

Welcome to
167
HARLANDALE
AVE

A custom-built residence by LPD Development with interiors by V&S Design, set on a 50ft lot in Uptown Yonge & Sheppard, offering approximately 5,000 sq.ft. of living space with a 14-ft office, private elevator, designer kitchen, wine room, and exceptional craftsmanship throughout.

 **GOOD AGENT**

NORTH YORK LANSING - WESTGATE NEIGHBORHOOD

Set on an impressive 50-foot-wide lot in the desirable Uptown Young & Sheppard area, 167 Harlandale offers a rare combination of space, privacy, and everyday convenience. The neighbourhood is one of North York's most vibrant and connected communities, anchored by the newly revitalized Yonge Sheppard Centre with its boutiques, hot restaurants, local farmers' markets, and a Whole Foods, all within easy reach. Residents enjoy a Walk Score of 97-99, with most daily amenities reachable on foot, while direct access to Sheppard-Yonge subway station and nearby Highway 401 make travel around the city - and to Pearson Airport - effortless. The area strikes an ideal balance between city energy and residential calm, surrounded by parks and green spaces that offer a retreat from the bustle of urban life. It's a location that appeals equally to families and professionals seeking a sophisticated, well-connected place to call home.



FROM A RARE 50×117 ft LOT EMERGES NEARLY
5,000 Sq.Ft. OF BEAUTIFULLY DESIGNED LIVING





This custom-built residence exemplifies contemporary luxury through its striking architectural design and exterior. The home features a sophisticated façade of white stucco, charcoal cladding, and black aluminum accents, paired with oversized energy-efficient windows that enhance both natural light and insulation. A dramatic front elevation with clean horizontal rooflines gives the home a minimalist, modern presence, complemented by a double-car garage with sleek flush-mounted doors. Professionally landscaped grounds and an expansive rear deck and patio extend the living space outdoors, creating an elegant setting for both relaxation and entertaining.

FROM VISION TO REALITY

North York Rarest Opportunity

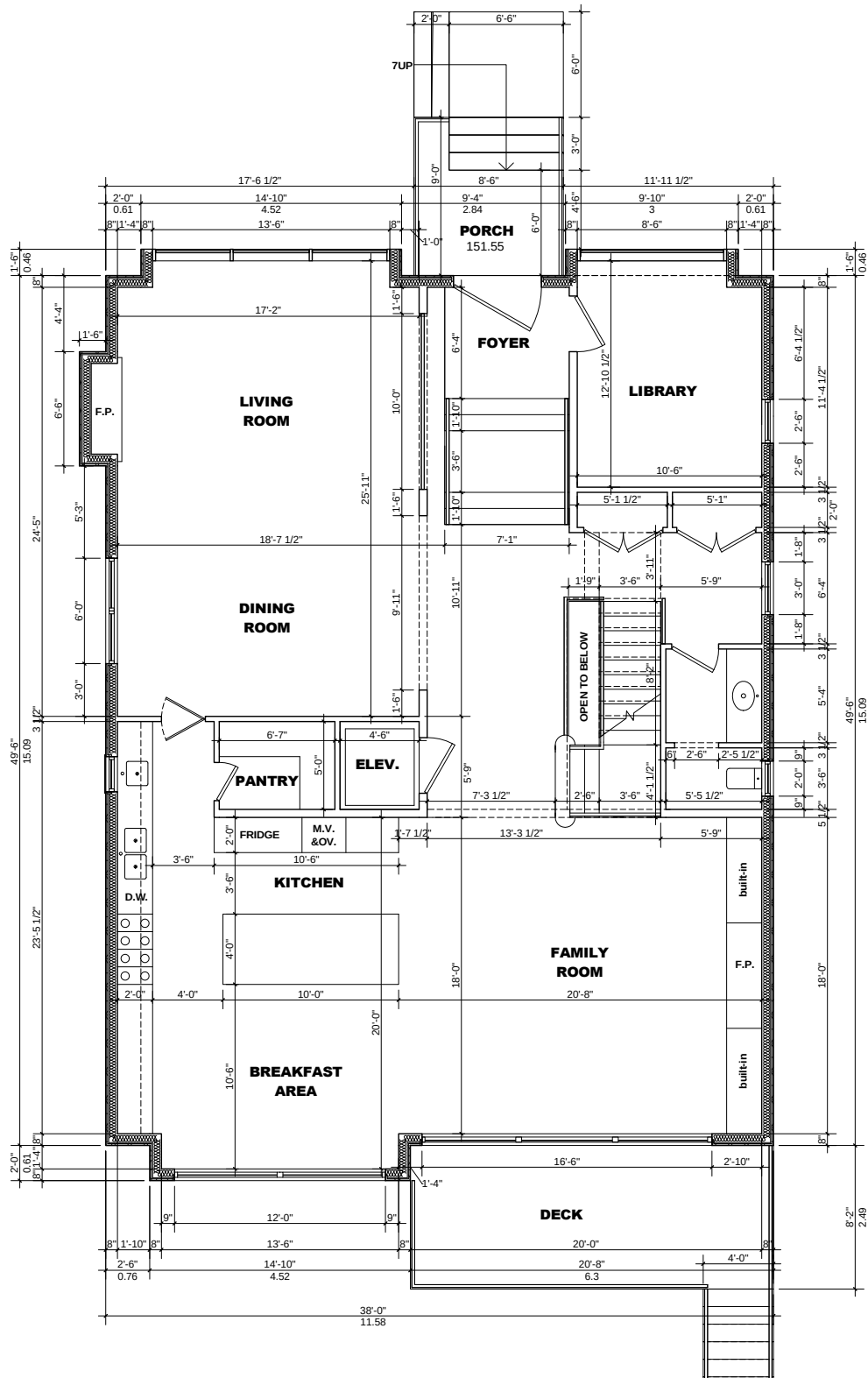
OVERVIEW:

- Custom-Built Luxury Home
- 50' Premium Lot
- Modern Contemporary Design
- 4 Bedrooms with Ensuites
- Private Elevator
- Designer Miele Kitchen
- 14-Foot Ceiling Office
- Smart Home Automation
- Radiant Heated Floors
- Wine Room & Entertainment Lounge



FLOOR PLAN

MAIN FLOOR





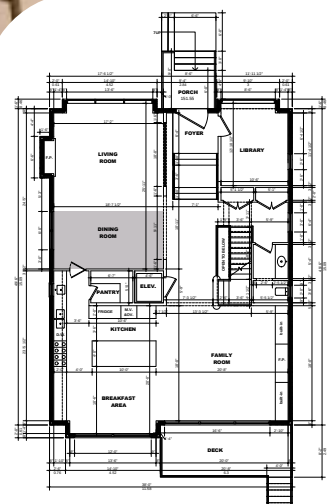


LIVING ROOM

The formal living room is a striking centerpiece, anchored by a dramatic floor-to-ceiling stone fireplace wall that doubles as a sculptural focal point. Expansive windows bring in natural light and garden views, while custom millwork and white oak flooring complete its refined, gallery-like elegance - a space suited for both quiet moments and elevated entertaining.

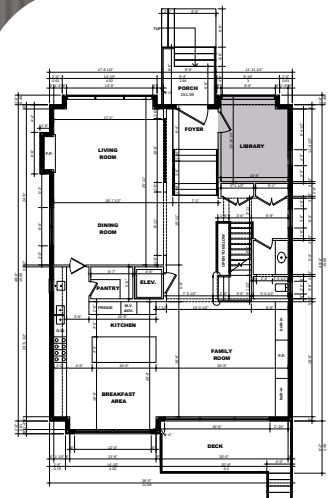
- Floor-to-ceiling stone fireplace wall
- Expansive front-facing windows
- Custom millwork detailing
- Premium hardwood flooring
- Open-concept connectivity
- Layered lighting design

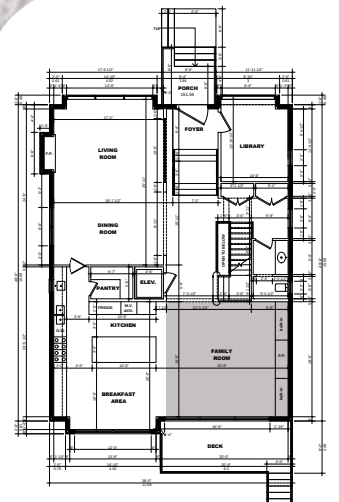




OFFICE

The private office is a refined workspace designed to inspire focus and productivity. Soaring lend the room an unexpected sense of grandeur, while custom built-in cabinetry and shelving offer both practical storage and elegant display space. Expansive windows fill the room with natural light, creating a bright and sophisticated environment. Thoughtfully positioned away from the main living areas, the office offers a quiet retreat for work, reflection, or creative pursuits.





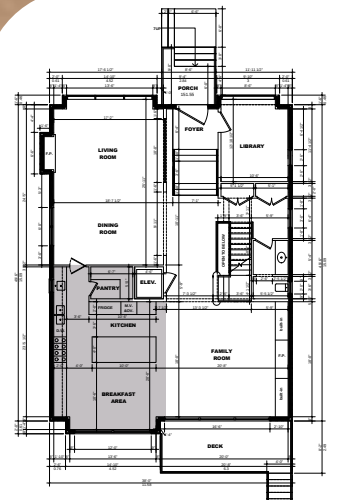


FAMILY AREA

The family room is a warm, inviting space anchored by a statement stone slab fireplace that serves as its natural focal point. Large rear-facing windows connect the room to the outdoor deck and patio, while integrated speakers, recessed lighting, and concealed HVAC diffusers make the space both functional and beautiful — ideal for relaxed, everyday moments with family.

- Statement stone slab fireplace
- Large rear-facing windows
- Integrated ceiling speakers
- Recessed lighting
- Concealed linear HVAC diffusers
- Open connectivity
- Modern architectural details
- Private elevator access





Miele



KITCHEN

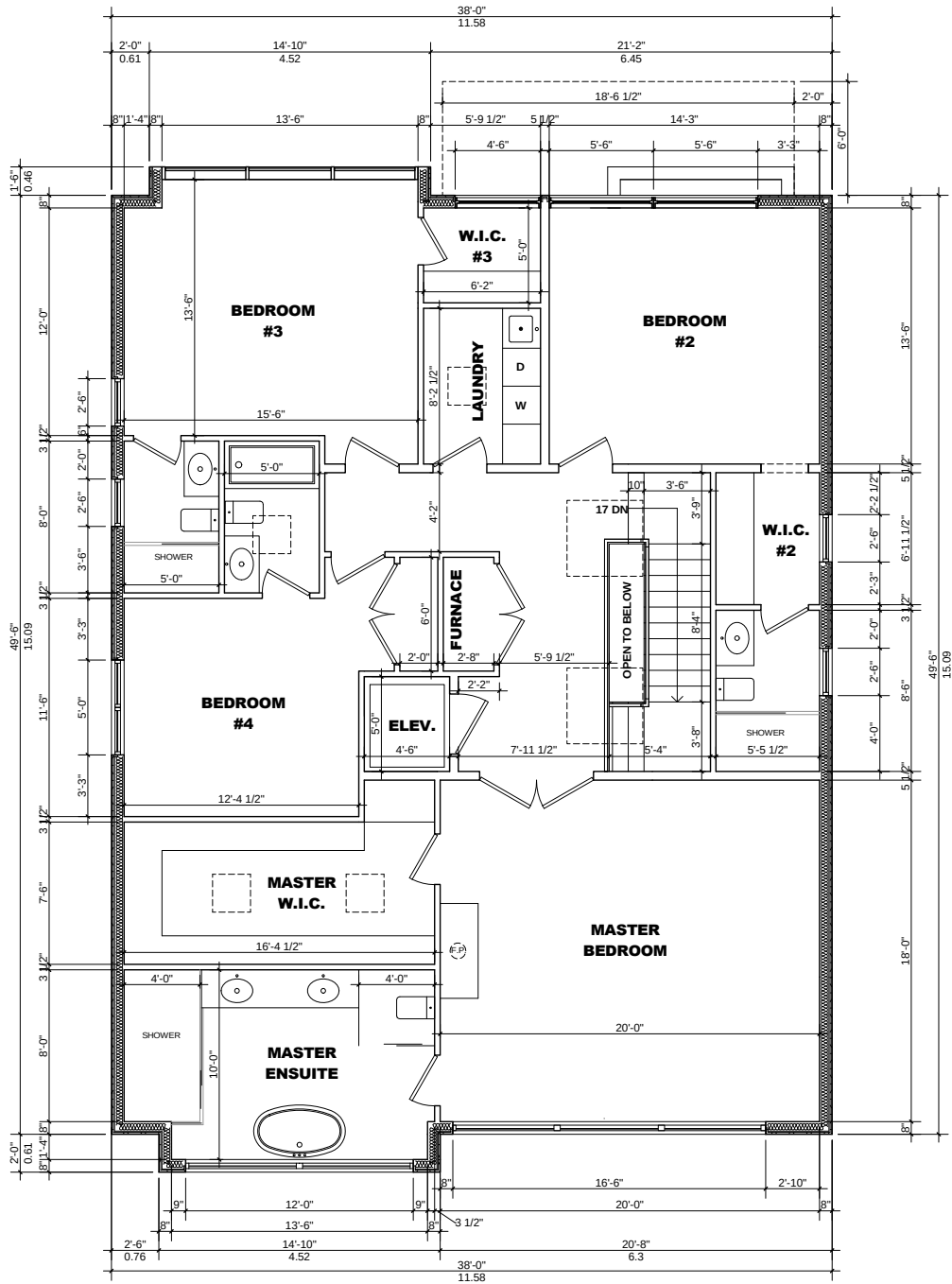
The designer kitchen balances beauty and functionality, featuring custom floor-to-ceiling cabinetry, integrated Miele appliances, and an oversized waterfall stone island with soft curved edges. A full-height stone backsplash and spacious walk-in pantry complete the space — practical, elegant, and built for both everyday living and entertaining.

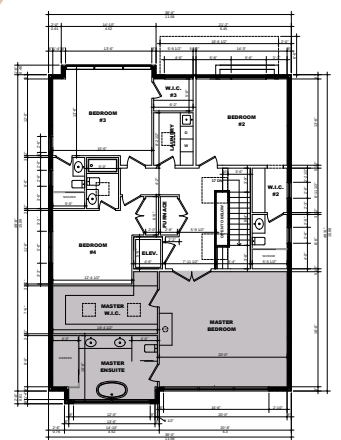
- Integrated Miele appliances
- Oversized waterfall stone island
- Full-height stone backsplash
- Custom fluted detailing
- Open display shelving
- Premium fixtures and hardware
- Spacious walk-in pantry



FLOOR PLAN

SECOND FLOOR





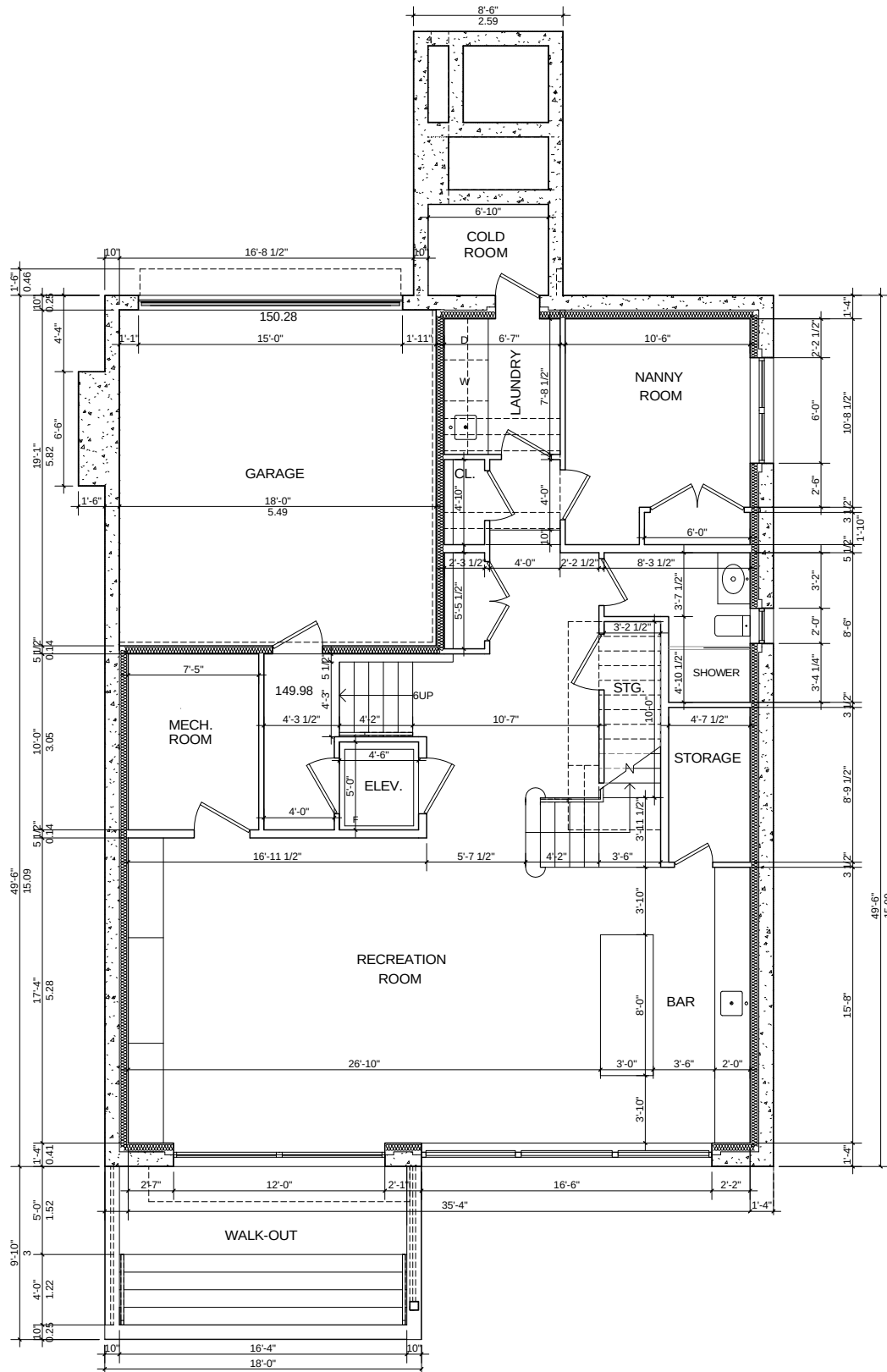


PRIMARY SUITE

The primary suite is a private sanctuary balancing comfort, scale, and elegance, anchored by a stunning stone slab fireplace wall and oversized windows. An expansive dressing area and walk-in closet offer refined luxury, while the spa-inspired ensuite completes the retreat with designer fixtures - a space made for rest and everyday indulgence.

- Picture windows
- Open concept design
- Walk-in closet with custom cabinetry
- Premium hardwood flooring
- Designer fixtures
- Custom stone fireplace







BASEMENT

The lower level is designed for relaxation and entertaining, featuring a climate-controlled wine room, a custom built-in bar with premium finishes, and a dedicated entertainment space — ideal for hosting family and friends in comfort and style.

- Climate-controlled wine room
- Custom built-in bar
- Dedicated entertainment space
- Abundant natural light
- Integrated lighting design
- Modern architectural details
- Seamless finishes





OPTIONAL LUXURY FIBERGLASS SALTWATER POOL PACKAGE

Enhance your outdoor living experience with a premium 14' x 28' state of the art fiberglass saltwater swimming pool, professionally designed and installed by the builder. This package includes the latest generation fiberglass pool, a complete saltwater filtration system, all required mechanical equipment, full installation, premium coping, and complete landscaping and finishing surrounding the pool, delivered turnkey and ready for enjoyment.

This optional upgrade is available for an additional **\$85,000**, which will be added to the purchase price of the home.





Designed by V&S Interior Design

167 Hallandale Avenue has been thoughtfully designed by V&S Interior Design, one of Toronto's leading luxury interior design firms, recognized for its sophisticated, contemporary vision and exceptional attention to detail.

Every space within the home has been carefully curated to achieve the perfect balance of elegance, functionality, and timeless appeal. From the architectural flow and spatial planning to the selection of premium materials, finishes, textures, and lighting, every design element has been intentionally chosen to create a cohesive and refined living experience.

The carefully selected color palette reflects today's leading international design trends while maintaining a timeless aesthetic that will remain beautiful for years to come. Warm natural tones, clean architectural lines, and modern detailing come together to create interiors that are both inviting and luxurious.

The result is a residence that offers more than exceptional craftsmanship - it delivers a distinctive lifestyle, where every detail has been thoughtfully considered to provide comfort, sophistication, and enduring value.





Lawrence Park Developments is a Toronto-based luxury home builder and development company dedicated to creating exceptional residences throughout Toronto's most distinguished neighbourhoods.

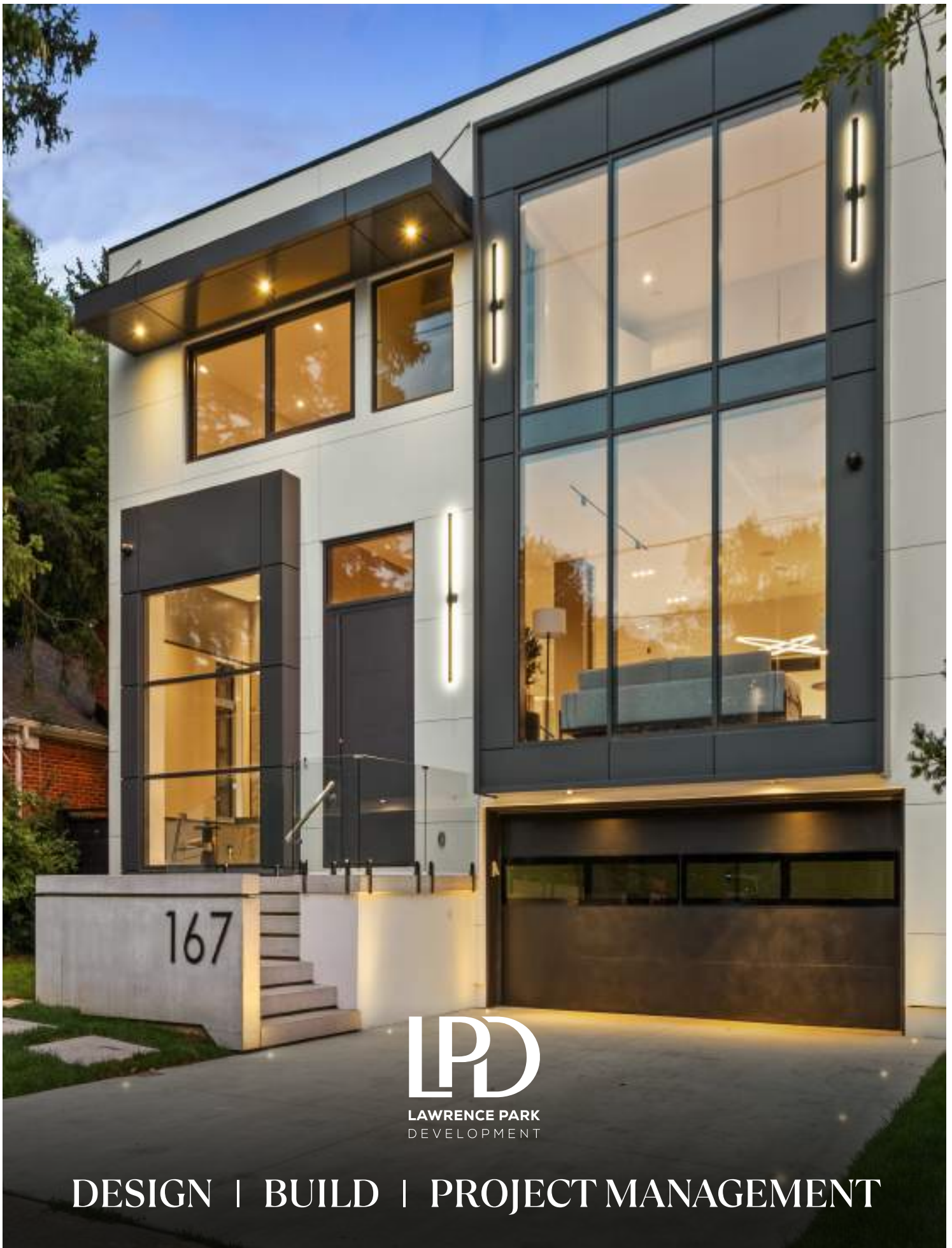
Every home begins with a simple philosophy: build with purpose, integrity, and an unwavering commitment to quality. Their focus is not simply on constructing houses, but on creating timeless living environments that enhance everyday life and stand the test of time.

As a Tarion-registered builder, Lawrence Park Developments upholds the highest standards of construction, combining thoughtful architecture, refined design, and meticulous attention to detail. From the earliest stages of planning to the final finishing touches, every element is carefully considered to ensure a seamless balance of beauty, functionality, and enduring value.

Known for both custom homes and transformative renovations, the team has earned a reputation for delivering sophisticated residences that reflect the character of their surroundings while embracing modern living. Their collaborative approach, craftsmanship, and dedication to excellence have made them a trusted name among homeowners, architects, designers, and industry professionals alike.

At Lawrence Park Developments, building is more than a profession-it is a passion. Their goal is to create homes that are welcoming, inspiring, and designed to be enjoyed for generations to come.





LPD
LAWRENCE PARK
DEVELOPMENT

DESIGN | BUILD | PROJECT MANAGEMENT



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Good Agent..! Delivering What Matters!



167 HARLANDALE AVE

Schedule a viewing today!

