



237 ST. LEONARDS AVENUE
LAWRENCE PARK SOUTH

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An extraordinary newly built custom residence by Peter Higgins Design, this landmark home blends timeless architecture with uncompromising craftsmanship and modern luxury. Showcasing an elegant limestone façade, red brick exterior, and slate roof, the residence is set on beautiful south-facing, pool-sized grounds, offering privacy, abundant natural light, and exceptional outdoor entertaining potential.

A grand foyer welcomes you with heated, book-matched marble floors, soaring ceilings, and exquisite floor-to-ceiling recessed paneling—a design theme carried throughout the home. Refined principal rooms feature quarter-sawn oak flooring, coffered ceilings, custom millwork, and gas fireplaces, creating a seamless balance of warmth and sophistication. An oak-panelled library offers a quiet retreat, while the elegant living and dining rooms are ideal for formal entertaining.

At the heart of the home is a chef-inspired kitchen with custom cabinetry, premium appliances, a statement centre island, and a dedicated servery. The space opens to a sun-filled breakfast area and a stunning family room with fireplace and walk-out to the landscaped south gardens.

The upper level is crowned by a luxurious primary retreat, complete with a private balcony, an exceptional dressing room with centre island, and a spa-like seven-piece ensuite featuring heated floors, a soaker tub, and a glass-enclosed shower. Each additional bedroom enjoys custom closets and ensuite or semi-ensuite baths, finished with the same meticulous attention to detail.

Designed for elevated living and entertaining, the lower level offers a resort-style experience, including a soundproof home theatre, games room, gym, dry sauna, wet bar, wine cellar, and a walk-out to the backyard—ideal for hosting or relaxing in complete comfort.

Additional highlights include an elevator to all levels, heated floors, Lutron home automation, built-in speakers, a climate-controlled garage, whole-home water filtration, and professionally curated interior design plans by Gillian Gillies Interiors.

A rare offering of architectural distinction and thoughtful luxury, 237 St. Leonards Avenue delivers an unparalleled lifestyle in one of the city's most prestigious neighbourhoods.

Ideally located within close proximity to the shops of Yonge Street, the Granite Club, Toronto French School, Crescent School, Blythwood Junior Public School, Lawrence Subway Station, and TTC bus routes.





PROPERTY FEATURES

- The elegant foyer features heated book-matched marble floors, and ten foot ceilings accentuated by beautiful crown moulding, coffered ceilings, and pot lights. Floor-to-ceiling recessed panelled walls and entryways frame the hallways and principal rooms. A custom built-in coat closet, an open riser oak staircase with black pickets and a wood handrail, recessed panelled archways opening onto principal rooms, quarter-sawn oak hardwood floors, pot lights, and floor-to-ceiling recessed panelled walls.
- The Living Room, entered through recessed panelled archways off of the Foyer and Dining Room, features quarter-sawn oak hardwood floors, windows overlooking the side gardens, a gas fireplace with a floor-to-ceiling precast mantle, floor-to-ceiling recessed panelled walls, chandelier medallion, crown moulding, coffered ceiling, pot lights and three doors opening onto the Juliet balcony overlooking the front gardens.
- The Dining Room, entered through recessed panelled archways off of the Living Room and Grand Hall, features quarter-sawn oak hardwood floors, crown moulding, pot lights, a coffered ceiling, chandelier medallion, built-in speakers, windows overlooking the side gardens, custom built-in open display shelving, built-in speakers, custom built-in cabinets and a swing door opening into the Servery.
- The Servery, entered through a swing door off of the Dining Room, features a window overlooking the side gardens, pot lights, quarter-sawn oak hardwood floors, custom designed and crafted cabinetry all on a soft close, porcelain countertop and an archway opening onto the Kitchen. The gourmet, chef-inspired Kitchen, open in design to the Breakfast Area and Family Room, features quarter-sawn oak hardwood floors, pendant lights, crown moulding, pot lights, floor-to-ceiling custom designed and crafted cabinetry, a window overlooking the rear gardens, a stainless steel under-mount sink with a soap dispenser and retractable faucet, professional hood fan, an additional stainless steel under-mount sink, ample storage and a contrasting centre island with a breakfast bar. The Kitchen also features an archway opening onto the Servery, built-in speakers, porcelain countertop and backsplash, several patina mesh front cabinets and garbage and recycling pull out drawers.
- The Breakfast Area, open in design to the Kitchen and Family Room, features quarter-sawn oak hardwood floors, coffered ceiling, built-in speakers, crown moulding and pot lights.
- The Family Room, open to the Breakfast Area and Kitchen, features quarter-sawn oak hardwood floors, pot lights, crown moulding, coffered ceiling, built-in speakers, windows overlooking the side gardens, custom built-in cabinetry, a gas fireplace with a granite surround and painted wood mantle, floor-to-ceiling windows overlooking the rear gardens and a pair of doors opening onto the terrace and gardens.
- The Library, entered through a wood door with a glass inlay, features quarter-sawn oak hardwood floors, windows overlooking the side gardens, pot lights, coffered ceiling, floor-to-ceiling wood panelled walls, windows overlooking the side gardens and custom designed and crafted cabinetry comprised of open shelving and custom cabinets.
- The 2-piece Powder Room features heated marble floors, a custom wall-to-wall vanity with a vessel sink, porcelain countertop, crown moulding, pot lights, light sconce and a framed mirror.
- The Second Floor Hall features a double linen closet complete with custom built-ins, elevator access, quarter-sawn oak hardwood floors, a skylight, vaulted ceiling, pot lights, crown moulding and floor-to-ceiling recessed panelled walls.
- The Primary Suite features a 7-Piece Ensuite, a large Dressing Room with an island, quarter-sawn oak hardwood floors, crown moulding, pot lights, a light fixture, built-in speakers, windows overlooking the side gardens and a pair of doors opening onto the Balcony overlooking the rear gardens.
- The Dressing Room, entered through a pair of double doors, features quarter-sawn oak hardwood floors, pot lights, crown moulding, vaulted ceiling, a skylight, custom floor-to-ceiling built-in cabinetry, open shelving, custom shoe shelving, double hanging capabilities, a large centre island complete with ample storage, closed drawers and cabinets and a custom vanity area.

- The luxurious Primary 7-Piece Ensuite features heated porcelain tile floors, pot lights, built-in speakers, porcelain tile walls, a mirror, custom wall-to-wall vanity with a porcelain countertop, His and Hers under-mount sink, a custom built-in floor-to-ceiling linen closet, a private water closet, window overlooking the rear gardens, a free standing deep soaker tub with an antique faucet and a seamless glass shower with a steam shower, and a built-in bench.
- The Second Bedroom features a 4-piece ensuite, quarter-sawn oak hardwood floors, crown moulding, pot lights, a light fixture, a window overlooking the side gardens and a walk-in closet complete with custom built-ins.
- The 4-piece Ensuite features heated porcelain tile floors, skylight, light sconce, mirror, a custom wall-to-wall vanity, porcelain countertop, under-mount sink and a seamless glass shower with a handheld faucet, rain forest shower, designer tile floors and a porcelain tile surround.
- The Laundry Room features porcelain tile floor, a light fixture, skylight, limestone countertop, ample storage, a stainless steel under mount sink with a retractable faucet and a Samsung washer and dryer.
- The Third Bedroom features a 4-Piece Ensuite, a walk-in closet complete with custom built-ins, quarter-sawn oak hardwood floors, crown moulding, pot lights, a light fixture and a window overlooking the front gardens.
- The 4-Piece Ensuite features porcelain tile floors, pot lights, light sconce, a window overlooking the side gardens, custom vanity, under-mount sink, porcelain countertop and a seamless glass shower with a handheld faucet and rain shower
- The Fourth Bedroom features a 5-Piece Semi-Ensuite, quarter-sawn oak hardwood floors, crown moulding, a light fixture, pot lights and a walk-in closet complete with custom built-ins.
- The 5-Piece Semi-Ensuite features heated porcelain tile floors, a mirror, light sconce, custom wall-to-wall vanity with a porcelain countertop, two under-mount sinks, a water closet housing the toilet and a seamless glass shower complete with a handheld faucet and a rain shower.
- The Fifth Bedroom features a 5-Piece Semi-Ensuite, walk-in closet complete with custom built-ins, quarter sawn oak hardwood floors, windows overlooking the front gardens, a light fixture, crown moulding and pot lights.
- The Recreation Room, open in design to the WetBar, features quarter-sawn oak hardwood floors, custom built-in cabinetry comprised of open shelving and closed cabinets, a gas fireplace with a granite surround and painted wood mantle, crown moulding, pot lights, built-in speakers and a pair of doors leading up to the rear gardens.
- The Wet Bar, open in design to the Recreation Room, features granite countertop, a granite bar, crown moulding, pot lights, custom designed and crafted cabinetry, a Danby wine refrigerator and a stainless steel under-mount sink.
- The sound proof Home Theatre features custom built-in cabinetry, floor-to-ceiling recessed panelled walls, a raised seating area, broadloom floors, pot lights, built-in speakers and a projector and screen.
- The Wine Cellar, entered through a French door, features access to the Cold Room, tile floor, pot lights, mahogany wood paneling, custom designed and crafted floor-to-ceiling wine storage and a tasting counter.
- The Powder Room features limestone floors, pot lights, light sconce, mirror and a custom vanity with an under-mount sink and limestone countertop.
- The 5-Piece Hall Washroom features limestone floors, pot lights, mirror, a custom vanity with a limestone countertop, under-mount sink, Sauna with tiered seating and a seamless glass shower with a stone surround, handheld faucet and a rain shower.
- The Exercise Room features rubber floors, crown moulding, pot lights, built-in speakers, a light fixture and a glass wall.
- The Sixth Bedroom features quarter-sawn oak hardwood floors, pot lights, a light fixture, windows and custom built-in closets.

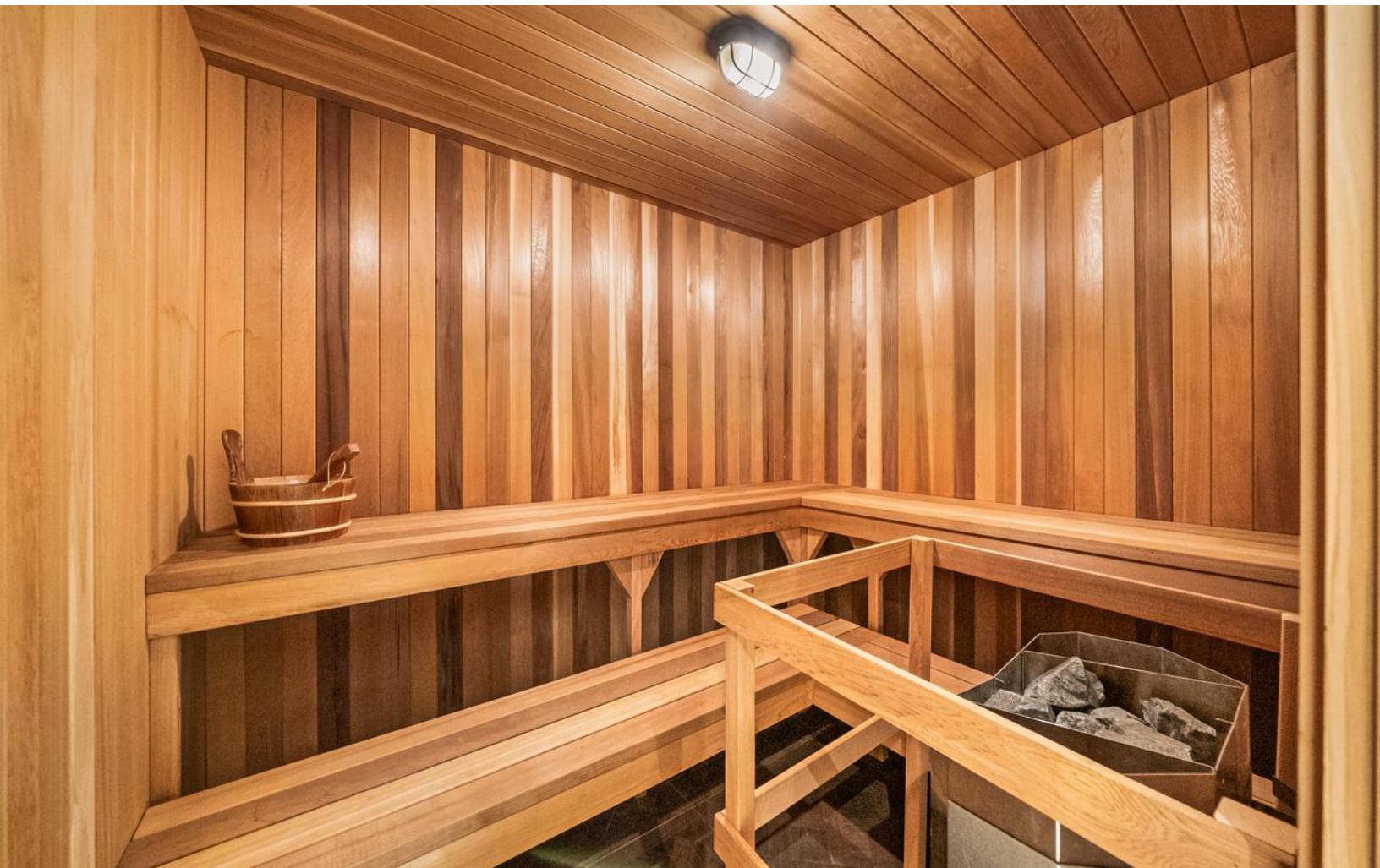












MECHANICAL SYSTEMS

- Elevator
- Central vacuum system
- Lutron home automation
- Security alarm system
- Built-in speakers
- Irrigation System
- Water Softening System
- Reverse Osmosis System (Kitchen Sink)
- Electric Vehicle Charger
- Steam Shower (Primary Ensuite)
- Dry Sauna
- Two Sump Pumps
- Back Flow Preventer
- HRV Exchanger
- Google Nest Thermostats (two separate interior zones)

APPLIANCES

- Panelled Sub-Zero refrigerator/freezer
- Wolf microwave
- Wolf 6 burner gas range
- Panelled Bosch dishwasher
- Wolf warming drawer
- Samsung washer and dryer
- Danby wine refrigerator
- Range Hood Exhaust Vent

CLIMATE CONTROL AND WATER SYSTEMS

- Two gas-fired furnaces
- Central air conditioning
- Ductless Split Heating and Cooling System (Garage)
- Reverse Osmosis Filtration System
- Water Softening System
- Google Nest Wireless Thermostats

EXTERIOR FINISHES

- Expansive stone terrace
- Landscaped gardens
- Coach lights
- Limestone exterior
- Slate roof

PROPERTY HIGHLIGHTS

- Newly Built Custom Home By Peter Higgins Design
- Limestone Façade and red brick exteriors
- Slate Roofing
- Spacious climate-controlled garage
- Oak-Panelled Library
- Recessed custom panelling throughout
- Elevator to all levels
- Heated Floors in foyer, all bathrooms and basement
- Quarter-sawn oak flooring
- Custom Chef's Kitchen
- Family Room With Fireplace & Walk-Out to South-Facing Gardens
- Primary Retreat With 7-Piece Ensuite, Dressing Room with centre island & Walk Out To Balcony
- Entertainer's Lower Level With Soundproof Theatre, Gym, Dry Sauna, Games Room, Wet Bar & a Lower Walk-Out To Backyard
- Pool-Sized South-Facing Gardens
- Custom interior designs by Gillian Gillies Interiors

PROPERTY IMPROVEMENTS

- Professional design and renovation plans created by Gillian Gillies Interiors (2023)
- New Fencing (2023)
- Pure Can Water Ltd Water Purification System
- Reverse Osmosis Tap in Kitchen (2022)
- Lutron Lighting System
- Garage Ductless Split Heating and Cooling System
- Steam Shower in primary ensuite
- Dry Sauna
- Electric Vehicle Charging System

LOT SIZE

- 50 FT X 150 FT South-Facing Lot

TAXES

- \$32,870 (2025)

POSSESSION

- Flexible

HEATING

- Two Gas-Fired Forced-Air Furnaces

COOLING

- Central Air Conditioning

PARKING

- Private Driveway and Built-In Garage with Parking for up to 6 cars

INCLUSIONS

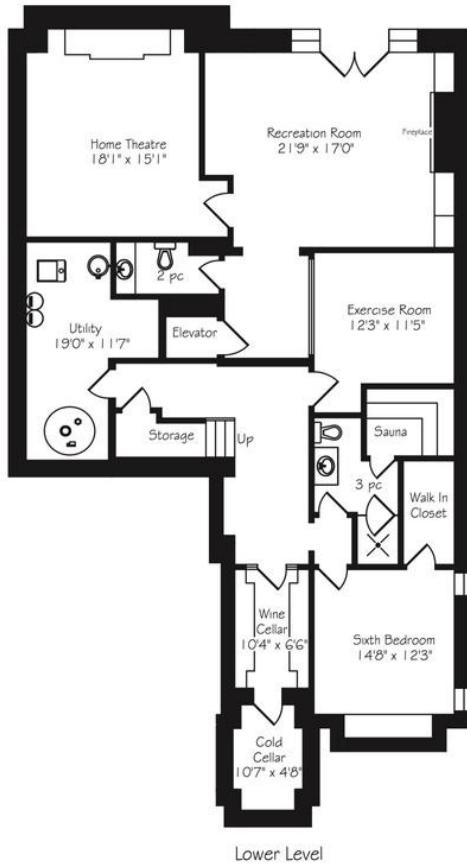
- Sub Zero Fridge
- Wolf Six-Burner Gas Range
- Wolf Warming Drawer
- Range Hood
- Bosch Dishwasher
- Wolf Microwave
- Samsung Washer/Dryer
- Two Gas-Fired High Efficiency Furnaces
- Central Air Conditioning and related equipment
- Ductless Split Heating and Cooling System in Garage & remote control
- Boiler
- HRV Exchanger
- Google Nest Wireless Thermostats (2)
- Pure Can Water Ltd Water Purification System
- Reverse-osmosis system
- Dry Sauna Equipment
- Central vacuum system and related equipment
- Security alarm system (monitoring contract not included)
- Lutron Lighting System
- Elevator (maintenance contract not included)
- Built-in speakers
- Three gas fireplaces & remote controls
- Electric Light Fixtures throughout
- All window treatments, where hung
- Broadloom, where laid
- Outdoor Patio furniture (other than excluded)
- Outdoor Hockey Rink
- Gas Weber Barbecue
- Solo Stove in Backyard
- Garage automatic opening system and remotes
- Irrigation system and related equipment
- Danby Wine Refrigerator
- Home Theatre Equipment in media room
- SpringFree Trampoline
- EV Vehicle Charger
- Curtain Rods

EXCLUSIONS

- Art and decorative mirrors
- All furnishings
- ARD Outdoor Umbrella
- Work tools and personal effects in Garage
- Sonos speakers and Controllers in mechanical room tech cabinet and switches/Firewalls
- Gym Equipment and Accessories
- Dining room light fixture

237 ST. LEONARDS AVENUE

FLOOR PLANS





ELEVATE YOUR EXPECTATIONS



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REAL ESTATE TEAM

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