



213 ST LEONARDS AVENUE
LAWRENCE PARK







WELCOME TO 213 ST LEONARDS AVENUE

This darling of St. Leonards Avenue is available to the public for the first time in over a century. Loved by the same family since 1923, this charming dwelling will capture your heart as soon as you walk through the door.

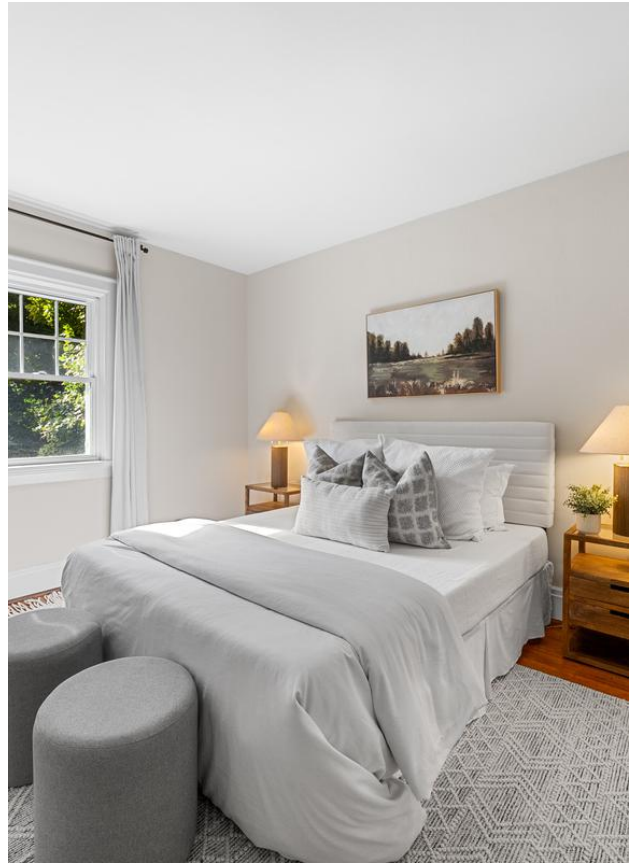
Sitting atop a spectacular, south-facing lot in the prime of Lawrence Park, this four-bedroom home has been thoroughly updated and meticulously maintained, providing the flexibility to move in and enjoy as-is, renovate, or build new.

Close proximity to top rated schools: Blythwood Junior Public School, Lawrence Park Collegiate Institute, Crescent School, Toronto French School, Havergal College, and Crestwood School. A stones throw to the Granite Club and Wanless Park, Sunnybrook Hospital, Highway 401 and a short drive to Pearson International Airport. Walk to the shops and amenities of Yonge Street, Lawrence Subway Station as well as beautiful parks and ravine trails.











FEATURES

- Stunning 50 FT X 150 FT south-facing lot in the prime of Lawrence Park
- Beautifully perched high above St. Leonards Avenue, well set back off of the street
- Gorgeous, well manicured gardens with mature trees sitting well away from the dwelling
- Private driveway with built in garage and built in storage shed
- Centre-hall plan with charming foyer flanked by a lovely dining room and large living room
- Brimming with natural light throughout from sunny south-facing exposures
- Immaculately maintained quarter-sawn oak original hardwood floors
- A great dining room overlooking the front garden
- Spacious living room with windows on three sides
- A lovely gas fireplace to cozy up to while enjoying this lovely space
- An open-concept kitchen complete with a large island including a breakfast bar and an adjacent breakfast dining area or family room
- A large two-piece bathroom
- Rear walk-out to the expansive backyard and outdoor entertaining space
- Functional second floor landing with a sensible floor plan including four bedrooms and a full bathroom
- Massive Principal Bedroom with room for a sitting area, future ensuite bathroom or walk in closets
- Three additional and equally generous bedrooms, each with large closets and big beautiful windows taking in the impressive greenery outdoors
- Basement includes a large laundry room with laundry sink and tons of storage space throughout
- The truly stunning backyard is begging for a pool
- Move in and enjoy, renovate or build the home of your dreams

PROPERTY IMPROVEMENTS

- Water stack replaced (2024)
- Asbestos inspected and removed (2024)
- Painted throughout (2024)
- New Hood Vent (2024)
- Wiring fully updated (Certificate available)
- Forced air heating and cooling

INCLUSIONS

- Security system (monitoring not included)
- Gas-fired forced air furnace and related equipment
- Central air conditioning system and related equipment
- Refrigerator
- Range
- Hood Vent
- Dishwasher
- Gas fireplace insert and related equipment
- Garage door opener and related equipment
- Hot Water Tank (Rented)

RENTAL ITEMS

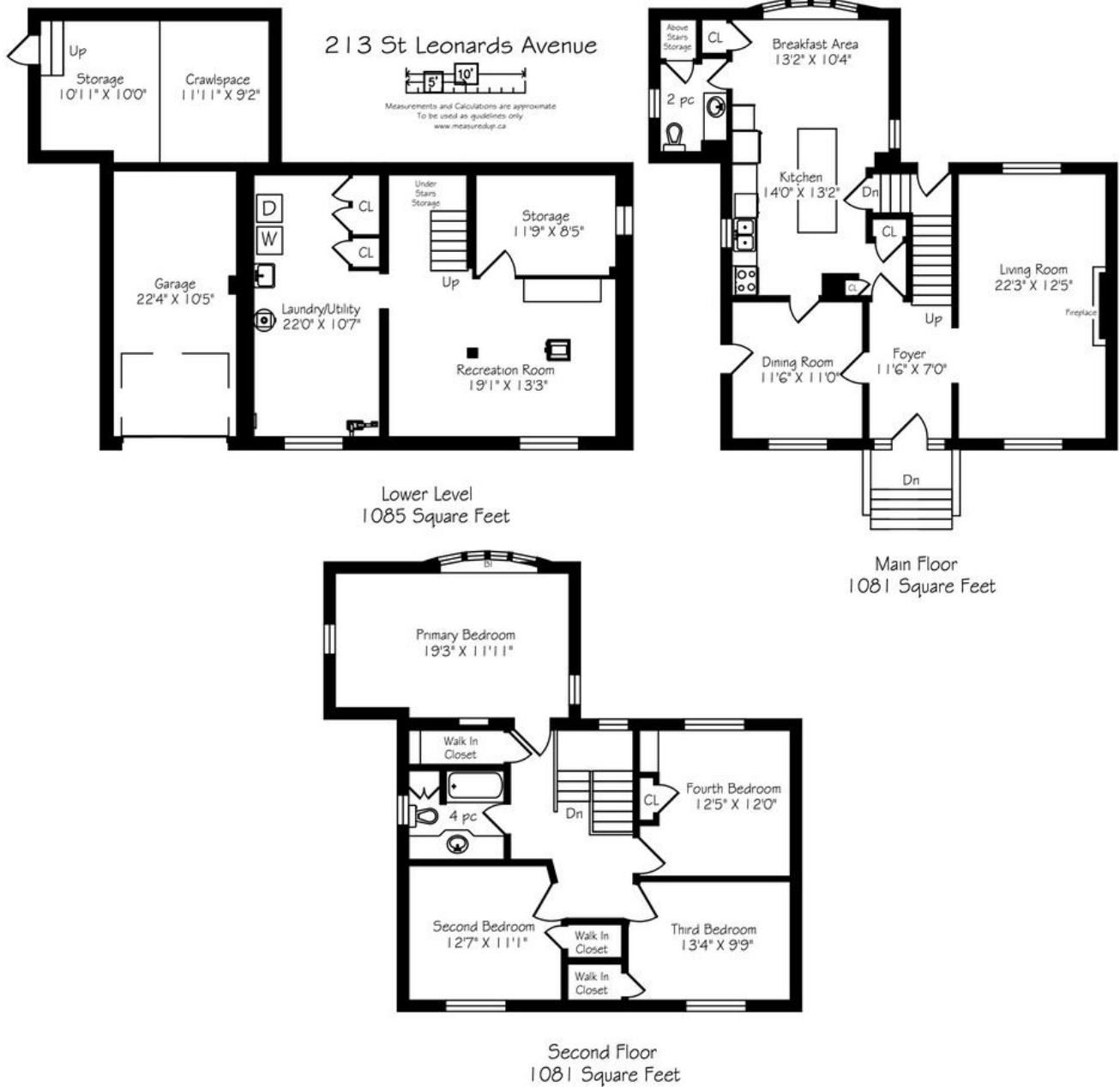
- Hot Water Tank

EXCLUSIONS

- Light fixture in foyer
- Light fixture in dining room
- Light fixture in breakfast dining room
- Light fixture at top of second floor landing
- Washer/Dryer (has already been removed from the property)

213 ST LEONARDS AVENUE

Floor Plans



LOT SIZE

- 50 Feet x 150 Feet

POSSESSION

- Immediate / TBA

COOLING

- Central Air Conditioning

TAXES

- \$16,079.69

HEATING

- Gas-Fired Forced Air Furnace

PARKING

- Private Driveway with Built-In Garage





ELEVATE YOUR EXPECTATIONS



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