

*Welcome to*  
**1202  
AVENUE  
ROAD**



Rare 4-bedroom freehold townhouse in prestigious Bedford Park. Three-storey residence featuring private elevator, 13-foot ceilings, two German kitchens, and fully self-contained lower suite. Modern architecture meets exceptional flexibility.

 GOOD AGENT

# LAWRENCE PARK SOUTH

Lawrence Park is one of Toronto's most prestigious neighbourhoods, known for its quiet tree-lined streets, beautiful homes, and family-friendly atmosphere. Originally established in 1907 as an exclusive residential community, the neighbourhood has remained one of the city's most desirable addresses for luxury living. The area features a mix of timeless Georgian, Tudor, and Colonial-style homes on large landscaped lots, alongside impressive modern residences. Residents enjoy top-rated schools, boutique shopping and dining along Yonge & Lawrence, and easy access to parks, ravines, transit, Highway 401, and downtown Toronto. Lawrence Park offers a perfect balance of luxury, convenience, and natural beauty.



BOUTIQUE COLLECTION OF  
SEVEN CUSTOM-BUILT RESIDENCES ON  
*Avenue Road*





A rare freehold luxury townhouse on prestigious Avenue Road in Bedford Park. This exceptional three-storey residence redefines modern living with a private elevator, soaring 13-foot ceilings, and a unique self-contained lower suite, offering unparalleled flexibility in one of Toronto's most exclusive neighbourhoods.

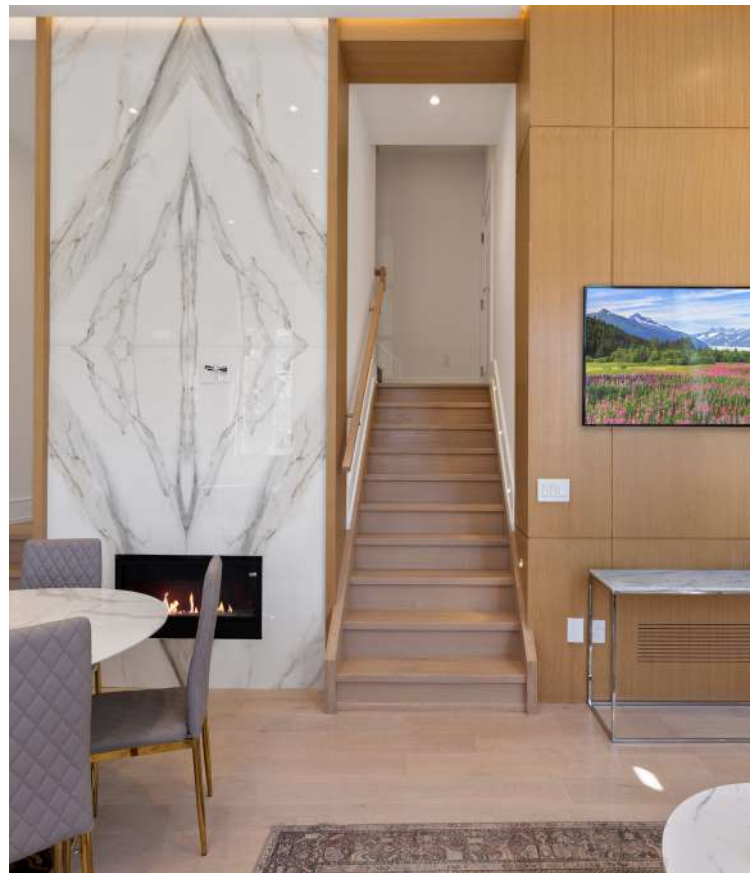
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## EXCEPTIONAL FLEXIBILITY ELEVATED LUXURY

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### OVERVIEW:

- 3-Storey freehold townhouse
- Boutique collection of only 7 residences
- 4 Beds & 4 Baths
- Self-contained lower suite with separate entrance
- Private in-home elevator
- 13-ft ceilings throughout
- Two German kitchens with Miele appliances
- Built-in garage
- New construction
- Bedford Park - Lawrence Park South
- Low-maintenance luxury living
- Exceptional investment potential



# FLOOR PLAN

## HILHURST *Towns*



Lower Level



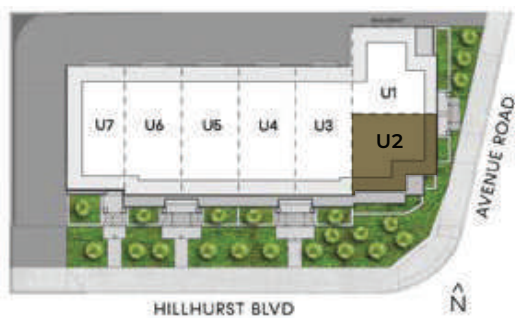
Main Floor



Third Floor

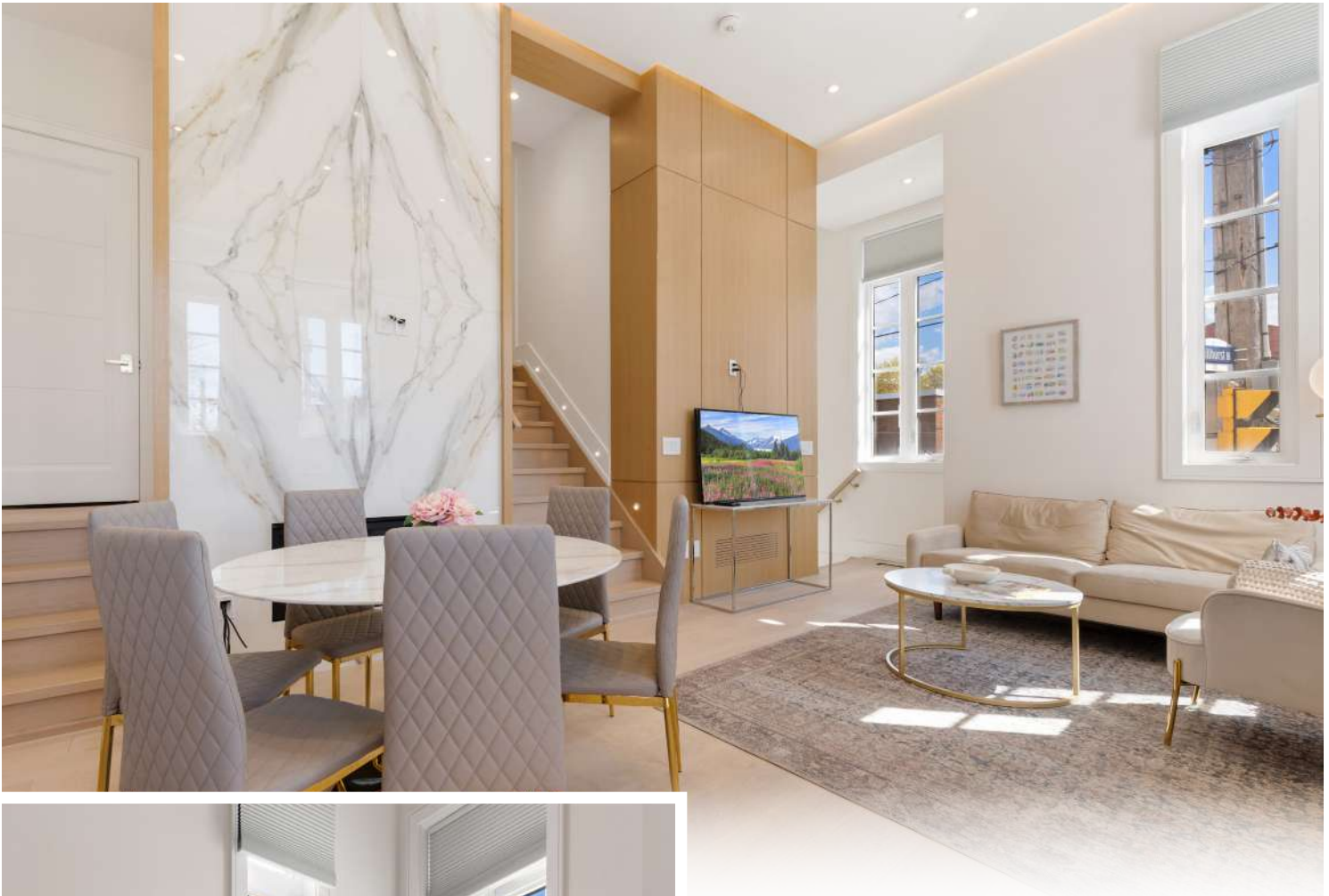


Second Floor



# WHERE MODERN ARCHITECTURE MEETS SOPHISTICATED LIVING





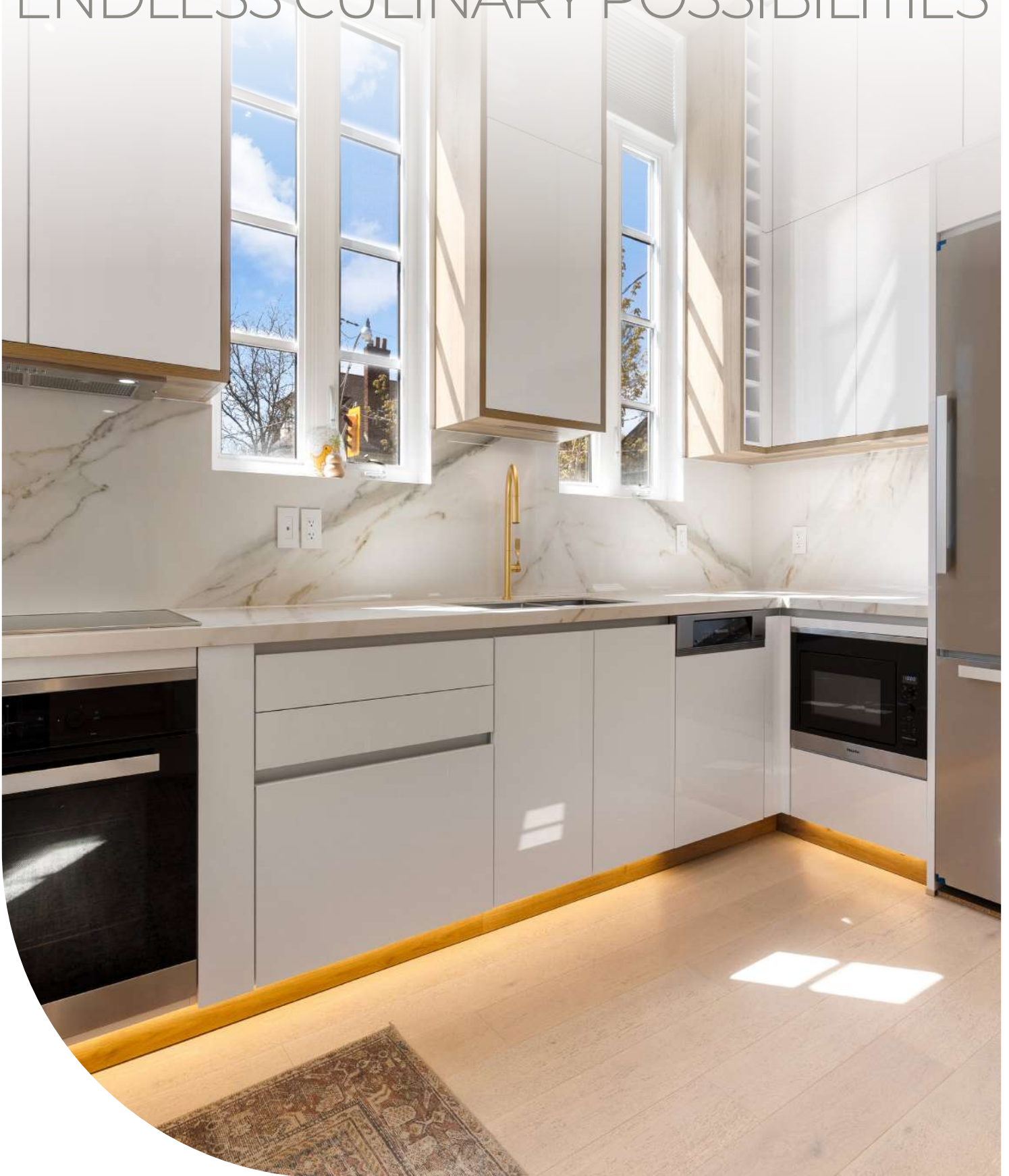
## LIVING ROOM

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Step into a space where architecture becomes art. Soaring 13-foot ceilings draw your eye upward, while floor-to-ceiling windows bathe the room in natural light. This is where you'll entertain guests on Saturday evenings, where Sunday mornings unfold with coffee and conversation.

- Soaring 13-foot ceilings
- Floor-to-ceiling windows
- Open concept design
- Abundant natural light
- Premium hardwood flooring
- Modern architectural details
- Private elevator access

# TWO GOURMET KITCHENS, ENDLESS CULINARY POSSIBILITIES



**Miele**

**LEICHT**<sup>®</sup>



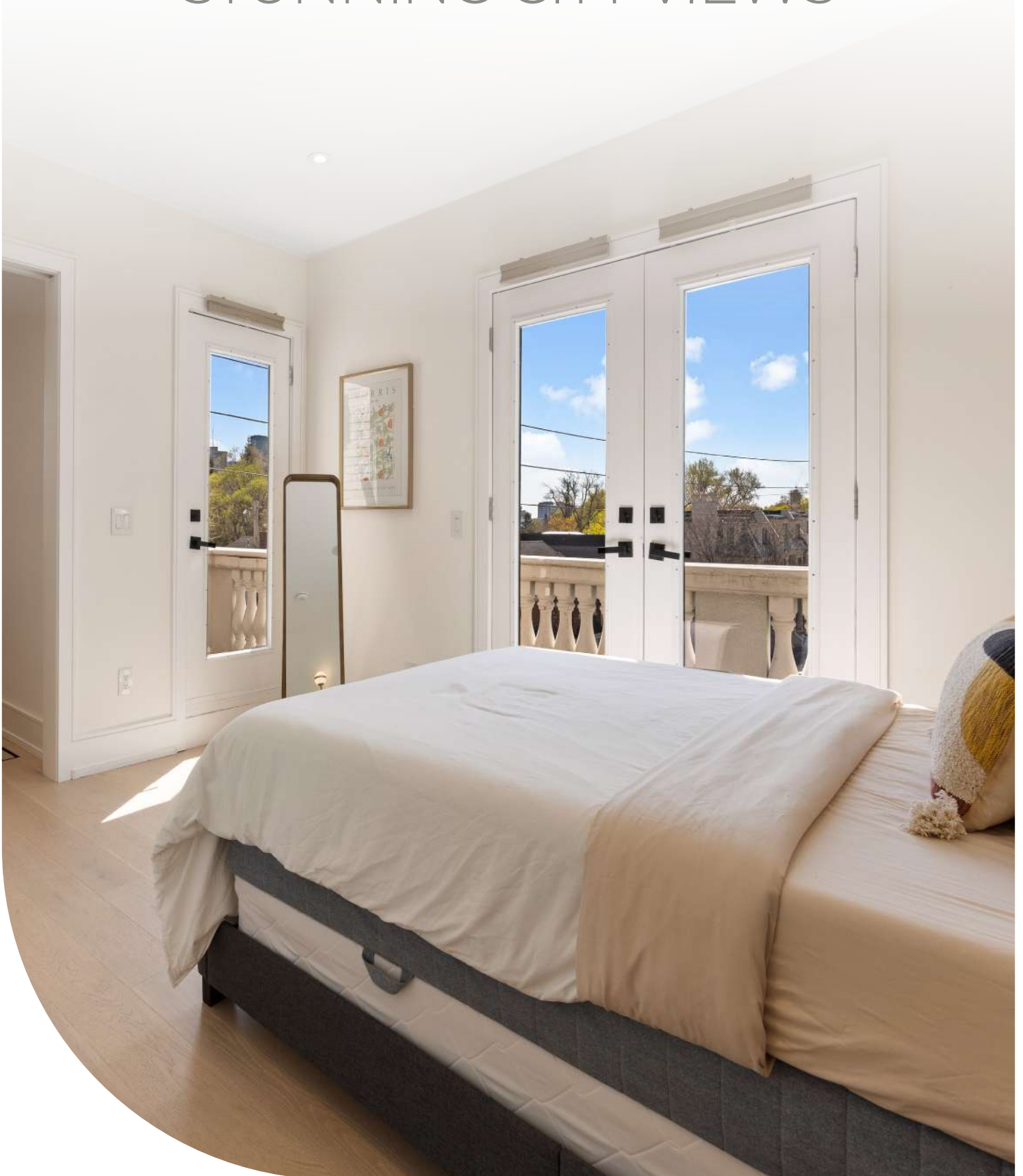
## KITCHEN

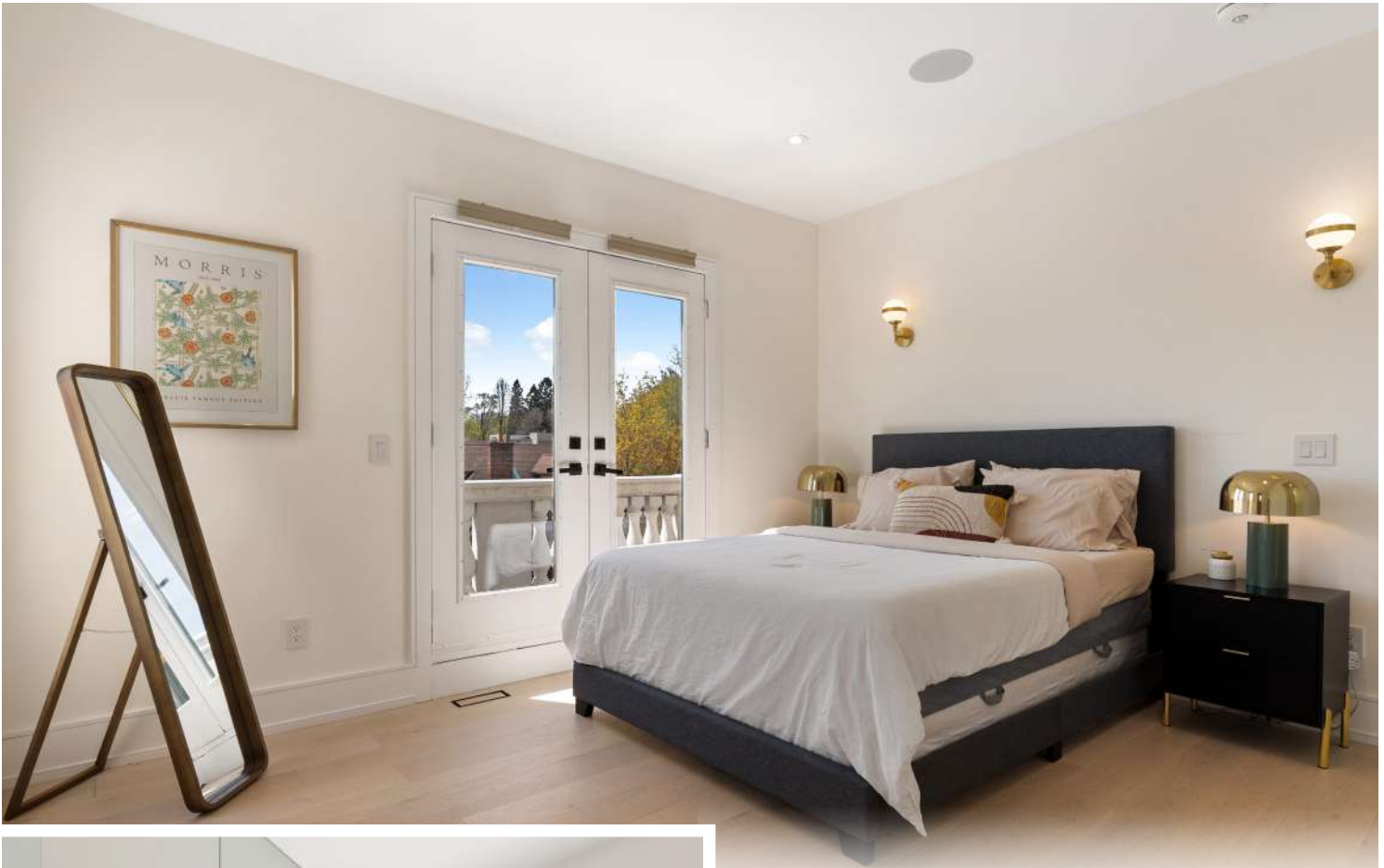
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Two exceptional German kitchens — one for the main residence, one for the lower suite. Each designed with precision and equipped with premium Miele appliances Induction cooktop. Imagine sleek cabinetry, engineered stone countertops, and integrated appliances that make cooking feel effortless. This is where weekday dinners and weekend entertaining happen with equal ease.

- Two complete German kitchens
- Premium Miele appliance packages
- Engineered stone countertops
- Custom European cabinetry
- Integrated appliances
- Contemporary design
- Ample storage throughout

# YOUR PERSONAL RETREAT WITH STUNNING CITY VIEWS





## PRIMARY SUITE

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Your private sanctuary designed for elevated living. This expansive primary retreat is bathed in natural light through oversized windows, creating a warm and serene atmosphere. Enjoy the rare convenience of private elevator access directly to your suite, blending comfort, sophistication, and effortless everyday luxury. A refined space to unwind, recharge, and start each day in style.

- Private elevator access
- Abundant natural light
- Expansive windows
- Modern design throughout
- Luxurious ensuite bathroom

GUEST SUITE, OFFICE, GYM  
OR INCOME PROPERTY  
*Your Choice!*





## PRIVATE SEPARATE UNIT

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One of this home's most remarkable and unique features. This fully self-contained suite offers exceptional flexibility and long-term value rarely found in townhouse living. Designed with its own private entrance, separate access from the garage, dedicated kitchen, full bathroom, and bright functional layout, this versatile space can effortlessly serve as a guest suite, executive home office, private lounge, gym, nanny or in-law suite, or even a potential income-generating rental unit. The complete separation and independence of this space make the property truly stand out.

- Income-generating rental option
- Gym or private lounge space
- Exceptional flexibility and value
- Dedicated full kitchen
- Complete bathroom
- Bright and functional layout





- Blyth Academy Lawrence Park (Private School)
  - Havergal College
  - ÉÉ Mathieu-da-Costa (Public School)
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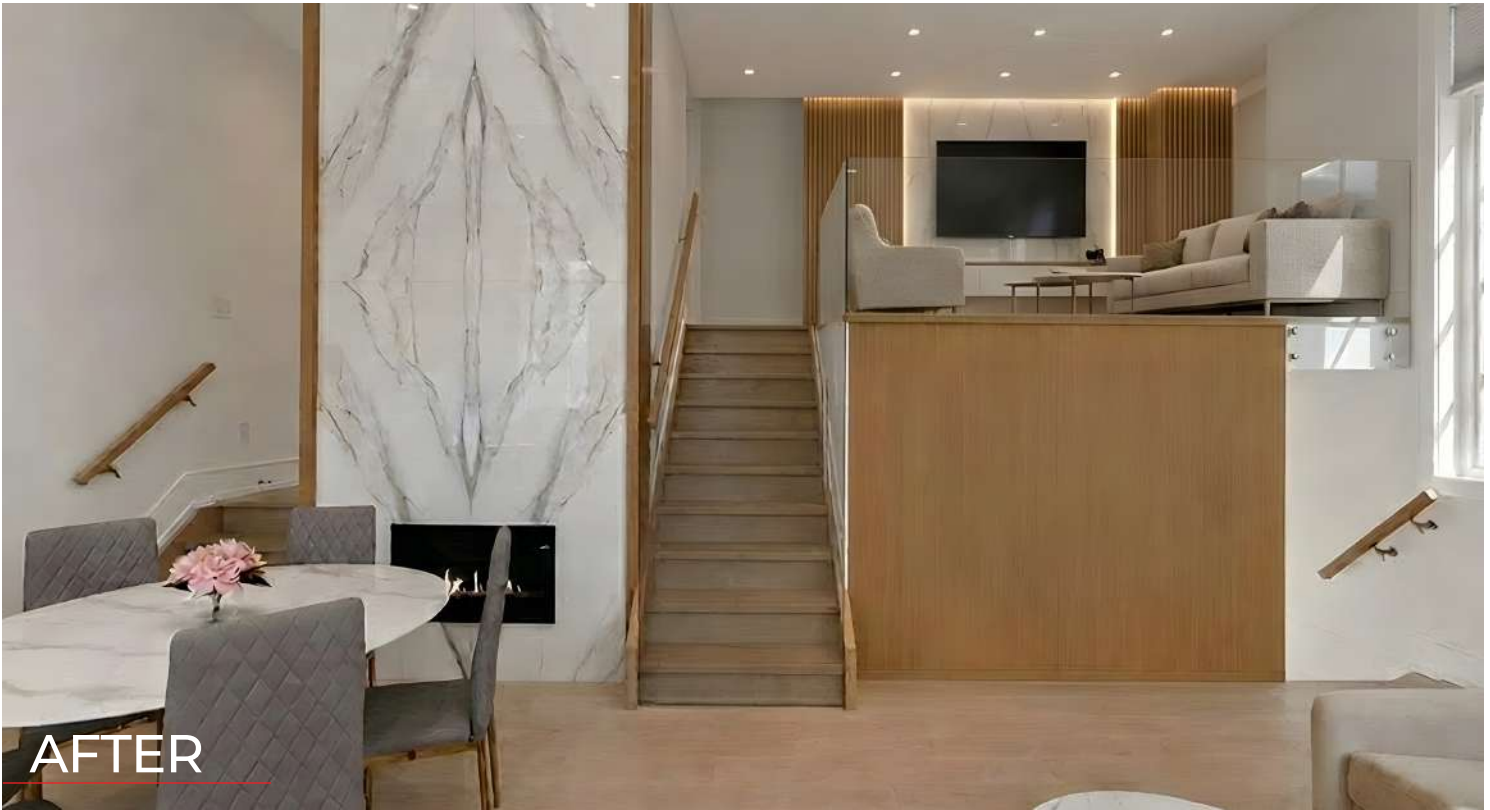


- Lytton Park
  - Tommy Flynn Playground
  - Eglinton Park
  - Lawrence Park and Ravine
  - Alexander Muir Memorial Gardens
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- Best Restaurants
    - Auberge du Pommier
    - Francobollo
    - Safari Bar and Grill
  - Shops, Coffees
  - Grocery Stores & ...
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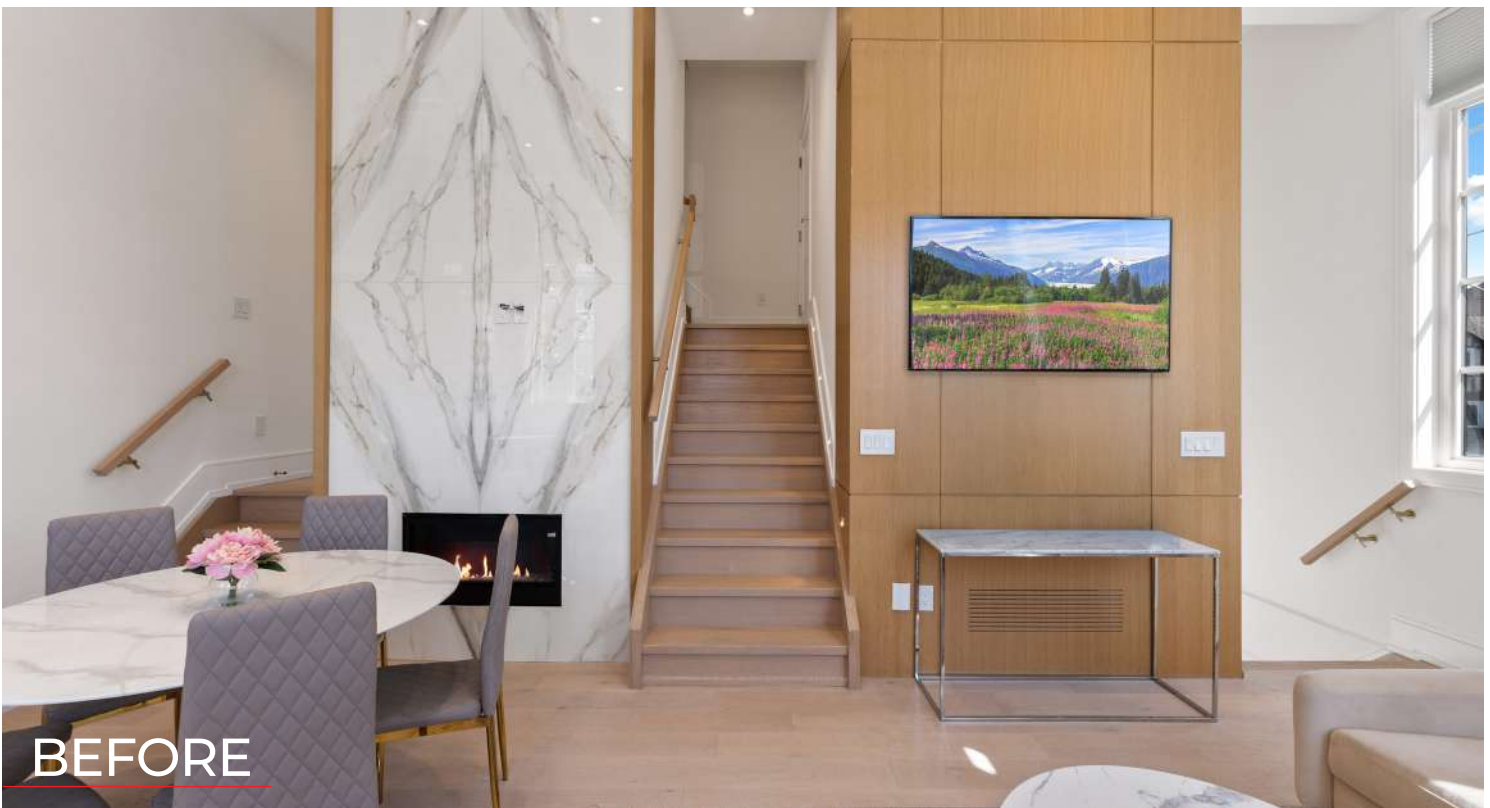


AFTER

## SELLER UPGRADE OPTION AVAILABLE WITH \$70,000

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Optional renovation package available to transform this space to the redesigned “after” concept shown in photos, offering a modernized and elevated finish prior to closing.



BEFORE

*Good* Delivering What Matters!  
*Agent..!*

1202 AVENUE ROAD

*Schedule to viewing today!*

Presented by:

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