	18.77	x 14.5	Double Closet	Pot Lights	Above Grade Window
14	5th Br	Bsmt	10.83	x 9.68	Separate Rm	Pot Lights	Broadloom
15	Bathroom	Bsmt	8.43	x 4.82	4 Pc Bath	Updated	Pot Lights
16	Study	Bsmt	9.68	x 6.66	Open Concept	Pot Lights	Above Grade Window

Client Remks: 145 Wanless Ave is a home for making memories! Exceptional 2-storey detached home in the heart of Wanless Park. Nearly 2,700sqft of living space on a premium 25x135ft lot with substantial 3-level addition (2007) delivering the space your family needs without compromising modern updates & timeless character. The elegant living overlooks the front gardens through windows with architectural flair, crown moulding, wood burning fireplace, and hardwood floors that flows through the main floor. The open concept kitchen, dining, and family room form the heart of the home, designed for everyday living and effortless entertaining. Dining room with wainscoting extends to the tastefully modernized kitchen with an oversized island, granite counters, appliance/bar station with drink fridge, stainless-steel appliances including a chef's dream 5-burner gas stove, and media nook. The spacious family room boasts a gas fireplace feature wall and walk-out to the backyard to embrace indoor/outdoor entertaining. The primary features vaulted ceilings and 4pc spa-like ensuite with skylight. Three additional well-sized bedrooms each with closet organizers, large windows, and new broadloom (2026), plus updated 4pc bath & laundry (no more trips down the stairs)! The extended basement with a separate entrance boasts a large rec room with excellent ceiling height and even better storage. A flexible bedroom/ office, open concept study area, above grade windows and full bathroom make this a welcoming area for in-laws, guests, or teens. Spring flowers and summer BBQs are calling from the fenced backyard boasting a large deck (2025), gas BBQ hookup, green space & shed. Front curb appeal draws your eyes from the beautiful brick and stucco exterior to the extra-wide stone walkway (2026). 200amp panel, Nest thermostat, air cooled heat pump (2024). Tree-lined streets, coveted Bedford Park & Lawrence Park CI catchments, steps to Wanless Park, TFS, Rosedale Golf Club, Granite Club, Yonge St TTC & more!

Inclusions: See Schedule B.

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



214 Ranleigh Ave Toronto Ontario M4N 1X4 Toronto C04 Lawrence Park North Toronto Taxes: \$11,989.98/2026 For: Sale % Dif: 100 Sold Date: 05/01/2026 SPIS: No Last Status: SLD DOM: 1		
Detached Link: N 2-Storey	Fronting On: N Acreage: 25 x 148 Feet Irreg:	Rms: 7 + 3 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x4x2nd, 1x4x3rd
Dir/Cross St: Yonge St/ Mt Pleasant Rd Directions: Mt Pleasant Rd & Ranleigh Ave		

MLS#: C13064504

PIN#:

Legal: Plan M260 W Pt Lot 277

Kitchens: 1 Fam Rm: N Basement: Finished / W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 6-15 Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit Interior Feat: In-Law Suite	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Fence - Full, Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.62	x 13.16	Gas Fireplace	Juliette Balcony	Bay Window
2	Dining	Main	14.01	x 10.73	Hardwood Floor	Picture Window	French Doors
3	Kitchen	Main	17.55	x 17.52	Modern Kitchen	Centre Island	W/O To Deck
4	Prim Bdrm	2nd	13.85	x 13.16	4 Pc Ensuite	W/W Closet	Bay Window
5	2nd Br	2nd	14.5	x 8.76	Closet	Picture Window	Broadloom
6	3rd Br	2nd	15.62	x 8.6	Closet	Picture Window	California Shutters
7	4th Br	Lower	11.15	x 8.33	Broadloom	Above Grade Window	
8	Office	Lower	9.71	x 7.78	Broadloom	Bay Window	Combined W/Laundry
9	Laundry	Lower	15.06	x 6.69	Open Concept	Tile Floor	Laundry Sink
10	Rec	Lower	16.9	x 12.6	Finished	Pot Lights	Walk-Out

Client Remks: Nestled in the heart of the highly sought-after Lawrence Park North neighbourhood, this charming detached home offers a warm and inviting place to call home. Featuring 3+1 bedrooms and 4 bathrooms, including a main floor powder room, it's thoughtfully designed for comfortable family living. The standout feature is the bright, airy, fully updated modern kitchen, complete with a built-in banquette-perfect for everyday meals and gathering together with family and friends. The finished basement adds valuable living space with plenty of flexibility for a rec room, home office, or guest area, along with ample storage. The backyard is a real highlight - it feels private and quiet, more like an escape than a typical city yard, ideal for relaxing or entertaining on summer evenings. Located just steps to the new LRT and minutes to major highways, with a great mix of shops, restaurants, and amenities nearby, this home offers both convenience and a true sense of community. A wonderful opportunity to settle into one of the city's most desirable neighbourhoods.

Inclusions: Fridge, Stove top, Wall Oven, Dishwasher, Microwave & Wine Fridge. Washer & Dryer. All Electrical Light Fixtures & Window Coverings. All built-ins. Broadloom where laid (2026).

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



190 Snowdon Ave			Sold: \$2,430,000
Toronto Ontario M4N 2B2			List: \$2,495,000
Toronto C04 Lawrence Park North Toronto			
Taxes: \$12,661.12/2025		For: Sale	% Dif: 97
Sold Date: 03/18/2026			
SPIS: No	Last Status: SLD	DOM: 27	
Detached	Fronting On: N	Rms: 8 + 3	
Link: N	Acreage:	Bedrooms: 3 + 1	
2-Storey	30 x 125 Feet	Washrooms: 4	
	Irreg:	1x2xMain, 1x5x2nd, 1x3x2nd,	
		1x2xLower	
Dir/Cross St: Yonge & Lawrence Directions: West of Ronan			

MLS#: C12803632

PIN#: 103560446

Legal: PCL 2008, SEC N TORONTO; LOT 34, PLAN M370; TORONTO, CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Water / Gas A/C: Other Central Vac: No Apx Age: 51-99 Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Golf, Public Transit, School Interior Feat: On Demand Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: 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	17.75	x 11.42	Gas Fireplace	Hardwood Floor	Large Window
2	Dining	Main	12.93	x 10.99	Hardwood Floor	Crown Moulding	French Doors
3	Kitchen	Main	14.5	x 7.68	Renovated	Stainless Steel Appl	Granite Counter
4	Breakfast	Main	24.18	x 14.99	Combined W/Family	Heated Floor	Recessed Lights
5	Family	Main	24.18	x 14.99	W/O To Garage	Heated Floor	Large Window
6	Prim Bdrm	2nd	17.75	x 14.83	4 Pc Ensuite	W/I Closet	Hardwood Floor
7	2nd Br	2nd	15.75	x 10.66	Hardwood Floor	W/I Closet	South View
8	3rd Br	2nd	12.07	x 9.42	Hardwood Floor	Closet	Window
9	4th Br	Lower	16.99	x 12.01	Broadloom	Recessed Lights	
10	Rec	Lower	17.16	x 14.17	Heated Floor	Above Grade Window	Recessed Lights
11	Laundry	Lower	13.25	x 5.74	Heated Floor	Above Grade Window	Recessed Lights

Client Remks: Best family location! Convenient to TTC, Yonge shops an restaurants, and the best public and private schools including; Bedford Park P.S., Lawrence Park Collegiate, Northern Secondary School, Blessed Sacrament Catholic School, Toronto French School, Havergal College, Crescent School, St. Clements School and Loretto Abbey Catholic School. Renovated with three storey addition: large main floor family room, powder room, luxurious primary suite with 5 piece ensuite and heated floor, high recreation room with heated floor, private landscaped back garden, private drive parks 3 cars. This one checks ALL the boxes. Come fall in love.

Inclusions: See feature sheet for list of inclusions

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



223 Glenforest Rd Toronto Ontario M4N 2A3 Toronto C04 Lawrence Park North Toronto Taxes: \$12,384.40/2025 For: Sale % Dif: 99 Sold Date: 06/21/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$2,565,000 List: \$2,595,000
Detached Link: N 2-Storey	Fronting On: S Acreage: 25 x 125 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 4 1x2xMain, 1x5x2nd, 1x4x2nd, 1x3xLower	Dir/Cross St: Yonge and Lawrence Directions: East on Glenforest Rd Off Yonge

MLS#: C13457084 **PIN#:** 211420023
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: No Apx Age: Year Built: 1987 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: Brick 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, Golf, Library, Park, Public Transit, School Exterior Feat: Deck, Landscape Lighting, Landscaped, Patio Interior Feat: Storage, Carpet Free, Bar Fridge Security Feat: Alarm System, Security System, 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: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	12.11	x 14.67	Picture Window	B/I Vanity	Hardwood Floor
2	Kitchen	Main	18.5	x 17.65	Breakfast Bar	Pot Lights	Quartz Counter
3	Family	Main	18.54	x 14.44	Fireplace	W/O To Deck	Open Concept
4	Prim Bdrm	2nd	11.98	x 12.5	W/I Closet	Ensuite Bath	Picture Window
5	2nd Br	2nd	9.65	x 14.7	Double Closet	Hardwood Floor	Picture Window
6	3rd Br	2nd	8.53	x 14.37	Large Closet	Picture Window	Hardwood Floor
7	Rec	Lower	18.5	x 14.44	Walk-Out	Fireplace	Vinyl Floor
8	Laundry	Lower	7.32	x 10.3	Laundry Sink		

Client Remks: A Rare Offering In Lawrence Park North! Completely Renovated And Move-In Ready, This Exceptional Family Home Blends Timeless Design With Modern Functionality. Thoughtfully Reimagined From Top To Bottom, It Offers 3 Spacious Bedrooms, 4 Beautifully Appointed Bathrooms, And Sophisticated Finishes Throughout. Designed For Both Everyday Living And Effortless Entertaining, The Main Floor Features A Full-Sized Dining Room That Flows Into A Beautifully Designed Chef's Kitchen. The Kitchen Overlooks A Spacious Family Room With A Walkout To The Deck, Creating An Inviting Space For Gathering With Family And Friends. The Finished Lower Level Provides Plenty Of Additional Living Space And Features A Walkout To A Covered Deck And Beautifully Landscaped Backyard, Extending Your Enjoyment Of The Home Both Indoors And Out. A Built-In Garage And Private Driveway Parking For Two Vehicles Offer Everyday Convenience. Set On A Deep Lot On A Quiet, Family-Friendly Street, This Turnkey Residence Is Located Within Some Of Toronto's Most Sought-After School Catchments. Classic Architectural Details Paired With Contemporary Finishes Create Warm And Elegant Spaces Throughout. Is This The One You've Been Waiting For? Move In, Unpack, And Enjoy.

Inclusions: JennAir Double-Door Refrigerator / Freezer, Bosch Dishwasher, JennAir Induction Cooktop, JennAir Built-In Wall Oven, JennAir Built-In Microwave, JennAir Built-In Beverage Refrigerator, LG Washer And Dryer, All Existing Light Fixtures, All Existing Window Coverings, Central Vacuum and Equipment

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



81 Wanless Cres		Sold: \$2,603,000
Toronto Ontario M4N 3C2		List: \$2,695,000
Toronto C04 Lawrence Park North Toronto		
Taxes: \$11,062.46/2025	For: Sale	% Dif: 97
Sold Date: 04/28/2026		
SPIS: No	Last Status: SLD	DOM: 13
Detached	Fronting On: S	Rms: 7 + 1
Link: N	Acreage:	Bedrooms: 3 + 1
2-Storey	30 x 163 Feet	Washrooms: 3
	Irreg:	1x4x2nd, 1x2xMain, 1x4xLower
Dir/Cross St: Lawrence & Mt Pleasant		Directions: Lawrence & Mt Pleasant

MLS#: C13002076	PIN#: 103570049
Legal: Pt Lt264 Pl1707	

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: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Exterior Feat: Landscape Lighting, Lawn Sprinkler System Interior Feat: Built-In Oven, Countertop Range	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
Hydro: Phone: Municipal		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.29	x 17.95	Leaded Glass	Fireplace	Hardwood Floor
2	Dining	Main	9.88	x 11.52	Open Concept	Pot Lights	Hardwood Floor
3	Kitchen	Main	13.25	x 17.98	Granite Counter	Leaded Glass	Hardwood Floor
4	Family	Main	19.13	x 18.73	Hardwood Floor	W/O To Yard	Pot Lights
5	Prim Bdrm	2nd	12.14	x 13.55	Hardwood Floor	Window	W/I Closet
6	2nd Br	2nd	9.35	x 9.81	Hardwood Floor	Closet	B/I Shelves
7	3rd Br	2nd	9.51	x 9.81	Hardwood Floor	Window	Closet
8	Office	2nd	8.04	x 8.53	Hardwood Floor	Window	
9	Rec	Bsmt	28.31	x 18.44	Broadloom	Pot Lights	B/I Bookcase

Client Remks: Nestled On A Coveted Stretch Of Wanless Crescent With Beautiful Views Of Wanless Park, This Exceptional Family Home Offers An Opportunity To Live Directly Across From One Of The Neighbourhood's Most Beloved Green Spaces. Set On A 30-Ft South-Facing Lot With A 163-Ft Deep Backyard, The Property Provides Privacy, Sunlight, And Ample Space For Family Living. This Charming 3+1-Bedroom, 3-Bathroom Home Blends Classic Character With Modern Functionality. The Inviting Living Room Features A Recessed Bay Window With Leaded Glass And A Cozy Fireplace, Flowing Seamlessly Into The Formal Dining Room. The Open-Concept Chef's Kitchen Boasts A Large Center Island, Ample Counter Space, And Abundant Cabinetry, Connecting Effortlessly To The Family Room, Which Is Filled With Natural Light And Overlooks The South-Facing Backyard. A Main Floor Powder Room Adds Convenience And Style. Thoughtfully Renovated, This Home Features A Basement Remodel With Miele Washer And Dryer And A Full Bathroom With Steam, A Smith Commercial Grade Hot Water Tank, And A GeneralAire Humidifier. Exterior Upgrades Include Striking Black Fieldstone Entry Doors, A New Front Yard Retaining Wall, A Fully Reshingled Roof, And New Gutter Guards In Both The Main And Coach House, Enhancing Curb Appeal And Durability. The Backyard Offers A Large Patio And Professionally Landscaped Trex Deck With Integrated LED Lighting, Perfect For Entertaining Or Family Play. The Insulated, Heated Coach House/Studio Includes Double-Drywall Soundproofing, Ideal For A Yoga Studio, Gym, Or Creative Space. Additional Highlights Include Hardwood Floors, Pot Lights, A Private Drive, And Parking For Two Vehicles. This Rare Offering Sits Directly Across From Wanless Park, With Tennis And Basketball Courts, A Pickleball Court, And Recreational Activities. It Is Also Minutes Away From Top Rated Public And Prestigious Private Schools: Toronto French School, Crescent, Havergal, Lawrence Park Collegiate, Bedford Park PS.

Inclusions: Hot Water Tank, Fridge, Stove-Top 6 Burner Viking, Hood Fan, Microwave, Dishwasher, Washer, Dryer, All Electric Light Fixtures, All Window Coverings, Sprinklers In Front Yard, Gasline For BBQ, Hydro Outlet For Portable Generator, Outdoor Lighting, Primary Bedroom Drapes, Desk-In Basement Under Window, Bsmt Fridge, Firewood Box At Side Of House.

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



85 Snowdon Ave Toronto Ontario M4N 2A8 Toronto C04 Lawrence Park North Toronto			Sold: \$2,720,000 List: \$2,718,888
Taxes: \$13,513/2025 Sold Date: 01/25/2026		For: Sale	% Dif: 100
SPIS: No Link: N 2-Storey	Last Status: SLD Fronting On: S Acreage: 26.88 x 125.13 Feet Irreg:	DOM: 9 Rms: 8 + 1 Bedrooms: 4 Washrooms: 4 1x2xMain, 1x5x2nd, 1x4x2nd, 1x4xBsmt	Dir/Cross St: Yonge Street and Lawrence Ave Directions: Yonge Street and Lawrence Ave

MLS#: C12704212 **PIN#:** 211430093
Legal: PCL 36-1 SEC M260; PT LT 36 S/S SNOWDON AV PL M260 TORONTO BEING THE W HALF THROUGHOUT FRONT TO REAR; T/W A ROW IN COMMON WITH OTHERS ENTITLED THERETO, IN, OVER, ALONG AND UPON THE WLY 3 FT 2 INCHES TO A DEPTH OF 75 FT MEASURED SLY FROM SNOWDON AV OF THE LANDS ADJOINING IMMEDIATELY TO THE E OF THESE LANDS. S/T A ROW IN FAVOUR OF THE OWNERS AND OCCUPANTS OF THE LANDS ADJOINING IMMEDIATELY TO THE E OF THESE LANDS, OVER, ALONG AND UPON

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: 16-30 Year Built: 2007 Yr Built Source: MPAC Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	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: Central Vacuum, Family Room, Fireplace/Stove Interior Feat: Central Vacuum Security Feat: Alarm System, Carbon Monoxide Detectors, Security System	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Accessibility: Remote Devices Feat: 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	12.01	x 11.19	Hardwood Floor	Bay Window	Crown Moulding
2	Dining	Main	14.01	x 9.09	Hardwood Floor	Pot Lights	Crown Moulding
3	Kitchen	Main	20.9	x 9.84	Hardwood Floor	Centre Island	
4	Family	Main	21.1	x 10.24	Hardwood Floor	Gas Fireplace	B/I Appliances
5	Prim Bdrm	2nd	15.49	x 12.6	Hardwood Floor	W/I Closet	5 Pc Ensuite
6	2nd Br	2nd	11.52	x 10.3	Hardwood Floor	Double Closet	
7	3rd Br	2nd	12.11	x 9.48	Hardwood Floor	Double Closet	
8	4th Br	2nd	11.94	x 9.48	Hardwood Floor	Double Closet	
9	Rec	Bsmt	23.79	x 16.37	W/O To Yard	Fireplace	

Client Remks: Just steps to upscale Yonge Street shops and restaurants, and a short walk to the Yonge & Lawrence subway station. The fabulous gourmet kitchen features premium stainless steel appliances, a large centre island, and an open-concept layout flowing seamlessly into the family room, ideal for both everyday living and entertaining. The spacious primary bedroom offers his-and-hers walk-in closets and 2 skylight, filling the space with natural light. The open-concept walk-out basement boasts high ceilings, large windows, a built-in home theatre, and custom cabinetry, with direct access to the backyard, an exceptional space for recreation, guests, or extended family living. Lawrence Park North boasts top-rated schools including Lawrence Park Collegiate Institute Blythwood Junior Public School, and Bedford Park Public School, all known for strong FraserInstitute rankings. Nearby private school options include Havergal College, Crescent School, and The York School & Toronto French School. A rare opportunity at the prime Yonge & Lawrence.

Inclusions: Air-conditioning(2024), 2 Fridges, Stove, Oven, Washer, Dryer, All Elfs

Listing Contracted With: NEW ERA REAL ESTATE **Ph:** 416-508-9929



149 Ronan Ave Toronto Ontario M4N 2Y2 Toronto C04 Lawrence Park North Toronto Taxes: \$15,654.85/2025 For: Sale % Dif: 90 Sold Date: 06/22/2026 SPIS: No Last Status: SLD DOM: 90			Sold: \$3,000,000 List: \$3,350,000
Detached Link: N 3-Storey	Fronting On: E Acreage: 22.5 x 149 Feet Irreg:	Rms: 9 + 2 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 1x5x2nd, 1x4x2nd, 1x5x3rd, 1x4xLower	Dir/Cross St: Yonge St and Lawrence Ave E Directions: Lawrence East & Ronan

MLS#: C12916262 **PIN#:** 105390093
Legal: PLAN M260 PT LOT 328

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 Apx Sqft: 2500-3000 Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Veneer Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown	Hydro: Yes Phone: Yes
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Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.26	x 11.52	Hardwood Floor	Gas Fireplace	Crown Moulding
2	Dining	Main	15.42	x 12.34	Open Concept	Wainscoting	Window
3	Kitchen	Main	17.16	x 14.01	Stainless Steel Appl	Breakfast Area	Open Concept
4	Family	Main	17.16	x 12.99	Hardwood Floor	Gas Fireplace	W/O To Deck
5	2nd Br	2nd	17.09	x 10.83	Hardwood Floor	W/I Closet	5 Pc Ensuite
6	3rd Br	2nd	12.17	x 9.58	Hardwood Floor	Semi Ensuite	Double Closet
7	4th Br	2nd	17.16	x 13.45	Hardwood Floor	Semi Ensuite	Double Closet
8	Prim Bdrm	3rd	17.16	x 15.32	W/I Closet	5 Pc Ensuite	W/O To Terrace
9	Office	3rd	11.52	x 8.01	Hardwood Floor	Skylight	
10	Rec	Lower	23	x 16.4	Laminate	Gas Fireplace	W/O To Yard
11	Br	Lower	16.4	x 10.01	Laminate	Double Closet	Above Grade Window
12	Laundry	Lower	8.5	x 6.99	B/I Shelves	Stainless Steel Sink	

Client Remks: This thoughtfully designed 3-storey detached home offers over 4,000 sq. ft. of luxurious living space in Wanless Park, one of Toronto's most sought-after neighbourhoods. Featuring soaring ceilings, expansive windows, and oak hardwood floors throughout, the home is filled with natural light and refined elegance. Custom moldings, three gas fireplaces, a Lutron automated lighting system, and whole-home audio provide exceptional comfort and modern convenience. Entering the foyer with a large custom built-in closet welcomes you into the main floor, where generous living and dining areas flow seamlessly into a chef-inspired kitchen. Complete with custom cabinetry, marble countertops, an oversized eat-in island, and high-end built-in stainless steel appliances, this space is ideal for everyday living and entertaining. The adjoining family room with fireplace opens to a private deck and backyard with a large outdoor storage shed. The second level features three well-sized bedrooms, including two connected by a semi-ensuite bath, and a third bedroom with walk-in closets and full ensuite. The entire third floor is dedicated to the primary retreat, offering a spa-like ensuite, walk-in closet, home office, and access to a private deck overlooking the backyard. The fully finished lower level includes high ceilings, a spacious recreation room ideal for a home theatre or gym, a fifth bedroom, 4-pc bathroom, laundry suite, and a walkout to the backyard. A legal front parking pad adds convenience. Ideally located steps to Wanless Park, Lawrence subway station, the Granite Club, and the shops and dining of Yonge Street. Situated within top-rated school zones including Bedford Park PS, Lawrence Park CI, and Blessed Sacrament CS, and close to premier private schools such as TFS, Crescent, Crestwood, Havergal, and UCC.

Inclusions: See Schedule B

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES OXLEY REAL ESTATE **Ph:** 416-888-7007



188 Snowdon Ave Toronto Ontario M4N 2B2 Toronto C04 Lawrence Park North Toronto		Sold: \$3,395,000 List: \$3,395,000
Taxes: \$14,651.91/2025	For: Sale	% Dif: 100
Sold Date: 04/07/2026		
SPIS: No	Last Status: SLD	DOM: 0
Detached Link: N 2-Storey	Fronting On: N Acreage: 30 x 125 Feet Irreg:	Rms: 8 + 3 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 1x6x2nd, 1x3x2nd, 1x4x2nd, 1x3xLower
Dir/Cross St: YONGE AND MT PLEASANT Directions: EAST ON SNOWDON OFF MT PLEASANT		

MLS#: C12965482		PIN#: 103560447
Legal: PCL 35-1, SEC M370 ; LOT 35, PLAN M370 ; TORONTO , 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: Year Built: 2014 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 Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove Exterior Feat: Landscape Lighting, Landscaped, Lawn Sprinkler System, Deck Interior Feat: Central Vacuum, Built-In Oven, ERV/HRV, Carpet Free, Storage	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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.09	x 12.53	Hardwood Floor	Pot Lights	Gas Fireplace
2	Dining	Main	19.46	x 13.78	Coffered Ceiling	Pot Lights	Hardwood Floor
3	Family	Main	10.86	x 18.34	Walk-Out	Gas Fireplace	Hardwood Floor
4	Kitchen	Main	10.83	x 15.19	Breakfast Area	Centre Island	Walk-Out
5	Prim Bdrm	2nd	12.17	x 13.88	Ensuite Bath	W/I Closet	His/Hers Closets
6	2nd Br	2nd	11.45	x 10.2	Ensuite Bath	Double Closet	Picture Window
7	3rd Br	2nd	12.17	x 11.42	Double Closet	Picture Window	Hardwood Floor
8	4th Br	2nd	9.88	x 11.42	Double Closet	Picture Window	Hardwood Floor
9	Rec	Lower	20.34	x 13.75	Gas Fireplace	Heated Floor	B/I Bookcase
10	Br	Lower	12.47	x 11.75	Heated Floor	Above Grade Window	Double Closet
11	Office	Lower	11.91	x 8.43	Heated Floor	Pot Lights	Above Grade Window
12	Laundry	Lower	8.73	x 10.63	Laundry Sink	Large Closet	Porcelain Floor

Client Remks: Stunning Executive Home In Wanless Park! This Almost New Residence Sits Gracefully On A 30 Ft Lot And Offers A Natural Sense Of Ease From The Moment You Arrive, With Generous Principal Rooms Designed For Both Quiet Evenings And Effortless Entertaining. The Main Floor Flows Seamlessly Into A Beautifully Designed Open Concept Kitchen Featuring A Substantial Centre Island And Sun-Filled Breakfast Area With Walkout To A Deep, Private Backyard Perfect For Summer Dining And Relaxed Weekends. Upstairs, Soaring Ceilings And Thoughtful Proportions Create A Calm And Refined Atmosphere, Anchored By A Serene Primary Retreat With A Spacious Walk-In Closet And Elegant Ensuite, While A Separate Wing Hosts Three Additional Bedrooms, Each With Its Own Ensuite, Offering Exceptional Comfort And Privacy. The Lower Level Completes The Home With Heated Floors, A Large Recreation Area, Guest Bedroom, And Dedicated Gym, Providing Incredible Additional Living Space. Ideally Located Just Steps To Yonge Street, Top Tier Schools Including Bedford Park Public School And Lawrence Park Collegiate, Parks, And Everyday Amenities In One Of Toronto's Most Established Neighbourhoods.

Inclusions: Sub-Zero Fridge/Freezer, Thermador Dishwasher, Thermador Oven, Thermador Four Burner Cooktop, Thermador Microwave Oven, Panelled Exhaust Fan, LG Front Loading Steam Washer, LG Front Loading Steam Dryer, Alarm System, Central Vacuum And Related Equipment, All Electric Light Fixtures, All Window Coverings

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



141 Wanless Ave			Sold: \$3,395,000
Toronto Ontario M4N 1W3			List: \$3,395,000
Toronto C04 Lawrence Park North Toronto			
Taxes: \$15,154.40/2026		For: Sale	% Dif: 100
Sold Date: 07/07/2026			
SPIS: No	Last Status: SLD	DOM: 3	
Detached	Fronting On: S	Rms: 9 + 4	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	25 x 135 Feet	Washrooms: 4	
	Irreg:	2x5x2nd, 1x3xBsmt, 1x2xMain	
Dir/Cross St: Mt. Pleasant and Lawrence			
Directions: North of Lawrence & East of Mt. Pleasant			

MLS#: C13517096 **PIN#:** 211420302
Legal: PT LT 63 PL 1707 TORONTO AS IN CT556980; S/T & T/W CT556980; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Fin W/O / Full Fireplace/Stv: Y Heat: Forced Air, Radiant / Gas A/C: Central Air Central Vac: Yes Apx Age: 6-15 Apx Sqft: 2000-2500 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Asphalt Shingle, Membrane Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Front / Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: Inground Prop Feat: Central Vacuum, Electric Car Charger, Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, School Exterior Feat: Deck, Landscape Lighting, Lawn Sprinkler System, Privacy Interior Feat: Carpet Free, Central Vacuum, Floor Drain, Separate Heating Controls, Storage, Sump Pump, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Not Subject to HST Farm/Agr: Oth Struct: Fence - Full Survey Year: 1936 Survey Type: Boundary Only Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.01	x 12.83	Hardwood Floor	Bay Window	Combined W/Dining
2	Dining	Main	14.67	x 10.5	Hardwood Floor	Combined W/Living	Open Concept
3	Kitchen	Main	17.16	x 9.25	Hardwood Floor	Updated	B/I Appliances
4	Breakfast	Main	10.66	x 8.83	Combined W/Great Rm	Hardwood Floor	B/I Desk
5	Family	Main	18.77	x 15.32	W/O To Deck	Gas Fireplace	O/Looks Backyard
6	Prim Bdrm	2nd	16.99	x 13.25	W/I Closet	Electric Fireplace	Coffered Ceiling
7	2nd Br	2nd	10.99	x 9.51	Skylight	Double Closet	Hardwood Floor
8	3rd Br	2nd	12.66	x 9.51	Closet Organizers	Double Closet	Hardwood Floor
9	4th Br	2nd	10.76	x 9.42	Closet Organizers	Double Closet	Hardwood Floor
10	Rec	Bsmt	17.91	x 14.67	W/O To Patio	W/O To Pool	Heated Floor
11	Office	Bsmt	13.48	x 9.91	B/I Desk	B/I Bookcase	
12	5th Br	Bsmt	13.25	x 10.24	Double Closet	Closet Organizers	Above Grade Window
13	Laundry	Bsmt	11.42	x 6.66	Window	B/I Shelves	B/I Closet

Client Remks: The charming exterior of 141 Wanless Avenue gives way to a bright, beautifully appointed interior offering nearly 3,500 square feet of thoughtfully designed living space before revealing a spectacular backyard retreat. The bright and airy main floor features soaring 9'6" ceilings and an exceptional layout. The elegant living and dining rooms flow seamlessly into the heart of the home, where the beautifully updated kitchen and adjoining family room create the perfect gathering place for family and friends. Upstairs, five skylights fill the home with natural light. The primary suite is a private retreat with a walk-in closet, custom wall-to-wall cabinetry, coffered ceiling, electric fireplace, and renovated five-piece spa inspired ensuite. Three additional spacious bedrooms share a renovated five-piece family bathroom, while a walk-in linen closet offers the flexibility to be converted back to second-floor laundry. The finished lower level includes a fifth bedroom with ensuite, renovated laundry room, office or craft room with custom built-ins, and a spacious recreation room with walk-out to the home's hidden gem---a spectacular covered patio complete with a gas fireplace, television, bar, and beverage fridge; perfect for relaxing afternoons or entertaining into the evening. Beyond awaits a resort inspired backyard featuring a sun-drenched pool, elevated dining deck, professional landscaped gardens with lighting and irrigation. A truly turnkey home featuring lower-level in-floor heating, 2 furnaces, 2 AC units, central vac, custom built-ins, top-of-the-line kitchen and laundry appliances, EV ready, gas BBQ hookup, pocket screen doors, motorized blinds, abundant storage, a fully fenced yard with coded entry, and a private backyard oasis. Ideally located in one of Toronto's most family friendly neighbourhoods, just steps to Bedford Park PS, other top public and private schools, Wanless Park, the Granite Club, shops, and subway access.

Inclusions: See Schedule B

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



232 Snowdon Ave Toronto Ontario M4N 2B3 Toronto C04 Lawrence Park North Toronto Taxes: \$17,471.44/2025 Sold Date: 06/01/2026 SPIS: No Last Status: SLD DOM: 32			Sold: \$3,400,000 List: \$3,688,000 For: Sale % Dif: 92
Detached Link: N 2-Storey	Fronting On: N Acreage: 30 x 125.15 Feet Irreg:	Rms: 8 + 2 Bedrooms: 4 + 1 Washrooms: 5 1x2xGround, 1x5x2nd, 1x4x2nd, 1x3x2nd, 1x3xBsmt	Dir/Cross St: Lawrence Ave & MT Pleasant Rd Directions: Lawrence Ave & MT Pleasant Rd

MLS#: C13065214 PIN#: 103560431 Legal: PCL 1737, Sec N Toronto: Lot19 PlanM370 S/T Lt578087 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: Yes Apx Age: 0-5 Apx Sqft: 2500-3000 Roof: Unknown Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: Inground Prop Feat: Central Vacuum, Family Room, Fireplace/Stove, Hospital, Public Transit, School Interior Feat: Bar Fridge, Built-In Oven, Carpet Free, Central Vacuum, Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Accessibility Feat: HST Applicable to: Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers Included In None Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	19.16	x 14.37	Hardwood Floor	Pot Lights	Combined W/Dining
2	Dining	Ground	19.16	x 14.37	Hardwood Floor	Combined W/Living	Coffered Ceiling
3	Kitchen	Ground	18.67	x 13.65	Centre Island	Breakfast Bar	
4	Family	Ground	20.31	x 18.08	Fireplace	W/O To Balcony	B/I Shelves
5	Prim Bdrm	2nd	14.7	x 13.22	W/I Closet	Ensuite Bath	W/O To Balcony
6	2nd Br	2nd	11.52	x 10.43	Hardwood Floor	Closet	Window Flr to Ceil
7	3rd Br	2nd	14.01	x 10.07	W/I Closet	Hardwood Floor	Ensuite Bath
8	4th Br	2nd	9.91	x 8.99	Hardwood Floor	Closet	
9	Rec	Lower	22.08	x 13.16	Wet Bar	Heated Floor	W/O To Patio
10	Br	Lower	13.55	x 9.09	Double Closet	Above Grade Window	Heated Floor
11	Laundry	Lower	11.71	x 7.35	Laundry Sink	Heated Floor	

Client Remks: Welcome to 232 Snowdon Avenue. A recently built remarkable contemporary residence sets a new standard for design, craftsmanship, and quality in the heart of the Teddington Park neighbourhood in North Toronto. Architectural detail and elegance blend with functional and practical design to create a home for effortless family living and sophisticated entertaining. 10' ceilings on the main, multiple skylights, two laundry areas, three fireplaces, and a lower-level walk-out on grade. You will be in awe at the clean lines of the open concept main floor, the expansive windows, and the abundance of natural light. Note the durability of the exterior, the convenience of the oversized garage with EV charger, ample space for bikes and bins, the luxury of heated tile floors, and the serene oasis of the garden with pool and lush landscaping. This home is well-positioned in a very desirable, long-established neighbourhood, near Toronto French school, public and private schools, parks, Rosedale Golf Club, shops, and amenities on Yonge Street.

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



112 Mildenhall Rd			Sold: \$5,800,000
Toronto Ontario M4N 3H5			List: \$6,298,000
Toronto C04 Lawrence Park North Toronto			
Taxes: \$34,175.22/2025		For: Sale	% Dif: 92
Sold Date: 03/12/2026			
SPIS: No	Last Status: SLD	DOM: 17	
Detached	Fronting On: S	Rms: 11 + 4	
Link: N	Acreage:	Bedrooms: 5 + 1	
2-Storey	57 x 117.04 Feet	Washrooms: 7	
	Irreg:	1x5x2nd, 2x4x2nd, 2x3x2nd,	
		1x2xMain, 1x3xBsmt	
Dir/Cross St: Bayview & Lawrence Directions: Bayview & Lawrence			

MLS#: C12810498 **PIN#:** 103570132
Legal: PT LTS 22, 23 & 24 PLAN 3257, AS IN NY717017 ; 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: 6-15 Year Built: 2017 Apx Sqft: 3500-5000 Roof: Flat, Shake Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Stone Gar/Gar Spcs: Built-In / 2 Drive: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Golf, Park, Public Transit, School Exterior Feat: Built-In-BBQ, Deck, Landscape Lighting, Privacy Interior Feat: Auto Garage Door Remote, Bar Fridge, Built-In Oven, Carpet Free, Central Vacuum, In-Law Capability, Sump Pump, Storage 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: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	53.15	x 24.61	Marble Floor		
2	Living	Main	50.52	x 53.48	Fireplace	Bow Window	Hardwood Floor
3	Dining	Main	44.29	x 53.48	Window	Hardwood Floor	O/Looks Living
4	Family	Main	56.1	x 62.01	Double Doors	Fireplace	B/I Shelves
5	Kitchen	Main	75.79	x 29.86	Centre Island	B/I Appliances	Marble Counter
6	Breakfast	Main	67.91	x 39.37	Bay Window	O/Looks Garden	Combined W/Kitchen
7	Library	Main	37.07	x 36.42	Combined W/Office	B/I Shelves	
8	Prim Bdrm	2nd	59.38	x 59.38	Juliette Balcony	5 Pc Ensuite	Large Closet
9	2nd Br	2nd	56.43	x 47.9	4 Pc Ensuite	Bay Window	W/I Closet
10	3rd Br	2nd	53.48	x 47.9	4 Pc Ensuite	Window Flr to Ceil	W/I Closet
11	4th Br	2nd	36.45	x 67.59	3 Pc Ensuite	Window	W/I Closet
12	5th Br	2nd	36.42	x 58.73	3 Pc Ensuite	Window	Double Closet
13	Laundry	2nd	28.87	x 18.04	Laundry Sink	Custom Counter	
14	Rec	Bsmt	90.88	x 49.57	Wet Bar	Fireplace	Walk-Out
15	Exercise	Bsmt	70.54	x 58.07	Window	Glass Doors	Mirrored Walls
16	Br	Bsmt	50.85	x 33.79	Above Grade Window	3 Pc Bath	Double Closet
17	Laundry	Bsmt	41.67	x 20.01	Laundry Sink	Custom Counter	

Client Remks: A Rare Opportunity To Own A Tuscan Valley Exceptional Custom Built Home In The Heart Of Lawrence Park. Beautifully Designed By Gray Smith And Arca Design For The Most Discerning Buyer. This Two-Storey Residence Offers 5+1 Bedrooms, 7 Bathrooms, Heated Private Double Driveway, And Two-Car Garage Sits On A Private 57 x 117 Ft Lot. Calcutta Marble Grand Foyer Features Soaring Ceiling Height And Picture Wall Framing Guiding You Into The Home. The Adjacent Living Room, Features A Floor-To-Ceiling Bow Window And Gas Fireplace. Wide-Plank White Oak Flooring And Heated Floors Extend Throughout The Home. A Stunning Open-Concept Layout Anchored By Chef's Kitchen With Custom Walnut Cabinetry, Caesarstone Countertops, Valance Lighting, Double Undermount Sink, Top Of The Line Built-In Appliances, Dark Carrara Marble Waterfall Island With Integrated Storage And Four-Seat Breakfast Bar. Full Walk-In Pantry With Floor-To-Ceiling Shelving Provides Exceptional Storage. Kitchen Opens Up To A Cozy Family Room Fit For Everyday Living With A Gas Fireplace, Custom Shelving With Valance Lighting, And A Pair Of French Doors Opening To The Garden. The Primary Is Adorned With Large Five Piece Ensuite Bath With Luxurious Marble Shower, An Expansive Dressing Room With Dual Skylights, French Doors Lead To A Juliet Balcony Overlooking Garden. Four Additional Large Bedrooms Each With Closets, Expansive Windows, And Ensuites. Lower Level Offers A Walk-Out Recreation Room With Porcelain-Surround Gas Fireplace, Fully Equipped Wet Bar With A Maxfine Island Seating For Four. Gorgeous 800+ Bottle Wine Cellar With Cove And Valance Lighting. Double Glass Doors Lead To A Large At Home Gym. Perfectly Positioned Steps To Wanless Park, Rosedale Golf Club, And The Granite Club. Close Proximity To Top Rated Schools: Toronto French School, Crescent School, And Crestwood