



33 Glengarry Ave Toronto Ontario M5M 1C8 Toronto C04 Lawrence Park North Toronto Taxes: \$7,126.12/2025 For: Sale % Dif: 96 Sold Date: 02/26/2026 SPIS: No Last Status: SLD DOM: 1			Sold: \$1,300,000 List: \$1,350,000
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 21.58 x 106 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 2 1x3x2nd, 1x2xBsmt	Dir/Cross St: Yonge/Lawrence Directions: Yonge/Lawrence

MLS#: C12819394 **PIN#:** 211510275
Legal: PT LT 657 PL 1645 TORONTO AS IN CT743795; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Part Fin Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Apx Sqft: 1100-1500 Lot Size Source: Survey Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private, Tandem Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, School Interior Feat: Carpet Free Security Feat: Alarm System	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Garden Shed Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.01	x 9.42	Large Window	Plank Floor	Combined W/Dining
2	Dining	Main	12.01	x 10.43	Bay Window	Plank Floor	Combined W/Living
3	Kitchen	Main	8.01	x 13.32	Breakfast Bar	Plank Floor	Combined W/Family
4	Family	Main	12.01	x 12.24	Fireplace	Plank Floor	W/O To Yard
5	Prim Bdrm	2nd	11.15	x 10.76	Bay Window	Large Closet	Plank Floor
6	2nd Br	2nd	10.83	x 8.17			
7	3rd Br	2nd	11.58	x 7.58	Plank Floor		
8	Rec	Bsmt	33.99	x 12.99	2 Pc Bath	Concrete Floor	Window
9	Laundry	Bsmt	0	0	Double Sink		

Client Remks: Welcome to 33 Glengarry Avenue, an impeccably updated three-bedroom residence nestled in Lawrence park, one of the city's most exceptional enclaves. Situated on a tranquil, low-traffic street shielded from the bustle of Avenue Road and Yonge Street, this sun-filled semi-detached home offers a masterclass in elegance and charm. Bathed in natural light, the main level features an inviting open-concept living and dining area, beautifully anchored by a striking solarium window. The bright, well-appointed kitchen flows effortlessly into a breathtaking family room—a true highlight boasting vaulted beamed ceilings, a cozy gas fireplace, and a wall of glass. This spectacular space perfectly frames the south-facing landscaped garden and opens to a charming screened-in porch, creating a seamless indoor-outdoor transition. Upstairs, you will find three generously proportioned bedrooms, a dedicated linen cabinet, and a sleek three-piece bathroom featuring a large walk-in shower. Thoughtfully refreshed, the home boasts new flooring, crisp fresh paint, and modern lighting throughout. The expansive lower level provides incredible utility, offering a large open space, a two-piece bathroom, and a full laundry area with a double sink. Outside, the covered front porch is an idyllic spot for morning coffee, while the private fenced in, south-facing rear garden delights with lush foliage, vibrant blooms, a magnificent mature tree, and a convenient garden shed. Complete with a private, two-car tandem driveway finished in elegant paving stone, this home is a must see. Walk to the excellent schools (John Wanless JS, Blessed Sacrament CS, Lawrence Park CI), TTC Subway, Woburn Park, Pusateri's, City Market, Metro and all the restaurants and shops that Yonge Street has to offer.

Inclusions: Double door kitchen Fridge, LG stove, LG microwave, GE dishwasher, basement appliances (fridge, GE freezer AND Homcom freezer) LG washer and dryer, workbench. All ELF's.

Listing Contracted With: FOREST HILL REAL ESTATE INC. **Ph:** 416-975-5588



99 Brookdale Ave Toronto Ontario M5M 1P2 Toronto C04 Lawrence Park North Toronto Taxes: \$6,651.05/2025 For: Sale % Dif: 110 Sold Date: 05/31/2026 SPIS: No Last Status: SLD DOM: 4		
Sold: \$1,600,000 List: \$1,451,000		
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 25 x 102 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xLower
Dir/Cross St: Yonge & Lawrence Directions: Yonge & Lawrence		

MLS#: C13210070 **PIN#:** 211490102
Legal: PT LT 463 PL 1501 TORONTO AS IN CA736709; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Lot Shape: Rectangular Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Shingle Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, School Exterior Feat: Deck, Porch Interior Feat: Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Shed Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6	x 8.5	Closet	Window	Tile Floor
2	Living	Main	15.58	x 11.25	Hardwood Floor	Large Window	O/Looks Dining
3	Dining	Main	12.34	x 10.01	Hardwood Floor	W/O To Yard	Open Concept
4	Kitchen	Main	11.52	x 9.84	Hardwood Floor	Renovated	O/Looks Backyard
5	Prim Bdrm	2nd	13.58	x 13.48	Hardwood Floor	W/I Closet	O/Looks Frontyard
6	2nd Br	2nd	15.49	x 10.43	O/Looks Backyard	Closet	Broadloom
7	3rd Br	2nd	11.75	x 9.25	Hardwood Floor	O/Looks Backyard	
8	Rec	Lower	11.42	x 15.26	Above Grade Window	Broadloom	Combined W/Office
9	4th Br	Lower	8.6	x 12.34	Broadloom	Above Grade Window	3 Pc Ensuite

Client Remks: Welcome to 99 Brookdale Avenue! This updated 3+1 bedroom, 2-bathroom semi feels like a detached. Bathed in natural light and featuring just over 2,000 sq ft across three levels, the home offers generous room sizes, updated windows and doors, and upgraded 200-amp wiring - ESA-certified, no knob and tube. The main floor features an impressive foyer with a coat closet and potential for a future powder room, spacious living and dining rooms, and a renovated open-concept kitchen with walkout to a large deck and a fully fenced yard. Upstairs are three generous bedrooms, including a primary with a walk-in closet. A separate entrance leads to a finished lower level with a 4th bedroom, renovated 3-piece ensuite with heated floors, and a rec room with desk space - all with above-grade windows. Steps to John Wanless Public School, Lawrence Park Collegiate, Yonge Street amenities and Lawrence subway station.

Inclusions: JennAir French door refrigerator with water and ice dispenser (2012), GE 5-burner gas stove (2011), Panasonic inverter microwave (2008), Frigidaire stainless steel dishwasher (2025), Samsung gas dryer as is (2012), Samsung washer (2016), Trane gas furnace (2008), gas BBQ hookup, all electric light fixtures, upgraded 200-amp ESA certified electrical, all window coverings, all broadloom where laid (new 2026), vegetable garden planters, garden shed, front patio lighting, rear patio lighting (as is-not working).

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



59 GLENGARRY St Toronto Ontario M5M 1C8 Toronto C04 Lawrence Park North Toronto Taxes: \$6,537.93/2025 For: Sale % Dif: 100 Sold Date: 03/24/2026 SPIS: No Last Status: SLD DOM: 1		
Sold: \$1,500,000 List: \$1,495,000		
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: < .50 20.08 x 106 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt
Dir/Cross St: YONGE/LAWRENCE Directions: YONGE/LAWRENCE		

MLS#: C12910144 **PIN#:**
Legal: PT LT 652-653 PL 1645 TORONTO AS IN CA358612 T/W & S/T CA358612; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Fin W/O / Full / Sep Entrance / Finished Fireplace/Stv: Y Heat: Radiant, Water / Gas A/C: Other, Wall Unit Central Vac: No Apx Age: Apx Sqft: 1500-2000 Lot Size Source: GeoWarehouse Roof: Shingles Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Electric Car Charger, Fenced Yard, Fireplace/Stove, Public Transit, Rec Centre, School Exterior Feat: Awnings, Deck, Landscaped, Privacy Interior Feat: Floor Drain, Carpet Free, In-Law Capability, Other, Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Accessibility: None Feat: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Fence - Full, Garden Shed, Out Buildings, Storage, Workshop Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.01	x 10.01	Hardwood Floor	Fireplace	Crown Moulding
2	Dining	Main	14.34	x 8.33	Hardwood Floor	W/O To Deck	Crown Moulding
3	Kitchen	Main	14.01	x 6.99	Hardwood Floor	Stone Counter	Stainless Steel Appl
4	Prim Bdrm	2nd	14.83	x 10.01	Hardwood Floor	Window	Closet
5	2nd Br	2nd	13.25	x 7.74	Hardwood Floor	Window	Closet
6	3rd Br	2nd	10.43	x 7.94	Hardwood Floor	Window	Closet
7	Rec	Bsmt	18.24	x 14.17	Vinyl Floor	Side Door	3 Pc Bath
8	Laundry	Bsmt	14.17	x 5.35	B/I Shelves	Window	Cedar Closet

Client Remks: The full package! Handsome, renovated, wide solid-brick family home on a prime Lawrence Park street, complete with a rare detached, fully finished & heated garden studio. Wired for high-speed internet, the studio is ideal as a home office, gym, or creative space, complemented by a large 1.5-storey shed with loft storage and workbench. Exceptional care and attention are evident throughout with thoughtful top-to-bottom renovations. You are greeted by professionally landscaped front gardens, a stone retaining wall, mature plantings. Updated windows and doors create outstanding curb appeal. Inside, a welcoming foyer features a preserved stained and leaded glass window. The bright open-concept main floor offers a spacious living room with a gas fireplace and crown mouldings, flowing into the dining room with a walkout to the backyard. The renovated chef's kitchen features quartz countertops, stainless steel appliances, deep sink, pantry storage, and a peninsula with full height pantries. Sliding doors lead to a private landscaped backyard with a large deck with retractable awning, gas BBQ hookup, and fire pit. Upstairs are three generously sized bedrooms each with large closets, pot lights, ductless A/C units, and custom Hunter Douglas window coverings. The renovated Family bathroom includes a soaker tub, rain shower, and modern finishes. The second floor hall linen closet and built-ins add storage. The finished basement is ideal for hosting guests or family living. Featuring heated floors, tall ceilings (~6'9"), separate side entrance, renovated 3-piece bath, multiple closets with cedar lined walk-in laundry room and laundry sink. Major updates (2020-2022) include kitchen, bathrooms, basement, landscaping, boiler, hot water tank, 200-amp service, copper plumbing, windows, doors, and hardwood floors. Ductless A/C added in 2025. Freshly painted, there is nothing to do but move into this turnkey home in the coveted John Wanless School District.

Inclusions: Stainless Steel Appliances: KitchenAid Gas Stove, Fisher & Paykel Fridge, LG Microwave, Stacked Washer Dryer. Washing machine not in working order, in "as is" condition.

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



279 Brookdale Ave Toronto Ontario M5M 1P6 Toronto C04 Lawrence Park North Toronto		Sold: \$1,620,000 List: \$1,598,800
Taxes: \$8,233.19/2025	For: Sale	% Dif: 101
Sold Date: 05/06/2026		
SPIS: No	Last Status: SLD	DOM: 2
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 23.33 x 110 Feet Irreg:	Rms: 7 + 3 Bedrooms: 3 Washrooms: 2 1x4xFlat, 1x3xLower
Dir/Cross St: Yonge Street / Lawrence Avenue West Directions: Type "279 Brookdale Ave" in Waze!		

MLS#: C13078948 **PIN#:** 211470160
Legal: PT LT 434 PL 1501 TORONTO AS IN CA601167; T/W & S/T CA601167; CITY OF TORONTO

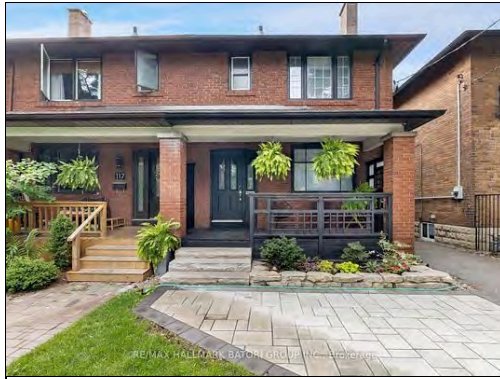
Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Mutual, Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Park, Public Transit, Rec Centre, School Exterior Feat: Landscaped, Deck, Privacy Interior Feat: Storage, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.93	x 12.01	Fireplace	Large Window	Hardwood Floor
2	Dining	Main	12.93	x 9.84	Separate Rm	Wainscoting	Hardwood Floor
3	Kitchen	Main	21.59	x 8.63	Stainless Steel Appl	Eat-In Kitchen	W/O To Deck
4	Mudroom	Main	8.01	x 6.76	Window	Closet	B/I Shelves
5	Prim Bdrm	2nd	10.93	x 10.76	Large Closet	Window	O/Looks Backyard
6	2nd Br	2nd	14.5	x 8.99	Large Window	O/Looks Frontyard	Hardwood Floor
7	3rd Br	2nd	11.15	x 9.25	Window	O/Looks Frontyard	Hardwood Floor
8	Rec	Lower	17.42	x 13.09	Open Concept	Broadloom	
9	Den	Lower	10.66	x 7.58	Open Concept	B/I Shelves	Broadloom
10	Laundry	Lower	7.74	x 6.5	Separate Rm	Laundry Sink	

Client Remks: Bedford Park, but better. This extra-spacious semi (1,430 sq ft above grade) brings the kind of main floor you feel the second you walk in. Living and dining rooms that stretch through the house, an eat-in kitchen that just keeps going-room to host, room to sprawl, room to finally not bump into each other. Original character still shows up in all the right ways-stained glass, wainscoting-now paired with updated hardwood floors, interior doors, trim and refreshed windows that make the whole home feel solid and current. And the backyard? It's a whole scene. South-facing = sunshine all day. Pergola, deck, lush greenery that twinkle in the light. Upstairs hits all the right notes: generously sized bedrooms and an updated bath with heated floors. Downstairs? A fully usable rec room, home office space, functional laundry, and another lux washroom (yes-heated floors here too). A true mudroom front entry keeps life contained (goodbye boots in the hallway), and the detached garage is as neat as they come-perfect for projects, storage or your future studio era. And then there's Brookdale. Community-driven, neighbourly, and walkable to everything-the subway, Yonge St, Avenue Rd, coffee, dinners, local shops. With adored John Wanless right across the street, plus Glenview, Lawrence Park Cl, and Blessed Sacrament schools all within reach.

Inclusions: As per Schedule B

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



119 Bedford Park Ave			Sold: \$1,627,000
Toronto Ontario M5M 1J2			List: \$1,699,000
Toronto C04 Lawrence Park North Toronto			
Taxes: \$8,754.95/2025		For: Sale	% Dif: 96
Sold Date: 02/26/2026			
SPIS: No	Last Status: SLD	DOM: 15	
Semi-Detached	Fronting On: S	Rms: 7 + 1	
Link:	Acreage:	Bedrooms: 3	
2-Storey	22.5 x 120 Feet	Washrooms: 3	
	Irreg:	1x2xMain, 1x4x2nd, 1x3xLower	
	Plan Of Survey In Fax		
	Attachments		
Dir/Cross St: Yonge & Lawrence Directions: Yonge & Lawrence			

MLS#: C12780630	PIN#: 211510089
Legal: Plan M 107 Part Lots 1175 & 1176	

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Water / Electric A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, School Interior Feat: None	Zoning: Residential Cable TV: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.22	x 11.09	Floor/Ceil Fireplace	Large Window	O/Looks Dining
2	Dining	Main	13.12	x 9.42	Hardwood Floor	Open Concept	Combined W/Kitchen
3	Kitchen	Main	16.37	x 9.42	Modern Kitchen	Centre Island	Stainless Steel Appl
4	Family	Main	16.96	x 14.4	O/Looks Backyard	Sliding Doors	Open Concept
5	Prim Bdrm	2nd	12.2	x 11.15	Hardwood Floor	Double Closet	Window
6	2nd Br	2nd	12.96	x 8.89	Hardwood Floor	Closet	Window
7	3rd Br	2nd	9.55	x 8.37	Hardwood Floor	Closet	Window
8	Rec	Lower	19	x 14.3	Laminate	Pot Lights	2 Pc Bath

Client Remks: This beautifully renovated three-bedroom modern home is nestled in one of the city's most sought-after, family-friendly neighbourhoods. The open-concept main floor offers effortless flow and flexibility for everyday living and entertaining. The eat-in kitchen is anchored by a generous island with breakfast bar, premium appliances, and a gas range, seamlessly connecting to the surrounding living spaces. The main level also features an elegant gas fireplace and a convenient two-piece powder room. Step out to a sun-filled, south-facing tiered deck-perfect for enjoying all-day sunshine. Upstairs, three well-appointed bedrooms share a four-piece bath, while the fully renovated lower level adds valuable living space and an additional four-piece bathroom. A rare two-car garage provides exceptional parking and storage. Ideally located just steps to Yonge or Avenue Road, cafes, shops, restaurants, daily conveniences, and literally steps away from subway access, and within the highly coveted John Wanless, Glenview, Lawrence Park, and Blessed Sacrament school districts-this is truly an exceptional family home in an unbeatable location.

Inclusions: Fridge, Stove, Hood Fan, Dishwasher & Microwave. Washer & Dryer. All elfs and all window coverings. Broadloom where laid. Heated crawl space for storage.

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



218 Woburn Ave Toronto Ontario M5M 1K9 Toronto C04 Lawrence Park North Toronto		Sold: \$1,699,900 List: \$1,699,900
Taxes: \$9,330.50/2026	For: Sale	% Dif: 100
Sold Date: 06/13/2026		
SPIS: No	Last Status: SLD	DOM: 9
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 20.83 x 120 Feet Irreg:	Rms: 6 + 3 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x3x2nd, 1x4x2nd, 1x3xBsmt
Dir/Cross St: Yonge/Lawrence Directions: NE Yonge/Lawrence		

MLS#: C13242626	PIN#: 211470002
Legal: See Schedule B for Full Description	

Kitchens: 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Other, Radiant / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Metal Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Fireplace/Stove, Park, Public Transit, Rec Centre, School Interior Feat: Storage, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	0	0	Closet	Window	Tile Floor
2	Living	Main	17.75	x 9.15	Fireplace	Large Window	Hardwood Floor
3	Dining	Main	10.99	x 7.74	Open Concept	W/O To Patio	Hardwood Floor
4	Kitchen	Main	10.99	x 8.99	Centre Island	Pantry	Stone Counter
5	Powder Rm	Main	0	0	2 Pc Bath	B/I Vanity	Hardwood Floor
6	Prim Bdrm	2nd	11.25	x 10.01	B/I Closet	Large Window	Hardwood Floor
7	Bathroom	2nd	0	0	3 Pc Ensuite	B/I Vanity	Tile Floor
8	2nd Br	2nd	9.68	x 8.76	Closet	Large Window	Hardwood Floor
9	3rd Br	2nd	9.42	x 7.68	Double Closet	Window	Hardwood Floor
10	Bathroom	2nd	0	0	4 Pc Bath	B/I Vanity	Tile Floor
11	Rec	Bsmt	13.48	x 12.99	Above Grade Window	Pot Lights	Hardwood Floor
12	4th Br	Bsmt	9.42	x 6.99	Closet	Window	Hardwood Floor
13	Bathroom	Bsmt	0	0	3 Pc Bath	B/I Vanity	Tile Floor
14	Laundry	Bsmt	8.83	x 4.99	B/I Shelves	Laundry Sink	Tile Floor

Client Remks: Welcome to 218 Woburn Ave, a beautifully reimagined family home in coveted John Wanless school district. This meticulously updated semi-detached home sits on a rare 20.83 x 120 ft L-shaped lot, offering exceptional living space. The open concept main floor is designed for modern living, featuring hardwood floors throughout, large updated windows (2019) with electric blinds, and abundant natural light. The stunning Scavolini kitchen is a centrepiece, complete with built-in high-end appliances, stone counters, a pantry, ceiling-height cabinetry, and a spacious centre island perfect for everyday living and entertaining. A main floor powder room adds comfort and convenience. Upstairs, you'll find three spacious bedrooms, including a primary suite large enough to accommodate a king-sized bed, with extensive built-in storage and a beautifully updated 3-piece ensuite. Two additional bedrooms offer generous closet space and flexibility for growing families. The underpinned lower level with separate entrance offers excellent ceiling height, large above-grade windows, and in-floor radiant heating. This thoughtfully finished space includes an additional bedroom an updated 3-piece bath, and a sleek, modern laundry room. Outside, the backyard features a patio and expansive green space, perfect for outdoor entertaining. Rare 4-car parking includes a detached single-car garage equipped with smart locks, a power gate, and an EV charger. Extensively upgraded throughout, this home includes updated A/C (2024), furnace and hot water tank (2019), 100-amp electrical panel, upgraded party wall soundproofing (2019), smart thermostat, security system wiring, full ethernet wiring, waterproofing (2019), and a metal roof (2019). Ideally located just steps to the shops and restaurants along Yonge St, a short walk to Lawrence subway station, this exceptional home offers the perfect balance of luxury, function, and location.

Inclusions: See Schedule B.
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. Ph: 416-494-7653



173 Melrose Ave
Toronto Ontario M5M 1Y9
 Toronto C04 Lawrence Park North Toronto
Taxes: \$9,328.06/2025 **For:** Sale **% Dif:** 99
Sold Date: 05/26/2026
SPIS: No **Last Status:** SLD **DOM:** 6
Semi-Detached **Fronting On:** N **Rms:** 6 + 3
Link: **Acreage:** **Bedrooms:** 3
2-Storey **26.83 x 150 Feet** **Washrooms:** 2
Irreg: **1x4x2nd, 1x4xBsmt**
Dir/Cross St: Melrose Ave Just west of Greer **Directions:** Melrose Ave Just west of Greer Rd

MLS#: C13150744 **PIN#:** 211460223
Legal: Pt Lt 54 Pl 1627 Toronto as in CA591516, City of Toronto

Kitchens: 1 Fam Rm: N Basement: Fin W/O / Full / Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Wall Unit Central Vac: No Apx Age: Year Built: 1929 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Asphalt Shingle, Shingles Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 0 Driv: Right Of Way, Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Level, Library, Place Of Worship, Public Transit, School Exterior Feat: Hot Tub, Landscaped, Patio, Privacy Interior Feat: Built-In Oven, Storage, Water Heater Owned	Zoning: Cable TV: Gas: Hydro: Water: Municipal Phone: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Year: 2005 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.99	x 12.01	Gas Fireplace	Stained Glass	Formal Rm
2	Dining	Main	13.25	x 9.42	Open Concept	Combined W/Kitchen	Hardwood Floor
3	Kitchen	Main	13.25	x 8.01	Quartz Counter	Double Sink	Modern Kitchen
4	Prim Bdrm	2nd	9.25	x 13.32	Hardwood Floor	Double Closet	
5	2nd Br	2nd	9.58	x 12.01	Closet		
6	3rd Br	2nd	9.58	x 12.01	Closet		
7	Rec	Bsmt	17.42	x 17.16	Heated Floor	B/I Shelves	Broadloom
8	Laundry	Bsmt	10.76	x 6.43	Heated Floor	Laundry Sink	B/I Shelves
9	Office	Ground	10.99	x 11.42	Laminate	Track Lights	

Client Remks: Timeless character meets refined modern living in this beautifully/fully renovated family home, ideally located in Toronto's prestigious Lawrence Park North neighbourhood. Mid way between Yonge and Avenue Road allows you to enjoy easy access to shops, cafes, restaurants, parks, and daily conveniences at both locations. Families benefit from close (5-15 mins) proximity to top-ranked schools including John Wanless Public School, Blessed Sacrament Catholic School, Glenview Senior Public School, Lawrence Park Collegiate Institute, and Havergal College. Meticulously maintained and upgraded over 23 years, this one of a kind home reflects quality craftsmanship and design throughout. The main floor was fully renovated, back to the bricks, creating an open-concept layout ideal for modern living. Highlights include maple hardwood floors, loads of custom millwork built-ins, new gas fireplace, a chef's kitchen with island/quartz counters, premium appliances, and seamless flow between principal rooms. Original stained-glass/beveled windows preserve character, while a large Pella rear door fills the space with natural light. A rare rear studio offers exceptional flexibility as a home office, gym, or creative workspace, complete with separate electrical, heating, and cooling. Warm and inviting, No expense spared basement! Dug out (6'-7"), all in floor heating, spacious 4 piece Bathroom w/tub, Bright/airy laundry rm w/built in cupboards/shelving & plenty of storage. 2nd floor offers three equitable bedrooms and a totally re/built & modern bath with top quality fixtures. Incredible/fully fenced 26 x 150 ft south lot is a true gem & provides a private oasis in the city with multiple areas for dining, entertaining, and relaxation that your family and friends will cherish and allows to extend our precious seasonal outdoor living.

Inclusions: All electric light fixtures, Miele dishwasher, S/S Samsung Refrigerator, induction stove top/oven, Panasonic steam oven, Samsung stacked washer/dryer, Ductless AC, all custom blinds, heated towel rack (2nd fl) AC unit in Studio, all custom Built ins throughout (attached to the wall), broadloom w/laid, pot lights, crown moldings, stain glass/beveled glass windows

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



294 St Germain Ave Toronto Ontario M5M 1W3 Toronto C04 Lawrence Park North Toronto Taxes: \$8,724.33/2025 For: Sale % Dif: 95 Sold Date: 05/02/2026 SPIS: No Last Status: SLD DOM: 12			Sold: \$1,700,000 List: \$1,798,000
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 26.5 x 150 Feet Irreg:	Rms: 7 + 3 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x2xBsmt	Dir/Cross St: Yonge/Lawrence Directions: Yonge / Lawrence

MLS#: C13020352 **PIN#:** 211460275
Legal: PT LT 77 PL 1627 TORONTO AS IN CA216169; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Park, Public Transit, School Exterior Feat: Deck, Porch Interior Feat: Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	7.22	x 6.23	Closet		
2	Living	Main	15.42	x 11.81	Fireplace	Hardwood Floor	Pot Lights
3	Dining	Main	12.14	x 9.84	Hardwood Floor		
4	Kitchen	Main	18.37	x 7.22	Renovated	Pantry	Pot Lights
5	Family	Main	30.51	x 18.37	Hardwood Floor	W/O To Deck	Pot Lights
6	Prim Bdrm	2nd	11.81	x 11.81	Hardwood Floor	Closet	
7	2nd Br	2nd	13.45	x 9.51	Hardwood Floor	Closet	
8	3rd Br	2nd	8.86	x 8.2	Hardwood Floor	Closet	
9	Rec	Bsmt	18.37	x 18.04	Pot Lights	Sunken Room	Above Grade Window
10	Laundry	Bsmt	18.37	x 11.48			
11	Utility	Bsmt	10.83	x 8.86			

Client Remks: Extra-wide Semi on Larger 26.5' x 150' lot in Highly sought-after John Wanless PS District! Amazing addition to Main and Basement - Family Room is truly massive! The Home is Updated while maintaining the Charm. Living Room features Wood-burning fireplace with Beautiful Mantle. Large Dining Room, Renovated Kitchen with Stainless Steel appliances and Breakfast Bar plus Eat-in Dining area. Family Room has Spectacular View of the Private Mature Perennial Gardens and Trees! Double French Doors with Large Sidelight Windows all across the whole wall brings the View into the Home! Walk-out to Large Deck ideal for lounging & entertaining. Large King-sized Bed Primary, 2nd & 3rd Bedrooms easily fit Queen / Double Beds. Renovated Bathroom. Basement features Over-Sized Sunken Recreation Room - amazing Living Space. Large Laundry & Storage Room suitable for Exercise/Office. Many updates throughout, Newer hardwood, Pot lights, Newer Windows, Year old A/C units. Very well maintained. Triple AAA*** location: Walk to Transit/Yonge Subway line. Family-friendly Neighbourhood walk to Top-rated Public Schools; John Wanless PS & Lawrence Pk Cl. Private Schools; Toronto French School, Havergal College, UCC. Enjoy Parks. Easy access to Hwy 401 or Downtown. Enjoy walking to Shops, Restaurants, Grocery Stores on Yonge St and Avenue Road. Wide Mutual allows easy Parking. ***Seller parks 2 cars (one at back and one at front (pad is non-conforming)).

Inclusions: Existing: Refrigerator, Stove, Built-in Dishwasher, Washer & Dryer, all Light Fixtures, all window coverings and all other fixtures currently on the subject property.

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



161 Cranbrooke Ave Toronto Ontario M5M 1M6 Toronto C04 Lawrence Park North Toronto Taxes: \$9,094.29/2025 For: Sale % Dif: 96 Sold Date: 01/18/2026 SPIS: No Last Status: SLD DOM: 67			Sold: \$1,868,000 List: \$1,950,000
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 21.5 x 110 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x5x2nd, 1x4xBsmt	Dir/Cross St: Yonge/Lawrence Directions: Yonge/Lawrence

MLS#: C12535852 **PIN#:** 211480352
Legal: PT LT 556 PL 1501 TORONTO PT 1 63R4266; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1991 Yr Built Source: MPAC Apx Sqft: 1500-2000 Roof: Flat Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Other / 0 Drive: Covered, Private Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Auto Garage Door Remote	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Ground	14.76	x 11.48	Eat-In Kitchen	Granite Counter	Bay Window
2	Dining	Ground	13.78	x 10.66	Hardwood Floor	Open Concept	
3	Living	Ground	16.93	x 14.76	Hardwood Floor	Pot Lights	W/O To Deck
4	Prim Bdrm	2nd	14.6	x 13.78	His/Hers Closets	5 Pc Ensuite	Window
5	2nd Br	2nd	10.17	x 9.51	Closet	Skylight	Hardwood Floor
6	3rd Br	2nd	11.65	x 10.99	Bay Window	W/I Closet	Hardwood Floor
7	4th Br	Bsmt	14.6	x 10.83	Window	Laminate	
8	Family	Bsmt	16.24	x 16.14	W/O To Yard	Laminate	

Client Remks: Gorgeous Home In The John Wanless P.S Area Features:Over 2400 Sqft Of Living Space, Gourmet Eat-In Kit W/Bay Window, Granite counter top, Hardwood Flrs, Soaring Ceilings, Skylights,Open Concept Dining/Living With W/O To Deck Perfect For Entertaining, Large Sun Filled Master Bdrm W/5Pc Ensuite & His/Her Closets,Finished Basement W/4th Bdrm, Extremely High Ceilings, Rec Room W/Walkout To Yard.Close To Parks,Yonge St,Schools,Shopping,Etc
Inclusions: S/S Stove, Fridge, B/I Dishwasher, Washer & Dryer, All Existing Elf & Window Covering.
Listing Contracted With: RIGHT AT HOME REALTY **Ph:** 416-391-3232



120 Fairlawn Ave Toronto Ontario M5M 1S8 Toronto C04 Lawrence Park North Toronto Taxes: \$8,581.51/2025 For: Sale % Dif: 106 Sold Date: 02/04/2026 SPIS: No Last Status: SLD DOM: 1			Sold: \$2,222,000 List: \$2,099,000
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 19 x 149.35 Feet Irreg:	Rms: 7 Bedrooms: 4 Washrooms: 4 1x2xMain, 1x3xSub-Bsmt, 1x5x2nd, 1x4x2nd	Dir/Cross St: Greer Rd & Fairlawn Ave Directions: Greer Rd & Fairlawn Ave

MLS#: C12754484 **PIN#:** 211480123
Legal: PT LT 70A PL 565E Toronto AS IN CT956971;S/T + T/W CT956971; City of Toronto as per Geo Warehouse

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: No Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Public Transit Exterior Feat: Deck, Landscape Lighting, Landscaped, Porch Interior Feat: Central Vacuum Security Feat: Alarm System, Carbon Monoxide Detectors, Monitored, Smoke Detector	Zoning: Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Shed, Workshop Survey Type: Unknown Spec Desig: Unknown	Hydro: Yes Phone: Yes
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	14.01	x 10.27	Hardwood Floor	Fireplace	Crown Moulding
2	Dining	Ground	11.52	x 10.24	Hardwood Floor	Open Concept	Crown Moulding
3	Kitchen	Ground	13.91	x 11.32	Open Concept	Renovated	Breakfast Bar
4	Family	Ground	16.01	x 14.24	Hardwood Floor	Gas Fireplace	W/O To Garden
5	Office	Ground	9.15	x 7.41	Hardwood Floor	Pot Lights	B/I Desk
6	Prim Bdrm	2nd	14.4	x 11.84	Hardwood Floor	3 Pc Ensuite	Bay Window
7	2nd Br	2nd	14.76	x 11.32	Hardwood Floor	Closet	Window
8	3rd Br	2nd	11.09	x 9.09	Hardwood Floor	Window	B/I Shelves
9	4th Br	2nd	11.68	x 9.09	Hardwood Floor	Bay Window	
10	Rec	Sub-Bsmt	23.75	x 13.58	Broadloom	Gas Fireplace	Pot Lights
11	Study	Sub-Bsmt	10.07	x 9.32			
12	Workshop	Sub-Bsmt	14.07	x 13.91	Window		

Client Remks: A Rare Opportunity To Own A Beautifully Updated Four-Bedroom, Four-Bathroom Semi-Detached Home That Lives Like A Detached In The Highly Coveted John Wanless School District. Offering Parking And Exceptional Space, This Thoughtfully Designed Family Home Combines Functionality, Warmth, And Timeless Appeal. The Bright And Functional Main Floor Features Generous Principal Rooms, A Welcoming Family Room, Dedicated Office Space, A Powder Room, And Convenient Main-Floor Laundry-Ideal For Modern Family Living. The Renovated Eat-In Kitchen Showcases A Striking Waterfall Quartz Island, Custom Built-Ins, And Seamless Flow To The Landscaped Backyard, Perfect For Everyday Living And Entertaining. The Upper Level Offers Four Well-Proportioned Bedrooms, Including A Comfortable Primary Suite With Ensuite, Providing Space And Privacy For The Entire Family. The Finished Lower Level Adds Valuable Versatility With A Recreation Room, Study Area, And Rarely Offered Abundant Storage. The Landscaped Backyard With Deck Is Perfect For Lounging And Entertaining And Includes A Bonus Detached Shed Converted Into A Flexible Bonus Space-Ideal As A Home Gym, Office, Or Creative Studio-A Highly Desirable Feature For Today's Families. With Hardwood Floors, Pot Lights, Skylights, And Multiple Fireplaces Throughout, This Home Offers A True Sense Of Comfort And Livability. Ideally Located Steps To Top-Rated Schools, Parks, Transit, And The Shops And Restaurants Of Yonge Street, This Is A Turnkey Opportunity In One Of Toronto's Most Sought-After Family Communities.

Inclusions: Extras LG S/S Fridge, Ultraline Gas Stove, Bosch S/S Dishwasher, S/S Microwave, Washer, Dryer, Central Air Conditioning.

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



136 Bedford Park Ave Toronto Ontario M5M 1J1 Toronto C04 Lawrence Park North Toronto Taxes: \$8,039/2025 For: Sale % Dif: 94 Sold Date: 06/10/2026 SPIS: No Last Status: SLD DOM: 16			Sold: \$2,072,000 List: \$2,195,000
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 20 x 125 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 Washrooms: 4 1x2xMain, 1x3x2nd, 1x4x2nd, 1x2xBsmt	Dir/Cross St: Between Greer and Jedburgh Directions: 1 Block East of Yonge St

MLS#: C13168558 **PIN#:** 211510067
Legal: PCL 654-1 SEC M107; LT 654 PL M107 TORONTO; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1980 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Park, Public Transit, School Interior Feat: Auto Garage Door Remote, Countertop Range Security Feat: Alarm System	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Garden Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.02	x 4	Tile Floor	Double Closet	
2	Family	Main	15.03	x 14.01	Hardwood Floor	Marble Fireplace	W/O To Deck
3	Dining	Main	14.17	x 12.37	Hardwood Floor	O/Looks Family	2 Pc Bath
4	Kitchen	Main	14.01	x 9.02	Stainless Steel Appl	Marble Counter	Combined W/Br
5	Breakfast	Main	9.02	x 7.51	Tile Floor	Bay Window	Led Lighting
6	Prim Bdrm	2nd	10.86	x 13.52	His/Hers Closets	Bay Window	3 Pc Ensuite
7	2nd Br	2nd	11.68	x 9.02	Broadloom	Large Closet	Large Window
8	3rd Br	2nd	15.03	x 13.52	Broadloom	Double Closet	Large Window
9	Rec	Bsmt	15.03	x 14.01	Walk-Out	2 Pc Bath	Broadloom
10	Laundry	Bsmt	9.02	x 9.71	Concrete Floor	Laundry Sink	B/I Shelves

Client Remks: 136 Bedford Park Avenue is the turnkey family home you've been waiting for. Ideally situated on one of the most sought-after blocks in Bedford Park, in the heart of the coveted John Wanless neighbourhood, this home truly has it all. Beautifully renovated throughout, this stunning 3-bedroom, 4-bathroom residence offers the perfect blend of style, comfort, and functionality - complete with expansive principal rooms, storage galore, a walk out high ceiling basement, a private driveway, garage, and an incredible backyard oasis with a spacious deck perfect for entertaining. Designed by Studio No. 33 with an eye for sophisticated finishes and a modern designer aesthetic where every detail has been thoughtfully curated. Just steps to Yonge Street, top-rated schools including Blessed Sacrament and John Wanless, parks, shops, restaurants, and on the same block as the Lawrence subway station, this is a rare opportunity to own a true 10/10 home in an unbeatable location.

Inclusions: All stainless steel appliances, all ELFs, EGDO, front loader washer and dryer, all built-ins, Ecobee thermostat, alarm system (monitoring fee extra), HWT owned, CVAC, Inground sprinkler system

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