



18 LOWTHER AVENUE  
THE ANNEX



# 18 LOWTHER AVENUE

Situated on one of the most coveted streets in the heart of the Annex, 18 Lowther Avenue is an exquisite home that blends modern living with timeless sophistication..

Beyond the gated front garden, you are welcomed into an elegant foyer leading straight into the open concept main floor. Soaring 10-foot ceilings and expansive windows enhance the elegant sunken living room. This inviting space includes a bright solarium with walk out to the elegant stone terrace and garden, perfect for al fresco dining and entertaining. The living room naturally flows up to the elegant dining room with crown mouldings and hardwood floors. This space combines into the newly renovated chef's kitchen, thoughtfully positioned at the front of the home. It boasts custom-designed eat-in island, top-of-the-line appliances, and expansive windows with a charming built-in bench overlooking the front garden. The main floor also has a nice sized powder room.



At the heart of the home, an architecturally striking staircase winds gracefully through all three levels, crowned by a dramatic skylight that radiates a ton of natural light. Ascend this grand staircase to the second level where you will find an elegant family room with custom built-in bookshelves and large windows overlooking the rear garden. This space could easily be converted into an additional bedroom. Down the hall you will discover a beautifully proportioned primary suite, highlighted by an elegant bay window sitting area and detailed crown moulding throughout. This space offers exceptional storage with four closets and a separate walk-in closet space. The large five-piece ensuite is finished in marble tile and features a spacious vanity with dual sinks, a glass-enclosed shower, and a luxurious soaker tub set beneath a skylight, creating a spa-like retreat.

The third floor hosts a second beautifully proportioned bedroom, featuring soaring 10-foot ceilings, a striking Palladian-style picture window, and a spacious walk-in closet. A well-appointed four-piece family bathroom, finished in striking blue tile, offers ample storage and is illuminated by a skylight above. Just outside the bedroom, a cozy den/office provides the perfect nook to unwind. Completing this level is a nice sized private terrace with north facing views.

The lower level features a spacious additional bedroom with nearly 9-foot ceilings. There is also a well appointed four-piece ceramic-tiled bathroom, a generous separate laundry room, a furnace room and an expansive crawl space with exceptional storage capacity.

18 Lowther has a rare, private two-car garage with additional storage, accessible off of the back laneway. Surrounded by stately homes, mature trees, and world-class architecture, 18 Lowther offers the perfect balance of historic charm and modern urban convenience. Just steps from the University of Toronto, the Royal Ontario Museum, and upscale shops and restaurants in Yorkville, you can enjoy a walkable lifestyle with access to some of the city's best schools, galleries, and green spaces.































## FEATURES OF THE HOME

- Ideally situated on one of the most coveted streets at the crossroads of Yorkville and The Annex, offering unparalleled blend of prestige and location.
- Open-concept layout and soaring ceilings designed with grandeur in mind.
- Perfect canvas for art collectors, with thoughtfully designed wall space and natural lighting across all three levels to showcase fine art.
- Rich inlaid oak hardwood found throughout all three floors.
- Foyer features large double-door hall closet, transom window over entrance door, crown mouldings and ceramic flooring.
- Completely redesigned gourmet kitchen outfitted with ample custom cabinetry, top-of-the-line stainless steel appliances, bespoke oversized eat-in island, and expansive windows and built in bench overlooking front garden.
- Formal dining room, highlighted by coffered ceilings and crown moulding, opens onto a sunken living area ideal for entertaining.
- Large living room boasts soaring 10-foot ceilings, floor to ceiling windows and a walk out to the tranquil rear stone patio and garden.
- Second floor offers beautifully proportioned primary suite with deep bay window sitting area, tremendous closets space including four double door closets with built-in closet organizers, an additional walk-in closet with crown moulding throughout.
- Five-piece ensuite marble-tiled bathroom including a large vanity with his and her sinks, built-in cabinets and drawers, glass enclosed shower stall and separate soaker tub with skylight.
- Sizeable family room (easily converted to fourth bedroom) with big windows overlooking rear garden, complete with built-in bookshelves and crown moulding.
- Third floor features soaring ceilings with large skylight above the grand staircase, a lovely den and sliding glass doors opening to an outdoor terrace with north facing views
- Second beautifully proportioned bedroom with vaulted ceilings, large picture window, and deep walk-in closet.
- Well-appointed four-piece bathroom with tiled finishes, built-in vanity, cabinetry and drawers, all illuminated by a skylight.
- Finished lower-level offers close to 9-foot ceilings, a generously proportioned bedroom with deep bay window sitting area, large window and closet space, and separate four-piece ceramic tiled bathroom with built-in vanity.
- A convenient separate laundry room with tile flooring and built-in cabinetry along with additional closet space and a large crawl space storage space.
- Professionally landscaped rear stone patio, perfect for summer entertaining.
- Private oasis leads to a rare two-car garage accessible via the rear laneway.

## INCLUSIONS

- LG Inverter Linear stainless-steel fridge and freezer
- General Electric 4 burner induction stovetop
- Built-in stainless steel range hood
- Viking Professional built-in stainless-steel wall oven
- Two built-in LG stainless steel dishwashers
- Amano side-by-side fridge/freezer (lower level)
- KitchenAid washer & KitchenAid dryer
- All existing light fixtures
- Central vacuum system
- All existing window coverings
- Samsung TVs in kitchen and family room
- Built-in security system (buyer to arrange and pay for own monitoring)

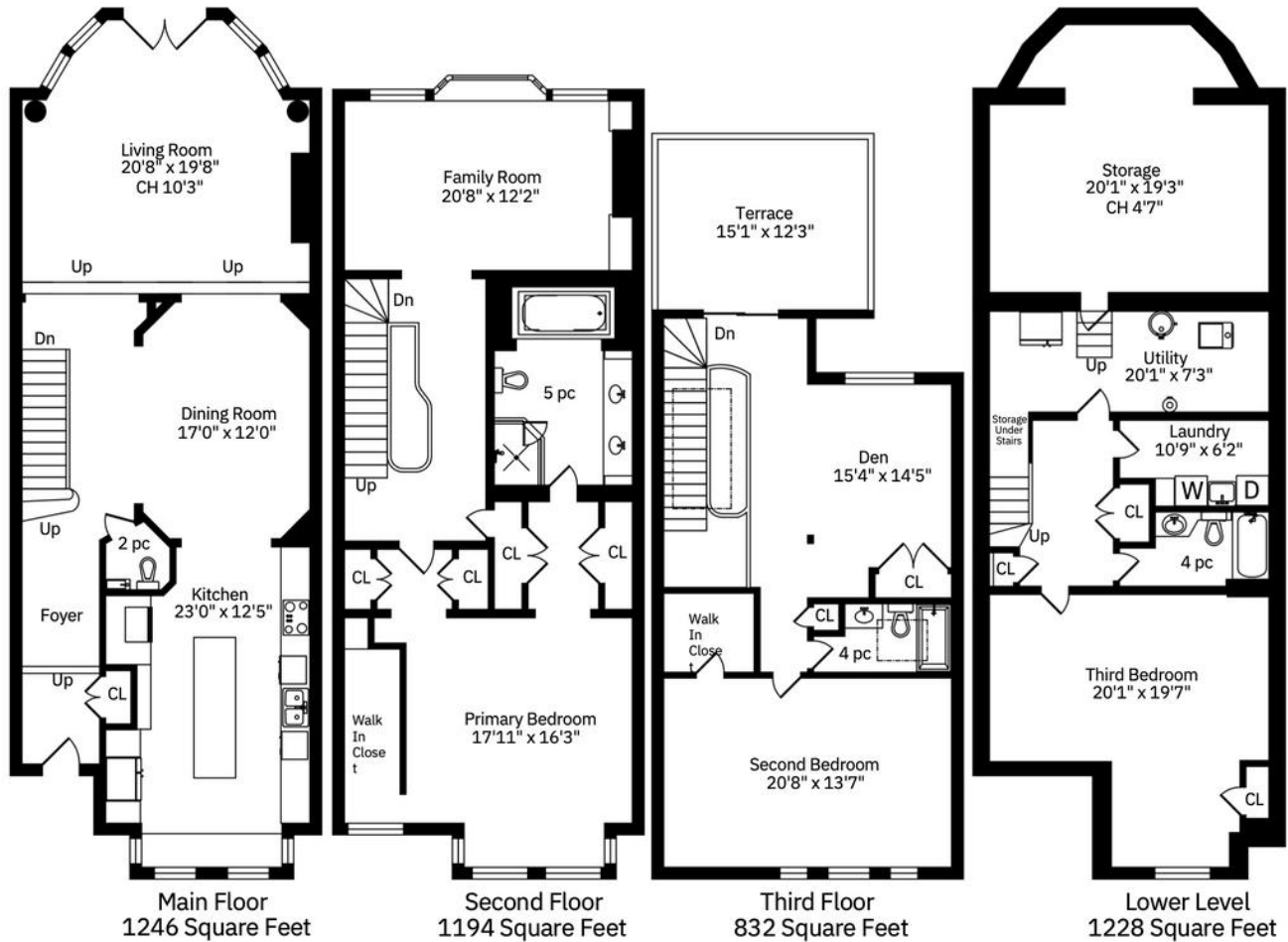
## EXCLUSIONS

- Artwork, Indoor & Outdoor Furniture



# 18 LOWTHER AVENUE

## FLOOR PLANS



### LOT SIZE

- 23.79 FT X 119.02 FT

### TAXES

- \$ 11,643.52 (2025)

### HEATING

- Gas / Forced Air

### COOLING

- Central Air Conditioning

### POSSESSION

- Speak to LA

### RENTAL ITEMS

- Hot Water Tank

### PARKING

- Double Detached Garage - Located at the Rear of the Property





## ELEVATE YOUR EXPECTATIONS



**MARTHA GRANT**

Real Estate Agent, BA, BPR  
416.302.4957  
martha@heapsestrin.com



**JENNIFER LATT**

Real Estate Agent  
647.293.2600  
jennifer@heapsestrin.com



**HEAPS ESTRIN**

REAL ESTATE TEAM

For Royal LePage Real Estate Services Heaps Estrin Team, Brokerage. All information and statements contained herein, provided by Royal LePage Real Estate Services Heaps Estrin Team, Brokerage regarding property for sale, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice.

Royal LePage Real Estate Services Heaps Estrin Team, Brokerage Independently Owned and Operated