



15 LAXTON AVENUE
SOUTH PARKDALE





A PARKDALE CLASSIC, READY TO BE REIMAGINED.

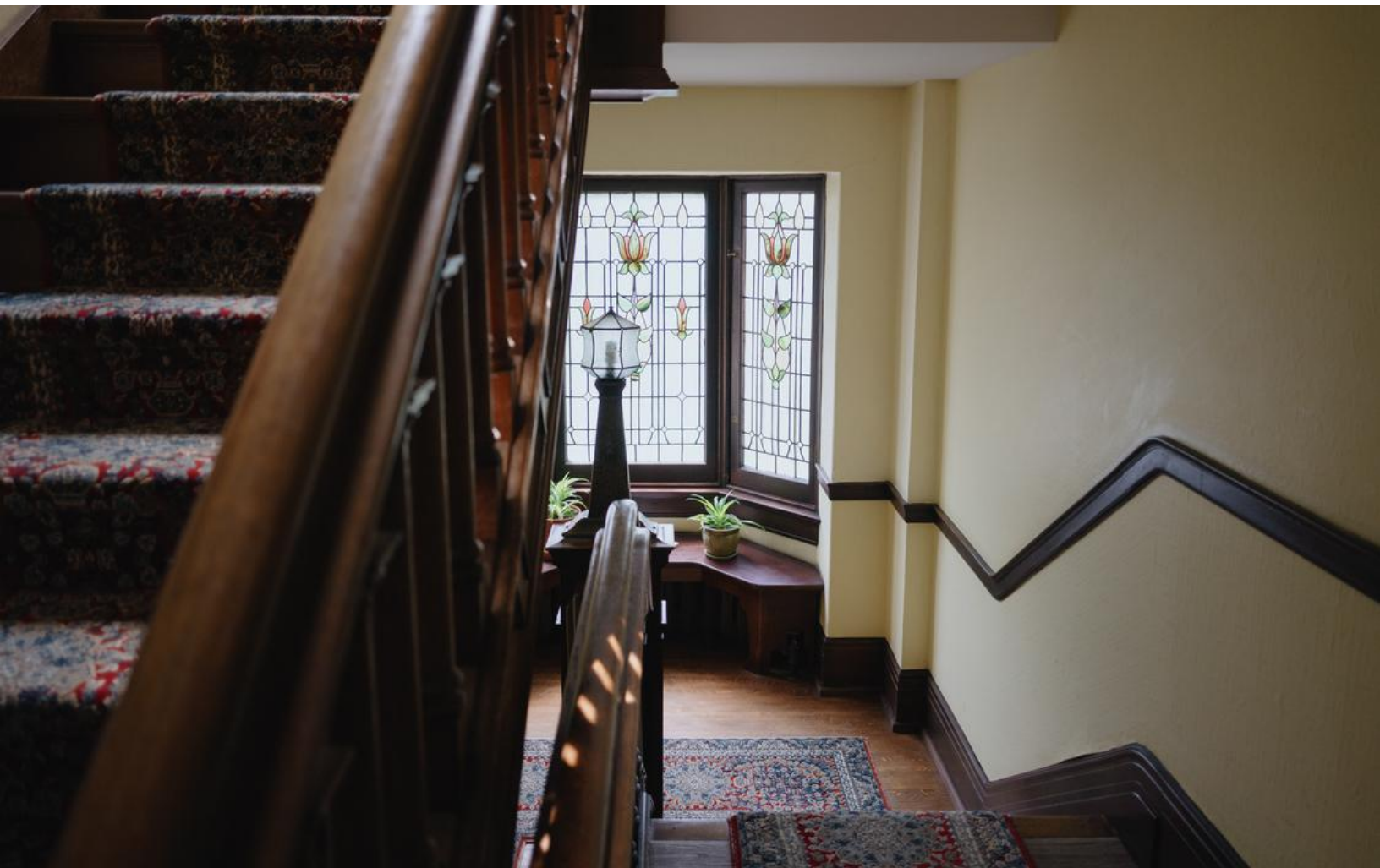
Nestled on an expansive, tree-lined lot in the heart of South Parkdale, this enchanting 1910-built residence is rich in character and brimming with possibility. With over 7,000 square feet of total living space, it offers a rare opportunity for those with vision to restore and reimagine a truly special home.

Elegant period details, soaring proportions, and a deep sense of history provide the foundation for a one-of-a-kind transformation. Whether you're a passionate renovator or drawn to meaningful architecture, this is a property that captures the heart—a beautiful canvas awaiting its next chapter.

Stepping through the front door of 15 Laxton Avenue, one is immediately greeted by the grandeur of its early 19th-century design. The spacious foyer, adorned with original woodwork and high ceilings, sets a tone of timeless elegance. To the right, the formal living room boasts large bay windows that flood the space with natural light, highlighting the intricate crown mouldings and hardwood floors. Adjacent to this, the dining room offers a generous area for entertaining, featuring period details that speak to the home's rich history. The kitchen, while maintaining its classic charm, provides ample space and potential for modern customization.

Ascending the original staircase, the upper levels reveal generously sized bedrooms, each with unique architectural features and ample natural light. Throughout the home, the preserved details and expansive rooms offer a canvas for those looking to blend historic character with contemporary living.





FEATURES OF THE HOME

- Expansive 3-storey detached home with over 7,000 square feet of total living space
- Classic centre hall floor plan offering balanced flow and formal symmetry
- Eight generously sized bedrooms, ideal for multigenerational living or flexible use
- Elegant main floor with grand foyer, formal living and dining rooms, each well-proportioned for entertaining
- Family room, sunroom, and breakfast area offer casual comfort and views to the rear garden
- Two fireplaces add warmth and architectural interest to the principal living spaces
- Striking original woodwork throughout, including rich door casings, carved staircases, wainscotting, and arched built-ins
- Beautiful original stained glass windows add colour, artistry, and historic charm throughout the home
- Historic features preserved in bay windows, solid wood doors, and period millwork
- Thoughtful layout with ample natural light and oversized windows throughout
- Lower level includes a large recreation room, library, additional bedrooms, and a full bath
- Multiple dedicated work-from-home or study spaces, including a second-floor office
- Private rear deck and mature lot offering outdoor space with potential for expansion
- Private driveway for 8 vehicles plus a detached 2-car garage
- Spacious utility, laundry, and storage areas across all levels for daily convenience

INCLUSIONS

- All Appliances, Chattels & Fixtures (Sold As Is)

EXCLUSIONS

- None

LOT SIZE

- 80 FT x 132 FT

SQUARE FT

- 7,290 Sq Ft Total Living Space

TAXES

- \$14,974 (2024)

POSSESSION

- After October 31st, 2025

RENTAL ITEMS

- Hot Water Tank

HEATING

- Gas

COOLING

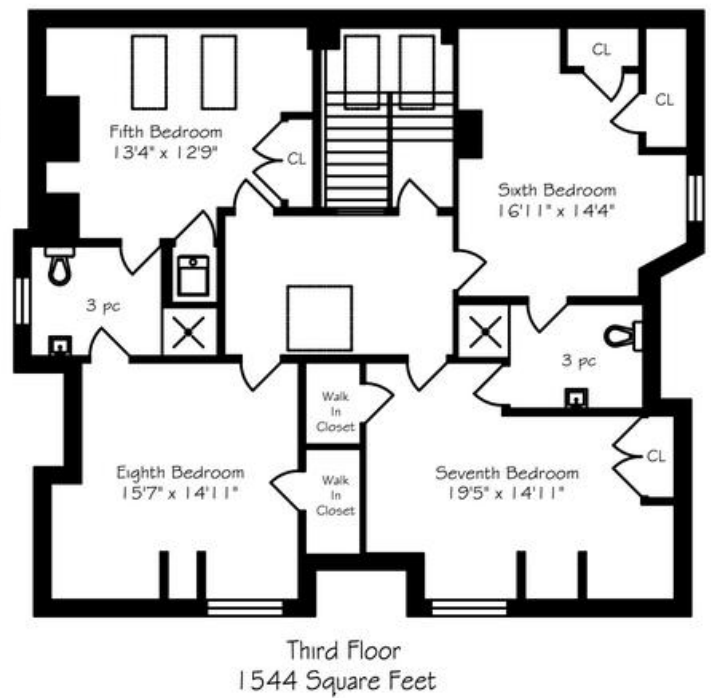
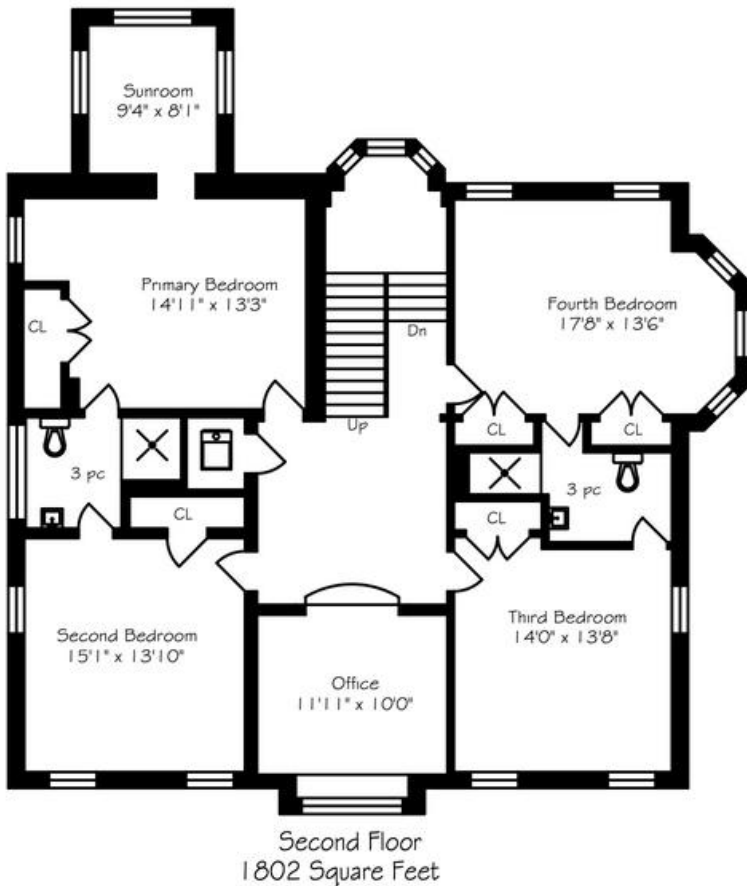
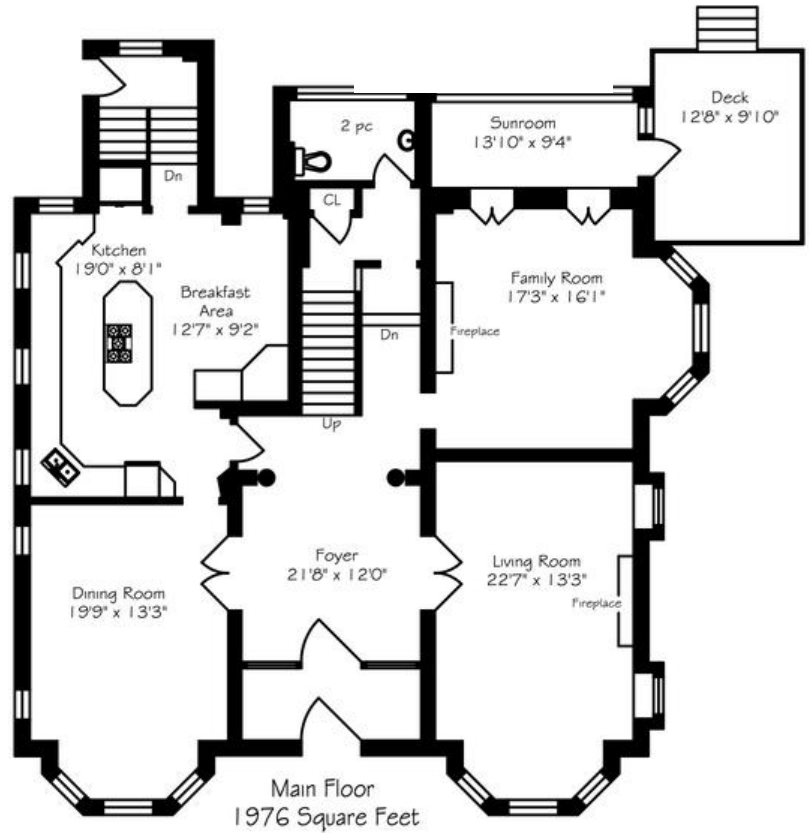
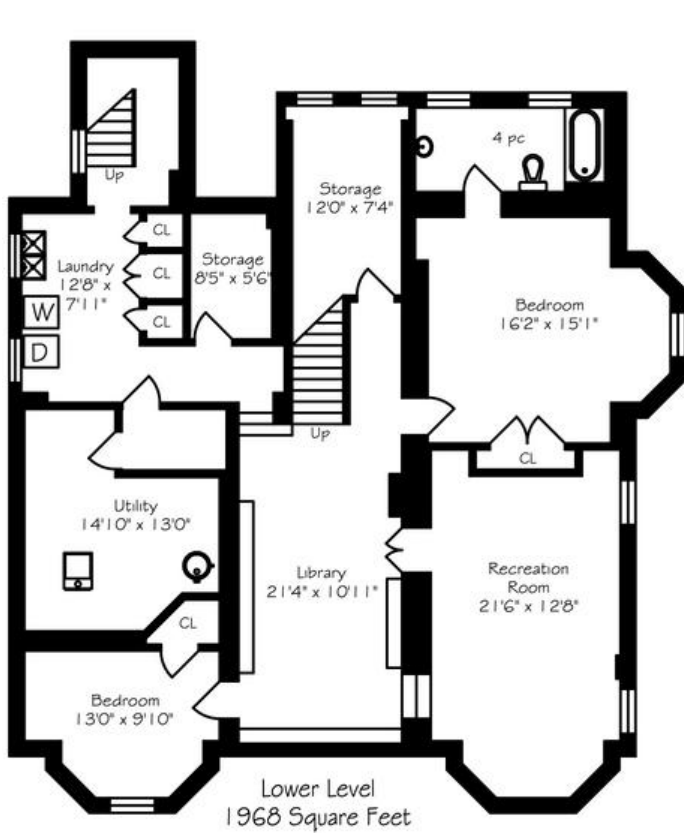
- Central Air Conditioning

PARKING

- 10 Total Parking Spaces

15 LAXTON AVENUE

FLOOR PLANS





ELEVATE YOUR EXPECTATIONS



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