



**251 Bowood Ave**  
**Toronto Ontario M4N 1Y7**

Toronto C04 Lawrence Park North Toronto

**Taxes:** \$8,528.73/2025

**For:** Sale

**Sold:** \$1,450,000  
**List:** \$1,599,000

**Sold Date:** 12/06/2025

**% Dif:** 91

**SPIS:** N

**Last Status:** SLD

**DOM:** 51

Semi-Detached

**Fronting On:** S

**Rms:** 8 + 4

**Link:**

**Acreage:**

**Bedrooms:** 3

2-Storey

16.38 x 100 Feet

**Washrooms:** 2

**Irreg:**

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

**PIN#:** 211420154

**Legal:** Written in full on the attached Schedule D

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b> R(f7.5;d0.6*933)
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> None / 0	<b>Hydro:</b>
<b>Basement:</b> Finished	<b>Park/Drive:</b>	<b>Phone:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Lane, Right Of Way	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 1	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 1	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b> 100+	<b>Pool:</b> None	<b>Retirement:</b>
<b>Year Built:</b> 1920	<b>Prop Feat:</b> Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit, School	<b>Accessibility:</b> Open Floor Plan, Parking
<b>Apx Sqft:</b> 1100-1500	<b>Exterior Feat:</b> Deck, Landscaped, Lighting, Patio, Privacy, Porch	<b>Feat:</b>
<b>Lot Size Source:</b> MPAC	<b>Interior Feat:</b> Floor Drain, Separate Heating Controls, Separate Hydro Meter, Storage, Storage Area Lockers, Ventilation System, Water Heater, Water Meter	<b>HST Applicable to:</b> Included In
<b>Roof:</b> Asphalt Shingle	<b>Security Feat:</b> Carbon Monoxide Detectors, Security System, Smoke Detector	<b>Sale Price:</b>
<b>Foundation:</b> Brick, Wood, Poured Concrete		<b>Farm/Agr:</b>
<b>Assessment:</b> <b>POTL:</b>		<b>Oth Struct:</b> Fence - Full, Garden Shed, Storage
<b>POTL Mo Fee:</b>		<b>Survey Type:</b> None
<b>Laundry lev:</b> Lower		<b>Spec Desig:</b> 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 Remarks:** 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 CI, this home sits on a tree-lined street surrounded by stately 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:** SOTHEBY'S INTERNATIONAL REALTY CANADA 416-960-9995



**225 Bowood Ave**  
**Toronto Ontario M4N 1Y7**  
 Toronto C04 Lawrence Park North Toronto

**Taxes:** \$7,005.47/2025      **For:** Sale      **% Dif:** 103

**Sold Date:** 07/03/2025

**SPIS:** N      **Last Status:** SLD      **DOM:** 8

Semi-Detached      **Fronting On:** S      **Rms:** 6 + 1

**Link:**      **Acreage:**      **Bedrooms:** 3

2-Storey      16.58 x 150 Feet      **Washrooms:** 2

**Irreg:**      1x4x2nd, 1x4xLower

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

**MLS#:** C12244133

**PIN#:** 211420144

**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

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b> Hydro
<b>Basement:</b> Full / Finished	<b>Park/Drive:</b>	<b>Gas:</b> Phone
<b>Fireplace/Stv:</b> Y	<b>Drive:</b>	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 2	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 2	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 1100-1500	<b>Prop Feat:</b> Fenced Yard, Fireplace/Stove, Golf, Library, Park, Public Transit, School	<b>Under Contract:</b> Air Conditioner
<b>Roof:</b> Unknown	<b>Exterior Feat:</b> Deck, Landscaped, Porch	<b>HST Applicable to:</b> Included In
<b>Foundation:</b> Unknown	<b>Interior Feat:</b> Sump Pump	<b>Sale Price:</b>
<b>Assessment:</b> <b>POTL:</b>		<b>Farm/Agr:</b>
<b>POTL Mo Fee:</b>		<b>Oth Struct:</b> Fence - Full, Shed
<b>Laundry lev:</b> Lower		<b>Survey Type:</b> None
		<b>Spec Desig:</b> 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 Remarks:** 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 REALTY 416-443-0300



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

**MLS#:** C12381668

**PIN#:** 211410187

**Legal:** Pt Blk A PI 1159 North Toronto Pt 1,2,3 & 4, 63R3535

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick / Shingle	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Built-In / 1	<b>Cable TV:</b>
<b>Basement:</b> Finished with Walk-Out / Full	<b>Park/Drive:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Right Of Way	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 0	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 1	<b>Water:</b> Municipal
<b>Central Vac:</b> Y	<b>UFFI:</b> No	<b>Water Supply Type:</b> Water System
<b>Apx Age:</b> 31-50	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b> 1100-1500	<b>Prop Feat:</b> Central Vacuum, Cul De Sac, Fireplace/Stove, Public Transit, School	<b>Waterfront:</b>
<b>Lot Shape:</b> Irregular	<b>Exterior Feat:</b> Awnings, Landscaped	<b>Retirement:</b> N
<b>Lot Size Source:</b> GeoWarehouse	<b>Interior Feat:</b> Auto Garage Door	<b>HST Applicable to:</b> Not Subject to HST
<b>Roof:</b> Shingles	Remote, Central Vacuum, On Demand	<b>Sale Price:</b>
<b>Foundation:</b> Concrete Block	Water Heater, Separate Heating Controls, Separate Hydro Meter, Storage, Water Heater	<b>Farm/Agr:</b>
<b>Assessment:</b> \$914,000 / 2025		<b>Oth Struct:</b>
<b>POTL:</b> <b>POTL Mo Fee:</b>	<b>Security Feat:</b> Carbon Monoxide Detectors, Smoke Detector	<b>Survey Type:</b> Unknown
<b>Laundry lev:</b> Lower		<b>Spec Desig:</b> Unknown

#	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	Fireplace
3	Dining	Main	21	x 17.72	Broadloom	Open Concept
4	Kitchen	Main	12.14	x 10.5	Stone Counter	Stainless Steel Appl
5	Prim Bdrm	2nd	15.09	x 10.83	W/I Closet	Broadloom
6	2nd Br	2nd	9.51	x 9.19	Broadloom	Closet
7	3rd Br	2nd	9.51	x 7.87	Broadloom	Closet
8	Rec	Bsmt	15.42	x 8.2	W/O To Yard	
9	Furnace	Bsmt	12.14	x 7.55		

**Client Remarks:** 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 Realty905-888-8188