



108 CHELTENHAM AVENUE

LAWRENCE PARK

108

WELCOME TO 108 CHELTENHAM AVENUE

Beyond the stately façade of 108 Cheltenham Avenue lies one of Lawrence Park's most beautifully constructed and thoughtfully designed family homes. Custom built by renowned master builders Den Bosch & Finchley, this elegant residence is a testament to craftsmanship and enduring quality. Every aspect—from its refined architecture to its seamless functionality—has been curated with precision and purpose.

The grand foyer, defined by tall graceful ceilings and heated limestone floors, sets a welcoming tone and provides the perfect stage for elegant entertaining and elevated family living. Over the years, it has played host to countless family gatherings and celebrations, embodying a quiet luxury that only a home of this calibre can offer. Throughout, large, light-filled principal rooms showcase timeless finishes and sophisticated millwork, while the floor plan supports both grand entertaining and the rhythms of modern family life.

HOME FEATURES BY LEVEL

MAIN FLOOR

Designed with balance and flow in mind, the main floor offers a rare blend of grandeur and ease. The living room, centred around a classic fireplace, is bathed in natural light and opens to a Juliette balcony overlooking the mature streetscape. An arched entryway leads to a raised office, elegantly appointed with custom built-ins and beautiful large windows. A formal dining room with perfect proportions offers the ideal setting for both intimate dinners and celebratory family gatherings. The custom Bellini-designed kitchen is as functional as it is beautiful, featuring top-tier appliances, a generous centre island, and extensive storage. Adjacent, the breakfast area with double French doors opens to the upper stone terrace. A butler's pantry with built-in sideboard ensures effortless entertaining. The family room overlooks the landscaped garden and offers warmth and comfort with another convertible fireplace. Two discreet powder rooms and a roughed-in elevator complete this level.

SECOND FLOOR

Upstairs, the spacious landing leads to an exquisite primary suite, featuring his-and-hers walk-in closets and a spa-inspired five-piece ensuite. Each of the three additional bedrooms includes its own ensuite bath with heated floors. Walk-in closets, custom shelving and built-in desks create a perfect layout for a growing family. A well-appointed laundry room with abundant built-in storage and hanging space provides convenience without compromise.

LOWER LEVEL

Above grade and filled with natural light, the lower level offers exceptional versatility. A welcoming media/entertainment room features a fireplace, custom built-ins, wet bar with sink and fridge, and garden-facing windows. The adjoining games room opens to the lower flagstone terrace through double French doors. A fifth bedroom, currently used as a home gym, is supported by a nearby full bath. The large mudroom—with floor-to-ceiling shelving/storage—leads directly to the three-car garage. Additional storage rooms and a cedar-lined closet ensure every detail of family life has been considered. Radiant heating provides comfort throughout this level.

OUTDOOR LIVING & NEIGHBOURHOOD

Professionally landscaped front and back gardens offer tranquility and elegance year-round, complete with in-ground irrigation and landscape lighting. The upper and lower stone terraces provide seamless indoor-outdoor flow for entertaining. Located in one of Toronto's most coveted neighbourhoods, this home offers convenience to everything, including close proximity to some of the city's finest public and private schools—Toronto French School, Crescent School and Havergal College. Sunnybrook Hospital and some of the best public green spaces in the city are nearby. The downtown core is a short drive away and public transit makes getting around the city easy.

108 Cheltenham Ave is an exceptional residence for those seeking modern elegance, timeless design, and a home tailored for elevated family living.















FEATURES OF THE HOME

- Custom built by Den Bosch & Finchley
- Stately precast limestone and stucco exterior with cedar roof
- Professionally landscaped front and rear gardens with irrigation and lighting
- Three-car garage with private drive for three cars
- Grand foyer with heated limestone floors
- Large, light-filled principal rooms with elegant arched entrances, custom millwork and tall ceilings
- Living room features a Juliette balcony
- Three fireplaces, two convertible to wood-burning/gas insert
- Bellini-designed kitchen with large island and premium appliances
- Butler's pantry with built-in sideboard
- French door walkout from breakfast area to stone terrace
- Family room overlooks rear gardens with fireplace and built-ins
- Two main floor powder rooms (guest + family use)
- Elevator rough-in for all three levels
- Gorgeous iron railing leads to large landing and stunning primary suite with his and hers closets and luxurious ensuite
- Three additional second-floor bedrooms with ensuites, two with walk-in closets and built-in desks (seven bathrooms total)
- Second floor laundry room with extensive storage
- Fifth bedroom/gym with adjacent full bath on lower level
- Media/entertainment room with fireplace, built-ins, wet bar
- Games room with walkout to lower terrace
- Mudroom with full-height built-in shelving and closets
- Additional storage rooms and cedar-lined closet
- Radiant heated floors throughout foyer, all bathrooms, lower level rooms, and garage perimeter
- Synergy Home Systems: security, intercom, AV and automation

IMPROVEMENTS

- New humidifier (2025)
- InSinkErator garburator (2024)
- Panasonic built-in microwave (2023)
- Central vacuum canister (2022)

- Pentair reverse osmosis kitchen water fountain/ice maker (2021)
- Miele dishwasher (2020)
- Air conditioner (main floor/basement, 2018)
- Ongoing interior painting

INCLUSIONS

- Thermador Professional 6-burner gas stove
- Stainless steel range hood
- Sub-Zero stainless steel refrigerator/freezer
- Miele built-in dishwasher
- InSinkErator garburator
- Dacor double wall ovens
- Dacor Epicure warming oven
- Panasonic built-in microwave
- Whirlpool Duet washer and dryer
- Sub-Zero bar fridge (as is)
- Sub-Zero wine fridge
- All window treatments (except where excluded)
- All electric light fixtures (except where excluded)
- Broadloom where laid
- All built-ins and closet organizers
- Central vacuum and equipment
- Glass fireplace screens (Living and Family Room)

- Two central air conditioning units
- HVAC system with boiler, two zoned hydronic furnaces and eight radiant floor controls
- HRV - HEPA air purifier
- Pentair reverse osmosis kitchen water fountain/ice maker
- Nimbus 2 & 1 water softener
- Panasonic intercom/phone system
- All built-in speakers (as is)
- TV and media equipment in entertainment room (as is)
- IBM structured wiring system (as is)
- Security system (monitoring extra)
- Gas BBQ hook-up
- Ring camera (front)
- In-floor garage heating on perimeter (as is)
- Landscape lighting (front and back)
- Irrigation system (front and back)

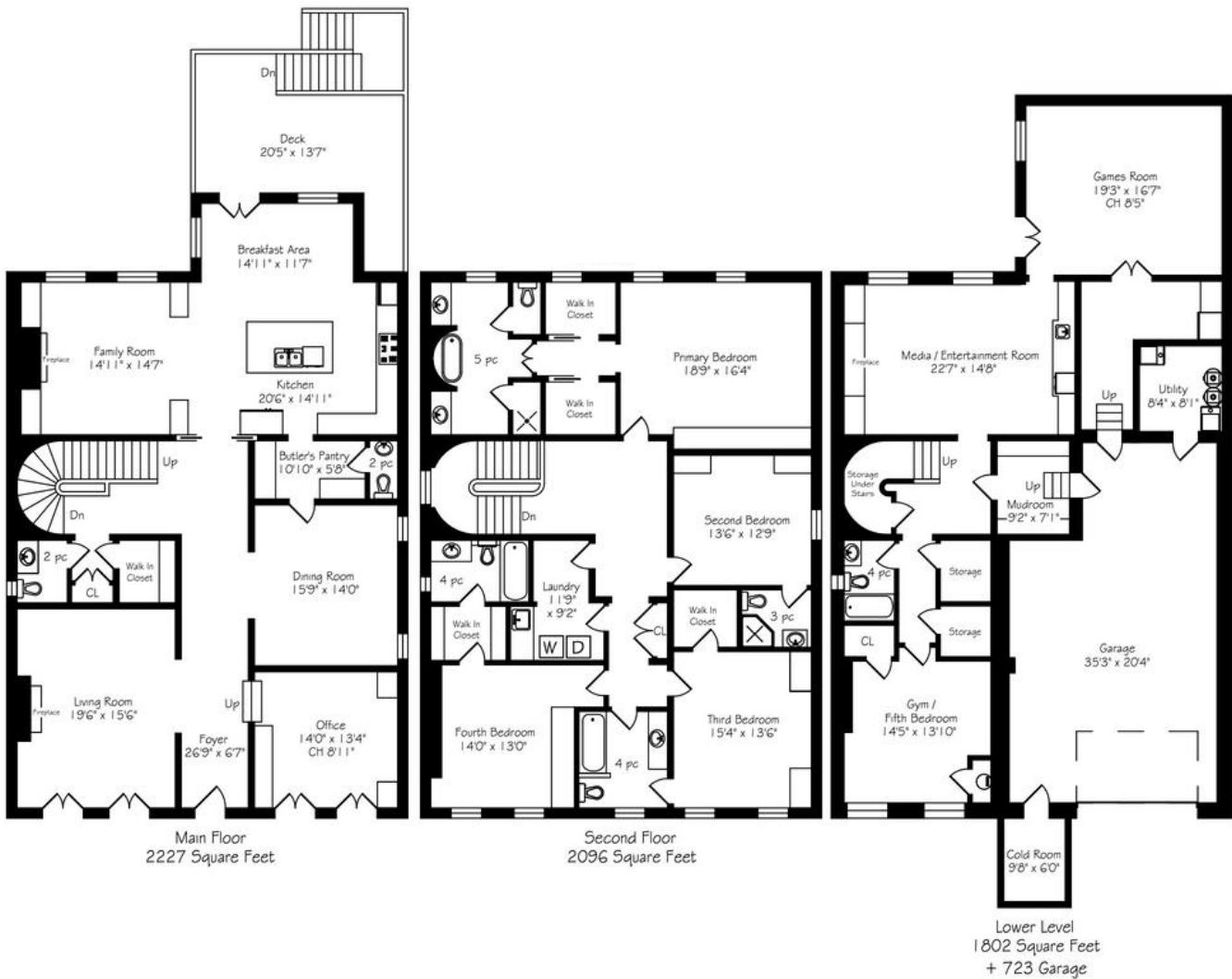
EXCLUSIONS

- Living Room and Dining Room window treatments and hardware
- Dining Room chandelier & Bedroom 3 chandelier

- BBQ
- Outdoor furniture and planters
- All mounted televisions and related equipment (except in media/entertainment room)

108 CHELTENHAM AVENUE

FLOOR PLANS



LOT SIZE

- 50 FT X 150 FT

TAXES

- \$28,534.65 (2025)

HEATING

- HVAC System with boiler, two zoned hydronic furnaces and eight radiant floor controls

COOLING

- Two Central Air Conditioning Units

SQUARE FT

- 4,323 SF Above Grade + 1,802 SF Lower Level

POSSESSION

- TBA

RENTAL ITEMS

- Two 60-Gallon Hot Water Tanks

PARKING

- Private Drive + 3-Car Built-in Garage



ELEVATE YOUR EXPECTATIONS



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