



1202 Avenue Rd
Toronto Ontario M5N 2G4
 Toronto C04 Lawrence Park South Toronto
Taxes: \$9,018.88/2025 **SPIS:** No **Last Status:** NEW
DOM: 0

Att/Row/Twnhouse **Front On:** S **Rms:** 6 + 1
Link: **Acre:** **Bedrooms:** 4
 3-Storey 31.5 x 31.5 Feet **Washrooms:** 4
Irreg: 1x3xBsmt, 1x2xMain, 1x4x2nd, 1x5x3rd

Dir/Cross St: Avenue & Lawrence
Directions: Avenue & Lawrence

MLS#: C13129580 **Sellers:** 1000362426 Ontario Inc. **Contact After Exp:** No
Holdover: 90 **Possession:** Immediate **Rmrks:** TBA **Occup:** Owner
PIN#: 211570330 **ARN#:**
Additional PIN#:
Legal: PCL 215-1 SEC M346; LT 215 W/S AVENUE RD PL M346 TORONTO; TORONTO , CITY OF TORONTO

Kitchens: 1 + 1	Exterior: Brick / Stone	Zoning: Residential
Fam Rm: Y	Drive: None	Cable TV: A
Basement: Apartment	Gar/Gar Pk Spcs: Built-In / 1	Hydro: A
Fireplace/Stv: Y	Drive Pk Spcs: 0	Gas: A
Fireplace Feat: Natural Gas	Tot Pk Spcs: 1	Phone: A
Heat: Forced Air / Gas	UFFI:	Water: Municipal
A/C: Central Air	Pool: None	Water Supply Type:
Central Vac: Yes	Energy Cert:	Sewer: Sewers
Apx Age: New	Cert Level:	Spec Desig: Unknown
Apx Sqft: 2000-2500	GreenPIS:	Farm/Agr:
Assessment: 2025	Prop Feat: Central Vacuum, Family Room, Fireplace/Stove, Park, Place Of Worship, Public Transit, Rec Centre, School	Retirement:
POTL:	HST Applicable to Included In	Oth Struct:
Elevator/Lift: Yes	Sale Price:	Survey Type: Unknown
Garage: Yes	Interior Feat: Accessory Apartment, Auto Garage Door Remote, Built-In Oven, Central Vacuum, Guest Accommodations, On Demand Water Heater	
Laundry Lev:	Roof: Asphalt Rolled	
Phys Hdcp-Eqp:	Foundation: Concrete	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	41.01	x 25.59	Hardwood Floor Combined W/Dining Fireplace
2	Dining	Main	41.01	x 26.25	Hardwood Floor Elevator Combined W/Great Rm
3	Great Rm	Main	22.97	x 34.45	Hardwood Floor Elevator
4	Prim Bdrm	3rd	41.34	x 34.78	6 Pc Bath Elevator W/O To Balcony
5	2nd Br	2nd	32.81	x 3.61	Hardwood Floor 4 Pc Bath Elevator
6	3rd Br	2nd	41.67	x 29.86	Hardwood Floor 4 Pc Bath Elevator
7	4th Br	Bsmt	46.92	x 40.35	Hardwood Floor 3 Pc Ensuite Combined W/Kitchen

Client Remks: Tucked within an exclusive collection of just seven custom-built luxury townhomes in the heart of Lawrence Park South, this stunning three-storey residence delivers the perfect balance of sophisticated design, effortless living, and urban convenience. Designed for modern professionals and discerning buyers alike, the home is flooded with natural light and features soaring ceilings, rich hardwood floors, expansive windows, and beautifully curated designer finishes throughout. Enjoy the convenience of a private garage and private elevator access stopping at every floor, offering seamless luxury living throughout the home. The seamless open-concept layout was made for both stylish entertaining and everyday comfort, anchored by a breathtaking chef's kitchen complete with premium Miele appliances, custom cabinetry, and a dramatic waterfall quartz island. A rare highlight is the fully self-contained lower-level studio suite with its own private entrance - ideal for extended family, guests, a live-in nanny, home office setup, or valuable income potential. Just steps from top-ranked schools, boutique shops, parks, cafes, fine dining, and the charm of the Upper Village, this is a rare turnkey opportunity in one of Toronto's most prestigious and connected neighbourhoods.

Extras:
Inclusions: Premium Miele appliance package including integrated fridge/freezer, cooktop, wall oven, microwave, and dishwasher, complemented by Samsung washer & dryer. The lower-level studio suite is also fully equipped with its own complete set of Miele appliances.
Exclusions: N/A
Rental Items: N/A
Showing Requirements: Lockbox
Brkage Remks: Showing with 4 hrs Notice. 5% deposit by bank draft. Include Schedule B & Form 801 in offers. Send to meradsafaian@gmail.com & al.mousavi@theagencyre.com with 24 hrs irrevocable. LA Present for showings!

Lot Size Area: Sqft Other: Sqft Total Unfinished:	Sqft Below Grade Finished: Sqft Below Grade Source: Sqft Above Grade Finished: 2260 Sqft Above Grade Source: Builder
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THE AGENCY Ph: 416-847-5288 Fax: 31 Scarsdale Rd. Unit 6 Toronto M3B1J8 MERAD SAFAEIAN, Broker 416-837-0311		
Contract Date: 05/14/2026	Condition:	Ad: No
Expiry Date: 08/14/2026	Cond Expiry:	Escape:
Last Update: 05/14/2026	CB Comm: 2.5% + HST	Original: \$2,488,000