



251 Bowood Ave
Toronto Ontario M4N 1Y7
Toronto C04 Lawrence Park North Toronto
Taxes: \$8,528.73/2025
Sold Date: 12/06/2025
SPIS: N
Last Status: SLD
DOM: 51

Sold: \$1,450,000
List: \$1,599,000
For: Sale
% Dif: 91

Semi-Detached
Link:
2-Storey

Fronting On: S
Acreage:
16.38 x 100 Feet
Irreg:

Rms: 8 + 4
Bedrooms: 3
Washrooms: 2
1x4x2nd, 1x2xLower

Dir/Cross St: Mt Pleasant / Lawrence
Directions: Head toward the charm of Bedford Park and you'll find it waiting. m,

MLS#: C12465296
Legal: Written in full on the attached Schedule D

PIN#: 211420154

Kitchens: 1
Fam Rm: N
Basement: Finished
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age: 100+
Year Built: 1920
Apx Sqft: 1100-1500
Lot Size Source: MPAC
Roof: Asphalt Shingle
Foundation: Brick, Wood, Poured Concrete
Assessment: POTL:
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Gar/Gar Spcs: None / 0
Park/Drive:
Drive: Lane, Right Of Way
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit, School
Exterior Feat: Deck, Landscaped, Lighting, Patio, Privacy, Porch
Interior Feat: Floor Drain, Separate Heating Controls, Separate Hydro Meter, Storage, Storage Area Lockers, Ventilation System, Water Heater, Water Meter
Security Feat: Carbon Monoxide Detectors, Security System, Smoke Detector


Zoning: R(f7.5;d0.6*933)
Cable TV:
Gas:
Water: Municipal
Water Supply Type:
Sewer: Sewers
Waterfront:
Retirement:
Accessibility Feat: Open Floor Plan,Parking
HST Applicable to Sale Price: Included In
Farm/Agr:
Oth Struct:
Fence - Full, Garden Shed, Storage
Survey Type: None
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	11.42	x 3.28	Tile Floor	Closet	W/O To Porch
2	Living	Main	13.42	x 14.67	Fireplace	Hardwood Floor	O/Looks Frontyard
3	Dining	Main	10.17	x 10.17	Hardwood Floor	Large Window	Open Concept
4	Kitchen	Main	9.51	x 14.93	Modern Kitchen	Quartz Counter	W/O To Deck
5	Prim Bdrm	2nd	13.75	x 12.89	Vaulted Ceiling	W/W Closet	O/Looks Frontyard
6	2nd Br	2nd	9.68	x 11.25	Hardwood Floor	B/I Closet	O/Looks Backyard
7	3rd Br	2nd	7.84	x 6.82	Hardwood Floor	Closet	Window
8	Bathroom	2nd	10.4	x 15.42	Tile Floor	Porcelain Sink	4 Pc Bath
9	Family	Lower	13.52	x 25.82	Broadloom	Open Concept	Window
10	Office	Lower	13.52	x 25.82	Broadloom	Combined W/Family	Staircase
11	Laundry	Lower	11.09	x 16.5	Tile Floor	Raised Floor	Window
12	Bathroom	Lower	3.28	x 5.38	Tile Floor	Folding Door	2 Pc Bath

Client Remks: Set on one of North Toronto's most admired streets, 251 Bowood Avenue blends charm, function, and thoughtful craftsmanship in equal measure. A picture-perfect three bedroom, two bathroom home that feels polished yet entirely livable, this is a turn-key opportunity in a coveted family neighbourhood. Daylight filters softly through large, upgraded windows and an oversized skylight, brightening the main level and emphasizing the homes seamless flow. The living and dining spaces connect intuitively, making everyday living and entertaining equally effortless. The kitchen is the jewel of the home - refined and beautifully composed, with excellent storage, a gas range, stainless appliances, and high-quality finishes that complement the homes enduring warmth. Upstairs, vaulted ceilings crown the primary bedroom, creating an airy retreat surrounded by refined built-ins and bay windows. Each space has been cared for and updated with purpose - new windows, elevated detailing, and a layout that simply works. The south-facing yard and deck extend living outdoors, offering a functional area for daily life and a picturesque setting for gatherings. Its the kind of yard that makes summer evenings linger. Located within the sought-after school district for Bedford Park and Lawrence Park Cl, this home sits on a tree-lined street surrounded by statly properties, nearby parks, and the amenities that define this exceptional pocket of the city. Clean, crisp, and well-kept, it offers a graceful step up in both lifestyle and space - the comfort of a freehold home, with just the right amount to manage.

Inclusions: All: Electrical light fixtures, bathroom mirrors, security monitoring equipment (as is), vent grates, window screens and coverings. Kitchen: Stainless steel GE refrigerator/ freezer, GE dishwasher, Samsung range, GE range hood and GE built-in microwave. Additional: Lennox air conditioner, Rheem heat pump, Rheem furnace, Rheem water heater, Electrolux dryer and LG washing machine. Outdoor: Garden shed.

Listing Contracted With: SOTHEYB'S INTERNATIONAL REALTY CANADA416-960-9995



225 Bowood Ave
Toronto Ontario M4N 1Y7
Toronto C04 Lawrence Park North Toronto
Taxes: \$7,005.47/2025
Sold Date: 07/03/2025
SPIS: N
Last Status: SLD
DOM: 8

Sold: \$1,498,000
List: \$1,449,000
For: Sale
% Dif: 103
Rms: 6 + 1
Bedrooms: 3
Washrooms: 2
1x4x2nd, 1x4xLower
Dir/Cross St: Yonge and Lawrence **Directions:** Yonge and Lawrence

MLS#: C12244133
Legal: PCL 266-1 SEC M260; PT LT 266 PL M260 TORONTO COMM AT A POINT IN THE SLY LIMIT OF BOWOOD AV WHERE IT IS INTERSECTED BY THE PRODUCTION NLY OF THE CENTRE LINE OF PARTITION WALL BTN THE HOUSE ON THIS LAND AND THAT TO THE E THEREOF SAID POINT BEING DISTANT 17

PIN#: 211420144

Kitchens: 1
Fam Rm: N
Basement: Full / Finished
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: 1100-1500
Roof: Unknown
Foundation: Unknown
Assessment: POTL:
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Gar/Gar Spcs: None / 0
Park/Drive:
Drive:
Drive Park Spcs: 2
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat: Fenced Yard, Fireplace/Stove, Golf, Library, Park, Public Transit, School
Exterior Feat: Deck, Landscaped, Porch
Interior Feat: Sump Pump

Zoning:
Cable TV:
Gas:
Water:
Water Supply Type:
Sewer:
Waterfront:
Retirement:
Under Contract: Air Conditioner
HST Applicable to Included In
Sale Price:
Farm/Agr:
Oth Struct: Fence - Full, Shed
Survey Type: None
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.17	x 13.25	Hardwood Floor	Pot Lights	Picture Window
2	Dining	Main	12.99	x 11.15	Hardwood Floor	Window	Pot Lights
3	Kitchen	Main	17.65	x 8.66	Hardwood Floor	Granite Counter	Breakfast Bar
4	Prim Bdrm	2nd	14.53	x 13.25	Hardwood Floor	Large Window	Closet
5	2nd Br	2nd	11.68	x 7.84	Hardwood Floor	Window	Closet
6	3rd Br	2nd	10.33	x 8.92	Hardwood Floor	Window	O/Looks Backyard
7	Rec	Lower	24.84	x 12.83	Broadloom	Pot Lights	
8	Utility	Lower	17.91	x 7.41	Ceramic Floor		

Client Remks: Impeccably Renovated Semi-Detached Home in Coveted Wanless Park. Don't miss this completely turnkey, 3 bed, 2 bath all brick home with two parking spots, and a finished basement. Just move in and enjoy. Ideally located just steps from Wanless Park. Boasting exceptional curb appeal, the inviting covered front porch is perfect for enjoying warm summer evenings. Tucked away on the quiet end of Bowood Avenue, surrounded by mature trees and a welcoming community, this home is perfectly suited for: families, professionals upsizing from a condo, or those looking to right size from a larger property. Every detail has been thoughtfully and tastefully updated, including hardwood and pot lights throughout, offering both style and functionality. The kitchen, with granite counters, breakfast bar, and stainless steel appliances, opens directly to the backyard, making entertaining effortless. The beautifully landscaped, fully fenced outdoor space offers a private urban oasis serene and secluded, it feels like a cottage retreat in the heart of the city. A large shed is at the back for outdoor storage. Enjoy the convenience of being just steps from Wanless Park, ideal for families, pet owners, or anyone seeking an active lifestyle with tennis courts, playgrounds, and green space. You're also minutes from prestigious amenities such as the Granite Club and Rosedale Golf Club. Educational options are outstanding, with top-rated public schools (Bedford Park PS, Blessed Sacrament CS and Lawrence Park CI) within walking distance, and some of Toronto's most esteemed private schools (TFS, Havergal, Crescent, and Crestwood) just a short drive away. Stroll to nearby Yonge Street for a wide array of cafes, grocery stores, banks, shops, and restaurants. This walkable, family-friendly neighbourhood is celebrated for its strong sense of community, unmatched charm, and accessibility. With a short walk to the subway and easy access to the 401, commuting downtown or across the GTA is a breeze.
Inclusions: Fridge, stove, dishwasher, overhead range, microwave, washer and dryer, all ELF's, all window coverings, shed in backyard and deck box in parking spot.

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY416-443-0300



19 Deal Ave Toronto Ontario M4N 2S8 Toronto C04 Lawrence Park North Toronto Taxes: \$6,538/2024 For: Sale % Dif: 96 Sold Date: 11/11/2025 SPIS: N Last Status: SLD DOM: 68			Sold: \$1,625,000 List: \$1,695,000
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 21 x 82 Feet Irreg: 21 x 82.8 feet irregular	Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Yonge/North of Lawrence Directions: Yonge/Lawrence-Off Wanless ave

MLS#: C12381668 **PIN#:** 211410187
Legal: Pt Blk A Pl 1159 North Toronto Pt 1,2,3 & 4, 63R3535

Kitchens: 1 Fam Rm: N Basement: Finished with Walk-Out / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: 31-50 Apx Sqft: 1100-1500 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Shingles Foundation: Concrete Block Assessment: \$914,000 / 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Shingle Gar/Gar Spcs: Built-In / 1 Park/Drive: Drive: Right Of Way Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: No Pool: None Prop Feat: Central Vacuum, Cul De Sac, Fireplace/Stove, Public Transit, School Exterior Feat: Awnings, Landscaped Interior Feat: Auto Garage Door Remote, Central Vacuum, On Demand Water Heater, Separate Heating Controls, Separate Hydro Meter, Storage, Water Heater Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Water System Sewer: Sewers Waterfront: Retirement: N 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	Foyer	Main	7.22	x 6.56	Double Closet
2	Living	Main	21	x 17.72	Broadloom
3	Dining	Main	21	x 17.72	Broadloom
4	Kitchen	Main	12.14	x 10.5	Stone Counter
5	Prim Bdrm	2nd	15.09	x 10.83	W/I Closet
6	2nd Br	2nd	9.51	x 9.19	Broadloom
7	3rd Br	2nd	9.51	x 7.87	Broadloom
8	Rec	Bsmt	15.42	x 8.2	W/O To Yard
9	Furnace	Bsmt	12.14	x 7.55	

Client Remks: Amazing Family home in highly Sought area. Bedford Park Ps District situated on a Quiet Cul-De-Sac. One minute walk to subway. High basement, fully renovated. Large principal rooms. Tons of natural light. Very private patio spaces. Extras: S/S Appl: Fridge , Stove, B/I D/W, Washer/Dryer. All light fixtures, all window coverings. CVAC, Forced air Gas furnace. Napoleon LEX485 5-burner 74,000-BTU Propane Gas Grill, in excellent condition. Custom blackout blinds on all bedrooms. Custom luxury drapery throughout, in living rm and 3 bedrooms, and basement. custom retractable awning(backyard), chandeliers through out entry, kitchen and staircase, Kitchen faucet with smartTouch.
Inclusions: S/S Appliances : Fridge, Stove, b/I D/W, Washer & Dryer, All light fixtures, all window coverings, CVAC + Accessories, Forced Air Gas furnace, A/C. Tankless Hot water tank. Garage - garage door opener + remote, + wireless Garage opening App. control from phone, .all closet organizers. BBQ Gas grill.

Listing Contracted With: KW Living Realty 905-888-8188