



812 Duplex Ave
Toronto Ontario M4R 1W7
Toronto C04 Lawrence Park South Toronto
Taxes: \$9,398.90/2024
Sold Date: 04/11/2025
SPIS: N
Last Status: SLD
DOM: 3

Sold: \$1,643,000
List: \$1,698,000
For: Sale
% Dif: 97

Semi-Detached
Link:
2-Storey

Fronting On: W
Acreage:
21 x 100 Feet
Irreg:

Rms: 7 + 2
Bedrooms: 3
Washrooms: 2
1x4x2nd, 1x3xLower

Dir/Cross St: Lawrence Ave W/Yonge St
Directions: South on Duplex from Lawrence

MLS#: C12068878

PIN#: 211550054

Kitchens: 1
Fam Rm: Y
Basement: Finished
Fireplace/Stv: N
Heat: Radiant / Gas
A/C: Wall Unit
Central Vac: N
Apx Age:
Apx Sqft: 1500-2000
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Drive: Front Yard
Gar/Gar Spcs: None / 0
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat:
Family Room, Library, Park, Place Of
Worship, Public Transit, Rec Centre,
School

Zoning:
Cable TV:
Gas:
Water:
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct: Garden Shed
Survey Type: None
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.29	x 13.91	Bay Window	Pot Lights	Closed Fireplace
2	Dining	Main	15.09	x 10.4	Hardwood Floor	Picture Window	W/I Closet
3	Kitchen	Main	16.83	x 10.37	Quartz Counter	Centre Island	Hardwood Floor
4	Family	In Betwn	16.5	x 20.14	Sunken Room	Walk-Out	Skylight
5	Prim Bdrm	2nd	11.65	x 19.23	Combined W/Sitting	Hardwood Floor	Picture Window
6	2nd Br	2nd	10.99	x 11.02	Picture Window	Broadloom	Closet
7	3rd Br	2nd	14.01	x 11.58	Bay Window	Hardwood Floor	W/I Closet
8	Rec	Lower	14.93	x 15.58	Broadloom	Above Grade Window	Pot Lights
9	Laundry	Lower	9.19	x 7.12	B/I Shelves	Laundry Sink	Pot Lights

Client Remks: An Incredible Opportunity To Own This Stunningly Renovated And Well-Maintained Semi-Detached Home In Lytton Park. From First Entry, You're Met With A Warm Welcome That Leads To Your Main Level, Featuring Large Principal Living And Dining Rooms Highlighted By Expansive Windows That Enhance The Ambiance Throughout. In The Centre Of The Home Is Your Entertainers Kitchen, Complete With A Centre Island, Ample Cabinet Space, And Stainless-Steel Appliances, Flowing Seamlessly Into A Sunken Family Room With A Vaulted Ceiling, Skylights, And A Walkout To Your Private Backyard Patio And Gardens. Upstairs, Find Your Primary Suite With Its Own Sitting Area, Plus Two Additional Spacious Bedrooms And A Main Bathroom. The Lower Level Offers Additional Lounge Space, Laundry Room, And Plenty Of Storage. Plus, This Home Includes Legal Front Yard Parking! Ideally Situated In A Sought-After Locale, Its Steps From Great Schools Like John Ross Robertson, Glenview SRPS, and LPCI, Parks, And The Vibrant Yonge & Eglinton Hub, Offering Easy Access To Transit, Boutique Shopping, Fine Dining, And Recreation, All While Nestled In A Charming Residential Enclave. Come And See For Yourself!

Extras:

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



1214 & 1216 Avenue Rd		Sold: \$2,275,000
Toronto Ontario M5N 2G4		List: \$2,495,000
Toronto C04 Lawrence Park South Toronto		
Taxes: \$11,315.87/2024	For: Sale	% Dif: 91
Sold Date: 06/16/2025		
SPIS: N	Last Status: SLD	DOM: 21
Multiplex	Fronting On: W	Rms: 16 + 6
Link:	Acreage:	Bedrooms: 8 + 2
2-Storey	54 x 113.08 Feet	Washrooms: 4
	Irreg:	4x6
Dir/Cross St: Avenue and Lawrence Directions: S. of Avenue and Lawrence		

MLS#: C12174354		PIN#: 211570122			
Kitchens:	6	Exterior:	Brick / Stone	Zoning:	
Fam Rm:	Y	Drive:	Rt-Of-Way	Cable TV:	Hydro:
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	4	Water:	Municipal
Heat:	Radiant / Gas	Tot Prk Spcs:	4	Water Supply:	
A/C:	None	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	3500-5000	Family Room, Fireplace/Stove, Park, Place			
Assessment:	2024 POTL:	Of Worship, Rec Centre, School			
POTL Mo Fee:				Farm/Agr:	
Laundry lev:				Oth Struct:	
				Survey Type:	Available
				Spec Desig:	Unknown
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Builders And Investors Take Note! This Rare And Remarkable Opportunity In The Heart Of Prestigious Lytton Park Offers Endless Possibilities. Whether You're Dreaming Of Revitalizing The Existing Multiplex Or Starting Fresh With New Construction, This Exceptional Parcel Is The Perfect Foundation For Your Vision. Surrounded By Tree-Lined Streets, Esteemed Schools, Upscale Shops, Charming Cafes, And Beautiful Parks, This Neighbourhood Embodies The Best Of Toronto Living. A True Gem In A Community Known For Its Elegance, Family-Friendly Atmosphere, And Unmatched Convenience - Don't Miss Your Chance To Make Your Mark In Coveted Lytton Park!					
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