

2727 YONGE STREET SUITE 713  
LAWRENCE PARK







# 2727 YONGE STREET SUITE 713

Welcome to Suite 713 at the Lawrence Park Condominiums, where timeless design and classic charm are complemented by modern comforts in one of Toronto's most prestigious neighbourhoods. This expansive corner residence spans over 1,500 square feet, offering two bedrooms, two bathrooms, two parking spaces, and a locker—an elegant balance of scale, sophistication, and ease of living.

The home opens with a gracious foyer, accented by glass brick detailing and tiled finishes, flowing seamlessly into hardwood floors that carry throughout. Thoughtfully designed with both beauty and function in mind, the entry includes a coat closet and linen closet, enhancing everyday convenience while preserving an air of refinement.

The living and dining area is defined by understated elegance, with hardwood floors, an electric fireplace, and an abundance of natural light. A walkout to one of two private balconies creates an effortless indoor-outdoor connection, while a large dining window and northeast exposure fill the space with brightness. French doors lead into the eat-in kitchen, a practical and inviting space fitted with a complete suite of appliances.

The primary bedroom serves as a serene retreat, featuring hardwood floors, double closets, and a private northwest-facing balcony. Its spa-inspired five piece ensuite is enhanced by the luxury of an infrared ceiling heater. The second bedroom is equally versatile, offering custom built-ins, hardwood flooring, and its own balcony walkout. A well-appointed three piece bathroom and a convenient ensuite laundry with GE washer and dryer complete the residence.

## **Interior Living**

- Spacious foyer with tiled floors and glass brick detailing
- Hardwood flooring throughout main living areas and bedrooms
- Formal living and dining area with electric fireplace and natural light
- French doors to eat-in kitchen with full suite of appliances
- Three private balconies with northeast and northwest exposures

## **Private Quarters**

- Primary bedroom with double closets, balcony access, and 5-piece ensuite
- Ensuite features infrared ceiling heater and spa-like finishes
- Second bedroom with custom built-ins and balcony walkout
- Second 3-piece bathroom with walk-in shower
- ensuite laundry with GE washer and dryer

## **Building Amenities**

- Resort-style indoor pool and spa
- Rooftop terrace with panoramic city views
- Fully equipped fitness centre
- Library, card room, and party room
- Concierge, guest suites, and visitor parking

## **Neighbourhood Living**

- Located in the heart of Lawrence Park
- Steps to Yonge Street boutiques, cafés, and conveniences
- Close to parks, schools, and TTC transit
- A distinguished setting with timeless appeal





















## **FEATURES OF THE SUITE**

- Expansive corner suite spanning over 1,500 square feet
- Two bedrooms, two bathrooms, two parking spaces, and one locker
- Hardwood floors throughout
- Gracious tiled foyer with glass brick detail
- Living/dining room with electric fireplace and balcony walkout
- French doors to eat-in kitchen with full appliance package
- Primary bedroom with ensuite, double closets, and private balcony
- Second bedroom with built-ins and third balcony walkout
- Ensuite laundry with GE washer and dryer
- Three private balconies with northeast and northwest exposure
- Multiple closets including coat and linen storage

## **IMPROVEMENTS**

- Custom built-in closet installed in second bedroom
- Updated lighting fixtures
- Freshly painted throughout

## **INCLUSIONS**

- Panasonic microwave
- General Electric Oven
- Miele range
- Kitchen aid dishwasher
- General Electric Refrigerator
- General Electric Washer
- General Electric Dryer
- Electric fireplace
- Light fixtures
- Shelving in locker unit
- Floor tiles in locker unit

## **EXCLUSIONS**

- All curtains
- All furniture & staging items
- All items in the locker unit except those in inclusions

## **TAXES**

- \$6,236.30 [2025]

## **POSSESSION**

- 30 to 60 days

## **MAINTENANCE FEES**

- \$1,717.91

## **COOLING**

- Central Air Conditioning

## **HEATING**

- Forced Air/Gas

## **LOCKER**

- (1) Included

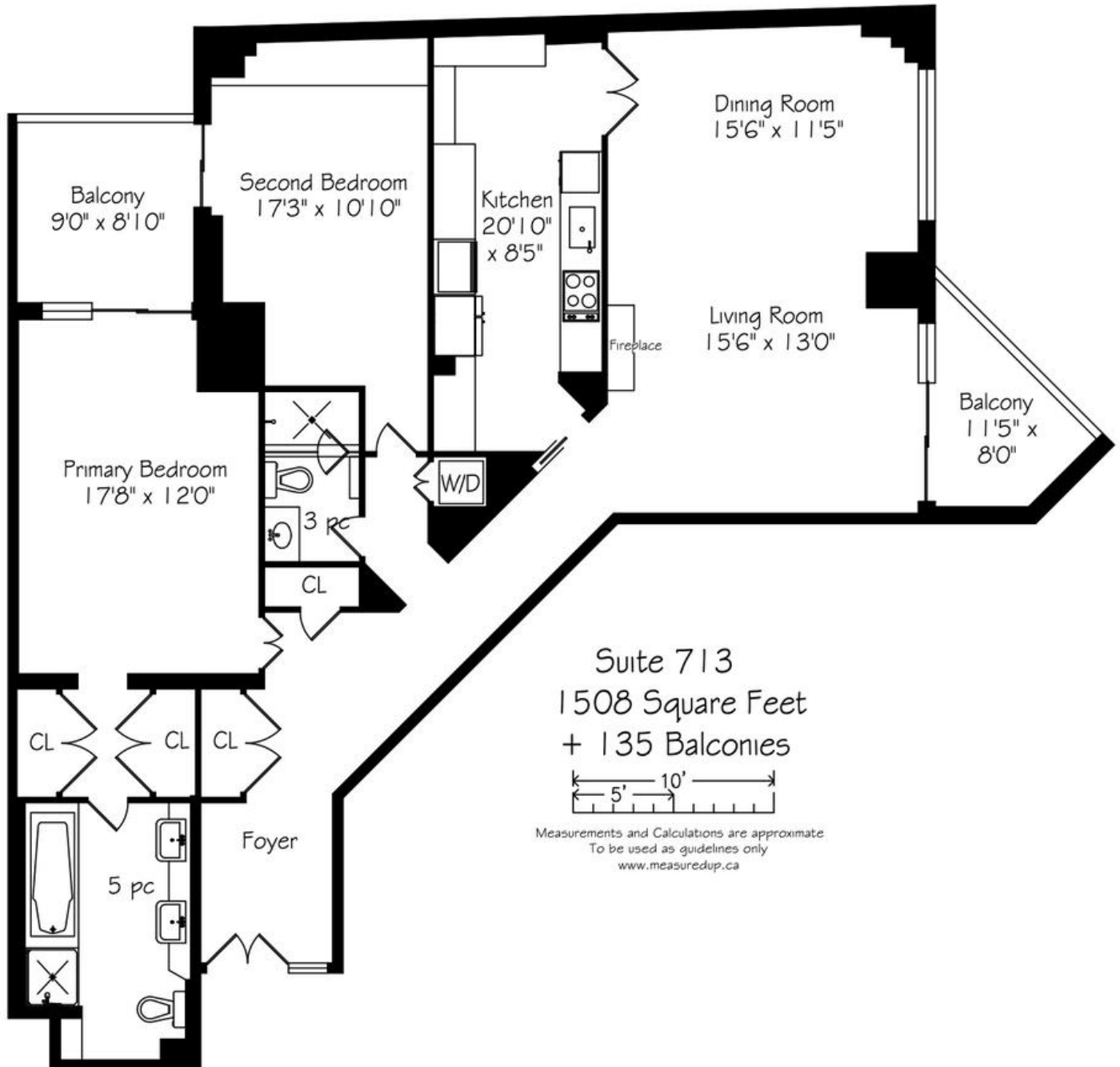
## **PARKING**

- (2) Owned: Parking



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## FLOOR PLANS





## ELEVATE YOUR EXPECTATIONS



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**HEAPS ESTRIN**

REAL ESTATE TEAM

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