



FOR SALE

DETACHED

MLS# C13022438

# 46 Lowther Avenue, Toronto, ON M5R 1C6

Annex, Toronto · M5R 1C6

C\$ 7,995,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 6        | 6         | 4,250 | 5       | 100+      | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Behind the classic facade of 46 Lowther Avenue lies over 6,000 sqft. of beautifully curated living space designed for modern family life in the heart of Yorkville. Every detail has been thoughtfully planned from the open-concept kitchen that anchors the home, to the spacious family room that opens onto a private, estate-like landscaped oasis. The elegant living and dining room offer sophisticated spaces for entertaining, while the home's generous proportions and timeless finishes create an atmosphere of understated luxury. The primary bedroom is a peaceful retreat with a 6-piece spa-inspired ensuite with fireplace and walk-in closet. Two additional bedrooms and a convenient laundry room complete the second floor. The third-floor loft adds flexibility with two more bedrooms, a full bathroom, and ample storage perfect for growing families or guests. The lower level is designed for both comfort and lifestyle, featuring a nanny/bedroom suite with ensuite, wine cellar, lounge, gym, sauna, and abundant storage. Outdoors, the professionally landscaped backyard invites relaxation with multiple decks and lush greenery - a true escape in the city. Situated perfectly on one of Toronto's most desired and admired tree-lined streets, steps from Yorkville's world class shopping, Michelin Starred dining, and top schools, this residence combines elegance, functionality, and the most coveted downtown address.

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

### PROPERTY DETAILS

|                |                |
|----------------|----------------|
| PROPERTY TYPE  | Detached       |
| LISTING STATUS | For Sale       |
| STYLE          | 2 1/2 Storey   |
| PROPERTY TYPE  | Detached       |
| BASEMENT       | Finished       |
| FACING         | North          |
| AGE            | 100+ years     |
| AREA RANGE     | 3500-5000 sqft |
| PARKING        | 5 spaces       |
| ANNUAL TAX     | \$38,857       |
| POSTAL CODE    | M5R 1C6        |
| NEIGHBOURHOOD  | Annex          |

## ROOM BREAKDOWN

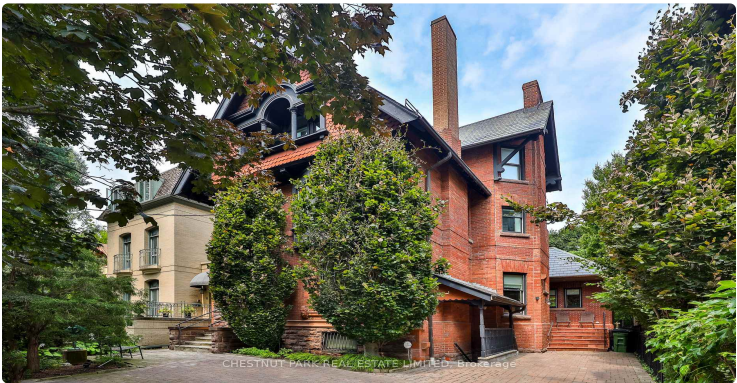
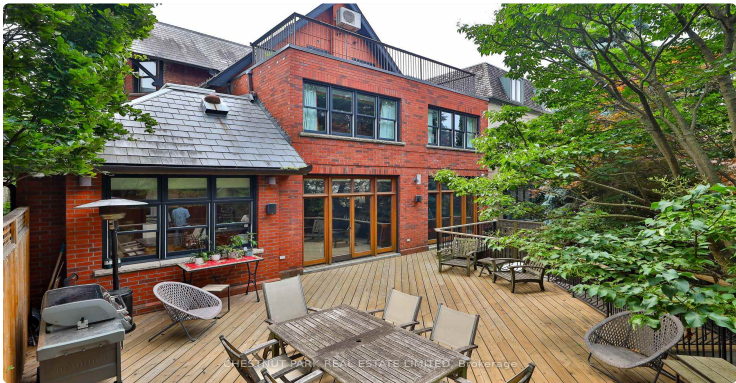
| ROOM        | LEVEL | DIMENSIONS | FEATURES                                |
|-------------|-------|------------|-----------------------------------------|
| Living Room | Main  | —          | Large Window, Fireplace, Hardwood Floor |

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| ROOM            | LEVEL  | DIMENSIONS | FEATURES                                                 |
|-----------------|--------|------------|----------------------------------------------------------|
| Dining Room     | Main   | —          | B/I Shelves, Pot Lights, Hardwood Floor                  |
| Kitchen         | Main   | —          | Open Concept, Combined w/Family, B/I Appliances          |
| Breakfast       | Main   | —          | Eat-in Kitchen, Combined w/Family, Pot Lights            |
| Family Room     | Main   | —          | Combined w/Kitchen, W/O To Deck, Window Floor to Ceiling |
| Primary Bedroom | Second | —          | 6 Pc Ensuite, Fireplace, Walk-In Closet(s)               |
| Bedroom 2       | Second | —          | Closet, Window, Hardwood Floor                           |
| Bedroom 3       | Second | —          | Large Window, Closet, Overlooks Garden                   |
| Bedroom 4       | Third  | —          | 4 Pc Ensuite, B/I Desk, Pot Lights                       |
| Bedroom 5       | Third  | —          | Double Closet, B/I Desk, Hardwood Floor                  |
| Recreation      | Lower  | —          | Pot Lights, French Doors, Hardwood Floor                 |
| Bedroom         | Lower  | —          | 4 Pc Ensuite, Pot Lights, Hardwood Floor                 |
| Exercise Room   | Lower  | —          | Mirrored Walls, Hardwood Floor, Pot Lights               |
| Sitting         | Lower  | —          | Pot Lights, Hardwood Floor, Window                       |

GALLERY





## LISTING AGENT

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.