



LAWRENCE PARK
260 ST LEONARD'S AVENUE



WELCOME TO 260 ST LEONARD'S AVENUE

There's a certain kind of house that stops you in your tracks before you've even made it up the walk. 260 St. Leonard's Avenue is one of them, an address that's quietly assured, stately in a way that doesn't need to shout. Set deep in Lawrence Park, this Georgian-inspired beauty was built in 2003, but it feels timeless: classic lines, almost 6,000 square feet of living space over three levels, and just enough modern edge to keep things interesting.

Step inside and the mood shifts from grand to genuinely inviting. Sunlight spills into the foyer, bouncing off custom millwork and hinting at the craftsmanship found throughout. Off to one side, a private office doubles as a sanctuary for deep work or quiet daydreams. The living room, with its wood-burning fireplace, is the kind of spot where evenings stretch out as long as you want them to. From the living room, wander into the dining room and you'll catch the glow of stained glass and the hush of custom wainscotting—details that make even a weeknight meal feel elevated.

At the center of it all sits the kitchen: a marble-topped island, tailored cabinetry, and top of the line appliances. Here, morning sun finds the breakfast nook, while the family room that overlooks the kitchen is complete with a gas fireplace and a wall of windows that bring the backyard in.

Imagine French doors flung open, the scent of garden air, laughter drifting between indoors and out, this can be reality when you step out to the level deck, ideal for dining and barbecuing. A few steps down you will find a stunning stone patio and gas fireplace wall surrounded by lush gardens and landscape lighting - giving you the utmost privacy. This is a house made for parties that spill into the backyard, for alfresco dinners, and for the memories that follow.

Even the practical spaces feel thoughtful: a tucked away powder room that's all designer polish, main floor laundry suite with built-in cabinets and a bar area perfect for hosting larger gatherings across from the dining room.

Upstairs, the primary suite is more retreat than bedroom. Double doors open to vaulted ceilings and a bespoke dressing room with garden views. The ensuite bath is pure indulgence—think waterfall shower, dual marble vanities, and light that flatters at any hour. The three other bedrooms are just as considered; sunlit, spacious, and fitted with custom closets.

The lower level? It's all about fun. A rec room with a fireplace and high-end speakers sets the scene for movie nights or big celebrations. There's room for a gym, a guest/nanny suite, with a four-piece ensuite bath, and a flex space that could be anything from another bedroom, second office to a yoga studio. And then there's the wine cellar—a climate-controlled, custom-built lair for your best bottles.

Location-wise, you couldn't ask for more: tree-lined St. Leonard's Avenue, with easy access to the trails of Sherwood and Sunnybrook Park, close to top private schools like Toronto French and Crescent, and minutes from the Granite Club.













RECENT IMPROVEMENTS

- 2025: Miele dishwasher
- 2024: Custom fence gate, comprehensive hardwired WiFi upgrade, deck refinished, Miele washer and dryer
- 2023: Rebuilt exterior fireplace with new unit
- 2023: Replaced furnace and outdoor air-conditioning unit
- 2022: Replaced garage door and opener
- 2021: Upgraded toilets in primary and powder room
- 2020: Lush backyard landscaping, upgraded landscape lighting, and irrigation
- 2017: Primary bathroom millwork
- 2016: Premium Duroid roof replacement
- 2014: Expansive new windows

INCLUSIONS

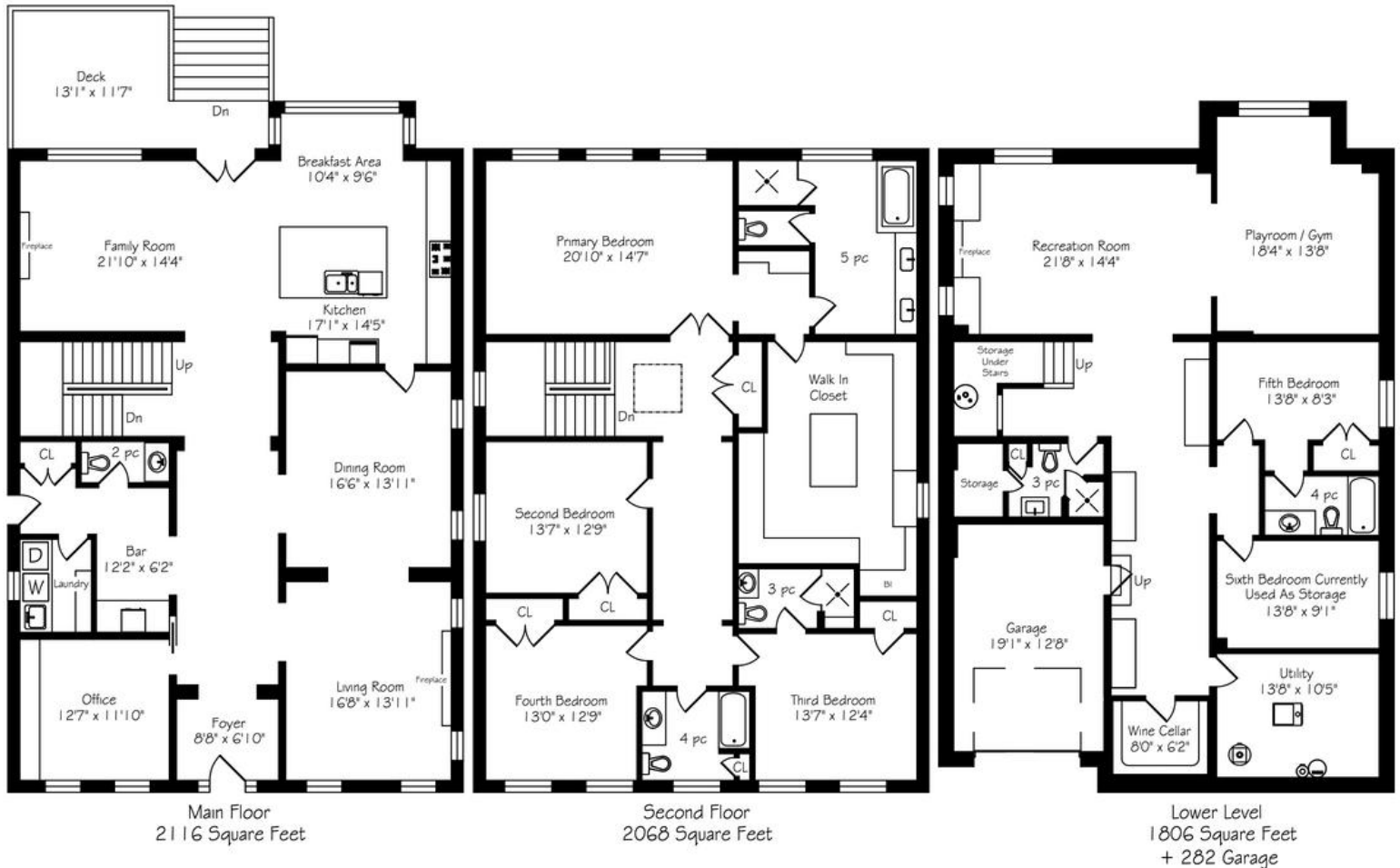
- Miele Front End Washer and Dryer
- Two Miele Dishwashers
- Thermador 6 burner Gas Stovetop
- Kitchenaid Oven and Lower Oven with warming drawer
- Subzero Fridge and Freezer
- Two Subzero refrigerator drawers
- Microwave
- U-line Bar Fridge
- VanEE Heat Recovery System (as is)
- Electrolux Central Vacuum
- Built-in Speakers
- B & W Speakers in Lower Level
- Irrigation system
- Ring doorbell with camera
- Security system (monitoring not included)
- Window treatments
- Existing light fixtures (except when excluded)
- All existing heating and cooling equipment
- Garage door remote• Two sump pumps
- Front and back landscape lighting
- Barbecue gas line
- Outdoor furniture – including cushions (2025)
- All wall mounted televisions
- Water Softener System (as is)
- Workbench in utility room

EXCLUSIONS

- Dining room chandelier
- Primary Bedroom Light Fixture
- Mark Twain Bench
- All Artwork and sculptures

260 ST LEONARD'S AVENUE

FLOOR PLANS



LOT SIZE

- 50 FT X 150 FT

TAXES

- \$27,317 (2024)

HEATING

- Forced Air Gas

COOLING

- Central Air Conditioning

SQUARE FOOTAGE

- 6,290 Sq Ft

POSSESSION

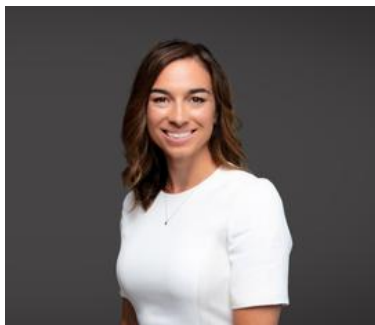
- 90-120 Days

PARKING

- Widened Private Drive for Three Cars
- Built-in Garage for One Car



ELEVATE YOUR EXPECTATIONS



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