

**18 Wanless Ave Ph709****Toronto Ontario M4N 3R9**

Toronto C04 Lawrence Park North Toronto % Dif: 100

Taxes: \$4,263.12 / 2024 **For:** Sale**SPIS:** N**Sold: \$1,299,000****List: \$1,299,000****DOM:** 7

Condo Apt

#Shares%:**Rms:** 5

Apartment

Locker#: B-68**Bedrooms:** 2 + 1**Unit#:** 9**Locker Lev/Unit:****Washrooms:** 2**Corp#:** MTCC / 1389**Locker Unit:**

1x5, 1x3

Level: 6**Dir/Cross St:** Lawrence/Yonge**Directions:** Lawrence/Yonge**Prop Mgmt:** Tony Kung & Assoc.**MLS#:** C12043880**Sold Date:** 04/02/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	Y	Locker:	Exclusive	Ens Lndry:	Y
Basement:	None	Maint:	\$923.04	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick / Concrete
Heat:	Heat Pump / Electric	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	16-30	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1000-1199	Elev/Lift:	Y	Park Type:	Owned
Sqft Source:	Prior Listing	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	E	Heat Incl:	Y	Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	P2-35
Spec Desig:	Unknown	CAC Incl:	Y	Bldg Amen:	Bike Storage, Exercise Room, Party/Meeting Room, Visitor Parking
Survey Type:	Unknown	Bldg Ins Incl:	Y	Com Elem Incl:	Y
Phys Hdcap-Eqp:		Prkg Incl:	Y		
		Cert Level:			
		Energy Cert:			
		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Family Room, Hospital, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	9.68	x 8.04	Closet	Limestone Flooring	
2	Living	Ground	20.51	x 21.65	Combined W/Dining	Limestone Flooring	Open Concept
3	Dining	Ground	20.51	x 21.65	Crown Moulding	W/O To Balcony	East View
4	Kitchen	Ground	13.12	x 9.02	Breakfast Bar	O/Looks Dining	Granite Counter
5	Prim Bdrm	Ground	19.36	x 9.68	W/I Closet	Hardwood Floor	5 Pc Ensuite
6	2nd Br	Ground	12.96	x 8.2	Limestone Flooring	W/I Closet	Large Window
7	Den	Ground	8.86	x 8.04	B/I Closet	B/I Shelves	Murphy Bed

Client Remks: A rare opportunity in prime Lawrence Park! Welcome to PH09, a stunning, renovated, open-concept living-dining with split layout and beautiful east-facing views. This luxurious 2+1 bedroom with 2 bathrooms featuring stone tile flooring unit is a rare gem in a sought after location and prestigious condo building in the neighbourhood. Natural light fills the space, creating a fresh and relaxing environment. Enjoy the luxury of a quiet space, while still being nestled right in the city. Kitchen with stone countertop and breakfast bar overlooks living space, with 9 foot 6 inch ceilings, stone flooring, crown mouldings and leads to walk-out balcony. The spacious primary bedroom, with walk-in closet, linen closet and engineered hardwood flooring is adjacent to a five piece ensuite, with Jacuzzi tub. The second bedroom is bright, with easy access to closet space and crown mouldings. The den is outfitted with a custom murphy bed, closet and work-space to accommodate guests or working-from home needs. An additional three piece bathroom is located closer to the second bedroom and den. This unit allows for walking distance to highly-rated Bedford Park public school, Lawrence subway station, exceptional shopping, restaurants and neighbourhood cafes. A short walk to Wanless Park for tennis courts and outdoor fun. Easy driving access to highway 401. The unit comes with one parking spot within proximity to elevator and one locker unit on the same level.

Extras:**Listing Contracted With:** RE/MAX PRIME PROPERTIES - UNIQUE GROUP 416-928-6833