



<b>8 Dawlish Ave</b>			<b>Sold: \$2,350,000</b>		
<b>Toronto Ontario M4N 1H1</b>			<b>List: \$2,400,000</b>		
Toronto C04 Lawrence Park South Toronto					
<b>Taxes:</b> \$10,873.94/2025		<b>For:</b> Sale	<b>% Dif:</b> 98		
<b>Sold Date:</b> 11/09/2025					
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 4			
Detached	<b>Fronting On:</b> E	<b>Rms:</b> 9 + 5			
<b>Link:</b> N	<b>Acreage:</b>	<b>Bedrooms:</b> 3 + 2			
2-Storey	50 x 99.5 Feet	<b>Washrooms:</b> 2			
	<b>Irreg:</b>	1x4x2nd, 1x3xBsmt			
<b>Dir/Cross St:</b> Lawrence & Yonge					
<b>Directions:</b> Just south of Lawrence, east of Yonge off of Weybourne, across from Muir Park					

<b>MLS#:</b> C12512848		<b>PIN#:</b> 211380053	
<b>Legal:</b> PLAN 1485 PT LOT 1 PT LOT 2, (Please see 1944 Survey and Schedule C re: 7ft 4 In Right of Way Over #12 Dawlish Ave)			
<b>Kitchens:</b> 1 + 1	<b>Exterior:</b> Brick / Cedar	<b>Zoning:</b>	
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Attached / 1	<b>Cable TV:</b>	<b>Hydro:</b>
<b>Basement:</b> Separate Entrance / Apartment	<b>Park/Drive:</b>	<b>Gas:</b>	<b>Phone:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b>	<b>Water:</b> Municipal	
<b>Heat:</b> Water / Gas	<b>Drive Park Spcs:</b> 1	<b>Water Supply Type:</b>	
<b>A/C:</b> Window Unit	<b>Tot Prk Spcs:</b> 2	<b>Sewer:</b> Sewers	
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>	
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>	
<b>Apx Sqft:</b> 2000-2500	<b>Prop Feat:</b> Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Ravine, School	<b>Under Contract:</b> Hot Water Tank-Gas	
<b>Roof:</b> Flat, Shingles		<b>HST Applicable to</b> Included In	
<b>Foundation:</b> Brick, Unknown	<b>Interior Feat:</b> Auto Garage Door	<b>Sale Price:</b>	
<b>Assessment:</b> <b>POTL:</b>	Remote, Floor Drain, In-Law Suite, Water Heater	<b>Farm/Agr:</b>	
<b>POTL Mo Fee:</b>		<b>Oth Struct:</b> Garden Shed	
<b>Laundry lev:</b> Lower	<b>Security Feat:</b> Carbon Monoxide Detectors, Smoke Detector	<b>Survey Year:</b> 1944	
		<b>Survey Type:</b> Available	
		<b>Spec Desig:</b> Unknown	

<b>Topography:</b> Dry, Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.54	x 13.42	Fireplace	French Doors	O/Looks Ravine
2	Dining	Main	14.27	x 10.53	French Doors	Hardwood Floor	
3	Family	Main	20.41	x 11.02	French Doors	Walk-Out	O/Looks Backyard
4	Kitchen	Main	10.66	x 9.45	Eat-In Kitchen	B/I Dishwasher	B/I Microwave
5	Sunroom	Main	10.37	x 7.35	W/O To Sundeck		
6	Prim Bdrm	2nd	20.41	x 11.02	O/Looks Garden	Hardwood Floor	Ceiling Fan
7	Tandem	2nd	11.84	x 10.47	Double Closet	Hardwood Floor	
8	2nd Br	2nd	11.91	x 7.41	O/Looks Ravine	Double Closet	
9	3rd Br	2nd	11.22	x 11.19	Double Closet	Hardwood Floor	
10	Kitchen	Lower	9.81	x 9.81	B/I Microwave	Raised Floor	Breakfast Bar
11	Dining	Lower	13.45	x 9.81	Walk-Out	Raised Floor	4 Pc Bath
12	Living	Lower	11.94	x 9.45	Window	Raised Floor	
13	Br	Lower	9.51	x 8.69	Double Closet	Window	
14	Laundry	Lower	12.93	x 9.32	Closet		
15	Furnace	Lower	12.24	x 6.86			

**Client Remks:** Country feel in the City! Nestled in the Heart of the coveted neighbourhood of South Lawrence Park on a beautifully tree-lined Street, overlooking the Landscaped gardens of Muir Park and natural Ravine trails. Lovingly cared for by 2 generations for 60 years, this charming 2 storey 3 bedroom plus tandem home is where warm character meets endless potential, and awaits your creative flare. Live-in, renovate or re-build to create your new family home. The spacious main floor features a sun-filled Family Room with french doors, a direct walk-out to a private garden, formal dining room, living room with built-ins and a wood burning fireplace. A quaint sunroom features wrap around windows and a walk out to a covered deck and patio. The Bright & spacious primary bedroom overlooks a mature garden. A one bedroom in-law suite is ideal for a nanny, teenager or guests. Located within walking distance of top-rated public and private schools, including, Blythwood, Glenview, Lawrence Park Collegiate, Crescent, Havergal, and Toronto French School, this location provides access to the finest education in the city. Only a short stroll to TTC, Lawrence Subway, Library, Children's playground, Fine Dining and Shops. Minutes drive to 401, Golf, Cricket Club, Rosedale Golf Club & Granite Club. Move right in, or explore the potential to renovate or re-build. Don't miss this opportunity to live in one of Toronto's most desirable neighborhoods. Please note Schedule C and Survey. Property at #8 Dawlish has access to 7 feet 4 inch right of way over #12 Dawlish Ave, as per agreement and survey of 1944.

**Inclusions:** All Electric Light fixtures, 4 Ceiling fans, 2 window air conditioning units and remotes, garage door opener remote, 2 stoves, 2 Fridges 2 B/I dishwashers, 2 B/I microwaves, clothes washer and dryer, Gas boiler and equipment, all window coverings except as mentioned below.

**Listing Contracted With:** BOSLEY REAL ESTATE LTD.416-322-8000



<b>20 Glengrove Ave E</b> <b>Toronto Ontario M4N 1E7</b> Toronto C04 Lawrence Park South Toronto <b>Taxes:</b> \$9,835.23/2024 <b>Sold Date:</b> 07/08/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 63			<b>Sold:</b> \$2,500,000 <b>List:</b> \$2,699,900  <b>For:</b> Sale <b>% Dif:</b> 93
Detached <b>Link:</b> N 2-Storey	<b>Fronting On:</b> W <b>Acreage:</b> 37.5 x 95 Feet <b>Irreg:</b>	<b>Rms:</b> 14 <b>Bedrooms:</b> 4 + 1 <b>Washrooms:</b> 4 1x2xGround, 1x4x2nd, 1x4xBsmt	<b>Dir/Cross St:</b> Glengrove Ave E & Yonge St <b>Directions:</b> Glengrove Ave E & Yonge St

**MLS#:** C12128667      **PIN#:** 211380047  
**Legal:** PT BLK A PL 1485 TORONTO AS IN CA56191, T/W & S/T CA56191; CITY OF TORONTO

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished / Crawl Space <b>Fireplace/Stv:</b> Y <b>Heat:</b> Radiant / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> 100+ <b>Year Built:</b> 1921 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 2000-2500 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Block <b>Assessment:</b> 2024 <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Detached / 1 <b>Park/Drive:</b> <b>Drive:</b> Lane <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room, Fenced Yard, Fireplace/Stove, Public Transit, Ravine, Wooded/Treed <b>Interior Feat:</b> None	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Available <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	16.01	x 6.27	O/Looks Ravine	Closet	Tile Floor
2	Living	Main	24.02	x 11.68	Bay Window	O/Looks Ravine	Fireplace
3	Dining	Main	12.17	x 11.52	Bay Window	O/Looks Ravine	Hardwood Floor
4	Kitchen	Main	11.68	x 11.52	Open Concept	Marble Counter	Hardwood Floor
5	Breakfast	Main	10.76	x 9.25	Marble Counter	Skylight	O/Looks Backyard
6	Family	Main	13.75	x 13.42	Gas Fireplace	B/I Bookcase	Hardwood Floor
7	Mudroom	Main	5.25	x 8.17	B/I Shelves	Walk-Out	Tile Floor
8	Prim Bdrm	2nd	12.76	x 15.68	Cathedral Ceiling	W/I Closet	4 Pc Ensuite
9	2nd Br	2nd	9.15	x 13.68	Hardwood Floor	Window	Closet
10	3rd Br	2nd	9.68	x 14.99	Hardwood Floor	Window	Closet
11	4th Br	2nd	11.32	x 11.75	Hardwood Floor	Window	Closet
12	Rec	Bsmt	23.1	x 10.6	Hardwood Floor	Window	Pot Lights
13	Br	Bsmt	10.01	x 10.24	Hardwood Floor	Window	Pot Lights
14	Exercise	Lower	4.99	x 17.32	Hardwood Floor	Window	

**Client Remks:** A Rare Opportunity In A Coveted Toronto Neighbourhood! Welcome to 20 Glengrove Ave E - A Fully Renovated Centre-Hall Plan Home Perfectly Situated Across From A Scenic Ravine In One Of Toronto's Most Prestigious Enclaves! This Stunning Residence Offers The Ultimate Blend Of Modern Luxury With Timeless Elegance, Featuring An Open-Concept Kitchen With Marble Countertops, A Large Family Room, 4 Bedrooms With 4 Beautifully Appointed Bathrooms & A Beautifully Landscaped Backyard. Situated Just Steps From Yonge Street's Vibrant Shops, Fine Dining, Top-Tier Schools, With A Short Walk To The Subway, This Property Offers Both Urban Convenience & Tranquility! A True Urban Sanctuary - Just Move In And Enjoy!

**Inclusions:** See Attached Schedule B

**Listing Contracted With:** SUTTON GROUP-ASSOCIATES REALTY INC. 416-966-0300



<b>213 St Leonards Ave</b> <b>Toronto Ontario M4N 1K8</b> Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto <b>Taxes:</b> \$16,079.69/2024 <b>For:</b> Sale <b>% Dif:</b> 93 <b>Sold Date:</b> 08/21/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 16			<b>Sold: \$3,350,000</b> <b>List: \$3,595,000</b>
Detached <b>Link:</b> N 2-Storey	<b>Fronting On:</b> S <b>Acreage:</b> 50 x 150 Feet <b>Irreg:</b>	<b>Rms:</b> 8 <b>Bedrooms:</b> 4 <b>Washrooms:</b> 2 1x2xMain, 1x4x2nd	<b>Dir/Cross St:</b> W on Blythwood, S on Mildenhall, W on St Leonards <b>Directions:</b> Bayview and Blythwood

**MLS#:** C12326082      **PIN#:** 103610031  
**Legal:** LOT 431 PLAN 1534 ; NORTH YORK , CITY OF TORONTO

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Unfinished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 2000-2500 <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Concrete Block <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick / Wood <b>Gar/Gar Spcs:</b> Built-In / 1 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 3 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room, Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Rec Centre, School <b>Exterior Feat:</b> Awnings, Landscaped, Patio <b>Interior Feat:</b> Storage, Water Heater Owned <b>Security Feat:</b> Alarm System, Carbon Monoxide Detectors	<b>Zoning:</b> <b>Cable TV:</b> A <b>Gas:</b> A <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> Drive Shed <b>Survey Type:</b> Available <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	22.24	x 12.4	Hardwood Floor	Stained Glass	Gas Fireplace
2	Dining	Main	11.52	x 10.99	Walk-Out	Hardwood Floor	Picture Window
3	Kitchen	Main	14.01	x 13.16	Porcelain Floor	Breakfast Bar	Granite Counter
4	Breakfast	Main	13.16	x 10.33	Bay Window	Combined W/Kitchen	Porcelain Floor
5	Prim Bdrm	2nd	19.26	x 11.91	Hardwood Floor	B/I Bookcase	Closet
6	2nd Br	2nd	12.6	x 11.09	W/I Closet	Hardwood Floor	Picture Window
7	3rd Br	2nd	13.32	x 9.74	W/I Closet	Hardwood Floor	Picture Window
8	4th Br	2nd	12.4	x 12.01	Closet	Hardwood Floor	Picture Window
9	Laundry	Lower	22.01	x 10.6	Laundry Sink	Above Grade Window	Concrete Floor

**Client Remks:** A Century Of Care In Coveted Lawrence Park. Welcome To 213 St. Leonards Avenue, A Rare Offering On One Of Lawrence Parks Most Prestigious And Sought After Streets. This 50 x 150 Ft South Facing Property Has Been Owned By The Same Family For Over 100 Years, And It Shows In The Loving Maintenance, Timeless Architectural Details, And Enduring Charm Of The Home. Featuring Four Bedrooms, Two Bathrooms, And A Spacious Main Level With An Upgraded Open Concept Kitchen And Walkout To A Huge Backyard, This Home Offers Ample Living Space And A Wonderful Setting For Both Everyday Living And Entertaining. Large Principal Bedrooms On The Second Floor Provide Comfort And Flexibility. Move In Ready Yet Brimming With Potential To Renovate Or Build New, The Beautifully Manicured Lot Is Clear Of Tree Obstacles, Making Redevelopment Seamless. Steps To Top Tier Schools, Serene Parks, Recreation, And Fantastic Amenities, This Is An Exceptional Opportunity To Create Your Dream Home In One Of Toronto's Premier Neighbourhoods. Must Be Seen - A Special Property You'll Want To Make Your Own.

**Inclusions:** KitchenAid Fridge/Freezer, Miele Dishwasher, GE Oven/Stove, Nutone Hood  
**Listing Contracted With:** HARVEY KALLES REAL ESTATE LTD.416-441-2888





<b>136 Cheltenham Ave</b> <b>Toronto Ontario M4N 1P9</b> Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto <b>Taxes:</b> \$15,980/2024 <b>For:</b> Sale <b>% Dif:</b> 95 <b>Sold Date:</b> 10/08/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 121			<b>Sold: \$3,498,300</b> <b>List: \$3,695,000</b>
Detached <b>Link:</b> N 2-Storey	<b>Fronting On:</b> N <b>Acreage:</b> 50 x 150 Feet <b>Irreg:</b>	<b>Rms:</b> 8 + 4 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 2 1x2xMain, 1x3x2nd	<b>Dir/Cross St:</b> Lawrence Ave/ Mildenhall Rd <b>Directions:</b> West Of Mildenhall Rd

<b>MLS#:</b> C12207235	<b>PIN#:</b> 103580080
<b>Legal:</b> Plan 1534 Lot 751	

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Water / Gas <b>A/C:</b> None <b>Central Vac:</b> N <b>Apx Age:</b> <b>Year Built:</b> 1946 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1500-2000 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Unknown <b>Foundation:</b> Unknown <b>Assessment:</b> 2024 <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Attached / 1 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 3 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Fireplace/Stove, Park, Public Transit <b>Interior Feat:</b> Other	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Not Subject to HST <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
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<b>Topography:</b> Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	15.49	x 5.91	Closet	2 Pc Bath	Glass Block Window
2	Living	Main	17.16	x 15.49	Fireplace	Picture Window	Hardwood Floor
3	Dining	Main	12.93	x 10.5	Open Concept	Hardwood Floor	W/O To Sunroom
4	Kitchen	Main	12.93	x 9.84	Updated	Pantry	Window
5	Sunroom	Main	14.34	x 10.76	Picture Window	Sliding Doors	W/O To Deck
6	Prim Bdrm	2nd	14.24	x 8.66	3 Pc Bath	B/I Closet	Skylight
7	2nd Br	2nd	16.57	x 10.93	Double Closet	Picture Window	O/Looks Garden
8	3rd Br	2nd	12.99	x 12.4	Closet	Large Window	O/Looks Frontyard
9	Rec	Lower	16.08	x 12.83	Window	Closet	
10	Laundry	Lower	16.4	x 10.43	Laundry Sink	Closet	Window
11	Utility	Lower	11.84	x 10.5			

<b>Client Remks:</b> * Land! Land! Land! Outstanding Opportunity To Build Your Dream Home In The Heart Of Lawrence Park * 50 By 150 Ft Lot Surrounded By Multi-Million Dollar Homes * Steps To Toronto French School, Cheltenham Park, And Public Transit * Walk To Sunnybrook Hospital * House Is In 'As Is' Condition, No Interior Showings * <b>Inclusions:</b> Fridge, Stove, Washer, Dryer, All Electric Light Fixtures, All Window Treatments, All Existing Built-ins, Gas Boiler, Hot Water Tank (Rental). <b>Listing Contracted With:</b> ROYAL LEPAGE/J & D DIVISION 416-489-2121
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<b>4 Garland Ave</b> <b>Toronto Ontario M4N 2X7</b> Toronto C04 Lawrence Park South Toronto <b>Taxes:</b> \$18,324.32/2025 <b>Sold Date:</b> 07/09/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 19			<b>Sold: \$4,000,000</b> <b>List: \$3,898,000</b>  <b>For:</b> Sale <b>% Dif:</b> 103
Detached <b>Link:</b> N 2 1/2 Storey	<b>Fronting On:</b> W <b>Acreage:</b> 45 x 130 Feet <b>Irreg:</b>	<b>Rms:</b> 10 + 1 <b>Bedrooms:</b> 5 <b>Washrooms:</b> 4 1x2xMain, 1x3x2nd, 1x5x2nd, 1x4x3rd	<b>Dir/Cross St:</b> Mt Pleasant & Glengowan <b>Directions:</b> Mt Pleasant & Glengowan

**MLS#:** C12237431 **PIN#:** 211390382  
**Legal:** LT 136 PL 511E TORONTO; CITY OF TORONTO

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> Y <b>Apx Age:</b> <b>Apx Sqft:</b> 2500-3000 <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Block <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Built-In / 1 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 3 <b>Tot Prk Spcs:</b> 4 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Central Vacuum, Fireplace/Stove, Hospital, Park, School <b>Exterior Feat:</b> Lawn Sprinkler System, Lighting <b>Interior Feat:</b> Central Vacuum, Garburator, Bar Fridge <b>Security Feat:</b> Carbon Monoxide Detectors, Security System, Smoke Detector	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Unknown <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	15.91	x 13.98	Centre Island	Stainless Steel Appl	Open Concept
2	Living	Main	22.93	x 13.09	Gas Fireplace	W/O To Patio	Hardwood Floor
3	Dining	Main	21.36	x 13.98	Gas Fireplace	Separate Rm	Pot Lights
4	Office	Main	16.54	x 13.91	Gas Fireplace	B/I Shelves	Hardwood Floor
5	Mudroom	Main	0	0	Heated Floor	Double Closet	Side Door
6	Prim Bdrm	2nd	17.13	x 13.29	3 Pc Ensuite	Pot Lights	Hardwood Floor
7	2nd Br	2nd	16.34	x 11.91	W/O To Balcony	Closet	Hardwood Floor
8	3rd Br	2nd	13.68	x 13.32	Window	Closet	Hardwood Floor
9	4th Br	2nd	15.72	x 15.22	B/I Shelves	Pot Lights	Hardwood Floor
10	5th Br	3rd	32.32	x 15.55	B/I Shelves	B/I Desk	Vaulted Ceiling
11	Media/Ent	Bsmt	21.82	x 20.83	Broadloom	B/I Shelves	Gas Fireplace
12	Other	Bsmt	12.83	x 11.61	Centre Island	W/W Closet	
13	Laundry	Bsmt	15.45	x 9.25	B/I Shelves	Window	Pot Lights

**Client Remks:** Welcome to one of the quietest, most family-friendly streets in this Lawrence Park neighborhood. Inside, the heart of this beautiful 5-bedroom home is a thoughtfully well-designed kitchen, perfect for everyday living & entertaining. It opens to a lovely family room with a fireplace & elegant French doors that lead to a private, lush backyard patio. The separate dining room, also featuring a fireplace, allows for quiet family dinners to joyful holiday celebrations. Work from home? You'll appreciate the main floor office. Its quiet, inviting space is ideal for focused work. Throughout the main & second floors, you'll find sun-filled rooms, expansive windows, and beautiful bleached oak floors that add warmth and light. Upstairs, the second floor offers four generously sized bedrooms, including the primary suite with a walk-in closet and private ensuite. A special bonus is the third-floor retreat: a fifth bedroom with a vaulted ceiling, its own sitting area, built-in desk, large walk-in closet, and a charming ensuite, perfect for a teen, guest suite, or creative studio. The finished basement adds even more living space, easily transforming from playroom to media room or casual hangout spot. With close proximity to Yonge Street shops and restaurants, friendly neighbors, a true sense of community, and access to great schools, this home offers not just a place to live, but a lifestyle to love.

**Inclusions:** Existing Stainless Steel 6-burner gas stove, range hood, fridge, built-in dishwasher, and microwave. Washer and dryer (2023), all window coverings, Dining Room Wall Unit and bar fridge, Basement Fridge, Family Room TV Bracket, Central Vac & attachments. 2 Furnaces, 2 Air Conditioning Units, Vintage style cast iron Free-standing hot stove on 3rd floor for decor purposes only, All Speakers and SONOS amps, Landscape lighting and timers, irrigation system, and security system.

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



<b>18 Weybourne Cres</b> <b>Toronto Ontario M4N 2R3</b> Toronto C04 Lawrence Park South Toronto <b>Taxes:</b> \$17,940/2025 <b>Sold Date:</b> 07/05/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 33			<b>Sold: \$3,875,000</b> <b>List: \$3,995,000</b>  <b>For:</b> Sale <b>% Dif:</b> 97
Detached <b>Link:</b> N 2 1/2 Storey	<b>Fronting On:</b> N <b>Acreage:</b> 50 x 150 Feet <b>Irreg:</b>	<b>Rms:</b> 12 <b>Bedrooms:</b> 4 + 1 <b>Washrooms:</b> 5 1x2xMain, 1x5x2nd, 1x4x2nd, 1x4x3rd, 1x2xLower	
<b>Dir/Cross St:</b> Yonge & Lawrence <b>Directions:</b> Yonge & Lawrence			

**MLS#:** C12189738      **PIN#:** 211400113  
**Legal:** LT 79 PL 1485 TORONTO; S/T ON15292; CITY OF TORONTO

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Water / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 3000-3500 <b>Roof:</b> Other <b>Foundation:</b> Other <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room, Fireplace/Stove <b>Interior Feat:</b> Other	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to Sale Price:</b> Included In <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Available <b>Spec Desig:</b> Unknown
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**Water Body Type:** Lake  
**Waterfront:** None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.99	x 7.97	Leaded Glass	Tile Floor	
2	Dining	Main	17.98	x 11.98	Hardwood Floor	Leaded Glass	Formal Rm
3	Living	Main	16.99	x 12.99	Hardwood Floor	Fireplace	
4	Family	Main	13.48	x 12.6	Hardwood Floor	B/I Shelves	O/Looks Garden
5	Kitchen	Main	24.28	x 14.8	Renovated	Eat-In Kitchen	Combined W/Den
6	Prim Bdrm	2nd	22.28	x 11.09	5 Pc Ensuite	Combined W/Sitting	His/Hers Closets
7	Sitting	2nd	13.48	x 9.19	Hardwood Floor	Combined W/Br	O/Looks Garden
8	2nd Br	2nd	13.88	x 11.98	Hardwood Floor	B/I Shelves	B/I Desk
9	3rd Br	2nd	14.17	x 12.07	Hardwood Floor	Closet	Leaded Glass
10	4th Br	3rd	15.88	x 15.09	Walk Through	4 Pc Bath	
11	Office	3rd	12.07	x 8.5	Combined W/Br	Large Window	
12	Family	Lower	20.18	x 16.17	Above Grade Window		
13	5th Br	Lower	13.58	x 10.7	Window	2 Pc Ensuite	
14	Laundry	Lower	17.88	x 13.68	Laundry Sink	Window	
15	Utility	Lower	13.88	x 9.28	Pantry		

**Client Remks:** Majestic Lawrence Park-offering almost 5000 sq ft of living , perched high above renowned Alexander Muir Park . Steps to Yonge St this classic 2 1/2 storey home boosts a fully renovated main floor on a South facing 50' x 150 'Lot.The lucky new owner has the very best location in Lawrence Park , enjoy tranquil strolls in the ravine ,close to subway , shopping and multiple schools, both private and public. Step in to a spacious newly renovated main floor , bright and spacious family room / den , massive living and dining room for entertainment .Spectacular family bedrooms over 2 storeys and the lower level family room is Huge and offers Light and view of the Garden . A rare Offering in Lawrence Park -you can have it all - Home- Location and Lot ..

**Inclusions:** Stainless steel fridge, dishwasher, built-in oven, cooktop, washer & dryer "as-is" condition,

**Listing Contracted With:** ROYAL LEPAGE SIGNATURE REALTY416-443-0300





<b>24 Dinnick Cres</b> <b>Toronto Ontario M4N 1L5</b> Toronto C04 Lawrence Park South Toronto <b>Taxes:</b> \$22,094.75/2025 <b>For:</b> Sale <b>% Dif:</b> 98 <b>Sold Date:</b> 11/03/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 12		
Detached <b>Link:</b> N 3-Storey	<b>Fronting On:</b> N <b>Acreage:</b> 50 x 150 Feet <b>Irreg:</b>	<b>Rms:</b> 12 <b>Bedrooms:</b> 5 + 1 <b>Washrooms:</b> 4 1x2xMain, 1x5x2nd, 1x5x3rd, 1x4xLower
<b>Dir/Cross St:</b> Yonge / Lawrence <b>Directions:</b> Via Google Maps.		

**MLS#:** C12475940      **PIN#:** 211400060  
**Legal:** See Schedule B.

<b>Kitchens:</b> 1 + 1 <b>Fam Rm:</b> Y <b>Basement:</b> Apartment / Separate Entrance <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Year Built:</b> 1915 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 3500-5000 <b>Lot Size Source:</b> Survey <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Unknown <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Upper	<b>Exterior:</b> Stucco/Plaster <b>Gar/Gar Spcs:</b> Detached / 4 <b>Park/Drive:</b> <b>Drive:</b> Private Double <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 6 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room, Fireplace/Stove, Library, Park, Public Transit, Ravine, School <b>Interior Feat:</b> In-Law Suite <b>Security Feat:</b> Alarm System	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Available <b>Spec Desig:</b> Other
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.66	x 6.5	Double Closet	Leaded Glass	Beamed
2	Living	Main	26.35	x 14.17	Fireplace	Pot Lights	Hardwood Floor
3	Dining	Main	20.18	x 12.01	Walk-Out	Pot Lights	Hardwood Floor
4	Kitchen	Main	18.77	x 15.42	Centre Island	Breakfast Bar	B/I Appliances
5	Breakfast	Main	15.42	x 6	Bay Window	Pot Lights	Tile Floor
6	Family	Main	13.48	x 12.6	Vaulted Ceiling	B/I Shelves	Walk-Out
7	2nd Br	2nd	14.24	x 14.01	Fireplace	O/Looks Garden	Hardwood Floor
8	3rd Br	2nd	14.01	x 13.68	Double Closet	South View	Hardwood Floor
9	4th Br	2nd	14.01	x 11.15	Double Closet	South View	Hardwood Floor
10	5th Br	2nd	12.83	x 11.75	Double Closet	East View	Hardwood Floor
11	Prim Bdrm	3rd	19.65	x 13.25	Vaulted Ceiling	His/Hers Closets	5 Pc Ensuite
12	Rec	Lower	25	x 13.32	Fireplace	Above Grade Window	Hardwood Floor
13	Br	Lower	23.49	x 11.58	W/I Closet	Above Grade Window	4 Pc Ensuite
14	Kitchen	Lower	11.25	x 8.07	B/I Shelves	Granite Counter	Hardwood Floor
15	Office	Lower	12.76	x 12.4	Pot Lights	Above Grade Window	Hardwood Floor
16	Mudroom	Lower	9.74	x 6	Double Closet	W/O To Garden	Tile Floor

**Client Remks:** Generational property offering over 5,000 square feet with a four-car garage in the most coveted area of Lawrence Park. Recessed behind strategic and mature greenery, this three-storey home is perched above the quiet streetscape on Dinnick Crescent and a short two-block walk to Yonge and Lawrence. The home evokes an immediate sense of pride the moment you step into the grand foyer. Preserved beams and delicate carvings remain present, adding to the warmth and embrace of this home, while grand principal rooms expand in both directions with impressive ceiling heights, oversized windows, and elegant proportions. The living room is centered upon the original fireplace setting with flanking built-in benches and framed architectural details. The living room overlooks the rear stone patio which is completely private and protected. Adjacent to the living room lies the main floor family room with dramatic vaulted ceilings, custom built-in shelving, and a walk-out to the west-facing patio overlooking the lush and landscaped backyard setting. The kitchen is impressive in size and function, with three walls of customized cabinetry, a large centre island with breakfast bar seating, and a full-sized breakfast room that is recessed into a large bay window overlooking the front garden. Adjacent to this, the dining room leaves no doubt that all large family gatherings will be hosted with comfort. It is 20 feet long and has pretty french doors that open to the quiet courtyard garden for expanded entertaining options. The second floor is just awesome for kids, with a huge landing that branches to four equally impressive bedrooms and a shared five-piece bathroom with laundry included. The third floor is dedicated to the primary suite with vaulted ceilings, two walk-in closets, a walk-out to a west-facing terrace, and a renovated five-piece ensuite bathroom. The lower level is currently set up as a large one bedroom apartment, with existing tenants vacating for November 15th.

**Inclusions:** See schedule B. The basement unit can easily be reincorporated with the home should you not wish a lower rental suite, the office a mud room and the living/dining room a large recreation room. Rendered photos are available via listing agent. You cannot miss the FOUR CAR garage. Commissioned by the existing owners, this completely rare offering can house your car collections, all the seasonal and sporting gear that your children require, or get creative for a future use of a garage/gym/studio combination with the existing footprint. Natural gas and electricity service the garage already. Other highlights: The westerly exposure is completely green and private with huge, mature trees in neighbouring lots. The ravine and park add a buffer between the home and Yonge Street, and connect to Alexander Muir Gardens and the Blythwood ravine trails. Enjoy the immediate access to the Yonge subway and shops, without hearing or seeing them from the house itself.

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





<b>17 Blanchard Rd</b>		<b>Sold: \$4,655,000</b>
<b>Toronto Ontario M4N 3M1</b>		<b>List: \$4,998,000</b>
Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto		
<b>Taxes:</b> \$23,519/2024	<b>For:</b> Sale	<b>% Dif:</b> 93
<b>Sold Date:</b> 09/30/2025		
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 35
Detached	<b>Fronting On:</b> S	<b>Rms:</b> 10 + 2
<b>Link:</b> N	<b>Acreage:</b>	<b>Bedrooms:</b> 5 + 1
2-Storey	50 x 150 Feet	<b>Washrooms:</b> 5
	<b>Irreg:</b>	1x7xUpper, 2x4xUpper, 1x2xMain, 1x4xLower
<b>Dir/Cross St:</b> Blythwood/Blyth Dale <b>Directions:</b> S of Blythwood E of Blyth Dale		

**MLS#:** C12365054 **PIN#:** 105410032  
**Legal:** Plan 3807 Lot 11, North York, City Of Toronto

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick / Stone	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Built-In / 2	<b>Cable TV:</b>
<b>Basement:</b> Finished / Walk-Out	<b>Park/Drive:</b> Private	<b>Gas:</b> Y <b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 4	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 6	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b> 6-15	<b>Pool:</b> Inground	<b>Retirement:</b>
<b>Apx Sqft:</b> 3500-5000	<b>Prop Feat:</b> Family Room, Fireplace/Stove, Golf, Hospital, Library, Park, Public Transit, School	<b>HST Applicable to</b> Included In
<b>Roof:</b> Cedar	<b>Interior Feat:</b> Other	<b>Sale Price:</b>
<b>Foundation:</b> Concrete		<b>Farm/Agr:</b>
<b>Assessment:</b> <b>POTL:</b>		<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>		<b>Survey Type:</b> Available
<b>Laundry lev:</b> Lower		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.09	x 12.93	Combined W/Dining	Gas Fireplace	Hardwood Floor
2	Dining	Main	16.77	x 12.93	Combined W/Living	Panelled	Hardwood Floor
3	Kitchen	Main	17.26	x 13.42	Combined W/Family	Centre Island	W/O To Garden
4	Family	Main	21.49	x 14.99	B/I Bookcase	Fireplace	Hardwood Floor
5	Breakfast	Main	16.4	x 8.92	French Doors	W/O To Garden	Hardwood Floor
6	Study	Main	21.1	x 13.16	B/I Bookcase	Gas Fireplace	Hardwood Floor
7	Prim Bdrm	2nd	19.91	x 13.58	W/O To Balcony	Gas Fireplace	7 Pc Ensuite
8	2nd Br	2nd	14.01	x 10.01	Double Closet	Skylight	Hardwood Floor
9	3rd Br	2nd	13.85	x 12.93	Double Closet	Picture Window	Hardwood Floor
10	4th Br	2nd	15.32	x 13.16	Double Closet	Semi Ensuite	Hardwood Floor
11	5th Br	2nd	12.93	x 15.32	Double Closet	Semi Ensuite	Hardwood Floor
12	Rec	Lower	34.15	x 23.59	W/O To Yard	Gas Fireplace	Wet Bar

**Client Remks:** Magnificent Custom Built Luxury Executive 5+1 Bedrms Home Located In Exclusive Lawrence Park Cul-De-Sac. 4058 Sqft+1868 Sqft W/O Basement. Charming Details W/Gorgeous Designer Finishes Throughout. Exquisite Craftsmanship&Finishes. Amazing Natural Light W/Lots Of Windws&5 Skylights. 10" Main Flr, 9" On 2nd Flr&Bast. 5 Fireplaces W/Heated Flrs on 2nd Flr Bathrms. Fabulous Master Retreat W/Sitting Rm&F/P. Spectacular Relaxing Private South Garden W/Pool&Cabana.

**Inclusions:** Stainless Steel Fridge, Gas Burner Cooktop, Wall-Mount Oven, B/I Dishwasher, B/I Microwave, Washer & Dryer, All ELFs, All window coverings, Custom Built Carpets (Family, Living & Dining), Central Vac and Equipment, Water Tank (Owned), In-Ground Irrigation System.

**Listing Contracted With:** HC REALTY GROUP INC.905-889-9969



<b>10 Weybourne Cres</b> <b>Toronto Ontario M4N 2R3</b> Toronto C04 Lawrence Park South Toronto <b>Taxes:</b> \$26,543.87/2025 <b>For:</b> Sale <b>% Dif:</b> 93 <b>Sold Date:</b> 09/23/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 7			<b>Sold:</b> \$4,830,000 <b>List:</b> \$5,195,000
Detached <b>Link:</b> N 2-Storey	<b>Fronting On:</b> N <b>Acreage:</b> 172 x 100 Feet <b>Irreg:</b>	<b>Rms:</b> 15 + 1 <b>Bedrooms:</b> 3 + 1 <b>Washrooms:</b> 5 1x2xMain, 2x3x2nd, 1x5x2nd, 1x3xLower	<b>Dir/Cross St:</b> Yonge Street & St Edmunds <b>Directions:</b> Yonge Street & St Edmunds

**MLS#:** C12406010      **PIN#:** 211400110  
**Legal:** Lot 3 Plan 1485 Toronto, S/T Ct565355

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Heat Pump / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> Y <b>Apx Age:</b> <b>Apx Sqft:</b> 3500-5000 <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Unknown <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Elevator:</b> Y <b>Laundry lev:</b> Lower	<b>Exterior:</b> Stone / Stucco/Plaster <b>Gar/Gar Spcs:</b> Built-In / 2 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 4 <b>Tot Prk Spcs:</b> 6 <b>UFFI:</b> <b>Pool:</b> None <b>Proff Feat:</b> Central Vacuum, Family Room, Fireplace/Stove <b>Interior Feat:</b> Central Vacuum	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Available <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.99	x 22.77	Gas Fireplace	Large Window	Hardwood Floor
2	Sunroom	Main	15.88	x 12.6	O/Looks Garden	French Doors	Vaulted Ceiling
3	Dining	Main	13.98	x 15.98	Bay Window	Wainscoting	Hardwood Floor
4	Family	Main	27.79	x 13.19	O/Looks Garden	B/I Bookcase	Coffered Ceiling
5	Kitchen	Main	19.59	x 12.99	Centre Island	Breakfast Area	Granite Counter
6	Solarium	Main	12.8	x 16.7	Vaulted Ceiling	W/O To Garden	Tile Floor
7	Prim Bdrm	Upper	17.98	x 21	Vaulted Ceiling	5 Pc Ensuite	Elevator
8	2nd Br	Upper	12.89	x 13.68	3 Pc Ensuite	Broadloom	West View
9	3rd Br	Upper	11.81	x 14.99	Double Doors	Closet Organizers	O/Looks Garden
10	Rec	Lower	35.7	x 15.88	Wet Bar	Broadloom	
11	Office	Lower	15.19	x 22.57	B/I Bookcase	Broadloom	

**Client Remks:** Welcome to 10 Weybourne Crescent, an exquisitely renovated 3-bedroom executive home offering an expansive 4,150 sq ft of above-grade living space, plus an additional 1,955 sq ft on the lower level. This home boasts an open, spacious floor plan, with 5 bathrooms, an executive home office, and a sunroom that fills the home with natural light. A custom wine cellar is perfect for enthusiasts. The 2-car garage and parking for 4 additional vehicles provide ample space for family and guests. The home also features a convenient elevator, ideal for downsizers or multi-generational families looking for easy access to all levels. Situated in a highly desirable location, this property is just steps to Alexander Muir Park and within walking distance to Yonge Street, offering a wide selection of shops, restaurants, and the subway. With quick access to the 401 and proximity to top-tier schools such as Havergal, St. Clement's, Crescent, and Lawrence Park, this location is ideal for families. With its gorgeous street appeal, high-end finishes, and unbeatable location, 10 Weybourne Crescent is the perfect blend of luxury, comfort, and convenience. Upgrades: New roof, new A/C.

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



<b>91 Lawrence Cres</b> <b>Toronto Ontario M4N 1N3</b> Toronto C04 Lawrence Park South Toronto <b>Taxes:</b> \$22,238.34/2024 <b>For:</b> Sale <b>% Dif:</b> 90 <b>Sold Date:</b> 11/07/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 8			<b>Sold: \$4,900,000</b> <b>List: \$5,450,000</b>
Detached <b>Link:</b> N 2-Storey	<b>Fronting On:</b> S <b>Acreage:</b> 50 x 118.12 Feet <b>Irreg:</b>	<b>Rms:</b> 9 + 4 <b>Bedrooms:</b> 4 + 1 <b>Washrooms:</b> 5 1x2, 2x3, 1x4, 1x5	<b>Dir/Cross St:</b> Mount Pleasant/Lawrence <b>Directions:</b> South of Lawrence/East of Mount

**MLS#:** C12490444      **PIN#:** 211390070  
**Legal:** PT LT 32 PL 541E TORONTO AS IN CA419222; CITY OF TORONTO

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 3000-3500 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Shingles <b>Foundation:</b> Unknown <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Attached / 2 <b>Park/Drive:</b> <b>Drive:</b> Private Double <b>Drive Park Spcs:</b> 4 <b>Tot Prk Spcs:</b> 6 <b>UFFI:</b> <b>Pool:</b> Inground <b>Prop Feat:</b> Family Room, Fireplace/Stove, Hospital, Library, Park, Public Transit <b>Interior Feat:</b> Other	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Hydro:</b> <b>Water:</b> <b>Phone:</b> <b>Water Supply Type:</b> Municipal <b>Sewer:</b> <b>Waterfront:</b> Sewers <b>Retirement:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Available <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	16.11	x 13.09	Panelled	Window Flr to Ceil	Hardwood Floor
2	Office	Main	14.04	x 12.04	Pocket Doors	Coffered Ceiling	Hardwood Floor
3	Family	Main	21.59	x 18.44	Gas Fireplace	W/O To Yard	Hardwood Floor
4	Kitchen	Main	21.92	x 13.09	Combined W/Family	Open Concept	Breakfast Area
5	Prim Bdrm	2nd	18.47	x 15.42	W/I Closet	5 Pc Ensuite	Hardwood Floor
6	2nd Br	2nd	14.67	x 13.09	W/I Closet	3 Pc Ensuite	Hardwood Floor
7	3rd Br	2nd	13.55	x 12.04	Closet	Pot Lights	Hardwood Floor
8	4th Br	2nd	16.57	x 12.6	Closet	Pot Lights	Hardwood Floor
9	Rec	Lower	27.17	x 26.38	Heated Floor	Access To Garage	Hardwood Floor
10	5th Br	Lower	12.04	x 11.09	Heated Floor	Double	Large Window
11	Laundry	Lower	13.09	x 9.09	B/I Closet	Laundry Sink	Porcelain Floor
12	Mudroom	Lower	9.09	x 7.48	B/I Closet	Access To Garage	Porcelain Floor

**Client Remks:** Custom-crafted masterpiece in the heart of Lawrence Park South. This stunning transitional home showcases quality materials and exceptional attention to detail throughout. From the decor-panelled walls and cohesive design elements, every space feels elegant and inviting. The sensational great room opens to a chef-inspired custom kitchen that flows seamlessly into a bright and airy family room, featuring wall-to-wall windows and a walk-out to the backyard, perfect for indoor-outdoor living and entertaining. The spacious and beautifully designed primary bedroom offers a luxurious retreat with thoughtful finishes and serene comfort. The finished lower level features radiant heated floors, incredible natural light, and a bonus mudroom. Enjoy the convenience of a heated double garage, and a built-in snowmelt system on the driveway and front steps. The natural front facade boasts soft grey brick with limestone accents, adding to the timeless curb appeal. Newly enhanced with a beautiful swimming pool, the backyard has been transformed into a true private retreat. Located on a quiet, tree-lined street and just minutes from top ranked schools, parks and Yonge & Mount Pleasant amenities.

**Inclusions:** Subzero Panelled Fridge & Double Door Freezer, Wolf 6 Burner Gas Range, Vent-a-hood Range Hood, Asko Panelled Dishwasher, Wolf Wall Oven, Wolf Convection Microwave, 30 Subzero Dual Temperature Wine Fridge (130 Bottle), Electrolux Steam Washer & Dryer, Napoleon Linear Gas Fireplace, Central Vacuum & Equipment, 2 Zone Keeprite Furnace, NTI Boiler, GeneralAire Steam Generated Humidified, Life breath HRV System, 200 Amp Electrical Service, 1 Inch Water Service, Rough-in For Audio, Irrigation System

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





<b>36 Bayview Wood</b> <b>Toronto Ontario M4N 1R7</b> Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto <b>Taxes:</b> \$30,171/2024 <b>For:</b> Sale <b>% Dif:</b> 100 <b>Sold Date:</b> 08/05/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 53			<b>Sold: \$5,590,000</b> <b>List: \$5,595,000</b>
Detached <b>Link:</b> N 2-Storey	<b>Fronting On:</b> E <b>Acreage:</b> 170.83 x 72 Feet <b>Irreg:</b> Irregular	<b>Rms:</b> 11 + 5 <b>Bedrooms:</b> 4 + 2 <b>Washrooms:</b> 6 1x2xMain, 1x6x2nd, 1x4x2nd, 2x3x2nd, 1x3xLower	<b>Dir/Cross St:</b> Buckingham Ave / Mildenhall Rd <b>Directions:</b> East Of Mildenhall Rd

<b>MLS#:</b> C12219103	<b>PIN#:</b> 103590010
<b>Legal:</b> Plan 2877 Lot 10	

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> Y <b>Apx Age:</b> 6-15 <b>Year Built:</b> 2011 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 5000+ <b>Lot Shape:</b> Irregular <b>Lot Size Source:</b> MPAC <b>Roof:</b> Cedar <b>Foundation:</b> Unknown <b>Assessment:</b> 2024 <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Upper	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Built-In / 2 <b>Park/Drive:</b> <b>Drive:</b> Private Double <b>Drive Park Spcs:</b> 3 <b>Tot Prk Spcs:</b> 5 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Central Vacuum, Family Room, Fireplace/Stove, Hospital, Park, Public Transit, School <b>Exterior Feat:</b> Built-In-BBQ, Landscaped, Patio <b>Interior Feat:</b> Central Vacuum, Sump Pump <b>Security Feat:</b> Alarm System	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Not Subject to HST <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Available <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.99	x 8.01	W/I Closet	Wainscoting	Marble Floor
2	Living	Main	14.99	x 11.98	Gas Fireplace	Crown Moulding	Picture Window
3	Dining	Main	17.98	x 13.98	Formal Rm	Wainscoting	Pocket Doors
4	Kitchen	Main	21.82	x 21.49	Centre Island	Marble Counter	Pantry
5	Breakfast	Main	21.82	x 21.49	Open Concept	Double Doors	W/O To Patio
6	Family	Main	19.98	x 14.99	Gas Fireplace	Double Doors	W/O To Patio
7	Library	Main	13.98	x 10.99	B/I Bookcase	Wainscoting	Leaded Glass
8	Prim Bdrm	2nd	19.98	x 14.99	6 Pc Ensuite	W/I Closet	Gas Fireplace
9	2nd Br	2nd	16.31	x 11.98	3 Pc Ensuite	Double Closet	Picture Window
10	3rd Br	2nd	14.73	x 14.14	3 Pc Ensuite	B/I Closet	Hardwood Floor
11	4th Br	2nd	15.16	x 12.07	4 Pc Ensuite	Double Closet	Closet Organizers
12	Loft	2nd	21.98	x 20.08	Large Window	Pot Lights	Hardwood Floor

**Client Remks:** \* Lawrence Park Family Home With Outstanding Street Appeal \* Custom Built In 2011 By Lloyd LeBoeuf, Architect Lorne Rose, Interiors By CMID \* Exceptional Layout Perfect For Entertaining, Quality Transitional Finishes \* Gourmet Kitchen With Breakfast Area, Servery, Walk-In Pantry & Top-Of-The-Line Appliances \* Family Room Walks Out To Covered Patio And Beautifully Landscaped Gardens \* Main Floor Library \* Oversized Mud Room Off Garage \* Four Generous Upstairs Bedrooms With Ensuities Plus A Large Loft \* Second Floor Laundry \* High Ceilings Throughout - 10 Ft On Main & 2nd Flr, 9 Ft On L/L \* Spacious Lower Level: Recreation Room, Gym, Theatre, 5th Bedroom, 3 Piece Bath And Lots Of Storage \* Oversized Two Car Garage, Heated Driveway \* Walk To Toronto French School, Cheltenham Park & Public Transit \* Turnkey Living! \* Quiet Low Traffic Street \*

**Inclusions:** SubZero Fridge/Freezer, Wolf Gas Cooktop W/ Griddle & BBQ, Wolf Dbl Ovens, Miele Dishwasher, Miele Coffee Centre, Panasonic Micro, SubZero Wine Fridge, Miele Washer, Miele Dryer, All Elfs, All Designer Window Treatments, Extensive Custom Built-ins, All Built-in Speakers, Theatre Rm Projector & Screen, 2 Furnaces, 2 ACs. See Schedule B.

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





**222 St Leonards Ave**  
**Toronto Ontario M4N 1K7**  
 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto  
**Taxes:** \$33,412.12/2025 **For:** Sale **% Dif:** 96  
**Sold Date:** 09/30/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 12  
**Dir/Cross St:** Bayview/Lawrence **Directions:** n/a

**Sold: \$7,200,000**  
**List: \$7,488,000**

**Detached**  
**Link:** N  
 2-Storey

**Fronting On:** N  
**Acreage:**  
 50 x 150 Feet  
**Irreg:**

**Rms:** 12  
**Bedrooms:** 4  
**Washrooms:** 5  
 2x5x2nd, 1x3x2nd, 1x4xBsmt, 1x2xMain

**MLS#:** C12415019 **PIN#:** 103580177  
**Legal:** LOT 532 PLAN 1534 ; NORTH YORK ; CITY OF TORONTO

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished with Walk-Out / Separate Entrance <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> Y <b>Apx Age:</b> 6-15 <b>Year Built:</b> 2013 <b>Apx Sqft:</b> 3500-5000 <b>Roof:</b> Unknown <b>Foundation:</b> Unknown <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Upper	<b>Exterior:</b> Brick / Stone <b>Gar/Gar Spcs:</b> Built-In / 3 <b>Park/Drive:</b> <b>Drive:</b> Private Double, Tandem <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 5 <b>UFFI:</b> No <b>Pool:</b> Outdoor, Inground <b>Prop Feat:</b> Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit, School <b>Exterior Feat:</b> Built-In-BBQ, Deck, Landscape Lighting, Landscaped, Lawn Sprinkler System, Lighting, Patio, Privacy <b>Interior Feat:</b> Auto Garage Door Remote, Bar Fridge, Carpet Free, Central Vacuum, Guest Accommodations, In-Law Suite, Storage Area Lockers, Sump Pump, Water Heater, Water Meter <b>Security Feat:</b> Alarm System, Monitored, Carbon Monoxide Detectors, Security System, Smoke Detector	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> <b>Spec Desig:</b>
		<b>Hydro:</b> <b>Phone:</b> Municipal Sewers N Included In Fence - Full Available Unknown

**Water Body Type:** Bay

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	18.8	x 17.91	Breakfast Area	Wood Floor	W/O To Deck
2	Breakfast	Main	7.51	x 17.91	Breakfast Area	Wood Floor	W/O To Deck
3	Living	Main	18.11	x 22.21	Gas Fireplace	Wood Floor	Leaded Glass
4	Dining	Main	14.11	x 17.72	Formal Rm	Wood Floor	Coffered Ceiling
5	Family	Main	15.81	x 17.81	Combined W/Kitchen	Wood Floor	Illuminated Ceiling
6	Office	Main	17.72	x 13.62	Panelled	Wood Floor	Coffered Ceiling
7	Foyer	Main	10.89	x 8.2	Heated Floor	Marble Floor	O/Looks Backyard
8	Prim Bdrm	2nd	20.11	x 19.98	Gas Fireplace	Hardwood Floor	6 Pc Ensuite
9	2nd Br	2nd	16.9	x 12.99	5 Pc Bath	Hardwood Floor	B/I Closet
10	3rd Br	2nd	12.01	x 17.09	3 Pc Bath	Hardwood Floor	B/I Closet
11	4th Br	2nd	15.72	x 14.7	5 Pc Bath	Hardwood Floor	B/I Closet
12	Laundry	2nd	9.81	x 5.91	Ceramic Back Splash	Tile Floor	B/I Shelves
13	Other	2nd	12.01	x 13.29	B/I Closet	Hardwood Floor	Closet Organizers
14	5th Br	Bsmt	10.4	x 13.09	Window	Laminate	Closet Organizers
15	Mudroom	Bsmt	5.18	x 20.51	Side Door	Tile Floor	Heated Floor
16	Other	Bsmt	14.4	x 15.39	Window	Cork Floor	Glass Doors
17	Rec	Bsmt	24.02	x 23.29	Window	W/O To Deck	Wet Bar

**Client Remks:** Discover luxury living in this stunning home, shows like new custom-designed residence, nestled on a prestigious street in one of North York's most sought-after neighbourhoods. From the moment you arrive, the elegant limestone facade and beautifully landscaped frontyard make a striking impression. Situated on a beautifully landscaped lot, this home features 4 spacious bedrooms plus a 5th in the fully finished basement, 4+ luxurious washrooms and an impressive 3-car garage and heated driveway. With the limestone exterior to the refined interior finishes, every detail of this residence has been thoughtfully designed. The inviting main floor boasts an elegant open-concept layout with a formal living and dining area, sunlit family room, and a gourmet kitchen complete with high-end appliances. Upstairs, retreat to your generous primary suite with a spa-like marble ensuite and custom walk-in closet. Additional bedrooms offer ample space for family and guests, with beautifully designed washrooms and plenty of natural light. The fully finished basement includes a large rec room with

wet bar, a private gym, temperature-controlled wine cellar, guest bedroom or nanny's suite, one complete washroom and a well-equipped mudroom with a separate entrance as well as a dog-bath providing convenience and functionality, perfect for families on the go. Step outside to your backyard paradise - a lush, landscaped oasis featuring a heated inground pool, vibrant gardens, and a luxurious outdoor kitchen and patio. Whether hosting summer gatherings or enjoying a quiet evening, the seamless walk-out access from the basement and the additional main-floor patio off the kitchen make this outdoor space a true extension of your home. Located close to top-rated schools such as Crescent School and Toronto French School as well as the Granite Club, Lawrence Park and others, this home offers exceptional living in one of Toronto's most desirable areas of Lawrence Park South. One of a Kind.

**Inclusions:** All Light Fixtures, Blinds, Drapery, All Mounted TV's, Central Vac, Viking Gas Double Oven with 6 Burner Cook Top, Plasma Cluster Refrigerator, Built-In Miele Coffee Maker, B/I Miele Microwave, 2 B/I Dishwashers, LG Washer & Dryer, Alarm System (Purchaser to arrange new contract), Rogers Cameras (Purchaser to arrange new contract), Inground Sprinkler System, Outdoor Lights, Pool Heater, Pool Accessories such as Pool Cleaning Brush, Skimmer, Blue Thermal Cover, Pool Vacuum/Suction Cleaner, All Outdoor Furniture 2 Gluckstein loungers with cushions, Gluckstein Outdoor Dinner Table with Six Chairs including Cushions, Two Wicker Settees with Cushions, 2 Wicker Stand Alone Chairs with Cushions, Outdoor Fireplace, Built-In Kitchen with B/I BBQ and B/I SS Fridge, 2 Plastic Storage Bins, 2 Outdoor Heaters, 2 Outdoor Chairs with Cushions on Upper Deck, 2 Lge Black Planters on Upper Deck, 1 Herb Planter on Upper Deck, 1 Gas BBQ on Upper Deck.

**Listing Contracted With:** ROYAL LEPAGE YOUR COMMUNITY REALTY 905-731-2000



<b>162 Dawlish Ave</b> <b>Toronto Ontario M4N 1H5</b> Toronto C04 Lawrence Park South Toronto <b>Taxes:</b> \$26,801.88/2024 <b>Sold Date:</b> 09/10/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 21			<b>Sold: \$7,750,000</b> <b>List: \$7,895,000</b>  <b>For:</b> Sale <b>% Dif:</b> 98
Detached <b>Link:</b> N 2-Storey	<b>Fronting On:</b> N <b>Acreage:</b> 50 x 150 Feet <b>Irreg:</b>	<b>Rms:</b> 10 + 5 <b>Bedrooms:</b> 5 + 1 <b>Washrooms:</b> 5 1x2xMain, 2x5x2nd, 1x3x2nd, 1x3xLower	<b>Dir/Cross St:</b> Mt Pleasant and Dawlish Ave <b>Directions:</b> east of Mt Pleasant

**MLS#:** C12355687      **PIN#:** 211390299  
**Legal:** Lot 395 Plan 1534 Toronto, City of Toronto

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished with Walk-Out <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> Y <b>Apx Age:</b> <b>Apx Sqft:</b> 3500-5000 <b>Lot Shape:</b> Rectangular <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Flat, Cedar <b>Foundation:</b> Poured Concrete <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Upper	<b>Exterior:</b> Brick / Stone <b>Gar/Gar Spcs:</b> Built-In / 1 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 3 <b>Tot Prk Spcs:</b> 4 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Grnbelt/Conserv, Hospital, Park, Public Transit, School <b>Exterior Feat:</b> Built-In-BBQ, Lawn Sprinkler System, Patio, Privacy <b>Interior Feat:</b> Auto Garage Door Remote, Bar Fridge, Carpet Free, Central Vacuum, Sump Pump <b>Security Feat:</b> Alarm System, Carbon Monoxide Detectors, Monitored, Smoke Detector	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Available <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	11.91	x 8.01	Double Closet	Panelled	Marble Floor
2	Living	Main	16.4	x 14.99	Bay Window	Gas Fireplace	Hardwood Floor
3	Dining	Main	15.42	x 12.4	Panelled	Coffered Ceiling	Hardwood Floor
4	Kitchen	Main	17.59	x 15.49	Breakfast Area	Centre Island	Pantry
5	Family	Main	23.49	x 16.99	W/O To Patio	Gas Fireplace	B/I Shelves
6	Mudroom	Main	8.99	x 7.51	W/O To Garage	B/I Closet	2 Pc Bath
7	Prim Bdrm	2nd	19.09	x 14.99	5 Pc Ensuite	W/I Closet	Vaulted Ceiling
8	2nd Br	2nd	13.75	x 13.25	Double Closet	5 Pc Bath	Hardwood Floor
9	3rd Br	2nd	13.85	x 11.42	Double Closet	5 Pc Bath	Hardwood Floor
10	4th Br	2nd	12.93	x 11.52	Double Closet	3 Pc Ensuite	Hardwood Floor
11	5th Br	2nd	15.75	x 11.75	B/I Bookcase	B/I Desk	Hardwood Floor
12	Laundry	2nd	5.38	x 5.77	B/I Shelves	Laundry Sink	Marble Floor
13	Rec	Lower	22.87	x 17.68	W/O To Garden	B/I Bookcase	Pot Lights
14	Games	Lower	15.88	x 15.68	B/I Bookcase	Pot Lights	Hardwood Floor
15	Exercise	Lower	15.58	x 11.91	Mirrored Walls	Pot Lights	Vinyl Floor
16	Br	Lower	15.58	x 10.17	3 Pc Bath	Closet	Hardwood Floor
17	Laundry	Lower	11.42	x 8.33	B/I Shelves	Laundry Sink	Tile Floor


**Client Remks:** Custom-built for the current owners and impeccably designed by Schumacher Design, this exceptional residence is located on one of the most prestigious blocks of Dawlish Avenue in Lawrence Park. Crafted with forethought, flexibility, and elegance to create a timeless, transitional home that blends luxury living with everyday comfort. A private landscaped, pool-sized 50'x 150' lot, offers 5,861 finished sq ft. The main floor showcases 10' ceilings and a layout designed for entertaining and relaxed family living. Expansive living and dining rooms, chefs kitchen featuring top-of-the-line appliances, exquisite marble island with waterfall edge, servery, pantry room & breakfast area combined with the family room with handcrafted millwork & a striking marble fireplace. A side hallway leads to a powder room and mudroom with access to the garage. The second floor has five generously sized bedrooms and three spa-inspired bathrooms. The primary suite includes a 10 foot vaulted ceiling, sitting area, walk-out to balcony, dressing room, and a five-piece spa-inspired white marble ensuite bathroom. All the bedrooms are large and the fifth bedroom currently is used an office/library an ideal study room. Lower level features heated hardwood floors, double door walk out to the garden, recreation room, wood-paneled bar, games area, and separate exercise room, guest/nanny bedroom, three-piece bathroom, plus a second laundry room. Premium features: hardwood flooring on all levels, two fireplaces, custom millwork, elegantly detailed ceilings, Control4 home automation system, two furnaces, solid wood doors & extensive paneling throughout.

Architectural highlights include an exterior clad in Indiana limestone, red Belden brick, a cedar shake roof, oversized European tilt and turn windows with leaded transoms, copper detailing, and heated driveway. Walk to Blythwood School & close to top private schools. A perfect balance of timeless elegance with purposeful design.

**Inclusions:** Two gas furnaces, two air conditioners, two steam humidifiers, Wolf gas range with built-in ovens, Sub-Zero refrigerator and freezer, Miele microwave/combi oven, Miele coffee machine, two Asko dishwashers, Samsung washer and dryer, LG stacked washer and dryer, Sub-Zero wine fridge, wine cellar equipment, light fixtures (except excluded), central vacuum and related equipment, window coverings (except excluded), Control4 system, security system (monitoring Buyers responsibility), built-in ceiling speakers, electric garage door opener, recreation room TV screen, projector and surround sound speakers, Napoleon barbeque, outdoor refrigerator, sprinkler system.

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





88 Lawrence Cres  
Toronto Ontario M4N 1N4  
Toronto C04 Lawrence Park South Toronto  
Taxes: \$0/2024  
Sold Date: 09/15/2025  
SPIS: N  
Last Status: SLD  
DOM: 97

Sold: \$9,500,000  
List: \$10,798,000  
  
% Dif: 88  
  
For: Sale

Detached  
Link: N  
2-Storey

Fronting On: E  
Acreage:  
50 x 150 Feet  
Irreg:  
Widens At Rear Over 78 Ft 1x2xLower, 1x3xLower

Rms: 11 + 4  
Bedrooms: 5 + 2  
Washrooms: 9  
2x2xMain, 1x7x2nd, 4x3x2nd,

Dir/Cross St: Lawrence and Mt Pleasant  
Directions: East on Lawrence Cres off Mt Pleasant

MLS#: C12209668  
Assignment: N  
Legal: LT 173 PL 1534 TORONTO; CITY OF TORONTO

PIN#: 211390023  
Fractional Ownership: N

Kitchens: 1  
Fam Rm: Y  
Basement: Finished with Walk-Out  
Fireplace/Stv: Y  
Heat: Forced Air / Gas  
A/C: Central Air  
Central Vac: Y  
Apx Age:  
Apx Sqft: 5000+  
Lot Shape: Pie  
Lot Size Source: MPAC  
Roof: Flat, Asphalt Shingle  
Foundation: Unknown  
Assessment: 2024 POTL:  
POTL Mo Fee:  
Elevator: Y  
Laundry lev: Upper

Exterior: Brick / Stone  
Gar/Gar Spcs: Built-In / 2  
Park/Drive: Private  
Drive: Private  
Drive Park Spcs: 3  
Tot Prk Spcs: 5  
UFFI:  
Pool: Inground  
Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School  
Exterior Feat: Landscape Lighting, Landscaped, Deck, Porch  
Interior Feat: Carpet Free, Central Vacuum, Other, Storage, Sump Pump  
Security Feat: Security System

Zoning:  
Cable TV: A  
Gas: A  
Water: Municipal  
Water Supply Type:  
Sewer: Sewers  
Waterfront: None  
Retirement:  
HST Applicable to Included In  
Sale Price:  
Farm/Agr:  
Oth Struct:  
Survey Type: Available  
Spec Desig: Unknown

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	17.88	x 15.94	Hardwood Floor
2	Dining	Main	19	x 14.93	Hardwood Floor
3	Kitchen	Main	19.78	x 23.06	Centre Island
4	Pantry	Main	13.45	x 7.12	B/I Appliances
5	Family	Main	26.54	x 20.54	Coffered Ceiling
6	Office	Main	11.81	x 16.34	Hardwood Floor
7	Prim Bdrm	2nd	19.19	x 18.27	Ensuite Bath
8	2nd Br	2nd	13.98	x 17.32	Ensuite Bath
9	3rd Br	2nd	11.81	x 12.2	W/I Closet
10	4th Br	2nd	18.24	x 15.62	Ensuite Bath
11	5th Br	2nd	17.36	x 17.36	Ensuite Bath
12	Rec	Lower	34.91	x 20.44	Gas Fireplace
13	Kitchen	Lower	11.38	x 20.44	Centre Island
14	Br	Lower	18.67	x 13.22	Semi Ensuite
15	Br	Lower	17.32	x 10.66	Double Closet
16	Laundry	Lower	7.51	x 6.33	Laundry Sink

Client Remks:

A Masterclass In Design On Lawrence Crescent! This Newly Completed Custom Residence Sits On A Rare 50-Foot Lot That Widens To 78 Feet In The Coveted Lawrence Park Neighbourhood And Offers Over 7,500 Square Feet Of Impeccably Designed Living Space Across Four Levels, All Connected By A Private Elevator. The Striking Facade Of Brick, Indiana Limestone, And Aluminum Detailing Opens To A Grand Interior Featuring Heated Marble Floors, Layered Lighting, Bespoke Architectural Millwork, And Formal Principal Rooms That Blend Timeless Elegance With Modern Functionality. The Kitchen Is A True Statement Piece With Marble Island, Hidden Prep Kitchen, And Custom Cabinetry, Flowing Seamlessly Into A Sunlit Family Room With Wall-To-Wall Windows Overlooking A Walk-Out Deck With Outdoor Kitchen, Landscaped Yard, And Heated Pool. Upstairs, Five Generous Bedrooms Each Feature Ensuite Baths And Custom Closets, Including A Magazine-Worthy Primary Retreat With Fireplace, Skylit Dressing Room With Centre Island, And A Lavish Ensuite With Steam Shower And Soaker Tub. The Lower Level Offers Radiant Heated Floors Throughout, An Entertainers Rec Room, Full Bar, Onyx Wine Wall, Dedicated Gym, And Guest Suite. Year-Round Comfort Is Ensured With A Two-Car Heated Garage With Option For Lift, Heated Driveway, Walkway, And Porch, Plus Home Automation. The Outdoor Living Experience Is Complete With A Built-In Upper Kitchen, Deck, Covered Lounge Area, And Fully Automated Pool System. Flawlessly Executed, 88 Lawrence Crescent Is A Rare Offering That Seamlessly Merges Innovation With Enduring Luxury In One Of Toronto's Most Desirable Enclaves. Only Minutes To Esteemed Private Clubs, Top-Ranked Schools, The Best Of Yonge And Mount Pleasant, And Endless Amenities For Every Member Of The Family.

<b>Inclusions:</b> Miele Fridge, Miele Freezer, Wolf Gas Range With 6 Burners, Infrared Griddle And Double Ovens, Miele Charcoal Filter Range Hood, Miele Convection Oven, Miele Speed Oven, 2 Miele Integrated Dishwashers, Miele Cooktop With Hood Range In Prep Kitchen, 2 Miele Under-Counter Wine Fridges, Bosch Dishwasher, 2 LG Washers, 2 LG Dryers, Cambridge Elevator, Control4 Home Automation System, Built-In Speakers, Central Vac & Epuipment.
<b>Listing Contracted With:</b> HARVEY KALLES REAL ESTATE LTD.416-441-2888