



346 PARK LAWN ROAD TH 1
SUNNYLEA



A SUNNYLEA STANDOUT.

Welcome to 346 Park Lawn Road, a freehold townhome in the heart of Sunnylea, where space, light, and privacy come together effortlessly. This rare end-unit residence offers over 2,200 square feet across three storeys. Multiple exposures and additional windows flood the home with natural light, creating an interior that feels both expansive and inviting.

The main level features open-concept living and dining areas designed for both entertaining and comfortable everyday living. Large principal rooms, high ceilings, hardwood floors, crown moulding, and a fireplace add warmth and character to the space.

Upstairs, generously sized bedrooms offer comfortable, well-appointed retreats. The finished lower level further extends the living space with a spacious recreation room that can easily function as an additional bedroom, home office, or media room.

Outside, a private, low-maintenance backyard offers outdoor enjoyment without extensive upkeep, while the attached two-car garage adds everyday convenience. Ideally located close to parks, trails, shopping, dining, and top-rated schools, this is an exceptional opportunity to live in one of the west end's most beloved neighbourhoods.









FEATURES OF THE HOME

- 2+1 Bedrooms
- 3 Baths
- Finished Lower Level
- End Townhouse
- 2 Parking Spaces with Attached Garage
- Private Backyard & Fenced-in Deck
- Third Level Laundry Chute goes directly to the Laundry Room
- Central Vac
- Intercom

INCLUSIONS

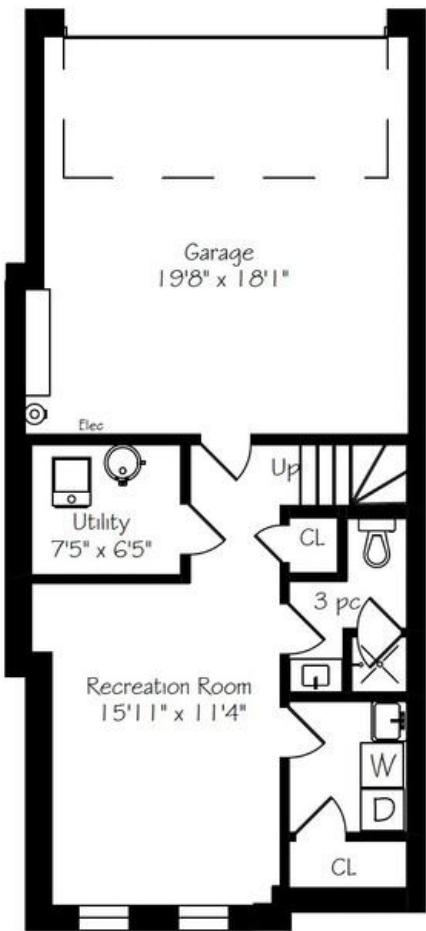
- Maytag Stove (Electric Range)
- Maytag Dishwasher
- Maytag Fridge (sold as is)
- Whirlpool Microwave & Range Hood
- GE Washer & GE Dryer
- All Light Fixtures & All Window Coverings
- TV mounts (2)
- Patio Furniture & Broil King BBQ (negotiable)
- Monthly fee \$600 (paid \$1800 quarterly) includes snow removal, lawn care & exterior maintenance (eaves/windows/roof)

EXCLUSIONS

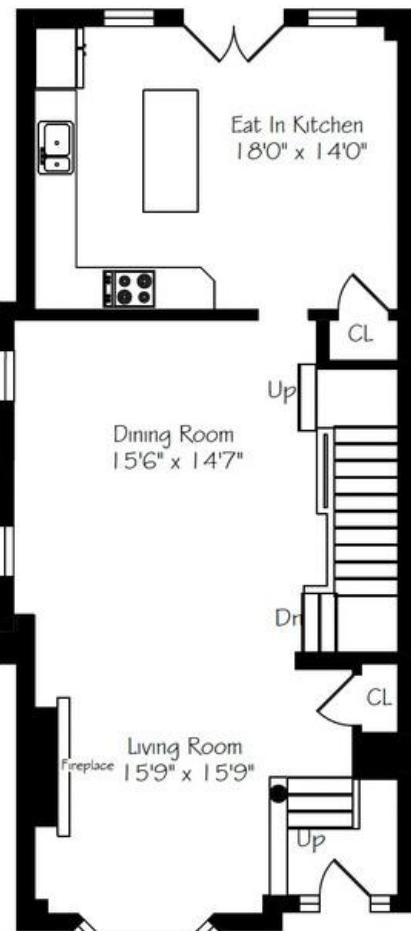
- Dining room light fixture
- All TVs

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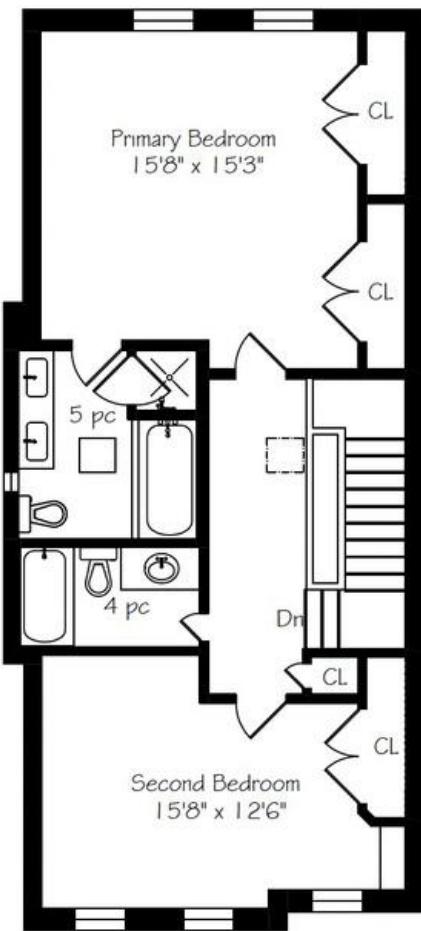
FLOOR PLANS



Lower Level
481 Square Feet
+ 413 Garage



Main Floor
894 Square Feet



Second Floor
908 Square Feet

LOT SIZE

- 24.74 FT X 80.61 FT

TAXES

- \$6,658.59 (2025)

HEATING

- Forced Air

COOLING

- Central Air

RENTAL ITEMS

- Hot Water Heater
(Approx \$46/Month)

POSSESSION

- TBD

PARKING

- 2



ELEVATE YOUR EXPECTATIONS



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REAL ESTATE TEAM

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