



63 St Leonards Ave
Toronto Ontario M4N 1K4

Toronto C04 Lawrence Park South Toronto

Taxes: \$12,990/2024

For: Sale

Sold: \$2,550,000

List: \$2,590,000

% Dif: 98

Sold Date: 06/04/2025

SPIS: N

Last Status: SLD

DOM: 7

Detached

Fronting On: S

Rms: 9 + 4

Link: N

Acreage:

Bedrooms: 4

2-Storey

60 x 150 Feet

Washrooms: 3

Irreg:

1x2xMain, 1x5x2nd, 1x3xBsmt

Dir/Cross St: Lawrence and Mt Pleasant

MLS#: C12179822

PIN#: 211390252

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	Hydro:
Basement:	Finished	Gar/Gar Spcs:	Attached / 2	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Municipal
Heat:	Water / Gas	Tot Prk Spcs:	5	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	Inground	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	2500-3000	Family Room, Fenced Yard,		Farm/Agr:	
Assessment:	POTL:	Fireplace/Stove, Hospital, Park, Public		Oth Struct:	
POTL Mo Fee:		Transit, School		Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	21.59	x 12.01	Eat-In Kitchen	Breakfast Bar	Stainless Steel Appl
2	Family	Main	20.73	x 19.26	Raised Floor	Window Flr to Ceil	
3	Dining	Main	18.08	x 16.93	Combined W/Sitting	W/O To Deck	Window Flr to Ceil
4	Office	Main	13.58	x 12.5	Hardwood Floor	California Shutters	
5	Living	Main	22.34	x 11.91	Fireplace	Hardwood Floor	California Shutters
6	Prim Bdrm	2nd	18.08	x 11.91	W/I Closet	Hardwood Floor	B/I Shelves
7	2nd Br	2nd	20.18	x 10.07	B/I Closet	Hardwood Floor	
8	3rd Br	2nd	13.58	x 10.99	B/I Closet	O/Looks Backyard	
9	4th Br	2nd	13.42	x 9.84	Hardwood Floor		
10	Rec	Bsmt	28.74	x 16.77	Pot Lights	Above Grade Window	
11	Mudroom	Bsmt	9.91	x 8.5	Access To Garage	B/I Closet	
12	Exercise	Bsmt	9.84	x 9.25	Pot Lights	Mirrored Closet	Above Grade Window
13	Laundry	Bsmt	6.76	x 3.67			

Client Remks: Located in the coveted neighbourhood of Lawrence Park, this sun-filled home sits on a generous 60x150-foot lot, offering private outdoor living with an in-ground pool and a fully fenced south-facing backyard. Nearly 3,000 sq. ft. of above-grade living space plus a fully finished basement with mudroom and attached double garage provides ample room for today's family. The spacious main floor features an open-concept layout, ideal for both everyday living and entertaining. Natural light floods the eat-in kitchen, dining room, and elevated family room, creating a tranquil retreat with breathtaking views of the magnificent garden and pool. A large office and spacious living room complete this level, offering additional opportunities for work or relaxation. Upstairs, the second floor features four bedrooms, including a luxurious primary bedroom with a large walk-in closet. A newly renovated 5-piece bathroom completes the upstairs, offering a spa-like retreat. The fully finished basement adds even more versatility with a large recreational space, exercise area, and a mudroom that leads to the attached double garage. Whether you choose to enjoy this beautiful home as is or make it your own, the possibilities are endless. Located within walking distance of top-rated public and private schools, including Blythwood, Lawrence Park Collegiate, Crescent, Havergal, and TFS, this home provides access to the finest education in the city. Plus, you're a short stroll from the amenities of Yonge and Lawrence, Lawrence Subway Station, and the fabulous parks and ravine trails. Don't miss your chance to own this exceptional family home in one of Toronto's most desirable neighbourhoods. Live in one of the best family neighbourhoods in Toronto. Short walk to subway, restaurants, parks, and great schools (Blythwood, LPCI, Glenview, Havergal, Crescent, TFS).

Extras:

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



98 Dawlish Ave
Toronto Ontario M4N 1H1

Toronto C04 Lawrence Park South Toronto

Taxes: \$12,306.08/2023

For: Sale

Sold: \$2,570,000

List: \$2,700,000

% Dif: 95

Sold Date: 03/14/2025

SPIS: N

Last Status: SLD

DOM: 147

Detached

Fronting On: N

Rms: 10 + 1

Link: N

Acreage:

Bedrooms: 4 + 2

2 1/2 Storey

50.08 x 150 Feet

Washrooms: 3

Irreg:

1x4x2nd, 1x3x3rd, 1x2xBsmt

Dir/Cross St: Mt. pleasant

MLS#: C9417367

PIN#: 211380070

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	Y
Basement:	Part Fin	Gar/Gar Spcs:	Attached / 1	Gas:	Y
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Municipal
Heat:	Water / Gas	Tot Prk Spcs:	4	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	None
Apx Age:	51-99	Prop Feat:	Family Room, Fireplace/Stove, Public Transit	Retirement:	N
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	23.2	x 11.98	Fireplace	Moulded Ceiling	Hardwood Floor
2	Dining	Main	14.44	x 11.98	Wainscoting	French Doors	Window
3	Kitchen	Main	14.11	x 7.38	Granite Counter	Granite Floor	W/O To Porch
4	Den	Main	11.75	x 7.45	Tile Floor	Window	
5	Prim Bdrm	2nd	15.16	x 11.81	Hardwood Floor	Wainscoting	Double Closet
6	2nd Br	2nd	12.14	x 11.48	Stained Glass	Closet	Hardwood Floor
7	3rd Br	2nd	11.98	x 10.99	Electric Fireplace	W/O To Deck	Ceiling Fan
8	4th Br	2nd	11.48	x 8.37	Closet	B/I Bookcase	Stained Glass
9	Br	3rd	13.12	x 7.61	Closet	Broadloom	Window
10	Br	3rd	13.62	x 7.05	Broadloom	Closet	Window
11	Rec	Lower	22.9	x 11.15	Wainscoting	Tile Floor	2 Pc Bath

Client Remks: Lawrence Park! Large Lot Size 50.08x150 Feet. 2.5 Story Home 4+ Bedrooms Plus Den. Large Private Backyard. Renovated Kitchen, Roof Shingle (2022) Private Drive. Close to Many Great Schools: Blythwood, Crescent, Toronto French School, Havergal. Walk to Subway/TTC, Yonge Street Shopping and Restaurant, Beautiful Parks and Trails. OMB Approved Plans for Over 4000 S.F Lower Level W/Private Drive Off Dawlish. Plans & Design By Peter Higgins Architect. ****EXTRAS**** Maytag Gas Cooktop. Maytag B/I Oven, Dishwasher, Hot Water Gas Furnace. Easy for Living or Rent. Buyer/Co-op Agent Has to Verify All Measurements & Details.

Extras:

Listing Contracted With: BAY STREET GROUP INC. 905-909-0101


28 St Hilda's Ave
Toronto Ontario M4N 2P4

Toronto C04 Lawrence Park South Toronto

Taxes: \$11,401.71/2024**For:** Sale**Sold:** \$2,600,000**List:** \$2,795,000**Sold Date:** 03/28/2025**% Dif:** 93**SPIS:** N**Last Status:** SLD**DOM:** 4

Detached

Fronting On: W**Rms:** 6 + 1**Link:** N**Acreage:****Bedrooms:** 3

2-Storey

34.25 x 103 Feet

Washrooms: 4**Irreg:**1x2xMain, 1x4x2nd, 1x4x2nd,
1x3xBsmt**Dir/Cross St:** Yonge St and Blythwood Rd**MLS#:** C12039114**PIN#:** 211380155

Kitchens:	1	Exterior:	Stucco/Plaster	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Detached / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	3	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fenced Yard, Fireplace/Stove, Hospital, Park, Place Of Worship, Public Transit, School	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	7.84	x 6.17	2 Pc Bath	Closet	
2	Dining	Main	19.82	x 12.07	Hardwood Floor	Bay Window	O/Looks Family
3	Family	Main	15.98	x 13.75	Hardwood Floor	Fireplace	Combined W/Living
4	Kitchen	Main	12.5	x 9.42	Illuminated Ceiling	Combined W/Living	
5	Mudroom	Main	10.83	x 4.07	French Doors	O/Looks Backyard	
6	Prim Bdrm	2nd	18.08	x 12.66	4 Pc Ensuite	W/I Closet	O/Looks Backyard
7	2nd Br	2nd	11.91	x 10.99	Hardwood Floor	Double Closet	
8	3rd Br	2nd	11.91	x 10.14	Hardwood Floor	Double Closet	
9	Bathroom	2nd	7.32	x 6			
10	Rec	Bsmt	18.9	x 17.22	Window Flr to Ceil	Double Closet	
11	Laundry	Bsmt	13.98	x 5.91	Stainless Steel Sink		
12	Utility	Bsmt	14.07	x 9.65			
13	Bathroom	Bsmt	11.06	x 9.65	3 Pc Bath		

Client Remks: * Gorgeous Top to Bottom Renovation * Garage Converted into Wonderful Office Plus Storage * Sensational Family Room W/Double Sided Gas Fireplace, Combined W/Bellini Kitchen W/Dark Walnut Cabinets, Quartz Counters & Integrated Top of the Line Appliances * Primary Bdrm is a Spacious Retreat W/Ensuite & Loads of Closets * Great Lower-Level Entertaining Space with High Ceiling, Terrific Light, Tons of Storage & Room for Small Gym * Garden is Fully Landscaped with Stone Patio, Outdoor Fireplace & Perennial Gardens * Private Drive With Ample Parking * Located Steps to Yonge Street, Easy Access to TTC & Midtown's Best Shops * Minutes to Sherwood Park and the Ravine Trails of Blythwood * Quick Commute to Downtown * Catchment for Best Public Schools - Blythwood, Lawrence Park & Northern & Easy Access to Best Private Schools - TFS, Crescent, Havergal, St Clements & Greenwood *This Urban Location Offers A Tremendous Amount of Neighborhood Amenities for the Whole Family!!!

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



300 Dawlish Ave
Toronto Ontario M4N 1J5

Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto

Taxes: \$15,987/2025

For: Sale

% Dif: 97

Sold Date: 05/18/2025

SPIS: N

Last Status: SLD

DOM: 5

Detached

Fronting On: N

Rms: 8 + 2

Link: N

Acreage:

Bedrooms: 3

2-Storey

50 x 150 Feet

Washrooms: 2

Irreg:

1x2xMain, 1x4x2nd

Dir/Cross St: Mildenhall & Dawlish

MLS#: C12143697

PIN#: 103600029

Kitchens:	1	Exterior:	Brick	Zoning:	Residential
Fam Rm:	Y	Drive:	Private	Cable TV:	Y Hydro: Y
Basement:	Fin W/O / Full	Gar/Gar Spcs:	Attached / 1	Gas:	Y Phone: Y
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	None
Apx Age:	51-99	Prop Feat:	Family Room, Fireplace/Stove, Hospital, Place Of Worship, Public Transit, Ravine, Rec Centre, School Bus Route	Retirement:	
Apx Sqft:	1500-2000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

Topography: Flat

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	14.83	x 7.74	Marble Floor	Closet	Pot Lights
2	Living	Main	20.34	x 12.4	Broadloom	Fireplace	Ns View
3	Kitchen	Main	15.32	x 7.91	Tile Floor	Eat-In Kitchen	Stainless Steel Appl
4	Dining	Main	12.07	x 11.91	Hardwood Floor	O/Looks Backyard	Walk-Out
5	Family	Main	14.5	x 9.58	Broadloom	O/Looks Frontyard	Crown Moulding
6	Prim Bdrm	2nd	20.34	x 11.91	Broadloom	Double Closet	Ns View
7	2nd Br	2nd	13.48	x 10.01	Broadloom	B/I Closet	O/Looks Backyard
8	3rd Br	2nd	12.4	x 9.91	Broadloom	W/I Closet	O/Looks Frontyard
9	Rec	Lower	19.32	x 11.32	Broadloom	Fireplace	B/I Closet
10	Utility	Lower	19.32	x 11.09	Tile Floor	Combined W/Laundry	Walk-Out

Client Remks: Welcome to 300 Dawlish Avenue, a Georgian gem in the heart of Lawrence Park. This well maintained three-bedroom home strikes that perfect balance - ready to welcome you today, yet holding endless potential to build your future dream home. Step inside, and you'll find yourself in a bright foyer with elegant marble floors. The living room feels like a warm hug - sunlight streams in from both front and back, and there's a cozy wood-burning fireplace that makes winter evenings something to look forward to. The kitchen just works - plenty of counter space, smart storage, and it flows naturally into every room around it. Light pours into the dining room through wraparound windows, creating the perfect spot for morning coffee or family dinners. And when you need to get some work done, slip away to the secluded study at the front of the house. Upstairs, three bedrooms await. The primary suite is a calm retreat with three separate closet spaces, while two more bedrooms offer their own built-in storage and peaceful views of the surrounding greenery. A full bathroom with a soaking tub completes this floor. The basement isn't just an afterthought - it's a whole extra living space. There's a recreation room with its own fireplace, above-ground windows that flood the space with light, and plenty of storage. Plus, a side walk-out makes it feel connected to the rest of the house. Lawrence Park is where midtown Toronto shows off its best side - tree-lined streets, walking trails that weave through Sherwood and Sunnybrook Park. Some of the city's most prestigious schools are just minutes away including Toronto French School and The Crescent School as well as some of the most exclusive social clubs, notably, The Granite Club.


Extras:

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

Prepared By: MAGGIE LIND

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

Printed on 06/25/2025 4:58:16 PM



26 St Leonards Ave

Toronto Ontario M4N 1J9

Toronto C04 Lawrence Park South Toronto

Taxes: \$16,351.50/2024

Sold Date: 05/11/2025

SPIS: N

Last Status: SLD

DOM: 41

Sold: \$3,000,000

List: \$3,200,000

% Dif: 94

For: Sale

Detached

Fronting On: N

Rms: 10

Link: N

Acreage: 65 x 150 Feet

Bedrooms: 4

2-Storey

Irreg: irregular West 47.30 feet

Washrooms: 3

1x2xMain, 1x4x2nd, 1x3xBsmt

Dir/Cross St: Mt Pleasant and Lawrence Ave

MLS#: C12051465

PIN#: 211400136

Kitchens: 1

Fam Rm: Y

Basement: Finished

Fireplace/Stv: Y

Heat: Water / Gas

A/C: Central Air

Central Vac: N

Apx Age:

Apx Sqft: 2000-2500

Assessment: POTL:

POTL Mo Fee:

Laundry lev:

Exterior: Brick

Drive: Private

Gar/Gar Spcs: Built-In / 1

Drive Park Spcs: 2

Tot Prk Spcs: 3

UFFI:

Pool: None

Prop Feat: Family Room, Fireplace/Stove, Hospital, Park, Place Of Worship

Zoning:

Cable TV:

Gas:

Water:

Water Supply:

Sewer: Sewers

Waterfront:

Retirement:

Farm/Agr:

Oth Struct:

Spec Desig: Unknown

Hydro: Municipal

Phone:

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	10.83	x 25.36	Fireplace
2	Dining	Main	15.62	x 16.44	Bay Window
3	Kitchen	Main	16.34	x 11.15	Eat-In Kitchen
4	Family	Main	18.96	x 14.67	W/O To Yard
5	Sunroom	Main	8.46	x 6.33	French Doors
6	Prim Bdrm	2nd	9.88	x 17.55	B/I Shelves
7	2nd Br	2nd	10.1	x 12.3	Closet
8	3rd Br	2nd	14.47	x 11.06	Double Closet
9	4th Br	2nd	11.12	x 10.56	Closet
10	Rec	Bsmt	11.91	x 32.71	

Client Remks: Nestled in one of Torontos most prestigious neighbourhoods, this cherished family homeowned for nearly 40 yearsoffers endless possibilities. Renovate and make it your own, or build your dream residence on a generous, wide lot surrounded by luxury homes. Enjoy the unmatched charm and tranquility of Lawrence Park, just steps to Alexander Muir Gardens, Lawrence Subway Station, and the vibrant shops, cafes, and restaurants along Yonge Street.An ideal location for families, with top-tier public and private schools nearby, including TFS, Havergal, Crescent, Crestwood, Bedford Park, and Northern Secondary. Minutes to esteemed private clubs like Rosedale Golf Club and the Granite Club, Sunnybrook Hospital, and Glendon Campus (York University). Don't miss your chance to invest in one of Torontos most exclusive enclaves!

Extras:

Listing Contracted With: ROYAL LEPAGE TERREQUITY PLATINUM REALTY416-495-2792



285 St Leonards Ave
Toronto Ontario M4N 1K9

Sold: \$3,066,000
List: \$3,195,000

Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto

Taxes: \$16,008.16/2024

For: Sale

% Dif: 96

Sold Date: 05/16/2025

SPIS: N

Last Status: SLD

DOM: 15

Detached

Fronting On: S

Rms: 8 + 2

Link: N

Acreage:

Bedrooms: 4

2-Storey

44 x 150 Feet

Washrooms: 2

Irreg:

1x4x2nd, 1x3x2nd

Dir/Cross St: Bayview and St Leonards Ave

MLS#: C12117316

PIN#: 103600023

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	Hydro:
Basement:	Finished	Gar/Gar Spcs:	Detached / 2	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Municipal
Heat:	Water / Gas	Tot Prk Spcs:	5	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	2000-2500	Family Room, Fireplace/Stove, Hospital,		Farm/Agr:	
Assessment:	POTL:	Park, Place Of Worship, Public Transit,		Oth Struct:	
POTL Mo Fee:		School		Spec Desig:	Unknown
Laundry lev:	Lower				

Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.83	x 12.34	Fireplace	Crown Moulding	Hardwood Floor
2	Dining	Main	13.68	x 12.07	Crown Moulding	Hardwood Floor	
3	Family	Main	13.09	x 8.99	W/O To Porch	O/Looks Garden	Hardwood Floor
4	Kitchen	Main	14.07	x 13.09	Breakfast Area	Pantry	O/Looks Garden
5	Prim Bdrm	2nd	14.99	x 12.34	3 Pc Ensuite	His/Hers Closets	Hardwood Floor
6	2nd Br	2nd	13.16	x 10.17	Closet	Hardwood Floor	
7	3rd Br	2nd	12.66	x 12.17	Closet	Hardwood Floor	
8	4th Br	2nd	12.66	x 12.17	Closet	Hardwood Floor	
9	Rec	Lower	25.26	x 11.25	Fireplace	B/I Desk	W/W Closet
10	Laundry	Lower	11.75	x 10.07	Laundry Sink	Above Grade Window	
11	Utility	Lower	17.49	x 6.99	Above Grade Window		

Client Remks: A gracious home cherished and meticulously cared for by the same family for decades. Two-storey centre hall home sits on a 44' x 150' private south facing lot. The home features exceptional space and flow, crown moulding, wainscotting and hardwood on two floors. The property is bathed in natural light with many rooms having windows on two walls. The grand living room, with its wood burning fireplace has a den/family room connected to it with walk out to a covered porch and the dining room has two oversized windows. The kitchen features wood cabinetry, an eat-in area and access to the south garden. The second floor offers an unusually large layout with four well-sized bedrooms, including the primary suite, with three-piece ensuite. The other three bedrooms utilize the four-piece bathroom. The lower level can be accessed by two separate staircases - recreation room with fireplace, built in desk, wall to wall closets, laundry room, excellent storage and above grade windows. Architectural details enhance the home's significant street presence, including the symmetrical facade of oversized windows, classic all red brick exterior, a double detached garage, a long private drive with ample parking and a deep south facing - private fenced landscaped garden. Located in the coveted Lawrence Park community, walking distance to several neighbourhood parks, close to top private schools and a short walk to Blythwood Public School. This four bedroom home offers exceptional versatility offering a unique opportunity to move-in, renovate, or add on... limitless potential. This is a wonderful opportunity for a family to personalize the space to fit their lifestyle.

Extras:

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



56 Rochester Ave		Sold: \$3,400,000
Toronto Ontario M4N 1N8		List: \$3,599,000
Toronto C04 Lawrence Park South Toronto		
Taxes: \$15,886.57/2024	For: Sale	% Dif: 94
Sold Date: 04/20/2025		
SPIS: N	Last Status: SLD	DOM: 31
Detached	Fronting On: N	Rms: 9 + 2
Link: N	Acreage:	Bedrooms: 4
2-Storey	50 x 150 Feet	Washrooms: 3
	Irreg:	1x2xMain, 2x4x2nd
Dir/Cross St: Mt Pleasant/ Lawrence		

MLS#: C12038168	PIN#: 211390174
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Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2000-2500 Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Drive: Private Gar/Gar Spcs: Built-In / 1 Drive Park Spcs: 4 Tot Prk Spcs: 5 UFFI: Pool: None Prop Feat: Fireplace/Stove	Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	21.98	x 14.86	Bay Window	Hardwood Floor	Fireplace
2	Dining	Main	13.39	x 12.53	Bay Window	Wood Trim	Hardwood Floor
3	Office	Main	12.01	x 8.79	Panelled	Wood Trim	Fireplace
4	Kitchen	Main	12.99	x 10.83	Open Concept	Tile Floor	Breakfast Bar
5	Breakfast	Main	13.02	x 10.33	Tile Floor	Bay Window	O/Looks Backyard
6	Prim Bdrm	2nd	14.7	x 12.04	Broadloom	Large Window	Double Closet
7	2nd Br	2nd	14.6	x 10.99	Broadloom	Closet	Picture Window
8	3rd Br	2nd	10.99	x 10.99	Broadloom	Closet	Picture Window
9	4th Br	2nd	10.33	x 10.14	Broadloom	Closet	Picture Window
10	Rec	Lower	21.39	x 14.5	Open Concept	Fireplace	Pot Lights
11	Laundry	Lower	25.75	x 11.94	Laundry Sink		

Client Remks: A Rare Opportunity on Coveted Rochester Avenue Offered for sale for the first time in over 50 years, this exceptional property sits on one of the most desirable, family-friendly streets in Lawrence Park. Nestled on a premium 50 x 150 ft lot with a clear rear yard, the possibilities here are truly endless. Whether you choose to update this timeless home or build your dream residence, the foundation for something special is already in place. Featuring 4 bedrooms, 3 bathrooms, a main floor den, and a spacious eat-in kitchen, this exceptionally bright home is perfectly positioned near top-tier public and private schools, scenic trail systems, and convenient public transportation. A rare opportunity in a dream location don't miss your chance to make it yours!							
Extras:							
Listing Contracted With: RE/MAX HALLMARK BATORI GROUP INC.416-485-7575							

**164 Dinnick Cres****Toronto Ontario M4N 1M3**

Toronto C04 Lawrence Park South Toronto

Taxes: \$15,378.71/2024**For:** Sale**Sold:** \$3,750,000**List:** \$3,995,000**Sold Date:** 04/16/2025**% Dif:** 94**SPIS:** N**Last Status:** SLD**DOM:** 5

Detached

Fronting On: W**Rms:** 11 + 3**Link:** N**Acreage:****Bedrooms:** 5

2-Storey

50 x 150 Feet

Washrooms: 4**Irreg:** Irregular

1x2xMain, 2x3x2nd, 1x2xBsmt

Dir/Cross St: Lawrence Park**MLS#:** C12078410**PIN#:** 211390018

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Pvt Double	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Built-In / 1.5	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	4	Water:	Phone:
Heat:	Radiant / Gas	Tot Prk Spcs:	5	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	Inground	Waterfront:	
Apex Age:		Prop Feat:		Retirement:	N
Apex Sqft:	2500-3000	Family Room, Fenced Yard,		Farm/Agr:	
Assessment:	POTL:	Fireplace/Stove, Hospital, Library, Park,		Oth Struct:	Other
POTL Mo Fee:		Place Of Worship, Public Transit		Spec Desig:	Unknown
Laundry lev:	Main				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	5.41	x 4.33	Tile Floor	Double Closet	
2	Living	Main	21.23	x 12.83	Hardwood Floor	Fireplace	Leaded Glass
3	Dining	Main	15.26	x 13.48	Hardwood Floor	Leaded Glass	O/Looks Garden
4	Kitchen	Main	19	x 8.07	Renovated	Eat-In Kitchen	O/Looks Family
5	Breakfast	Main	11.15	x 9.32	O/Looks Family		
6	Family	Main	21.82	x 16.14	Fireplace	Sliding Doors	W/O To Garden
7	Office	Main	8.33	x 5.91	Hardwood Floor		
8	Laundry	Main	9.42	x 7.15	W/O To Garage	Side Door	
9	Prim Bdrm	2nd	16.24	x 13.16	3 Pc Ensuite	Double Closet	Double Closet
10	2nd Br	2nd	14.14	x 12.24	Double Closet	O/Looks Garden	
11	3rd Br	2nd	14.07	x 12.17	Double Closet	O/Looks Garden	
12	4th Br	2nd	13.25	x 10.14			
13	5th Br	2nd	13.39	x 10.17	Fireplace	Leaded Glass	
14	Office	Lower	12.17	x 11.48	B/I Desk		
15	Rec	Lower	15.81	x 13.32	2 Pc Bath	Window	
16	Utility	Lower	18.41	x 12.07			

Client Remks: Rare character home nestled in the heart of Lawrence Park, boasting incredible charm. Step inside and absorb the details- hardwood with inlay pattern, two fireplaces, gorgeous leaded windows and rich wood wainscoting. Lovely large Living & Dining Room, a spacious kitchen with cork floors, granite counter & stainless steel appliances overlooking the family room with three sliding glass doors offering incredible natural light & gorgeous views of the pool. The main has a powder rm, laundry & mud room combined, side door entry, an attached garage & main floor office. There are five bedrooms and two full bathrooms. The lower level has a lot of catch all space and multipurpose rooms to use as desired. Ample storage is available in a huge crawl space under the family room addition. It is situated on a maturely treed 50' x 150' irregular lot. The front yard has been beautifully landscaped. The garden offers tremendous privacy with mature trees, a stone patio, platform deck and a fabulous west facing salt water pool & cabana. The double driveway offers tons of parking with a 1.5 car attached garage. Located in a desirable pocket of Lawrence Park known for spacious lots, quiet streets and ample green space. There is easy access to TTC on Lawrence and walk to Yonge Street shops. Excellent public schools and several sought-after private schools are within close proximity. Lawrence Park is a premium location for any growing family to call home.

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


**47 Glengowan Rd
Toronto Ontario M4N 1G1**

Toronto C04 Lawrence Park South Toronto

Taxes: \$15,228/2024**For:** Sale**% Dif:** 95**Sold Date:** 02/28/2025**SPIS:** N**Last Status:** SLD**DOM:** 7

Detached

Fronting On: S**Rms:** 11 + 3**Link:** N**Acreage:****Bedrooms:** 5 + 2

2 1/2 Storey

50 x 130 Feet

Washrooms: 5**Irreg:**1x2xMain, 1x4x2nd, 1x5x2nd,
1x3x3rd, 1x4xLower**Dir/Cross St:** Mt Pleasant and Glengowan**MLS#:** C11983633**PIN#:** 211390367

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	Hydro:
Basement:	Finished / W/O	Gar/Gar Spcs:	Attached / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Municipal
Heat:	Water / Gas	Tot Prk Spcs:	4	Water Supply:	
A/C:	Central Air	UFFI:	No	Sewer:	Sewers
Central Vac:	N	Pool:	Inground	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fenced Yard, Fireplace/Stove, Hospital, Park, Place Of Worship, Public Transit, School	Retirement:	N
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Family	Main	25.56	x 13.48	Fireplace	Bay Window	Hardwood Floor
2	Dining	Main	16.27	x 12.14	Gas Fireplace	Pot Lights	Hardwood Floor
3	Kitchen	Main	12.66	x 7.32	Renovated	Stainless Steel Appl	Breakfast Area
4	Breakfast	Main	14.8	x 11.29	Hardwood Floor	Walk-Out	Gas Fireplace
5	Office	Main	15.42	x 8.14	Fireplace	Leaded Glass	Hardwood Floor
6	Prim Bdrm	2nd	17.72	x 12.6	5 Pc Ensuite	W/I Closet	Hardwood Floor
7	2nd Br	2nd	13.91	x 13.45	Hardwood Floor	His/Hers Closets	5 Pc Ensuite
8	3rd Br	2nd	10.96	x 10.33	Closet	Hardwood Floor	
9	4th Br	3rd	9.58	x 9.19	Hardwood Floor	Leaded Glass	
10	5th Br	3rd	14.53	x 10.27	Hardwood Floor	Closet	
11	Rec	Lower	16.83	x 12.96	Hardwood Floor	Gas Fireplace	Pot Lights
12	Br	Lower	12.66	x 9.88	Hardwood Floor	Double Closet	Above Grade Window
13	Br	Lower	13.22	x 12.24	Above Grade Window	Hardwood Floor	B/I Shelves
14	Laundry	Lower	7.55	x 5.31	Laundry Sink	Tile Floor	

Client Remks: Nestled On A Premier Street In The Heart Of Lawrence Park, 47 Glengowan Avenue Is A Showstopper! This Beautifully Renovated 3-Storey Home Offers 5+ Bedrooms, 5 Bathrooms, And An Abundance Of Natural Light. The Spacious Principal Rooms Feature Gleaming Hardwood Floors, A Striking Double-Sided Fireplace, And A Renovated Kitchen With Stainless Steel Appliances, Granite Countertops, And A Breakfast Area With A Walkout To The Rear Deck And Flagstone Patio. The Primary Suite Boasts A Large Dressing Room And A Luxurious 4-Piece Ensuite With Marble Finishes, A Soaker Tub, And A Separate Shower. The Fully Finished Lower Level Is A Must-See, Offering A Recreation Room With A Walkout, 2 Additional Bedrooms, A 3-Piece Bathroom, And Ample Storage. Set On A South-Facing 50 X 130 Foot Lot With Mature Trees And A Shimmering Inground Pool, This Home Is Complete With A Private Driveway, Built-In Garage With Interior Access, And Parking For 3 Cars. Located On A Quiet, Tree-Lined Street In One Of Torontos Most Sought-After Neighbourhoods, Youre Steps From Yonge Street, The Subway, And Top-Rated Schools, With Easy Access To Sherwood Park And Alexander Muir Memorial Gardens. This Is Lawrence Park Living At Its Finest! Not To Be Missed!

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



278 Dawlish Ave
Toronto Ontario M4N 1J5
 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto
Taxes: \$18,991/2024 **For:** Sale **% Dif:** 91
Sold Date: 04/14/2025
SPIS: N **Last Status:** SLD **DOM:** 83
 Detached **Fronting On:** N **Rms:** 9 + 3
Link: N **Acreage:** **Bedrooms:** 4 + 1
 2-Storey 50 x 150 Feet **Washrooms:** 5
Irreg: 1x2, 2x3, 1x4, 1x5
Dir/Cross St: Mildenhall/Dawlish

MLS#: C11934796**PIN#:** 103600040

Kitchens: 1	Exterior: Brick / Stucco/Plaster	Zoning:
Fam Rm: Y	Drive: Pvt Double	Cable TV:
Basement: Finished / Sep Entrance	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 4	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 4	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: Inground	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Apx Sqft:	Family Room, Fireplace/Stove	Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.34	x 15.58	Hardwood Floor	Fireplace	Bay Window
2	Dining	Main	21.59	x 12.4	Hardwood Floor	Pot Lights	
3	Kitchen	Main	17.09	x 14.17	Hardwood Floor	Centre Island	Stainless Steel Appl
4	Family	Main	16.24	x 11.58	Hardwood Floor	Fireplace	Walk-Out
5	Office	Main	14.76	x 8.23	Hardwood Floor	Separate Rm	Side Door
6	Mudroom	Main	8.23	x 6.5	W/O To Garden		
7	Prim Bdrm	2nd	14.99	x 14.07	Hardwood Floor	B/I Closet	5 Pc Ensuite
8	2nd Br	2nd	13.42	x 8.99	Hardwood Floor	Closet	
9	3rd Br	2nd	15.58	x 11.15	Hardwood Floor	B/I Closet	3 Pc Ensuite
10	4th Br	2nd	11.58	x 8.23	Hardwood Floor	Closet	
11	Rec	Bsmt	23.59	x 12.4	Gas Fireplace	Closet	Pot Lights
12	5th Br	Bsmt	19.85	x 10.83	Pot Lights	3 Pc Ensuite	Walk-Out

Client Remks: The perfect Lawrence Park family home. Fully renovated detached 4+1 bedrooms, 5 bathrooms with main floor addition. Timeless finishes throughout, transitional floor plan with large principal rooms with incredible natural light. Massive kitchen with centre island/breakfast bar, integrated appliances and quartz countertops. Additional serving station with bonus pantry. The kitchen is open to the main floor family room that has walkout to the two tiered back deck and sun patio. A main floor powder room and mud room with separate entry completes the space. Four bedrooms upstairs, the primary suite has a built-in closet system and 5 piece luxury bathroom. 3 more bedrooms and two more renovated bathrooms can be found. The lower level is bonus space the whole family can enjoy. The recreation room is the perfect chill zone and an additional 5th bedroom spans the rear. This bedroom has a walk-in closet, 3-piece ensuite and walk-out to the backyard and plunge style pool/spa. Nestled on a 50 x 150 foot lot in the heart of Lawrence Park, this is the family home you have been searching for. ****EXTRAS**** Versatile Hydrapool. Sensational backyard entertainment space. Lower level walkout. Ample parking in double driveway.

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


5 Pembury Ave
Toronto Ontario M4N 3K4

Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto

Taxes: \$17,846.46/2025**For:** Sale**Sold:** \$4,038,000**List:** \$4,199,000**Sold Date:** 03/12/2025**% Dif:** 96**SPIS:** N**Last Status:** SLD**DOM:** 16

Detached

Fronting On: E**Rms:** 9 + 3**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

42 x 143.9 Feet

Washrooms: 5**Irreg:**1x2xMain, 1x5x2nd, 1x5x2nd,
1x3x2nd, 1x3xBsmt**Dir/Cross St:** Lawrence/Bayview**MLS#:** C11985664**PIN#:** 103590106

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Built-In / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	3	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apex Age:	6-15	Prop Feat:	Family Room, Fenced Yard, Fireplace/Stove, Hospital, Public Transit	Retirement:	
Apex Sqft:	3000-3500			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.58	x 11.75	Coffered Ceiling	Pocket Doors	O/Looks Garden
2	Dining	Main	16.17	x 11.84	Moulded Ceiling	California Shutters	
3	Kitchen	Main	21.75	x 12.24	Centre Island	Breakfast Bar	Pantry
4	Breakfast	Main	13.91	x 9.84	Open Concept	W/O To Patio	O/Looks Backyard
5	Family	Main	18.93	x 17.32	Gas Fireplace	B/I Shelves	W/O To Patio
6	Prim Bdrm	2nd	19.16	x 16.01	5 Pc Ensuite	W/I Closet	Large Window
7	2nd Br	2nd	14.01	x 12.66	Semi Ensuite	Double Closet	California Shutters
8	3rd Br	2nd	14.01	x 11.91	Semi Ensuite	W/I Closet	Large Window
9	4th Br	2nd	12.17	x 11.91	3 Pc Ensuite	W/I Closet	California Shutters
10	Rec	Lower	29.66	x 29.07	Open Concept	Built-In Speakers	Window
11	5th Br	Lower	13.25	x 11.32	3 Pc Bath	Double Closet	Above Grade Window

Client Remks: Prestigious Lawrence Park custom home on a tree-lined Cul-De-Sac. More than. 4500 sqft. of luxury living space. Stunning transitional finishes with a modern flair. Quartersawn white oak floor with Wenge inlay. Marble, onyx and granite throughout. California shutters throughout. High ceilings throughout, 10' main floor, 9'6"+ second floor and basement. Gourmet eat-in kitchen with separate servery plus walk-in pantry. Luxurious Master with Spa like ensuite with steamed shower and heated floor. Finished basement with an in-law/nanny suite, large entertainment area and Wine Cellar. Steps to Toronto French School, Crescent School, Granite Club, Sunnybrook Hospital, Sherwood Park, York University Glendon Campus/Glendon Forest.

Extras:**Listing Contracted With:** SMART SOLD REALTY 647-564-4990


52 Sunnydene Cres
Toronto Ontario M4N 3J6

Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto

Taxes: \$21,659/2024**For:** Sale**Sold:** \$5,300,000**List:** \$5,680,000**Sold Date:** 04/25/2025**% Dif:** 93**SPIS:** N**Last Status:** SLD**DOM:** 44

Detached

Fronting On: S**Rms:** 7 + 5**Link:** N**Acreage:****Bedrooms:** 2 + 2

Bungalow-Raised

80 x 125 Feet

Washrooms: 5**Irreg:**1x2xMain, 1x3xMain, 1x5xMain,
2x3xLower**Dir/Cross St:** Blythwood Rd/ Bayview Ave**MLS#:** C12015162**PIN#:** 105410156

Kitchens:	1	Exterior:	Stone / Stucco/Plaster	Zoning:	
Fam Rm:	Y	Drive:	Pvt Double	Cable TV:	
Basement:	Fin W/O	Gar/Gar Spcs:	Built-In / 2	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	4	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	6	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	3500-5000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.27	x 14.47	Open Concept	2 Way Fireplace	Large Window
2	Dining	Main	17.42	x 13.91	Open Concept	Pot Lights	Hardwood Floor
3	Kitchen	Main	23.26	x 19.42	Modern Kitchen	Centre Island	W/O To Balcony
4	Family	Main	14.6	x 13.16	Large Window	Open Concept	Pot Lights
5	Office	Main	15.85	x 11.52	Hardwood Floor	Built-In Speakers	Window
6	Prim Bdrm	Main	16.93	x 12.93	W/I Closet	5 Pc Ensuite	Hardwood Floor
7	2nd Br	Main	14.34	x 14.17	3 Pc Ensuite	Hardwood Floor	Window
8	Rec	Lower	22.18	x 13.68	Fireplace	Open Concept	Large Window
9	Exercise	Lower	19.26	x 11.25	Hardwood Floor	Built-In Speakers	Glass Doors
10	Br	Lower	16.4	x 12.5	Hardwood Floor	B/I Closet	Above Grade Window
11	Br	Lower	24.08	x 11.81	3 Pc Ensuite	B/I Closet	Walk-Out
12	Laundry	Lower	11.91	x 10.6	Tile Floor	Pot Lights	

Client Remks: Exquisite Malibu-style modern masterpiece on a rare 80' south-facing lot in the prestigious Lawrence Park/Sunnybrook enclave. This fully renovated luxury home is a true architectural statement of bold elegance and sleek design. From the moment you step inside, you'll be captivated by the soaring high ceilings, herringbone oak floors, custom millwork throughout, open-concept layout and state of art finishes that redefine living. Designed for those who appreciate cutting-edge sophistication. Heated foyer and glass enclosed office. The open-concept liv/fam/din area features a double-sided linear gas fireplace, while the chefs kitchen boasts solid floor-to-ceiling wood cabinetry, a designer island with leathered countertops, built-in top-of-the-line Miele appliances, a beverage fridge, and a wine display. The family room extends to the outdoors with a walkout to the glass-railed balcony, while expansive floor-to-ceiling windows flood the space with natural light, creating a seamless indoor-outdoor experience. The primary retreat offers a serene escape with custom wall detailing, a walk-in closet, and a spa-inspired ensuite with a steam shower, sauna, soaker tub, and heated floors. 3 additional soundproofed bedrooms, each with custom closets and ensuite baths, ensure privacy and convenience. The walkout lower level is designed for entertainment and function, featuring 2 br, rec room with a gas fireplace and floor-to-ceiling windows for abundant natural light, rough-in for a kitchen and wet bar, a hidden safe room with an automatic remote-controlled door, , and a private gym. The outdoor space is equally impressive, with a two-tier stone patio off the lower level, perfect for entertaining & permit-ready plans for a swimming pool. A double-car garage with an epoxy floor completes this stunning residence. Situated in a traffic-calmed, tree-lined pocket, this home is minutes from Bayviews vibrant shops, cafes, top-tier schools, transit, and Sunnybrook Hospital.

Extras:**Listing Contracted With:** SOLTANIAN REAL ESTATE INC. 416-901-8881



149 Dinnick Cres
Toronto Ontario M4N 1M2
 Toronto C04 Lawrence Park South Toronto
Taxes: \$18,569/2024 **For:** Sale **% Dif:** 95
Sold Date: 02/28/2025
SPIS: N **Last Status:** SLD **DOM:** 23
 Detached **Fronting On:** E **Rms:** 11 + 6
Link: N **Acreage:** **Bedrooms:** 5 + 1
 2 1/2 Storey 50 x 153 Feet **Washrooms:** 6
Irreg: *Irregular 1x2, 4x3, 1x4
Dir/Cross St: S.of Lawrence/E.of Mt Pleasant

MLS#: C11958434**PIN#:** 211390113

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Drive: Pvt Double	Cable TV:
Basement: Finished	Gar/Gar Spcs: Attached / 1	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 4	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 5	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Apx Sqft:	Family Room, Fireplace/Stove	Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.09	x 12.4	Hardwood Floor	Fireplace	Bay Window
2	Dining	Main	13.91	x 12.24	Hardwood Floor	B/I Shelves	Pot Lights
3	Kitchen	Main	27.66	x 16.24	Centre Island	Eat-In Kitchen	Walk-Out
4	Family	Main	22.93	x 15.16	Hardwood Floor	Fireplace	Open Concept
5	Mudroom	Main	10.5	x 9.51	Walk-Out	2 Pc Bath	Tile Floor
6	Prim Bdrm	2nd	19.42	x 14.07	Hardwood Floor	W/I Closet	4 Pc Ensuite
7	2nd Br	2nd	12.17	x 11.32	Double Closet	Crown Moulding	Broadloom
8	3rd Br	2nd	19.09	x 12.4	3 Pc Ensuite	W/I Closet	Crown Moulding
9	4th Br	2nd	15.09	x 11.75	Double Closet	Crown Moulding	Broadloom
10	Office	2nd	17.42	x 8.99	Hardwood Floor	Vaulted Ceiling	B/I Desk
11	5th Br	3rd	17.16	x 16.4	Hardwood Floor	B/I Closet	3 Pc Ensuite
12	Rec	Bsmt	18.57	x 11.68	Fireplace	B/I Bookcase	Pot Lights

Client Remks: Feast your eyes on this classic Lawrence Park red brick home with sensational rear addition. The transitional floor plan will be appreciated, as will the timeless finishes and sophisticated aesthetic. Renovated from top to bottom, this home offers incredible living space from formal principal rooms to a casual open concept eat-in kitchen and family room. The main floor walks out to a sensational backyard with covered patio, sundeck and landscaped garden. A must have mud room with separate entry and a perfectly positioned powder room complete the main floor. Massive primary suite with spa bath and incredible built-in dressing room. 3 additional bedrooms, 2 more bathrooms and a private office space comprise the second floor. The third floor addition is not to be missed. Currently used as a 5th bedroom, this space has a 3-pc ensuite and ample storage space. The lower level is bonus space for any family. The kids will enjoy the rec room, the home gym will be appreciated and guests will be thankful for the privacy of the guest bedroom and bathroom. Double private driveway and attached garage for ample parking. Rare find in the heart of Lawrence Park. Incredible Lawrence Park community. superb local school, walk to shops and quick access to public transit and major highways. Excellent walking space. Prime family neighbourhood in mid Toronto.

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


128 Rochester Ave
Toronto Ontario M4N 1P1

Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto

Taxes: \$26,944.93/2024**For:** Sale**% Dif:** 94**Sold Date:** 05/10/2025**SPIS:** N**Last Status:** SLD**DOM:** 54

Detached

Fronting On: N**Rms:** 12 + 3**Link:** N**Acreage:****Bedrooms:** 5 + 1

2-Storey

50 x 150 Feet

Washrooms: 5**Irreg:**

1x6x2nd, 1x5x2nd, 1x3x2nd,

Landscaped-Gated

1x4xBsmt, 1x2xMain

Bckyd/Outdr Patio

Dir/Cross St: W.Bayview Ave/S.Lawrence Ave**MLS#:** C12022730**PIN#:** 103580142

Kitchens:	1	Exterior:	Stone / Stucco/Plaster	Zoning:	Single Family Residential
Fam Rm:	Y	Drive:	Private	Cable TV:	A Hydro: Y
Basement:	Fin W/O	Gar/Gar Spcs:	Detached / 2	Gas:	Y Phone: A
Fireplace/Stv:	Y	Drive Park Spcs:	6	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	8	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Central Vacuum, Family Room,	Retirement:	
Apx Sqft:	3500-5000		Fireplace/Stove, Hospital, Library, Park,	Farm/Agr:	
Assessment:	POTL:		Public Transit, School, School Bus Route	Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Library	Main	15.98	x 9.97	B/I Bookcase	Pot Lights	Hardwood Floor
2	Living	Main	16.57	x 14.83	Fireplace	O/Looks Frontyard	Pocket Doors
3	Dining	Main	17.42	x 12.99	Hardwood Floor	O/Looks Frontyard	Moulded Ceiling
4	Kitchen	Main	23.29	x 16.99	O/Looks Backyard	Open Concept	Breakfast Area
5	Family	Main	19.98	x 15.98	Fireplace	O/Looks Backyard	W/O To Terrace
6	Prim Bdrm	2nd	19	x 16.99	6 Pc Ensuite	O/Looks Backyard	W/O To Balcony
7	2nd Br	2nd	13.98	x 11.98	Hardwood Floor	East View	Closet
8	3rd Br	2nd	13.98	x 11.98	Hardwood Floor	South View	Closet
9	4th Br	2nd	12.99	x 11.98	5 Pc Ensuite	Hardwood Floor	2 Way Fireplace
10	5th Br	2nd	15.98	x 9.97	West View	Closet	Window
11	Rec	Bsmt	31.99	x 25.98	Fireplace	Built-In Speakers	W/O To Yard
12	Br	Bsmt	11.98	x 9.97	Laminate	4 Pc Ensuite	Window

Client Remks: Exquisite Custom Built Lawrence Park South Residence, "Builder: J.T.F" & "Architect: Richard Wengle", Fabulous Plan with 5+1 Bedrooms, Main Floor Library, Recently renovated open concept Kitchen combined with breakfast area and Family Room, Super Lower Level With Walk-Out basement to the landscaped beautiful backyard, High Ceilings, Great Sunlight, Incredible Details with Double car Garage, Beautifully Landscaped Garden, The Perfect Home For The Family And Entertaining, Great Private Schools such as" Havergal, Toronto French, Blythwood, Northern Catchments"

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



21 Blyth Dale Rd

Toronto Ontario M4N 3M3

Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto

Taxes: \$27,991/2024

Sold Date: 02/20/2025

SPIS: N

Last Status: SLD

DOM: 10

Sold: \$5,675,000

List: \$5,799,000

% Dif: 98

Detached

Link: N

2-Storey

Fronting On: E

Acreage:

Irreg:

52 x 182.64 Feet

52.07ft x 182.64ft x

222.27ft x 73.56ft

Rms: 14 + 6

Bedrooms: 5 + 1

Washrooms: 5

1x2xMain, 1x6x2nd, 1x4x2nd,

1x5x2nd, 1x4xBsmt

Dir/Cross St: Bayview Ave/Blythwood

MLS#: C11964842

PIN#: 105410077

Kitchens: 1

Fam Rm: Y

Basement: Fin W/O

Fireplace/Stv: Y

Heat: Forced Air / Gas

A/C: Central Air

Central Vac: N

Apx Age: 31-50

Apx Sqft:

Assessment: POTL:

POTL Mo Fee:

Laundry lev: Upper

Exterior: Brick

Drive: Available

Gar/Gar Spcs: Built-In / 2

Drive Park Spcs: 4

Tot Prk Spcs: 6

UFFI:

Pool: None

Prop Feat:

Family Room, Fenced Yard,

Fireplace/Stove, Hospital, Level, Park,

Ravine, School

Zoning:

Cable TV: A

Gas: Y

Water: Municipal

Water Supply:

Sewer: Sewers

Waterfront:

Retirement:

Farm/Agr:

Oth Struct:

Spec Desig: Unknown

Hydro: Y

Phone: A

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.23	x 6.1	Tile Floor	Closet	Updated
2	Office	Main	12.47	x 10.89	Hardwood Floor	B/I Shelves	Double Doors
3	Kitchen	Main	22.44	x 15.52	Hardwood Floor	Centre Island	Picture Window
4	Powder Rm	Main	4.79	x 5.77	Hardwood Floor	Wall Sconce Lighting	
5	Mudroom	Main	12.4	x 5.51	Tile Floor	B/I Shelves	Side Door
6	Family	Main	16.86	x 18.14	Open Concept	Fireplace	W/O To Porch
7	Living	Main	13.12	x 14.93	Fireplace	Bay Window	Hardwood Floor
8	Prim Bdrm	2nd	15.85	x 20.64	Hardwood Floor	Closet	6 Pc Ensuite
9	2nd Br	2nd	11.71	x 14.53	Closet	Pocket Doors	Hardwood Floor
10	3rd Br	2nd	11.71	x 12.8	Picture Window	Closet	Hardwood Floor
11	4th Br	2nd	12.07	x 9.97	Picture Window	Closet	Hardwood Floor
12	5th Br	2nd	11.45	x 12.07	Picture Window	Closet	Hardwood Floor


Client Remks:

Welcome to 21 Blyth Dale, an exceptional residence in a highly-coveted pocket of prestigious Lawrence Park and set on an expansive ravine lot. This stunning property offers a level of privacy and tranquility that is rarely found. A large, heated driveway greets you as you approach the home, setting the tone for the exceptional craftsmanship that follows. An impressive backyard features multiple tiers, perfectly suited for alfresco dining and relaxation, while the lush greenery offers a serene backdrop for outdoor entertaining. The tableland is ideal for various uses. Inside, the home will impress with an open, airy design that feels luxurious and functional. At the heart of the home is a custom-designed kitchen, featuring a striking 12-foot island and an expertly crafted pantry. For the discerning chef, the space is equipped with top-of-the-line WOLF and SUBZERO appliances, ensuring both style and substance. The interior spaces flow seamlessly, each room carefully curated with elegance and comfort in mind. Three grand Napoleon fireplaces add warmth and ambiance, enhancing the living areas throughout the updated home. The bright, finished basement offers an additional layer of luxury and versatility. Complete with a second laundry room, dedicated home media space, and extra room for a nanny quarter, home gym, or second office. The lower level is perfect for relaxation and recreation. A bright walk-out provides direct access to the beautifully landscaped backyard and hot tub, further blurring the lines between indoor and outdoor living. 21 Blyth Dale is a true sanctuary, combining nature's beauty with modern living's sophistication. Its a home where luxury, privacy, and functionality blend, creating the perfect urban retreat.

Extras:

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



	8 St Leonard's Cres		Sold: \$5,814,000
	Toronto Ontario M4N 3A6		List: \$5,695,000
	Toronto C04 Lawrence Park South Toronto		
	Taxes: \$19,227/2024	For: Sale	% Dif: 102
	Sold Date: 05/04/2025		
	SPIS: N	Last Status: SLD	DOM: 4
	Detached	Fronting On: W	Rms: 13 + 4
	Link: N	Acreage:	Bedrooms: 5 + 1
	2-Storey	50 x 137 Feet	Washrooms: 5
	Irreg:	1x5xUpper, 1x4xUpper,	
		1x3xUpper, 1x3xBsmt, 1x2xMain	
Dir/Cross St: S. of Lawrence, E. of Mt. Pleasant			

MLS#: C12112948

PIN#: 211390441

Kitchens:	1	Exterior:	Brick	Zoning:	Hydro: Phone: Municipal
Fam Rm:	Y	Drive:	Pvt Double	Cable TV:	
Basement:	Finished / Full	Gar/Gar Spcs:	None / 0	Gas:	Water: Water Supply:
Fireplace/Stv:	Y	Drive Park Spcs:	4	Waterfront:	
Heat:	Forced Air / Gas	Tot Prk Spcs:	4	Sewer:	Sewers
A/C:	Central Air	UFFI:		Waterfront:	
Central Vac:	N	Pool:	None	Retirement:	
Apx Age:		Prop Feat:		Farm/Agr:	
Apx Sqft:	3500-5000		Family Room, Fenced Yard,	Oth Struct:	
Assessment:	2024 POTL:		Fireplace/Stove, Hospital, Library, Place Of	Spec Desig:	Unknown
POTL Mo Fee:			Worship, Public Transit, School		
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.57	x 12.17	Hardwood Floor	Fireplace	Built-In Speakers
2	Dining	Main	16.17	x 12.17	Hardwood Floor	Coffered Ceiling	
3	Kitchen	Main	17.42	x 14.99	Coffered Ceiling	Centre Island	Hardwood Floor
4	Breakfast	Main	14.99	x 10.5	O/Looks Backyard	Hardwood Floor	W/O To Deck
5	Family	Main	20.01	x 16.5	Coffered Ceiling	W/O To Deck	Gas Fireplace
6	Pantry	Main	9.58	x 6.99	Pocket Doors	Walk Through	
7	Mudroom	Main	8.76	x 8.07	B/I Shelves	Heated Floor	Walk-Out
8	Prim Bdrm	2nd	17.59	x 15.49	B/I Shelves	5 Pc Ensuite	W/I Closet
9	2nd Br	2nd	12.66	x 11.84	B/I Desk	Closet Organizers	Double Closet
10	3rd Br	2nd	11.32	x 11.15	B/I Desk	Semi Ensuite	Closet Organizers
11	4th Br	2nd	13.16	x 10.24	Vaulted Ceiling	Semi Ensuite	Closet Organizers
12	5th Br	2nd	12.07	x 10.83	W/I Closet	Hardwood Floor	Closet Organizers
13	Office	2nd	8.43	x 7.15	Combined W/Master	Panelled	
14	Rec	Bsmt	15.32	x 11.91	Broadloom		
15	Media/Ent	Bsmt	17.16	x 14.83	Large Window	Combined wi/Game	Heated Floor
16	Games	Bsmt	16.34	x 12.6	Heated Floor		
17	Br	Bsmt	15.49	x 10.33	Mirrored Closet	Large Closet	

Client Remks: The charming exterior of 8 St. Leonards Crescent welcomes you into over 5,200 square feet of luxurious and thoughtfully designed living space. This classic centre hall home has been expertly expanded with a three-storey rear addition by Peter Higgins Architect, striking the perfect balance between timeless elegance and modern family comfort. At the heart of the home lies a spectacular custom-designed kitchen and family room ideal for both everyday living and entertaining. With coffered ceilings, a gas fireplace, large island, walk-through pantry, wine and beverage fridges, three sinks, two dishwashers, warming drawer, and top-tier appliances, this space combines functionality with refined style. A light-filled living room, formal dining room, stylish powder room, and a mudroom with heated floors and separate entrance complete the main level. Upstairs, five bedrooms each offer unique architectural details, including vaulted ceilings, walk-in closets, custom built-ins, and an abundance of natural light. The expansive primary suite is a true retreat, featuring an office nook with a wood-accent wall, spacious walk-in closet, tray ceiling and a spa-like marble ensuite with heated floors. The lower level offers exceptional flexibility for family living - enjoy a media area, games space, workout zone, oversized playroom, ample storage, a guest bedroom, and a full bathroom. Additional features include a double private driveway and a prime location at the centre of Lawrence Park. Just a short walk to the highly regarded Blythwood Junior School, as well as other top public and private schools, shops, subway access, and scenic ravine trails.

Extras:

Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED416-925-9191



124 Cheltenham Ave
Toronto Ontario M4N 1P9

Toronto C04 Lawrence Park South Toronto

Taxes: \$31,086.46/2024

For: Sale

Sold: \$6,250,000

List: \$6,295,000

% Dif: 99

Sold Date: 04/10/2025

SPIS: N

Last Status: SLD

DOM: 2

Detached

Fronting On: N

Rms: 9 + 4

Link: N

Acreage:

Bedrooms: 4 + 2

2-Storey

50.06 x 150.2 Feet

Washrooms: 7

Irreg:

1x6, 3x4, 1x3, 2x2

Dir/Cross St: Lawrence and Mount Pleasant

MLS#: C12070265

PIN#: 103580085

Kitchens:	1	Exterior:	Brick / Stone	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Fin W/O / Full	Gar/Gar Spcs:	Built-In / 2	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	4	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	6	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	Inground	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	3500-5000	Central Vacuum, Family Room,		Farm/Agr:	
Assessment:	POTL:	Fireplace/Stove, Park, Place Of Worship,		Oth Struct:	Garden Shed
POTL Mo Fee:		School		Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.17	x 19.09	Hardwood Floor	Gas Fireplace	Bay Window
2	Dining	Main	14.17	x 17.49	Hardwood Floor	Wainscoting	Combined W/Family
3	Kitchen	Main	14.17	x 21.16	Centre Island	Breakfast Area	Combined W/Family
4	Family	Main	13.42	x 19.26	Hardwood Floor	Gas Fireplace	B/I Desk
5	Breakfast	Main	13.48	x 9.15	Hardwood Floor	W/O To Sundeck	Combined W/Kitchen
6	Study	Main	13.48	x 9.15	Hardwood Floor	Panelled	B/I Bookcase
7	Prim Bdrm	2nd	32.81	x 21.1	Hardwood Floor	6 Pc Ensuite	W/I Closet
8	2nd Br	2nd	17.75	x 16.77	Hardwood Floor	4 Pc Ensuite	W/I Closet
9	3rd Br	2nd	14.01	x 16.57	Hardwood Floor	3 Pc Ensuite	Double Closet
10	4th Br	2nd	14.01	x 16.17	Hardwood Floor	4 Pc Ensuite	W/I Closet
11	5th Br	Lower	13.32	x 16.01	4 Pc Ensuite	W/I Closet	Broadloom
12	Rec	Lower	25.66	x 18.67	Hardwood Floor	B/I Bar	Gas Fireplace

Client Remks: Stunning Family Home in Lawrence Park Discover luxury living in this exceptional home boasting 4625 sq. ft. above grade, featuring 4bedrooms plus 2 additional bedrooms, each with its own ensuite for ultimate comfort and privacy. The inviting great room seamlessly combines a spacious kitchen, breakfast area, and family room, perfect for both relaxation and entertaining. Enjoy the convenience of a double car garage along with 4 additional parking spots in the private heated driveway. The heated walkway and front steps provide added comfort and safety during winter, ensuring easy access year-round. The impressive 2205 sq. ft. lower level features a state-of-the-art theater room and a stylish wet bar, enhancing your entertainment options. Outside, relax by the glistening swimming pool, ideal for summer gatherings, with high-end appliances throughout, this home offers a perfect blend of luxury and functionality. Don't miss the chance to make this dream home yours!

Extras:

Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED416-925-9191


12 Blyth Hill Rd
Toronto Ontario M4N 3L4

Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto

Taxes: \$26,237/2024**For:** Sale**Sold:** \$6,500,000**List:** \$6,878,000**Sold Date:** 05/26/2025**% Dif:** 95**SPIS:** N**Last Status:** SLD**DOM:** 5

Detached

Fronting On: W**Rms:** 11 + 2**Link:** N**Acreage:****Bedrooms:** 5 + 1

2-Storey

50 x 150 Feet

Washrooms: 5**Irreg:**1x2xMain, 2x5x2nd, 1x4x2nd,
1x4xLower**Dir/Cross St:** Blythwood and Bayview**MLS#:** C12164208**PIN#:** 105410040**Kitchens:**

1

Fam Rm:

Y

Basement:

Fin W/O

Fireplace/Stv:

Y

Heat:

Forced Air / Gas

A/C:

Central Air

Central Vac:

Y

Apx Age:**Apx Sqft:**

3500-5000

Assessment:2024 **POTL:****POTL Mo Fee:****Laundry lev:****Waterfront:** None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	21.75	x 17.32	Bay Window	Gas Fireplace	Hardwood Floor
2	Dining	Main	14.17	x 16.01	French Doors	Crown Moulding	Chair Rail
3	Kitchen	Main	21.75	x 16.24	Centre Island	Breakfast Bar	Breakfast Area
4	Family	Main	20.67	x 17.32	W/O To Garden	Gas Fireplace	Bay Window
5	Library	Main	14.67	x 14.01	Panelled	Gas Fireplace	B/I Bookcase
6	Prim Bdrm	2nd	21.75	x 18.01	5 Pc Ensuite	W/I Closet	O/Looks Garden
7	2nd Br	2nd	12.6	x 12.99	Semi Ensuite	Double Closet	Window
8	3rd Br	2nd	12.4	x 14.01	Semi Ensuite	Double Closet	Window
9	4th Br	2nd	12.01	x 17.32	Semi Ensuite	Double Closet	B/I Desk
10	5th Br	2nd	14.6	x 12.01	Double Doors	Double Closet	Window
11	Rec	Lower	19	x 25.49	Wet Bar	Gas Fireplace	W/O To Garden
12	Br	Lower	11.42	x 13.42	W/I Closet	Cushion Floor	Mirrored Walls

Client Remks: Set on one of Torontos most irreplaceable ravine settings, this custom-built Lawrence Park home offers unmatched privacy and natural beauty. Overlooking Sherwood Ravine, the resort-style backyard features a gunite saltwater pool with a limestone waterfall wall, outdoor shower, built-in BBQ, and fireplace. Inside, enjoy 5+1 bedrooms, 5 bathrooms, and 5 fireplaces, including one in the panelled library. The renovated kitchen and family room offer stunning ravine views. The expansive primary suite includes dual walk-in closets and a luxurious 5-piece ensuite. A finished lower level with a rec room, wet bar, wine cellar, gym and walk-out. Fully landscaped gardens, double garage, and private drive complete this exceptional property.

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


**65 Glengowan Rd
Toronto Ontario M4N 1G3**

Toronto C04 Lawrence Park South Toronto

Taxes: \$28,861.92/2024**For:** Sale**% Dif:** 90**Sold Date:** 04/15/2025**SPIS:** N**Last Status:** SLD**DOM:** 22

Detached

Fronting On: S**Rms:** 12 + 5**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

60 x 135 Feet

Washrooms: 7**Irreg:**

1x7x2nd, 1x5x2nd, 1x2xMain, 4x4

Dir/Cross St: East of Mt Pleasant**MLS#:** C12037590**PIN#:** 211390378

Kitchens:	1	Exterior:	Brick / Stone	Zoning:	
Fam Rm:	Y	Drive:		Cable TV:	
Basement:	Fin W/O / Full	Gar/Gar Spcs:	Built-In / 3	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	4	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	7	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apex Age:		Prop Feat:		Retirement:	
Apex Sqft:	3500-5000	Central Vacuum, Family Room,		Farm/Agr:	
Assessment:	POTL:	Fireplace/Stove		Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Elevator:	Y				
Laundry lev:	Upper				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	20.67	x 7.74	Dropped Ceiling	Porcelain Floor	Double Closet
2	Living	Main	19.26	x 15.09	Hardwood Floor	Gas Fireplace	Built-In Speakers
3	Dining	Main	15.09	x 19.26	Indirect Lights	Dropped Ceiling	Pocket Doors
4	Kitchen	Main	19.75	x 15.26	Hardwood Floor	Marble Counter	Pot Lights
5	Pantry	Main	11.25	x 7.58	Pocket Doors	Quartz Counter	Picture Window
6	Breakfast	Main	19.26	x 15.16	Quartz Counter	Built-In Speakers	W/O To Terrace
7	Family	Main	27.59	x 16.67	Window Flr to Ceil	Gas Fireplace	Built-In Speakers
8	Office	Main	8.23	x 7.51	B/I Bookcase	Hardwood Floor	Picture Window
9	Prim Bdrm	2nd	19.26	x 15.68	Gas Fireplace	Hardwood Floor	W/I Closet
10	Bathroom	2nd	13.48	x 10.43	Marble Floor	Soaker	7 Pc Ensuite
11	2nd Br	2nd	17.16	x 10.99	4 Pc Ensuite	Hardwood Floor	W/I Closet
12	3rd Br	2nd	15.68	x 15.09	W/I Closet	Pot Lights	5 Pc Ensuite
13	4th Br	2nd	15.68	x 15.09	Hardwood Floor	4 Pc Ensuite	W/I Closet
14	Laundry	2nd	8.33	x 5.25	Laundry Sink	Porcelain Floor	Quartz Counter
15	Rec	Bsmt	8.33	x 6.17	Laundry Sink	Porcelain Floor	Quartz Counter
16	5th Br	Bsmt	16.5	x 14.5	Above Grade Window	B/I Closet	4 Pc Ensuite
17	Exercise	Bsmt	16.5	x 14.5	Built-In Speakers	Window Flr to Ceil	Hardwood Floor
18	Mudroom	Bsmt	10.93	x 8.07	B/I Closet	Porcelain Floor	Combined W/Laundry
19	Utility	Bsmt	16.17	x 6.27	Porcelain Floor		

Client Remks: Welcome to 65 Glengowan Rd, an architectural masterpiece in the heart of Lawrence Park. This custom-built, 4-year-old luxury residence sits on a rare 60' lot ravine designated lot, offering unparalleled craftsmanship, sophisticated design, and premium finishes throughout. Designed with a classic centre hall floor plan, it features formal living and dining rooms, each with a gas fireplace, a main floor office with built-in walnut cabinetry, an elevator servicing all levels, and Lutron automated lighting and blinds for seamless luxury living. The chef's kitchen boasts custom cabinetry, a marble waterfall island, and top-tier Sub-Zero, Wolf & Miele appliances, opening to a sunlit breakfast area and a spacious family room with a striking 3-sided gas fireplace. The primary suite is a private retreat with a dressing room, sitting area, gas fireplace, automated blinds, and a spa-like 7-piece ensuite with heated marble floors, a steam shower, and a freestanding soaker tub. Four additional bedrooms offer ensuite baths and custom walk-in closets. The lower level is designed for relaxation and entertainment, featuring a large recreation room with a built-in entertainment unit and wet bar, a climate-controlled wine cellar, a fitness studio, and a luxurious guest suite. The heated 3-car garage, finished by Garage Living, includes custom storage cabinets, a workbench, and a slot-wall storage system. A comprehensive snow-melt system services the driveway, front porch/steps, and basement walk-out for year-round convenience. Nestled in a picturesque wooded setting, this home includes TRCA and Ravine Dept. approved landscape plans by Kent Ford Design Group Inc. for a pool, hot tub and other landscaping with the option to construct this season. Ideally located in top-rated public school districts and near premier private schools. Enjoy the convenience of walking to Lawrence Subway Station, nearby parks, and a short distance to The Granite Club.

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