	28 Bowood Ave Toronto Ontario M4N 1Y4 Toronto C04 Lawrence Park North Toronto Taxes: \$7,989.78/2024 Sold Date: 04/30/2025 SPIS: N Last Status: SLD DOM: 7		Sold: \$1,786,900 List: \$1,499,000 For: Sale % Dif: 119				
	Detached Link: N 2-Storey		Fronting On: N Acreage: 25 x 125 Feet Irreg: 1x4x2nd, 1x3xLower Dir/Cross St: Yonge and Lawrence Directions: Yonge and Lawrence				
MLS#: C12098099		PIN#: 211430337					
Kitchens: 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: Y Apx Age: Apx Sqft: 1100-1500 Assessment: POTL: POTL Mo Fee: Laundry lev:		Exterior: Brick Drive: Front Yard Gar/Gar Spcs: None / 0 Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Central Vacuum, Fireplace/Stove, Hospital, Library, Park, Public Transit, Rec Centre, School		Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown			
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.41	x 12.86	Hardwood Floor	French Doors	Bay Window
2	Kitchen	Main	12.8	x 8.17	Ceramic Floor	Stainless Steel Appl	Vinyl Floor
3	Dining	Main	14.01	x 11.29	Hardwood Floor	French Doors	W/O To Yard
4	Prim Bdrm	2nd	13.16	x 12.34	Hardwood Floor	Closet	Large Window
5	2nd Br	2nd	14.57	x 9.02	Hardwood Floor	Closet	Large Window
6	3rd Br	2nd	10.89	x 9.68	Hardwood Floor	Closet	Large Window
7	Rec	Lower	21.1	x 10.73	Vinyl Floor	Above Grade Window	3 Pc Bath
8	4th Br	Lower	11.32	x 10.47	Vinyl Floor		
9	Laundry	Lower	18.14	x 7.05	Stainless Steel Sink	B/I Closet	Ceramic Floor
Client Remks: Charming All-Brick Detached Home in Coveted Wanless Park. Lovingly maintained and full of character, this beautiful 2-storey all-brick home in desirable Wanless Park, offers the perfect blend of traditional charm and functional living. Featuring 3+1 bedrooms and 2 full bathrooms, this residence boasts large principal rooms and a thoughtfully designed layout ideal for families and entertainers alike. Inside, you'll find hardwood floors throughout the living/dining room and second level, with luxury vinyl in the entryway, kitchen, and finished lower level. Elegant details such as French doors, crown molding, wainscoting, and a wood-burning fireplace on the main floor bring warmth and sophistication to the space.The finished basement with a separate side entrance offers excellent potential for an in-law suite, home office or guest suite. Enjoy the walkout to a large deck from both the dining room and rear pantry area perfect for outdoor dining and entertaining. The fully landscaped backyard features lush perennial gardens, irrigation system and a detached garage with built-ins and shelving for ample storage.Additional highlights include:Front pad parking Large windows throughout for abundant natural light. Garden suite potential of up to 1,291 sq ft the largest allowable size. Proximity to top-tier schools: Bedford Park PS, Lawrence Park CI, Blessed Sacrament CS, and a central hub for elite private schools including Havergal, Crescent, Crestwood, and TFS. Steps to shops, restaurants, and other amenities, and subway. Walking distance to Rosedale Golf Club. A rare opportunity to own in one of Toronto's most family-friendly and prestigious neighbourhoods. This home combines timeless appeal with modern convenience ready for your next chapter.							
Extras:							
Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY416-443-0300							


30 Wanless Ave
Toronto Ontario M4N 1V6

Toronto C04 Lawrence Park North Toronto

Taxes: \$8,848/2024**For:** Sale**% Dif:** 99**Sold Date:** 05/12/2025**SPIS:** N**Last Status:** SLD**DOM:** 4

Detached

Fronting On: N**Rms:** 8 + 3**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

34.92 x 155 Feet

Washrooms: 3**Irreg:**

1x2xMain, 1x5x2nd, 1x3xBsmt

Dir/Cross St: East of Yonge St **Directions:** Btwn Yonge & Mt Pleasant**MLS#:** C12133989**PIN#:** 211410173

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	Hydro:
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	Detached / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	4	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Year Built:	1923	Family Room, Fenced Yard,		Farm/Agr:	
Yr Built Source:	MPAC	Fireplace/Stove, Park, Place Of Worship,		Oth Struct:	
Apx Sqft:	1500-2000	Public Transit, School		Survey Type:	Available
Assessment:	2024 POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.23	x 12.8	Hardwood Floor	Wainscoting	Closet
2	Living	Main	13.25	x 13.98	Hardwood Floor	Gas Fireplace	Stained Glass
3	Dining	Main	10.76	x 15.16	Hardwood Floor	Formal Rm	Large Window
4	Kitchen	Main	9.55	x 12.17	Hardwood Floor	Ceramic Back Splash	2 Pc Bath
5	Family	Main	19.82	x 16.27	Fireplace	B/I Bookcase	W/O To Garden
6	Prim Bdrm	2nd	10.14	x 14.17	Hardwood Floor	South View	5 Pc Bath
7	2nd Br	2nd	9.28	x 14.96	Hardwood Floor	South View	Closet
8	3rd Br	2nd	9.74	x 9.48	Hardwood Floor	O/Looks Garden	Walk-Out
9	4th Br	2nd	9.74	x 10.37	Hardwood Floor	O/Looks Garden	Walk-Out
10	5th Br	Bsmt	17.16	x 14.4	Above Grade Window	Double Closet	3 Pc Bath
11	Rec	Bsmt	19.82	x 21.06	Above Grade Window	Wet Bar	B/I Shelves
12	Laundry	Bsmt	10.56	x 12.37	Above Grade Window	Laundry Sink	B/I Shelves

Client Remks: Stately Wanless Park 4 bdrm det home renod without losing its charm, decorative stained glass windows in the living room & a gas fireplace for those intimate evenings in or while entertaining friends. There's the wood burning fireplace in the family rm for game nights by a crackling fire while looking out the windows all around this great rm and with a w/out to the garden for entertaining in summer. The whole house is freshly painted inside (2025) & out (2024). The primary bdrm has double closets and several windows letting in the light from the south. The 2nd bdrm is also south facing and the back bdrms face the garden each with a walk-out where the new owners could build a large terrace to enjoy breakfast outdoors. With the basement this home boasts 2479 SF of living space and with the above ground windows thruout it doesn't feel like a basement. The bsmt was totally renod in 2018 to add a large nanny's suite (or teen kingdom) with sep entrance. This bdrm includes a Murphy bed frame, a 3PC bathroom and is big enough for a sitting area/home office too. The Rec Rm is huge and boasts wall-to-wall cabinetry for all your family's board games & audio/video equipment. The new laundry room boasts a built-in folding station & lots of cabinetry to help make laundry a breeze. There's a wonderful det garage in the back with an extra long private drive paved in 2024 and a fully fenced backyard for the kids & family pet to enjoy. The roof is new from 2020 and the hi-efficiency furnace from 2018. Don't miss this opportunity to get into Wanless Park for its active community, its family spirit and its top tier schools including Bedford Park and Blythwood Jr. And the walkability to the services, the shops and restos on Yonge St north of Lawrence is phenomenal. Plan for 2nd floor was for a large master bedroom, ensuite, walk-in etc as there is a foundation with footing in the basement.

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


248 Snowdon Ave
Toronto Ontario M4N 2B3

Toronto C04 Lawrence Park North Toronto

Taxes: \$9,055.56/2024**For:** Sale**Sold:** \$1,950,000**List:** \$2,150,000**Sold Date:** 03/18/2025**% Dif:** 91**SPIS:** N**Last Status:** SLD**DOM:** 11

Detached

Fronting On: N**Rms:** 10**Link:** N**Acreage:****Bedrooms:** 3

2-Storey

30 x 125 Feet

Washrooms: 2**Irreg:**

1x5x2nd, 1x3xBsmt

Dir/Cross St: Mount Pleasant & Lawrence**Directions:** North of Lawrence, east of Yonge, between Ronan and Riverview**MLS#:** C12006398**PIN#:** 103560425

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	Hydro:
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	N	Drive Park Spcs:	3	Water:	Municipal
Heat:	Radiant / Gas	Tot Prk Spcs:	3	Water Supply:	
A/C:	Wall Unit	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:	51-99	Prop Feat:	Central Vacuum, Fenced Yard, Golf, Hospital, Library, Park, Public Transit	Retirement:	
Apx Sqft:	1500-2000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	Gazebo, Garden Shed
POTL Mo Fee:				Survey Type:	Available
Laundry lev:	Lower			Spec Desig:	Unknown

Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	6.23	x 4.59	Hardwood Floor	Closet	
2	Living	Ground	11.81	x 19.36	Bay Window	French Doors	Closet
3	Dining	Ground	10.5	x 13.45	Moulded Ceiling	French Doors	Wainscoting
4	Kitchen	Ground	7.55	x 13.45	Ceramic Floor	Updated	Stainless Steel Appl
5	Breakfast	Ground	6.89	x 6.56	Ceramic Floor	Large Window	W/O To Deck
6	Prim Bdrm	2nd	9.51	x 16.73	Hardwood Floor	Double Closet	Large Window
7	2nd Br	2nd	11.48	x 11.81	Hardwood Floor	Double Closet	Large Window
8	3rd Br	2nd	8.86	x 10.5	Hardwood Floor	Double Closet	
9	Rec	Bsmt	11.15	x 18.37			
10	Utility	Bsmt	11.15	x 11.15			

Client Remks: A Rare Gem: Some homes don't hit the market often, and when they do, they turn heads. Set on a rare 30 x 125-ft lot in the quietest part of Snowdon (between Ronan and Riverview); this classic Lawrence Park North detached home offers space inside and out. A full private driveway for three cars (not front pad - a real driveway) sets it apart from most area homes. Located on the best block of Snowdon, where traffic slows to a near stop, this home offers the quiet of a residential enclave while being just 3.5 blocks from Yonge Street shops and restaurants. The Lawrence subway is a 10-minute walk, and some of Toronto's top schools, including Bedford Park, Blessed Sacrament, Toronto French School, and Lawrence Park Collegiate, are all nearby. The foyer's French doors lead to the living room, where a bay window frames the tree-lined street, and an original fireplace and crown moulding add character. The dining room with French doors, wainscoting, and a moulded ceiling is perfect for family dinners. The 2012-renovated kitchen blends function with timeless style: solid maple cabinets, ceramic floors, and Miele & KitchenAid stainless steel appliances. A bright breakfast nook with a walkout to deck makes casual meals a delight. Upstairs, hardwood floors, a skylight-lit hallway, and spacious bedrooms maintain the home's charm. The main baths double vanity suits a busy family. Backing onto the homes on Golfdale Road, the deep, private yard is a rare find. Mature trees, a wired shed, gazebo, and plenty of space make it an oasis. The property qualifies for a Garden Suite under the City Program - the largest allowed at 1297 square feet. The lower level, with a separate entrance, offers flexibility - playroom, gym, or in-law suite - with a three-piece bath and jetted tub. Homes like this rarely come up in Lawrence Park North, particularly east of Yonge. And when they do, they don't last long.

Extras:**Listing Contracted With:** BSPOKE REALTY INC.416-274-2068



119 Ronan Ave
Toronto Ontario M4N 2Y2
 Toronto C04 Lawrence Park North Toronto
Taxes: \$7,982/2024 **For:** Sale **% Dif:** 95
Sold Date: 04/15/2025
SPIS: N **Last Status:** SLD **DOM:** 3

Sold: \$2,000,000
List: \$2,100,000

Detached **Fronting On:** E **Rms:** 7
Link: N **Acreage:** **Bedrooms:** 3
 2-Storey 25 x 133 Feet **Washrooms:** 3
Irreg: 1x2xGround, 1x4x2nd, 1x3x2nd
Dir/Cross St: Mount Pleasant and Lawrence **Directions:** To Be Provided

MLS#: C12079790

PIN#: 105390106

Kitchens: 1	Exterior: Alum Siding / Brick	Zoning:
Fam Rm: Y	Drive: Available	Cable TV:
Basement: Unfinished	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 1	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Apx Sqft: 3000-3500	Family Room, Fireplace/Stove	Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	24.74	x 16.34	Hardwood Floor	Gas Fireplace	California Shutters
2	Dining	Main	24.74	x 16.34	Hardwood Floor	Combined W/Living	Window
3	Kitchen	Main	14.76	x 10.5	Pantry	Eat-In Kitchen	
4	Family	Main	16.57	x 10.33	Hardwood Floor	W/O To Deck	2 Pc Bath
5	Br	2nd	17.42	x 17.09	3 Pc Ensuite	His/Hers Closets	Hardwood Floor
6	2nd Br	2nd	14.24	x 9.15	Hardwood Floor	Double Closet	Window
7	3rd Br	2nd	10.83	x 9.25	Hardwood Floor	Window	
8	Laundry	Bsmt	10.24	x 9.15	Double Sink	Above Grade Window	

Client Remks: Wonderful, detached home with large addition on friendly Ronan Ave! Lovingly renovated and maintained, this home has a great layout for today's family with a main floor family room/powder room and custom sliding doors to a large deck and backyard. Entertaining family and friends is easy to do in the open-concept living room (with gas fireplace) & dining room. Fabulous, sun-filled master bedroom has spacious his & hers closets and a beautifully renovated ensuite. Second floor bathroom has lovely heated floors. Located a short walk away from Bedford Park Public School, Lawrence Park Collegiate Institute, Wanless Park and Yonge Street with access to Lawrence subway station and TTC, shops and restaurants.

Extras:

Listing Contracted With: RIGHT AT HOME REALTY416-383-9525



208 Glenforest Rd
Toronto Ontario M4N 2A2
 Toronto C04 Lawrence Park North Toronto
Taxes: \$8,154/2024 **For:** Sale **% Dif:** 105
Sold Date: 01/16/2025
SPIS: N **Last Status:** SLD **DOM:** 2
Dir/Cross St: Yonge, Lawrence, Mount Pleasant

Sold: \$2,000,000
List: \$1,898,000

Detached **Fronting On:** N **Rms:** 7
Link: N **Acreage:** **Bedrooms:** 3
 2-Storey 25 x 125 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x2xMain

MLS#: C11922374**PIN#:** 105390043

Kitchens: 1	Exterior: Alum Siding / Brick	Zoning:
Fam Rm: Y	Drive: Mutual	Cable TV:
Basement: Full / Unfinished	Gar/Gar Spcs: Detached / 1	Gas:
Fireplace/Stv: N	Drive Park Spcs: 2	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 3	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Apx Sqft:	Electric Car Charger, Family Room, Golf,	Farm/Agr:
Assessment: POTL:	Hospital, Park, Public Transit, School	Oth Struct:
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.66	x 3.97	Ceramic Floor	Separate Rm	South View
2	Living	Main	17.03	x 16.17	Hardwood Floor	Open Concept	Leaded Glass
3	Dining	Main	17.03	x 7.74	Hardwood Floor	Combined W/Living	Leaded Glass
4	Kitchen	Main	17.03	x 12.86	Hardwood Floor	Centre Island	B/I Desk
5	Family	Main	17.03	x 7.81	Hardwood Floor	Combined W/Kitchen	W/O To Deck
6	Prim Bdrm	2nd	17.03	x 11.25	Hardwood Floor	B/I Closet	Bay Window
7	2nd Br	2nd	11.55	x 10.79	Hardwood Floor	Closet	California Shutters
8	3rd Br	2nd	11.55	x 11.35	Hardwood Floor	O/Looks Backyard	Large Window
9	Laundry	Lower	17.03	x 19.65	Concrete Floor	Laundry Sink	Window

Client Remks: Nestled In Highly Sought After Lawrence Park North Neighbourhood on private, non-thruway street. Stunning Pride Of Ownership Detached 2 Storey, 3 Bedrooms, 2 Bathrooms, Elegantly Combining Modern Living With Classic Charm. Spacious Layout Bathed In Natural Light, Showcasing Generous Living Areas Designed For Relaxation And Entertainment, Complete With High Ceilings And Large Pella Windows With Retractable Screens And White Out Blinds Plus Custom Leaded Glass Transom Windows. Contemporary Eat-in Kitchen with main floor family room, Functional Center Island., walk out to professionally landscaped backyard. While The Main Floor Family Room Offers A Seamless Walkout To The Back Deck With BBQ Gas Line. Well Appointed Bedrooms Ensure Comfort And Privacy, Primary Suite Featuring Bay Window, Double Closet, Built In Dressing Table With Wall To Wall Cabinets. Beautiful Hardwood Floors Flow Throughout, Complemented By A Renovated 4pc Bathroom. Outside, Beautifully Landscaped Yards Provide Ideal Spaces For Gatherings, Along With A Full Length Covered Front Porch Perfect For Morning Coffees. Located Steps From Lawrence Subway Station, Wanless Park, George Locke Library, Yonge Street, Within Reach Of Top Rated Schools Recognized By The Fraser Institute: Bedford Park ES, Blessed Sacrament CES, Lawrence Park CI, Private Schools: TFS, Crescent & Crestwood, Havergal College, Family Friendly Atmosphere, non-thruway street, Community Spirit. This detached Property Represents An Exceptional Opportunity To Own A Piece Of Toronto's Real Estate In One Of Its Most Desirable Neighbourhoods.

Extras: 10' Ceilings, Pella Windows \$40K New 2019 With Retractable Screens And White Out Blinds Plus Custom Leaded Glass Transom Windows - Replicates Of The Originals

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


1532 Mount Pleasant Rd
Toronto Ontario M4N 2V2

Toronto C04 Lawrence Park North Toronto

Taxes: \$10,143/2024**For:** Sale**Sold:** \$2,050,000**List:** \$2,198,800**Sold Date:** 04/08/2025**% Dif:** 93**SPIS:** N**Last Status:** SLD**DOM:** 15

Detached

Fronting On: W**Rms:** 7 + 1**Link:** N**Acreage:****Bedrooms:** 3

2-Storey

30 x 100 Feet

Washrooms: 4**Irreg:**1x2xMain, 1x4x2nd, 1x4x2nd,
1x3xBsmt**Dir/Cross St:** Mount Pleasant Rd / Lawrence Ave E**Directions:** Mt. Pleasant Rd /North of Lawrence Ave E**MLS#:** C12037943**PIN#:** 211410333

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:		Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Year Built:	1930	Fireplace/Stove, Library, Park, Place Of		Farm/Agr:	
Apx Sqft:	1500-2000	Worship, Public Transit, School		Oth Struct:	
Assessment:	POTL:			Survey Type:	None
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	17.59	x 6.96	Heated Floor	Closet	Picture Window
2	Living	Main	21.33	x 14.17	Pot Lights	Hardwood Floor	Bay Window
3	Dining	Main	10.83	x 11.65	Pot Lights	Hardwood Floor	Walk-Out
4	Kitchen	Main	12.8	x 11.12	Centre Island	Stainless Steel Appl	W/O To Deck
5	Prim Bdrm	2nd	18.14	x 11.42	4 Pc Ensuite	Double Closet	Hardwood Floor
6	2nd Br	2nd	10.7	x 12.89	Closet	Hardwood Floor	Pot Lights
7	3rd Br	2nd	10.43	x 12.89	Closet	Hardwood Floor	Pot Lights
8	Rec	Bsmt	19.09	x 18.5	Pot Lights	B/I Closet	Ceramic Floor
9	Laundry	Bsmt	13.22	x 9.97	Laundry Sink	Pot Lights	Ceramic Floor

Client Remks: This is not your typical North Toronto home, it truly redefines luxurious family living! Situated in the best part of Mt. Pleasant (North of Lawrence) on a super quiet, family-friendly street, this fully renovated detached home offers modern elegance in one of Torontos most prestigious neighbourhoods. With a 30x100 ft lot, a thoughtfully designed open-concept layout, and premium upgrades throughout, this home is completely move-in ready. It features 3 spacious bedrooms, 3 full bathrooms with heated floors, plus a main-floor powder room. The dream kitchen boasts KitchenAid stainless steel appliances, a centre island, and custom white cabinetry, flowing seamlessly into bright and open living spaces. The Southwest-facing backyard is designed for and an expansive deck with two walkouts, perfect for entertaining and summer BBQs. The incredible basement offers an open-concept design with potential for an extra bedroom, tons of storage, laundry, and a full bathroom with heated floors. With two-car parking and an unbeatable location, this home is just a short walk to Bedford Park Public School, Lawrence Park Collegiate Institute, and two blocks from Wanless Park with tennis courts, playgrounds, and lush green space. Enjoy easy access to TTC, the subway, and the vibrant shops and restaurants along Yonge Street. A rare opportunity to own a one-of-a-kind, turnkey home in a highly sought-after Toronto neighbourhood schedule your private showing today!

Extras:**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD.416-486-5588



245 Ranleigh Ave
Toronto Ontario M4N 1X3
Toronto C04 Lawrence Park North Toronto

Sold: \$2,260,000
List: \$2,452,000

Taxes: \$10,089.69/2025
Sold Date: 06/24/2025
SPIS: N
Last Status: SLD
DOM: 12

For: Sale
% Dif: 92

Detached
Link: N
2-Storey

Fronting On: S
Acreage:
25 x 109.25 Feet
Irreg:

Rms: 11 + 3
Bedrooms: 4 + 2
Washrooms: 4
1x5x2nd, 1x4x2nd, 1x2xMain, 1x2xBsmt

Dir/Cross St: Mt. Pleasant Rd/Lawrence Ave E
Directions: East of Mt Pleasant, South of Lawrence

MLS#: C12214638

PIN#: 211420219

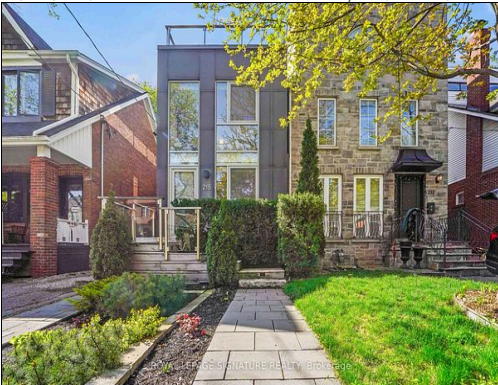
Kitchens: 1 + 0 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2000-2500 Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Concrete Drive: Front Yard Gar/Gar Spcs: None / 1 Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove	Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers None Other
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Family	Main	17.49	x 13.85	Hardwood Floor	Above Grade Window	Electric Fireplace
2	Living	Main	16.93	x 14.5	Hardwood Floor		
3	Kitchen	Main	15.09	x 8.33	Breakfast Bar	Walk-Out	
4	Dining	Main	12.34	x 9.25	Combined W/Dining	Walk-Out	Large Window
5	Bathroom	Main	6.73	x 3.61	2 Pc Bath		
6	Prim Bdrm	2nd	13.85	x 12.01	Hardwood Floor	4 Pc Ensuite	W/I Closet
7	2nd Br	2nd	15.85	x 9.02	Hardwood Floor	Closet	Window
8	3rd Br	2nd	12.5	x 8.92	Hardwood Floor	Closet	Window
9	4th Br	2nd	10.24	x 8.6	Hardwood Floor	Closet	Window
10	Bathroom	2nd	10.17	x 7.22	4 Pc Ensuite	Skylight	Window
11	Bathroom	2nd	8.53	x 8.2	5 Pc Bath	Skylight	
12	Br	Bsmt	15.26	x 10.01	Window		
13	Br	Bsmt	16.34	x 11.02	Walk-Out		
14	Bathroom	Bsmt	8.2	x 5.91	2 Pc Bath		

Client Remks: Extensively Renovated Family Home In Prime Location!!!!Nestled On A Quiet, Family-Friendly Street In The Heart Of Lawrence Park North, This Thoughtfully Renovated 4+2 Bedroom Detached Home Offers Nearly 3,000 Sq Ft Of Total Living Space (2,010 + 985 Sq Ft). Move-In Ready And Meticulously Maintained, This Residence Seamlessly Blends Functional Design With High-Quality Finishes A Perfect Fit For Modern Family Living.Renovation Highlights:New Furnace, Water Heater, And Appliances (2019)The Majority of the Windows Replaced(2024). Fully Landscaped, South-Facing Backyard With Lush Lawn And Beautiful Interloc (2024)Modern Stucco Exterior For Enhanced Curb Appeal (2025)Main Floor Features:Expansive Open-Concept Kitchen And Dining Area, Ideal For Family Gatherings And EntertainingFamily-Sized Kitchen With Modern Appliances And Abundant StorageBright And Airy Main-Floor Family Room Overlooking The BackyardSeamless Flow To The Sun-Filled, South-Facing Yard For Effortless Indoor-Outdoor LivingSecond Floor:Four Well-Proportioned Bedrooms, Ideal For Families Of All SizesPrimary Bedroom With A Walk-In Closet And Private Ensuite BathroomLower Level:Fully Finished Basement With Two Additional Bedrooms And A Separate Entrance Ideal For Guests, A Home Office, Or Potential Rental SuiteSpacious Laundry Area And Utility Room With Extra Storage. Exterior & Parking: Deep Lot With A Private, Sun-Drenched Backyard Oasis And Legal Front Yard Parking Pad for 1 Car. Unbeatable Location:Zoned For Some Of The City's Top-Rated Public Schools: Bedford Park PS, Lawrence Park CI, And Blessed Sacrament CS. Also Near Premier Private Schools Including Havergal, Crescent, TFS, And Crestwood. Just Minutes To The Granite Club, Rosedale Golf Club, Transit, Parks, Shops, And Dining.This Is A Rare Opportunity To Own A Stylish, Turnkey Home In One Of Torontos Most Sought-After Neighbourhoods. Just Move In And Enjoy! Inspection Report is Available!

Extras:

Listing Contracted With: SMART SOLD REALTY647-564-4990



215 Bowood Ave
Toronto Ontario M4N 1Y7
Toronto C04 Lawrence Park North Toronto

Sold: \$2,275,000
List: \$2,299,000

Taxes: \$10,786.56/2024
Sold Date: 05/23/2025
SPIS: N
Last Status: SLD
DOM: 0

For: Sale
% Dif: 99

Detached
Link: N
2-Storey

Fronting On: S
Acreage: 22 x 150 Feet
Irreg:

Rms: 7 + 2
Bedrooms: 3 + 1
Washrooms: 4
1x2xMain, 1x4x2nd, 1x4x2nd,
1x3xLower

Dir/Cross St: Yonge and Lawrence **Directions:** Yonge and Lawrence

MLS#: C12168340			PIN#: 211420139					
Kitchens: 1 Fam Rm: Y Basement: Fin W/O / Sep Entrance Fireplace/Stv: N Heat: Heat Pump / Grnd Srce A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Assessment: POTL: POTL Mo Fee: Laundry lev: Upper			Exterior: Brick / Other Drive: Lane Gar/Gar Spcs: Built-In / 0 Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Golf, Hospital, Park, Public Transit, School			Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Fence - Full, Garden Shed Survey Type: Available Spec Desig: Unknown		
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Kitchen	Main	11.29	x 8.79	Stainless Steel Appl	Combined W/Living	Bamboo Floor	
2	Dining	Main	16.77	x 10.43	Pot Lights	Combined W/Kitchen	Bamboo Floor	
3	Living	Main	12.37	x 12.11	W/O To Deck	Combined W/Kitchen	Bamboo Floor	
4	Office	Main	10.27	x 8.69	B/I Desk	B/I Shelves	Bamboo Floor	
5	Prim Bdrm	2nd	22.8	x 10.3	Large Closet	Large Window	Ensuite Bath	
6	2nd Br	2nd	13.19	x 11.25	Large Closet	Large Window	Bamboo Floor	
7	Family	2nd	14.9	x 10.4	Skylight	Window	Bamboo Floor	
8	3rd Br	Lower	11.48	x 11.15	Window	Closet	Bamboo Floor	
9	Rec	Lower	16.14	x 9.61	Pot Lights	Bamboo Floor		
10	Mudroom	Lower	9.94	x 9.09	B/I Shelves	W/O To Yard	Bamboo Floor	
Client Remks: Stunning Modern Renovation in Prime Location with sustainable living features. This property is configured as a 3+2 home. Currently the owner uses the third bedroom as an open space dent but can easily be converted into a third bedroom if desired.This completely reimaged detached home has been stripped to the bricks and rebuilt with an addition, soaring ceilings, and sleek Scandinavian-inspired design. Located on an extra-deep lot, this home is a true entertainer's paradise with open-concept living spaces and top-tier finishes throughout. Geothermal heating and cooling provide energy efficiency and lowered utility costs.Main Floor Highlights:Expansive open-concept layout with floor-to-ceiling windows overlooking a fully landscaped,fenced backyard with irrigation system Custom kitchen with stainless steel appliances, built-in coffee machine, and large island with breakfast bar Generous office with built-in shelving and desk ideal for working from home Scandinavian-inspired finishes and a floating staircase adding a contemporary architectural touch Second Floor Features:Three spacious bedrooms plus a bright, skylit denPrimary bedroom with extensive built-in storage and a luxurious ensuite featuring double vanity and glass shower Floating stairs leading to an expansive rooftop deck with breathtaking panoramic views Lower Level:Large recreation room, additional bedroom, and a mudroom with walkout to the backyard Ample storage throughout Exterior & Lot:Deep lot with professionally landscaped yard, large deck, storage shed, and parking for two cars Fully fenced for privacy and safety Location:Access to top-rated schools: Bedford Park PS, Lawrence Park Cl, and Blessed Sacrament CS Close to prestigious private schools: Havergal, Crescent, TFS, and Crestwood Minutes to Granite Club and Rosedale Golf Club This home offers a rare blend of high-end design, functional space, and prime location. Truly a turnkey opportunity for the discerning buyer.								
Extras:								
Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY416-443-0300								


16 Ardrossan Pl
Toronto Ontario M4N 2X3

Toronto C04 Lawrence Park North Toronto

Taxes: \$9,842.37/2024**For:** Sale**Sold:** \$2,350,000**List:** \$1,998,000**Sold Date:** 05/26/2025**% Dif:** 118**SPIS:** N**Last Status:** SLD**DOM:** 5

Detached

Fronting On: W**Rms:** 7 + 1**Link:** N**Acreage:****Bedrooms:** 4 + 2

3-Storey

28.5 x 135 Feet

Washrooms: 3**Irreg:**

1x4x2nd, 1x4x3rd, 1x3xBsmt

Dir/Cross St: Lawrence Ave E and Mount Pleasant Rd.**Directions:** Lawrence Ave E and Mount Pleasant Rd.**MLS#:** C12163016**PIN#:** 211420314

Kitchens: 1
Fam Rm: N
Basement: Finished / Sep Entrance
Fireplace/Stv: Y
Heat: Heat Pump / Gas
A/C: Wall Unit
Central Vac: N
Apx Age:
Apx Sqft: 2000-2500
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick / Stucco/Plaster
Drive: Mutual
Gar/Gar Spcs: Detached / 1
Drive Park Spcs: 0
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat:
 Fenced Yard, Fireplace/Stove, Golf, Park,
 Public Transit, Rec Centre, School

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.75	x 21.65	Fireplace	B/I Shelves	Crown Moulding
2	Dining	Main	12.99	x 14.34	W/O To Deck	Wainscoting	Glass Doors
3	Kitchen	Main	8.66	x 17.59	B/I Appliances	Stone Counter	Updated
4	Breakfast	Main	8.5	x 9.06	Large Window	Hardwood Floor	Combined W/Kitchen
5	2nd Br	2nd	10.07	x 12.07	Combined W/Sitting	Large Window	Hardwood Floor
6	3rd Br	2nd	11.58	x 12.07	Window	Hardwood Floor	Closet Organizers
7	4th Br	2nd	12.6	x 11.52	Window	Hardwood Floor	Closet Organizers
8	Prim Bdrm	3rd	12.83	x 12.07	4 Pc Ensuite	W/I Closet	Closet Organizers
9	Bathroom	3rd	12.83	x 8.99	Hardwood Floor	Window	Vaulted Ceiling
10	Rec	Bsmt	21.33	x 25.59	Open Concept	Pot Lights	Laminate
11	5th Br	Bsmt	11.75	x 12.01	3 Pc Ensuite	Above Grade Window	Closet

Client Remks: Welcome to this beautifully updated, character-rich family home in the heart of coveted Lawrence Park. Set on a generous 28.5 x 135 ft lot, this 4+2 bedroom, 3 bathroom gem is where old-school charm meets modern-day comfort and where the stairs are always up to something (mainly taking you to awesome new spaces). Brimming with original details and timeless appeal, this home has been lovingly maintained and thoughtfully upgraded including a spacious third-storey addition that serves as your own private primary suite retreat. The entire top floor is yours to enjoy, featuring a spa-inspired ensuite, a custom walk-in closet, and a bonus room perfect for a home office, nursery, or cozy reading nook. The fully underpinned basement offers serious ceiling height (no crouching necessary), a full bedroom and bathroom, and a separate side entrance making it ideal for extended family, guests, or a live-in nanny who appreciates their own space. Outside, you'll find a detached garage, a lush and private backyard, and the kind of neighbourhood where everyone says hello with tree-lined streets, top-rated schools (including Bedford Park PS and Lawrence Park Collegiate), parks, and Lawrence Station just a short walk away. More than just a home, it offers a place with history, heart, and a beautiful place to raise your family. Don't miss your chance to live in one of Toronto's most beloved communities.

Extras:**Listing Contracted With:** KELLER WILLIAMS REFERRED URBAN REALTY416-572-1016

MLS#: C12074588	PIN#: 103570011
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Listing Contracted With: RE/MAX HALLMARK REALTY LTD. 416-486-5588


82 Ranleigh Ave
Toronto Ontario M4N 1W9

Toronto C04 Lawrence Park North Toronto

Taxes: \$8,168.60/2024**For:** Sale**% Dif:** 97**Sold Date:** 04/20/2025**SPIS:** N**Last Status:** SLD**DOM:** 5

Detached

Fronting On: N**Rms:** 7 + 2**Link:** N**Acreage:****Bedrooms:** 3 + 1

2-Storey

25 x 186 Feet

Washrooms: 4**Irreg:**1x2xMain, 1x3x2nd, 1x4x2nd,
1x3xLower**Dir/Cross St:** Yonge St & Lawrence Ave**Directions:** South on Yonge St. from 401 / North on Yonge St. Lawrence Ave.**MLS#:** C12083579**PIN#:** 211410148

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Finished / Full	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	2	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	1500-2000	Family Room, Fenced Yard, Golf, Hospital,		Farm/Agr:	
Assessment:	2024 POTL:	Park, Public Transit, School		Oth Struct:	Garden Shed
POTL Mo Fee:				Survey Type:	None
Laundry lev:	Upper			Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Mudroom	Main	0	0	Concrete Floor	Separate Rm	Enclosed
2	Foyer	Main	7.12	x 6.89	Ceramic Floor	Mirrored Closet	Separate Rm
3	Living	Main	14.37	x 11.06	Hardwood Floor	Combined W/Dining	Window
4	Dining	Main	14.01	x 11.06	Hardwood Floor	Open Concept	Pot Lights
5	Powder Rm	Main	3.77	x 2.69	Ceramic Floor	2 Pc Ensuite	Window
6	Kitchen	Main	14.53	x 11.75	Hardwood Floor	Breakfast Bar	Pantry
7	Family	Main	18.24	x 12.53	Hardwood Floor	Combined W/Kitchen	W/O To Deck
8	Prim Bdrm	2nd	16.77	x 11.19	Hardwood Floor	4 Pc Ensuite	Double Closet
9	2nd Br	2nd	13.48	x 8.43	Hardwood Floor	Mirrored Closet	Window
10	3rd Br	2nd	9.51	x 8.96	Hardwood Floor	Mirrored Closet	Window
11	Rec	Lower	18.44	x 11.61	Hardwood Floor	3 Pc Bath	Above Grade Window
12	Br	Lower	18.24	x 12.2	Hardwood Floor	Double Closet	Pot Lights

Client Remks: Impeccably Renovated, Nestled in Serene, Tree Lined Streets Of Toronto's Highly Sought After Lawrence Park North Neighbourhood, Turn Key Detached 2 Storey, Solid Brick Exterior, Stucco Clad Rear Addition. Expansive 25' X 186' Lot Ideal For Future Pool Or Garden Suite, Privileged Location Adjacent To Ranleigh Park (opened Dec. 2021), Bedford Park ES (JK-Gr.8), Steps to Wanless Park, George Locke Library, Lawrence Subway Station, Vibrant Yonge Street Shops And Dining Just Moments Away. Sophisticated Interiors & Thoughtful Upgrades. Sunlit Haven, 3+1 Bedrooms, 3.5 Bathrooms, Soaring Ceilings Amplify Sense Of Space. Chef Inspired Kitchen Adorned With Floor To Ceiling White Cabinetry, Butlers Pantry, Breakfast Bar, Premium Appliances, Gas/Electric Stove, Double Undermount Sink. Flowing Effortlessly Into Open Concept Family Room With Walk Out Access To Back Deck. Second Level, Spacious Bedrooms With Double Mirrored Closets, Convenience Of Second Floor Laundry. Fully Finished Basement, Waterproofed + Reinforced Cement, Offers Versatility With A Roughed In Kitchen, Ideal For An In Law Suite, Rental Or Recreational Space. Prime Location With Elite Educational Access. Proximity To Top Ranked Fraser Institute Recognized Bedford Park ES, Lawrence Park CI, Blessed Sacrament CES, Esteemed Private Schools TFS, Havergal College, Crescent School. Quiet Street Equipped With Municipal Camera Surveillance Fosters Safe, Community Oriented Atmosphere, Nearby Parks, Transit, Upscale Amenities Enhance Daily Living. Outdoor Oasis & Additional Features. Private, Fenced Backyard Is Blank Canvas For Gardening Or Leisure, Garden Shed, Enclosed Front Vestibule/Mud/Sunroom Spanning Full Length Of Porch. Private Driveway Accommodates 2 Vehicles, Neutral Palette, Hardwood Floors, Large Principal Rooms. Rare Opportunity To Own Meticulously Updated Residence In One Of Toronto's Most Coveted Neighbourhoods. Truly A Property For Discerning Buyers Seeking Location, Luxury & Limitless Potential.

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



16 Leith Pl
Toronto Ontario M4N 2R8
Sold: \$2,888,000
List: \$2,888,000

Toronto C04 Lawrence Park North Toronto

Taxes: \$15,624.68/2025

For: Sale

% Dif: 100

Sold Date: 06/12/2025

SPIS: N

Last Status: SLD

DOM: 14

Detached

Fronting On: E

Rms: 9 + 5

Link: N

Acreage:

Bedrooms: 4 + 1

2-Storey

33 x 133 Feet

Washrooms: 5

Irreg:

1x2xBsmt, 1x5x2nd, 1x4x2nd,
1x4x2nd, 1x3xLower

Dir/Cross St: Yonge/Mt Pleasant/Lawrence

Directions: East Of Yonge, West of Mt Pleasant, North of Lawrence

MLS#: C12183236

PIN#: 211410229

Kitchens:	1 + 1	Exterior:	Stone / Stucco/Plaster	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	Y
Basement:	Finished / Walk-Up	Gar/Gar Spcs:	Built-In / 1	Gas:	Y
Fireplace/Stv:	Y	Drive Park Spcs:	4	Phone:	Y
Heat:	Forced Air / Gas	Tot Prk Spcs:	5	Water:	Municipal
A/C:	Central Air	UFFI:		Water Supply:	
Central Vac:	N	Pool:	None	Sewer:	Sewers
Apx Age:	0-5	Prop Feat:	Arts Centre, Family Room, Fenced Yard, Fireplace/Stove, Golf, Hospital, Park, Public Transit	Waterfront:	
Year Built:	2020			Retirement:	
Yr Built Source:	MPAC			Farm/Agr:	
Apx Sqft:	2000-2500			Oth Struct:	
Assessment:	2024			Survey Type:	None
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Upper				

Easements/Restrict: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	10.17	x 11.84	Hardwood Floor	Open Concept	Window
2	Family	Main	12.99	x 15.39	Gas Fireplace	Open Concept	W/O To Patio
3	Kitchen	Main	10.89	x 20.37	Porcelain Floor	B/I Appliances	Breakfast Area
4	Breakfast	Main	10.89	x 20.37	Porcelain Floor	Combined W/Kitchen	O/Looks Backyard
5	Prim Bdrm	2nd	14.07	x 15.19	Hardwood Floor	W/I Closet	5 Pc Ensuite
6	2nd Br	2nd	9.15	x 5.87	Hardwood Floor	Window	Combined W/Nursery
7	3rd Br	2nd	12.2	x 11.78	4 Pc Bath	Vaulted Ceiling	W/I Closet
8	4th Br	2nd	12.24	x 10.07	4 Pc Ensuite	Vaulted Ceiling	W/W Closet
9	Laundry	2nd	9.15	x 7.02	Ceramic Floor	Window	Laundry Sink
10	5th Br	Lower	11.88	x 12.3	Double Closet	B/I Desk	Laminate
11	Br	Lower	9.68	x 9.84	Window	Laminate	
12	Kitchen	Lower	10.27	x 8.99	Open Concept	Laminate	Pot Lights
13	Utility	Lower	9.91	x 6.59	Separate Rm	Concrete Floor	
14	Rec	Lower	9.84	x 18.54	Open Concept	Laminate	Walk-Up
15	Other	Lower	2.29	x 5.28			

Client Remks: A Masterpiece of Modern Luxury in the Heart of Toronto's Most Coveted Neighbourhood: Welcome to this newly built custom-designed 4+2 bedroom executive residence where sophisticated design meets refined comfort. Flooded with natural light and defined by soaring 10-foot ceilings on the main floor (9'+ on the upper and lower levels), this grand home is ideal for those who love to entertain or simply unwind in comfortable elegance. The thoughtfully designed layout features a formal dining room for stylish hosting while the heart of the home a bright white chefs dream kitchen boasts high-end finishes, top-tier appliances, a dramatic centre island seating 3-4 and a charming breakfast area with built-in bench seating. The open-concept family room offers large windows, a cozy fireplace and seamless patio door access to the expansive backyard perfect for indoor-outdoor living. Retreat to the spectacular primary suite with large windows, a 5-piece spa-inspired ensuite and an expansive walk-in closet. Secondary bedrooms are equally impressive with bedrooms 3 and 4 featuring their own private 4 pc ensuites & large closets and the versatile nursery easily converts into a den or home office. For peak practicality enjoy a top-floor laundry room designed for ease and car lovers will be thrilled with the oversized garage door and an impressive 13' interior height deal for extra storage or a lift system. The finished lower level is the ideal place for a nanny or in-law suite. Set in a walkable, vibrant neighbourhood just steps to the subway, top-tier shopping, trendy cafes, and all the cultural offerings of Yonge Street. Families will appreciate proximity to Toronto's most prestigious public and private schools . This is more than a home its a lifestyle. A rare offering not to be missed.

Extras:

Listing Contracted With: RE/MAX PREMIER INC.416-987-8000


137 Ranleigh Ave
Toronto Ontario M4N 1X2

Toronto C04 Lawrence Park North Toronto

Taxes: \$15,707.75/2024**For:** Sale**Sold:** \$3,400,000**List:** \$3,599,999**Sold Date:** 03/05/2025**% Dif:** 94**SPIS:** N**Last Status:** SLD**DOM:** 27

Detached

Fronting On: S**Rms:** 9 + 2**Link:** N**Acreage:****Bedrooms:** 5 + 1

3-Storey

25 x 190 Feet

Washrooms: 6**Irreg:**1x2xMain, 1x3x2nd, 2x4xUpper,
1x5x2nd, 1x4xLower**Dir/Cross St:** Yonge St & Lawrence Ave**MLS#:** C11959665**PIN#:** 211410082

Kitchens:	1	Exterior:	Brick / Stucco/Plaster	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	A
Basement:	Fin W/O	Gar/Gar Spcs:	Built-In / 1	Gas:	A
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	Inground	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Upper				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.37	x 16.4	Large Window	Pot Lights	Hardwood Floor
2	Dining	Main	13.78	x 7.22	Built-In Speakers	Hardwood Floor	Combined W/Living
3	Kitchen	Main	10.5	x 19.36	Centre Island	Built-In Speakers	Stainless Steel Appl
4	Family	Main	18.37	x 14.76	Walk-Out	Gas Fireplace	Hardwood Floor
5	Prim Bdrm	2nd	18.37	x 16.08	W/O To Balcony	W/I Closet	Ensuite Bath
6	2nd Br	2nd	8.86	x 10.83	Double Closet	Ensuite Bath	Picture Window
7	3rd Br	2nd	12.47	x 10.83	Ensuite Bath	W/I Closet	Hardwood Floor
8	4th Br	3rd	12.47	x 17.06	W/O To Balcony	Double Closet	Hardwood Floor
9	5th Br	3rd	24.93	x 15.75	Hardwood Floor	Large Window	Pot Lights
10	Rec	Lower	18.37	x 13.12	Walk-Out	Pot Lights	Built-In Speakers
11	Br	Lower	8.53	x 10.17	Built-In Speakers	Double Closet	Broadloom
12	Laundry	Lower	8.53	x 5.51	Tile Floor	Laundry Sink	

Client Remks: Welcome To This Exceptional Contemporary Family Home In Lawrence Park North, Featuring 5+1 Bedrooms And 6 Bathrooms. Thoughtfully Designed With Both Style And Function In Mind, And Offers 4,000 Sqft Of Above Grade Living, This Three-Storey Home Boasts Spacious, Light-Filled Interiors And High-End Finishes. The Main Floor Is Perfect For Entertaining, With A Gourmet Kitchen Featuring An Italian Marble Island, A Family Room With A Marble-Framed Fireplace, And A Walkout To A Composite Deck And Yard. Upstairs, You'll Find Your Incredible Primary Suite, Plus 2 Additional Bedrooms On The Second Floor, Each With An Ensuite, While The Third Floor Includes Two More Bedrooms/Optional Office, An Additional Bath, And A Private Balcony! The Fully Above-Grade Lower Level Includes A Large Rec Room, A Nanny Suite Or Gym, Second Laundry, And Walkout Access To A 190-Foot-Deep Backyard! The Landscape Architecture Is Second To None, And Features A Fenced Turf Play Area, A Gorgeous Saltwater Pool With Composite Decking, And A Covered Patio With A Hot Tub For Year-Round Enjoyment. This Rare Find Offers An Unmatched Lifestyle In One Of Toronto's Most Coveted Neighborhoods. Truly A Must-See For The Discerning Buyer!

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



110 Snowdon Ave
Toronto Ontario M4N 2A9

Toronto C04 Lawrence Park North Toronto

Taxes: \$17,296/2024

For: Sale

% Dif: 97

Sold Date: 04/21/2025

SPIS: N

Last Status: SLD

DOM: 28

Detached

Fronting On: N

Rms: 7 + 4

Link: N

Acreage:

Bedrooms: 4 + 1

3-Storey

30 x 125 Feet

Washrooms: 4

Irreg:

1x2xMain, 1x7x2nd, 1x5x3rd,
1x4x3rd

Dir/Cross St: Yonge St & Lawrence Ave E **Directions:** Yonge St & Lawrence Ave E

MLS#: C12038023

PIN#: 211430073

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Built-In / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	3	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	Inground	Waterfront:	
Apx Age:	0-5	Prop Feat:	Fireplace/Stove	Retirement:	
Apx Sqft:	3000-3500			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	Garden Shed
POTL Mo Fee:				Survey Type:	Available
Laundry lev:	Upper			Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	18.08	x 10.07	B/I Appliances	Centre Island	Heated Floor
2	Dining	Main	18.08	x 10.89	Fireplace	Heated Floor	W/O To Yard
3	Living	2nd	18.18	x 16.77	Hardwood Floor	Fireplace	Large Window
4	Office	2nd	10.07	x 8.17	Hardwood Floor	B/I Shelves	Double Doors
5	Bathroom	In Betwn	11.65	x 11.75	Heated Floor	Window	7 Pc Ensuite
6	Prim Bdrm	In Betwn	18.24	x 10.63	Hardwood Floor	B/I Closet	Large Window
7	2nd Br	3rd	12.76	x 12.4	Large Window	Closet	5 Pc Ensuite
8	3rd Br	3rd	8.99	x 16.54	Closet	Window	Hardwood Floor
9	4th Br	3rd	8.92	x 16.5	Closet	Window	Hardwood Floor
10	Rec	Bsmt	17.39	x 13.06	Heated Floor	Pot Lights	Bar Sink
11	Exercise	Bsmt	12.11	x 8.4	Mirrored Walls	Track Lights	
12	Utility	Bsmt	4.95	x 8.4			
13	Great Rm	Sub-Bsmt	10.3	x 19.46	Heated Floor	Track Lights	
14	Other	Sub-Bsmt	7.19	x 15.19			

Client Remks: Discover modern luxury and timeless craftsmanship in this architecturally stunning custom home by Blue Lion Building & designed by Maniera Design. Every detail has been meticulously curated, offering premium finishes, smart storage, and seamless functionality. Step into a heated black limestone entryway with soaring 20 ceilings and a reclaimed solid oak door. The open-concept main level features sapele hardwood cabinetry, a fisher & paykel appliance suite, a laminam island, and pocket-door additional storage space. The living space is anchored by a gas fireplace and floor-to-ceiling glass doors leading to a private backyard oasis with a 20' x 8' saltwater swim spa. A staircase leads to a spacious family room light oak herringbone floors with a wood-burning fireplace and a custom home office with built-ins and concealed electrical. The primary suite is a private retreat with floor-to-ceiling windows, a spa-like 7-piece ensuite with heated marble floors, a freestanding tub, dual vanities, and separate shower & water closet spaces. The third floor offers thoughtfully designed bedrooms, with a walk-in closet and ensuite for the second bedroom. Two more bedrooms equipped with closets and windows and separate bathroom. Plus a skylit hallway and a laundry room. The lower levels boast 9 ceilings, heated concrete slab flooring, a sleek dark marble bar, a gym, and a rec room, creating the ultimate entertainers space. This home comes with a 1 car heated garage and a 2 car driveway. A rare opportunity to own a home that blends architectural excellence with modern comfort in a sought-after location.

Extras:

Listing Contracted With: PSR416-487-7874