



300 DAWLISH AVENUE

LAWRENCE PARK









**Welcome to 300 Dawlish Avenue;** A Georgian gem in the heart of Lawrence Park. This well-maintained three-bedroom home strikes that perfect balance—ready to welcome you today, yet holding endless potential to build your future dream home.

Step inside, and you'll find yourself in a bright foyer with elegant marble floors. The living room feels like a warm hug—sunlight streams in from both front and back, and there's a cozy wood-burning fireplace that makes winter evenings something to look forward to. The kitchen just works—plenty of counter space, smart storage, and it flows naturally into every room around it. Light pours into the dining room through wraparound windows, creating the perfect spot for morning coffee or family dinners. And when you need to get some work done, slip away to the secluded study at the front of the house.

Upstairs, three bedrooms await. The primary suite is a calm retreat with three separate closet spaces, while two more bedrooms offer their own built-in storage and peaceful views of the surrounding greenery. A full bathroom with a soaking tub completes this floor.

The basement isn't just an afterthought—it's a whole extra living space. There's a recreation room with its own fireplace, above-ground windows that flood the space with light, and plenty of storage. Plus, a side walk-out makes it feel connected to the rest of the house.

Lawrence Park is where midtown Toronto shows off its best side—tree-lined streets and walking trails that weave through Sherwood and Sunnybrook Park. Some of the city's most prestigious schools are just minutes away, including Toronto French School and The Crescent School, as well as some of the most exclusive social clubs, notably, The Granite Club.

















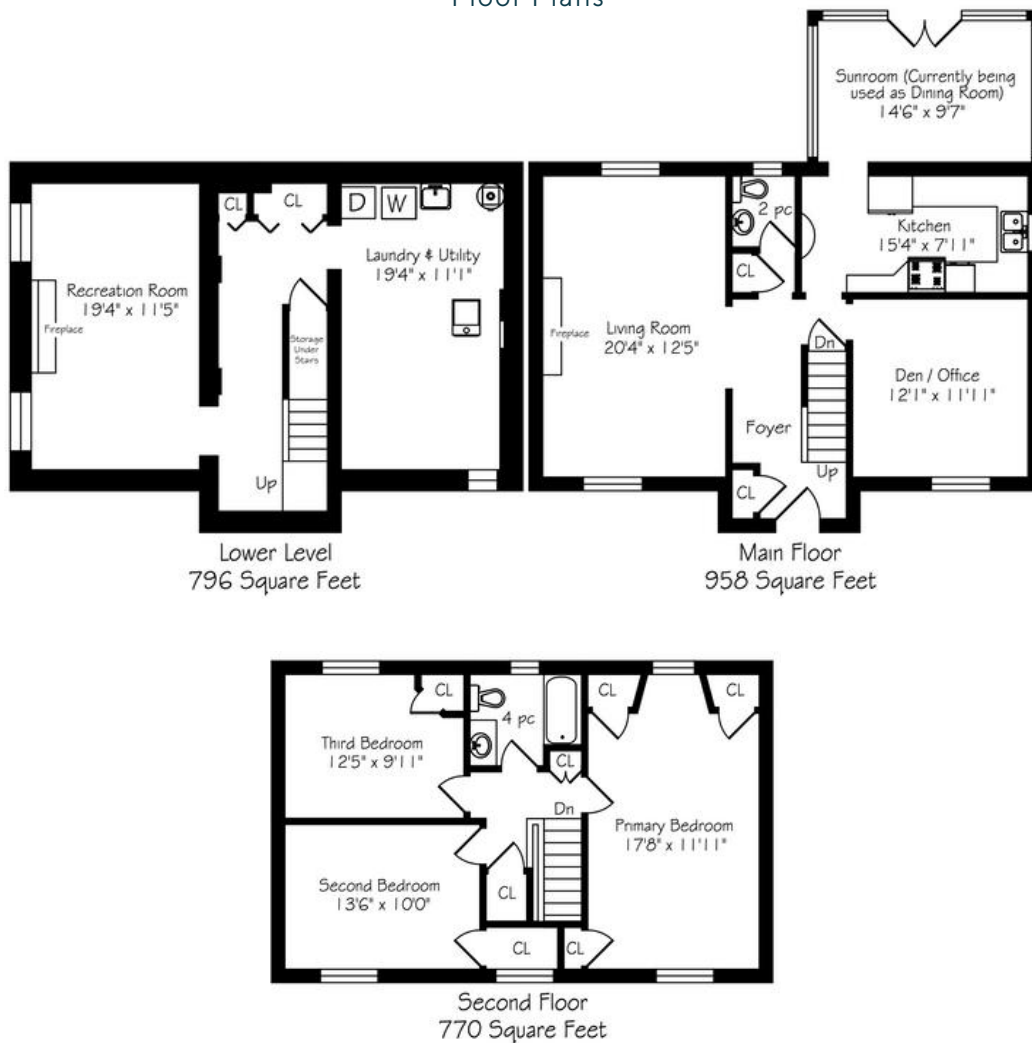






# 300 DAWLISH AVENUE

## Floor Plans



### LOT

- 50 Feet x 150 Feet

### POSSESSION

- 60 - 90 Days

### COOLING

- Central Air Conditioning

### EXCLUSIONS

- Dining/ Sun Room Light fixture and TV in Den/ Office

### INCLUSIONS

- Frigidaire Gallery Professional Standard Refrigerator, Frigidaire Gallery Professional Series Stovetop and Oven, Maytag Dishwasher, Broan Range Hood, LG Washer and Dryer, Chubb Security Alarm System (Monitoring Not Included), All Existing Heating and Cooling Equipment, Window Coverings, Light Fixtures

### TAXES

- \$15,986.71 (2024)

### HEATING

- Forced Air Gas

### RENTAL ITEMS

- Hot Water Tank

### PARKING

- Two Car Private Driveway with Attached One Car Garage

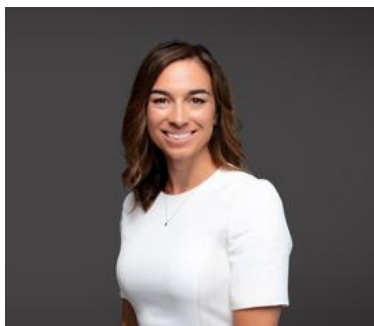








## ELEVATE YOUR EXPECTATIONS



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