



217 Snowdon Ave Toronto Ontario M4N 2B4 Toronto C04 Lawrence Park North Toronto Taxes: \$6,485/2025 For: Sale % Dif: 102 Sold Date: 03/28/2026 SPIS: No Last Status: SLD DOM: 3			Sold: \$915,000 List: \$899,000
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 25 x 66 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x2xBsmt Dir/Cross St: Mt Pleasant & Lawrence Directions: East Of Ronan	

MLS#: C12918856	PIN#: 105390352
Legal: Pt Lot 36, Plan M275	

Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: Detached / 1 Drive: Available, Mutual Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: No Pool: None Prop Feat: Fireplace/Stove Interior Feat: None	Zoning: Res Cable TV: Gas: Hydro: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.53	x 14.11	Brick Fireplace	Hardwood Floor	Open Concept
2	Dining	Main	11.15	x 7.09	B/I Bookcase	Hardwood Floor	Open Concept
3	Kitchen	Main	14.53	x 9.65	W/O To Yard		
4	Bathroom	2nd	6.46	x 6.23	4 Pc Bath		
5	Prim Bdrm	2nd	15.03	x 9.15	Hardwood Floor	Closet	
6	2nd Br	2nd	9.12	x 9.97	Hardwood Floor	Closet	
7	3rd Br	2nd	8.23	x 9.78	Hardwood Floor	Closet	
8	Rec	Bsmt	10.5	x 14.5	Combined W/Br		
9	4th Br	Bsmt	10.37	x 1174.54	Combined W/Rec		
10	Bathroom	Bsmt	6.96	x 3.94	2 Pc Bath		

Client Remks: Set within one of Toronto's most prestigious enclaves, this charming semi-detached home presents a rare opportunity to transform a mechanically sound property into your dream residence. With a fantastic family-friendly layout, the main floor offers an inviting fireplace, open-concept living and dining spaces, and a kitchen that walks out directly to the backyard-perfect for everyday living and effortless entertaining. Ample parking adds exceptional versatility, allowing the detached garage to function as a workshop, studio, or even a future garden suite. Surrounded by some of the city's most coveted amenities-including Sunnybrook Park, Granite Club, and Rosedale Golf Club-this location offers an unparalleled lifestyle. Families will appreciate access to some of Toronto's top educational institutions, including TFS - Canada's International School, Crescent School, Hillcrest Progressive School, and Crestwood School. The home is also situated within the catchment for Bedford Park Public School and highly regarded Lawrence Park Collegiate Institute. This is a rare chance to secure a foothold in one of Toronto's most sought-after neighbourhoods and lay down roots in a tight-knit community, surrounded by green spaces, urban amenities and steeped in history. Welcome Home.

Inclusions: All appliances (as is, existing light fixtures, window dressings/blinds)
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. **Ph:** 416-486-5588



20 Roslin Ave			Sold: \$1,450,000
Toronto Ontario M4N 1Y9			List: \$1,398,000
Toronto C04 Lawrence Park North Toronto			
Taxes: \$8,008/2025		For: Sale	% Dif: 104
Sold Date: 02/19/2026			
SPIS: No	Last Status: SLD	DOM: 7	
Semi-Detached	Fronting On: N	Rms: 6 + 1	
Link:	Acreage:	Bedrooms: 3	
2-Storey	25 x 125 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x3xLower	
Dir/Cross St: Yonge St / Lawrence Ave E			
Directions: Yonge St and Lawrence /East on Roslin Avenue			

MLS#: C12782118 **PIN#:** 211430233
Legal: Plan M260 Pt Lt 159

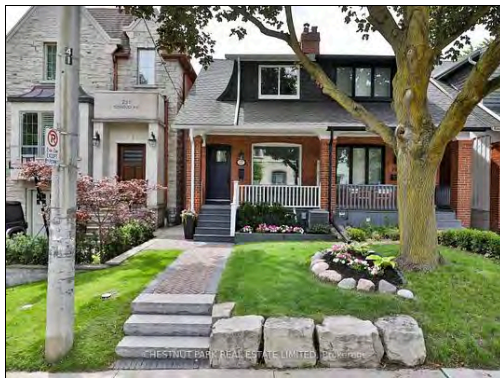
Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Central Vacuum, Fenced Yard, Golf, Hospital, Park, Public Transit, School Interior Feat: Sump Pump, Garburator, Central Vacuum, Water Heater Owned, Workbench Security Feat: Smoke Detector, Carbon Monoxide Detectors	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Shed, Fence - Full Survey Type: Unknown Spec Desig: Unknown	Hydro: Phone: Municipal
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.5	x 11.75	Hardwood Floor	Open Concept	Crown Moulding
2	Dining	Main	11.52	x 12.99	Hardwood Floor	Open Concept	Crown Moulding
3	Kitchen	Main	7.68	x 15.75	Hardwood Floor	W/O To Yard	Stainless Steel Appl
4	Prim Bdrm	2nd	10.24	x 12.76	Hardwood Floor	Closet	Large Window
5	2nd Br	2nd	10.01	x 10.01	Hardwood Floor	B/I Closet	Window
6	3rd Br	2nd	11.25	x 10.01	Hardwood Floor	Closet	Window
7	Rec	Lower	12.99	x 11.42	Broadloom	3 Pc Bath	

Client Remks: Exceptional Semi-Detached Home In The Highly Desirable Lawrence Park Neighbourhood. 3 Large Bright Bedrooms, 2 Full Bathrooms, 3 Car Parking Private Drive. Boasts Hardwood Flooring Throughout First and Second Floors, Crown Moulding, Quartz Countertops, Ample Built Ins Provide Tons Of Storage For Growing Families, Expansive Windows With Gorgeous Shutters Ensure Plenty Of Natural Light. Neighbour Recently Added High End Soundproof Dividing Wall; Recent Updates Include Backwater Flow Valve, Full Home Professionally Painted, LG Refrigerator (2022), Bosch Dishwasher (2022), Front Deck (2022), GE Washer (2022/23), Samsung Dryer (2022/23). Set On A Large 25 X 125 Foot Lot, Step Outside To A Fully Fenced Private Backyard Oasis, With Potential For A Garden Suite, Perfect For Rental Income Or In-Law Suite. Located Just Steps To Lawrence Subway Station, Yonge St With Ample Shops And Restaurants, Wanless Park & Tennis Courts, Rosedale Golf Course, Granite Club. Proximity To Top Rated Schools: Bedford Park PS, Lawrence Park CI, Blessed Sacrament, Havergal, TFS, Crescent, York University. Close To Hwy 401, Sunnybrook Hospital, And Yonge/Lawrence Fire Station. A Lifestyle Choice In One Of Toronto's Most Sought After Communities. New Electrical Panel To Be Installed March 3rd.

Inclusions: All appliances: LG Refrigerator, GE Gas Range, Bosch Dishwasher, Jenn Air Microwave, GE Washer, Samsung Dryer, All ELFs.

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



227 Bowood Ave Toronto Ontario M4N 1Y7 Toronto C04 Lawrence Park North Toronto Taxes: \$7,013.23/2026 For: Sale % Dif: 107 Sold Date: 06/26/2026 SPIS: No Last Status: SLD DOM: 2		
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 17 x 150 Feet Irreg:	Rms: 9 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xLower
Dir/Cross St: Bowood Ave / Mt Pleasant Ave Directions: Via Google Maps		

MLS#: C13486604	PIN#: 211420145
Legal: See Schedule B	

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1914 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Right Of Way Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, School Exterior Feat: Patio, Deck, Privacy Interior Feat: Other	Zoning: Right of way driveway with parking for two cars. Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Shed Survey Type: None Spec Desig: Unknown
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Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.75	x 12.93	Fireplace	Picture Window	Hardwood Floor
2	Dining	Main	12.76	x 10.83	South View	O/Looks Living	Hardwood Floor
3	Kitchen	Main	17.26	x 8.07	Marble Counter	Stainless Steel Appl	Hardwood Floor
4	Breakfast	Main	17.26	x 8.07	Combined W/Kitchen	B/I Shelves	W/O To Garden
5	Prim Bdrm	2nd	12.76	x 11.52	His/Hers Closets	North View	Broadloom
6	2nd Br	2nd	9.68	x 8.43	O/Looks Garden	Closet	Broadloom
7	3rd Br	2nd	13.85	x 7.35	South View	B/I Shelves	Broadloom
8	Rec	Lower	15.09	x 12.07	Above Grade Window	3 Pc Bath	Broadloom
9	Office	Lower	7.68	x 6.76	Above Grade Window	B/I Shelves	Broadloom

Client Remks: Move in for the new school year! This fabulous, fully renovated three bedroom semi in coveted Wanless Park is set on a very quiet block of Bowood Avenue yet just a five minute walk to the Yonge subway line. A charmer from the curb-side with its covered front porch and beautifully landscaped gardens, the interiors award its next owner with hardwood floors, new light fixtures, large picture windows and light filled interiors. The kitchen is lined with marble slab countertops, solid wooden cabinetry, and outfitted with stainless steel appliances. There is a cute breakfast nook with a built-in bench, as well as a defined space for a workspace before you walk-out to the incredible gardens. The south-facing lot is perfectly landscaped with multiple areas to enjoy - a large deck for outdoor dining and living, a flat grassy pitch for children's play, and a hard-scaped patio for outdoor firepit enjoyment. A huge shed appears to conclude the lot, but note that there is parking for two cars behind it, accessed via a shared right of way drive with the neighbours to the west. The second floor holds three bedrooms, all with built-in closets, and all lined with brand new broadloom. The bathroom was just completely renovated with all new fixtures and finishes, making it a turn-key brand-new experience for the next owners. In the lower level a recreation room lies at the base of the stairs, and a perfect home office is set away from the hustle-bustle of the household with built-in shelves and an above-grade window. The basement bathroom was also recently renovated, and it is seamlessly combined with the laundry room with full-sized machines. With countless upgrades also behind the walls, this is a home you can have confidence in, and a community that will pay dividends to its new owners for decades to come. Walk to Wanless Park, Yonge shops. or commute easily downtown via the Yonge subway line. Bedford Park PS runs K-8 and Lawrence Park CI for high school!

Inclusions: See Schedule B

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



250 Glenforest Rd Toronto Ontario M4N 2A4 Toronto C04 Lawrence Park North Toronto		Sold: \$1,695,000 List: \$1,695,000
Taxes: \$7,880.21/2025	For: Sale	% Dif: 100
Sold Date: 06/27/2026		
SPIS: No	Last Status: SLD	DOM: 1
Link: Semi-Detached 2-Storey	Fronting On: S Acreage: 24.02 x 84 Feet Irreg:	Rms: 11 Bedrooms: 3 + 1 Washrooms: 3 1x4xUpper, 1x4xUpper, 1x3xBsmt
Dir/Cross St: Yonge - Lawrence Directions: Yonge - Lawrence		

MLS#: C13495554 **PIN#:** 105390338
Legal: PCL 32-8, SEC M275 ; PT LTS 32 & 33, PLAN M275 , PART 5, 11 & 23 , 66R12748 ; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 31-50 Apx Sqft: 1500-2000 Roof: Shingles Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove, Library, Park, Public Transit, School, Wooded/Treed Interior Feat: Carpet Free, Central Vacuum, 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: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Step inside this thoughtfully rebuilt home, where quality craftsmanship and attention to detail are evident throughout. Taken back to the studs and extensively renovated, this residence blends timeless design with modern comfort in one of Toronto's most desirable neighbourhoods. Framed by mature trees at both the front and back, the property enjoys a beautiful natural setting in every season. Expansive newer windows draw in an abundance of natural light, while rich Canadian hardwood flooring extends throughout the main and upper levels. Designed for both everyday living and entertaining, the open-concept main floor flows seamlessly from the renovated kitchen to the dining area, with a walkout to the back deck for effortless indoor-outdoor living. At the front of the home, a large bay window fills the living room with light and offers peaceful views of the front patio and the mature trees lining the quiet end of the cul-de-sac. Thoughtful details continue throughout the home. An integrated sound system with built-in speakers serves the kitchen, primary ensuite, and backyard. The finished walkout lower level extends the home's living space with a versatile recreation area, an additional bedroom, and direct access to the backyard. Premium Belgian vinyl flooring, chosen for its durability and quality, completes the space. Offering exceptional craftsmanship, carefully selected finishes, and a bright, functional layout, this fully renovated and mechanically upgraded home combines the comfort of modern living with the beauty of its established surroundings. Inclusions: Hwt 2021 owned tankless, Furnace and AC 2019, Frigidaire dishwasher, Bosch built-in microwave, LG fridge, Samsung oven stove, LG washer dryer Listing Contracted With: RE/MAX REALTRON REALTY INC. Ph: 416-222-2600					



112 Glenforest Rd Toronto Ontario M4N 1Z9 Toronto C04 Lawrence Park North Toronto Taxes: \$9,267.73/2025 For: Sale % Dif: 99 Sold Date: 02/12/2026 SPIS: No Last Status: SLD DOM: 8		
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: < .50 19.99 x 125 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 4 1x2xMain, 1x2xBsmt, 1x5x2nd, 1x4x2nd
Dir/Cross St: Yonge and Lawrence Directions: Between Yonge & Mt Pleasant		

MLS#: C12756952 **PIN#:** 211430164
Legal: PCL 78-2 SEC M260; PT LT 78 PL M260 TORONTO PT 2, 66R15399; TORONTO, 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: Yes Apx Age: 31-50 Year Built: 1988 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, School, Wooded/Treed Interior Feat: Central Vacuum	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Boundary Only Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.92	x 6.07	Closet	Tile Floor	
2	Living	Main	16.6	x 15.75	W/O To Deck	Fireplace	Hardwood Floor
3	Dining	Main	13.48	x 11.91	O/Looks Living	Crown Moulding	Hardwood Floor
4	Kitchen	Main	11.84	x 9.15	Eat-In Kitchen	Pot Lights	Tile Floor
5	Breakfast	Main	10.07	x 9.15	Bay Window	California Shutters	Tile Floor
6	Prim Bdrm	2nd	13.48	x 13.42	5 Pc Ensuite	His/Hers Closets	Hardwood Floor
7	2nd Br	2nd	15.49	x 12.01	Bay Window	Large Closet	Hardwood Floor
8	3rd Br	2nd	10.83	x 8.86	Window	Closet	Hardwood Floor
9	Rec	Bsmt	19.91	x 15.16	W/O To Garden	B/I Bookcase	2 Pc Bath
10	Laundry	Bsmt	8.92	x 8.92			
11	Other	Bsmt	12.99	x 4.99			

Client Remks: Beautiful 3 bedroom semi-detached family home with a private drive and garage on one of the most coveted streets in Lawrence Park North. Open concept main floor with high ceilings, large plank hardwood floors throughout, spacious sunken living room with fireplace and walk-out to large deck, an eat-in kitchen with bay window and main floor powder room. Exceptionally bright second floor features primary bedroom overlooking backyard with a large 5 piece ensuite, two additional bedrooms and a 4 piece bath. Finished basement with garage entry, storage room, laundry room, powder room and recreation room w/lots of built-in cabinetry, fireplace and walk-out to interlock patio. Landscaped tiered private garden with mature trees. Close proximity to all amenities including TTC, shops, dining, parks & more. Bedford Park Elementary & Lawrence Park C.I Secondary School district. Just move in!

Inclusions: 5 burner cooktop, Exhaust hood, B/I wall oven, French door fridge, Microwave, Dishwasher, Washer, Dryer, all electrical light fixtures, all window coverings - California shutters, drapes & drapery rods. Hot water tank (owned)

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



31 Bowood Ave Toronto Ontario M4N 1Y3 Toronto C04 Lawrence Park North Toronto Taxes: \$10,673.29/2026 For: Sale % Dif: 93 Sold Date: 06/25/2026 SPIS: No Last Status: SLD DOM: 10			Sold: \$2,038,000 List: \$2,190,000
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 25.09 x 151.07 Feet Irreg:	Rms: 7 + 3 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x3xBsmt, 1x4x2nd, 1x5x2nd	Dir/Cross St: Yonge And Lawrence Directions: Yonge And Lawrence

MLS#: C13445640 **PIN#:** 211410018
Legal: PCL 236-2 SEC M260; PT LT 236 PL M260 TORONTO PT 1, 66R12084; 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: Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Assessment: 2026 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Auto Garage Door Remote, Carpet Free, Countertop Range, Water Softener	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	Main	0	0	Pot Lights	Marble Floor	Granite Counter
2	Living	Main	0	0	Hardwood Floor	Large Window	Walk-Out
3	Dining	Main	0	0	Hardwood Floor	Large Window	Fireplace
4	Breakfast	Main	0	0	Bay Window	Pot Lights	Marble Floor
5	Br	2nd	0	0	Hardwood Floor	Bay Window	W/I Closet
6	2nd Br	2nd	0	0	Hardwood Floor	B/I Closet	Window
7	3rd Br	2nd	0	0	Hardwood Floor	B/I Closet	Window
8	4th Br	Lower	0	0	Laminate	Fireplace	Walk-Out

Client Remks: Exceptional Semi-Detached Home In Prime Lawrence Park, Offering Almost 3,000 sq. ft. Of Bright Living Space-Larger Than Many Detached Houses. Features A Rare, Premium 151-ft Deep Lot, Multiple Skylights, Bright Breakfast Area, And A Large Living Room With Walk-Out To A Professionally Landscaped Backyard. Huge Master Suite Boasts A 5-pc Ensuite And Walk-In Closet. Generous Storage Throughout, Built-In Garage, Plus A 2-Car Private Driveway. Unbeatable Location: 2-Min Walk To Lawrence Station, 5-Min Walk To Top-Rated Bedford Park PS (JK-8), and Lawrence Park Cl. Steps To Yonge St. Shops, Dining, and Amenities.

Inclusions: Stove, Fridge, Rangehood, Dishwasher, Washer & Dryer. All Existing Window Coverings And All Elf's,

Listing Contracted With: NU STREAM REALTY (TORONTO) INC. **Ph:** 647-695-1188



209 Ranleigh Ave
Toronto Ontario M4N 1X3
 Toronto C04 Lawrence Park North Toronto
Taxes: \$9,898.32/2026 **For:** Sale **% Dif:** 102
Sold Date: 06/03/2026
SPIS: No **Last Status:** SLD **DOM:** 2
Semi-Detached **Fronting On:** S **Rms:** 10
Link: **Acreage:** **Bedrooms:** 4 + 1
 2-Storey 23 x 190.61 Feet **Washrooms:** 4
Irreg: 1x5x2nd, 1x4x2nd, 1x2xMain, 1x4xBsmt
Dir/Cross St: Lawrence Ave E/Mt. Pleasant Rd **Directions:** Lawrence Ave E/Mt. Pleasant Rd

MLS#: C13221410 **PIN#:** 211420208
Legal: PCL 305-3 SEC M260; PT LT 305 PL M260 TORONTO PT 2, 66R10834

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 31-50 Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Not Applicable Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Built-In / 2 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	17.59	x 17.65	Fireplace	Broadloom	W/O To Deck
2	Dining	Ground	9.84	x 10.83	Combined W/Living	Broadloom	W/O To Deck
3	Kitchen	Ground	14.96	x 13.39	Eat-In Kitchen	Linoleum	W/O To Deck
4	Family	Ground	14.07	x 13.39	Parquet Floor	Sliding Doors	W/O To Deck
5	Prim Bdrm	2nd	17.45	x 15.09	Sliding Doors	O/Looks Garden	His/Hers Closets
6	2nd Br	2nd	12.01	x 13.29	Closet	Broadloom	W/O To Deck
7	3rd Br	2nd	13.88	x 8.76	Closet	Broadloom	W/O To Deck
8	4th Br	2nd	13.94	x 9.58	Closet	Sliding Doors	W/O To Deck
9	Rec	Bsmt	17.13	x 17.49	W/O To Yard	Fireplace	W/O To Deck

Client Remks: Some homes have one standout feature. This one stacks them. A rare 2-car garage and 2-car private drive, larger-than-typical square footage, a walk-out to the backyard and a remarkable 190-foot-deep lot - a combination you simply won't find in most homes across Lawrence Park North. Step inside to an abundance of living space in this spacious 4-bedroom family home, tastefully appointed and beautifully updated throughout. Bright principal rooms flow with natural light, anchored by a deep, south-facing garden made for summer afternoons and growing families. The finished basement adds a 5th bedroom and flexible space, ideal for a nanny or in-law suite. The location is just as rare as the home. You're a 5-minute walk to Yonge & Lawrence station with direct access right from Ranleigh and a 5-minute walk to Bedford Park Public School, one of the top-rated schools in the area. Steps to Wanless Park & Yonge Street shops, this is a wonderful opportunity to put down roots in one of Toronto's most sought after family neighbourhoods. A rare offering in Lawrence Park North. Don't miss it.

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



176 Lawrence Ave E Toronto Ontario M4N 1T1 Toronto C04 Lawrence Park North Toronto Taxes: \$10,104.77/2025 For: Sale % Dif: 97 Sold Date: 03/30/2026 SPIS: No Last Status: SLD DOM: 7		
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 18.75 x 190 Feet Irreg:	Rms: 8 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x5x2nd, 1x3xLower
Dir/Cross St: Mt. Pleasant / Lawrence Ave Directions: Via Google Maps		

MLS#: C12910584 **PIN#:** 103570172
Legal: See schedule B

Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 6-15 Year Built: 2014 Apx Sqft: 1500-2000 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Stone Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit, School Exterior Feat: Landscape Lighting, Patio, Privacy, Lawn Sprinkler System Interior Feat: Central Vacuum, In-Law Capability, On Demand Water Heater, Built-In Oven, Countertop Range, Water Heater Security Feat: Monitored, Alarm System, Carbon Monoxide Detectors, Cold Alarm, Heat Detector, Smoke Detector	Zoning: Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N Under Contract: Security System, On Demand Water Heater HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.01	x 4.99	Closet	Pot Lights	Tile Floor
2	Dining	Main	14.01	x 10.76	Picture Window	Built-In Speakers	Hardwood Floor
3	Kitchen	Main	21.65	x 12.5	Centre Island	Breakfast Bar	Quartz Counter
4	Living	Main	17.65	x 15.68	Gas Fireplace	W/O To Garden	Hardwood Floor
5	Prim Bdrm	2nd	16.01	x 11.75	W/I Closet	5 Pc Ensuite	Hardwood Floor
6	2nd Br	2nd	16.01	x 10.66	Double Closet	3 Pc Bath	Hardwood Floor
7	3rd Br	2nd	10.24	x 8.76	Double Closet	South View	Hardwood Floor
8	Rec	Lower	15.09	x 11.32	Above Grade Window	Pot Lights	Heated Floor
9	Br	Lower	8.17	x 8.07	Above Grade Window	3 Pc Bath	Heated Floor
10	Laundry		10.83	x 0.28	Laundry Sink	W/O To Garage	Heated Floor

Client Remks: A completely impressive and eye opening custom home in Lawrence Park, this ten year old semi is set to impress! Set on a park-like setting and offering just shy of 2000 square feet above grade, everything about this home will exceed expectations. A commanding Indiana limestone facade and solid mahogany front door give a taste of what is to come inside. Soaring ceiling heights and oversized windows expand the interiors. Crisp white walls allow for generous art collections. The dining room is perched above street level with a southern exposure that fills the space with light. In the centre of the home, the completely custom kitchen offers a 12-foot centre island with a quartz waterfall, Miele and Wolf appliances, and a massive amount of storage. Next to this, the living room overlooks the impressive 190-foot lot, and is centered upon the Napoleon gas fireplace and flanking custom storage. A powder room is concealed with privacy but function, and light pours through the centre staircase from the oversized skylight above. The second floor offers three generous bedrooms. The primary suite lies at the rear of the home overlooking the garden, and offers a large walk-in closet and five-piece ensuite with Thassos marble accents. In the lower level, ceiling heights reach 9'4", the floors are heated, and there are several above-grade windows and a walk-out to the rear garden, influencing the exposure to natural light on this level. A fourth bedroom or home office is serviced by a three-piece bathroom, and there is direct access is had to the garage. What is most surprising to visitors to this home is the astounding 190 foot lot and incredible garden setting at the rear of the home. The walk-out from the main floor connects to a concrete patio with a natural gas line, and then tiers down to the stone patio with a gas line to the fire pit. The landscape lighting makes for magical ambiance in all seasons.

Inclusions: See Schedule B

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