



FOR SALE

DETACHED

MLS# C13238888

107 Otter Crescent, Toronto, ON M5N 2W9

Bedford Park-Nortown, Toronto · M5N 2W9

C\$ 1,998,000

5	4	4,250	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

One-of-a-kind, thoughtfully crafted home in the prestigious Bathurst/Avenue Rd area. This unique property features 4+1 bedrooms, an oversized loft, and 4 bathrooms. The updated kitchen comes with two fridges and a heated granite countertop. The modern basement apartment with a separate entrance, finished in 2022, offers flexibility as an in-law suite, Airbnb rental, or guest unit. Approximately 50% of the home is a brand-new build, showcasing high-end finishes and upgrades, including water radiant heated flooring and high-performance insulating materials. The ground-level great room, currently used as an art studio, can be converted back into a two-car garage. Enjoy beautifully landscaped grounds with mature trees, a gazebo, and even a charming treehouse. The property has potential for office use (previously 361 Lawrence Ave W, Toronto). The lot size is effectively larger due to the inclusion of adjacent municipal land. Too many features to list, please refer to the detailed floor plans attached. Survey and building permits are available upon request. The property is in the district of the city's top-ranked schools: John Ross Robertson Junior Public School, Glenview Senior Public School, Lawrence Park Collegiate Institute, and the prestigious private girls' school, Havergal College. Situated in a family-friendly neighborhood just a short distance from Avenue Road, with easy access to parks, shopping, restaurants, three subway stations, main transportation hubs, and public transit. This is a must-see masterpiece with unmatched character and artistic flair!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ School
- ✓ Hospital
- ✓ Park
- ✓ Public Transit
- ✓ Place Of Worship
- ✓ Library

PROPERTY DETAILS

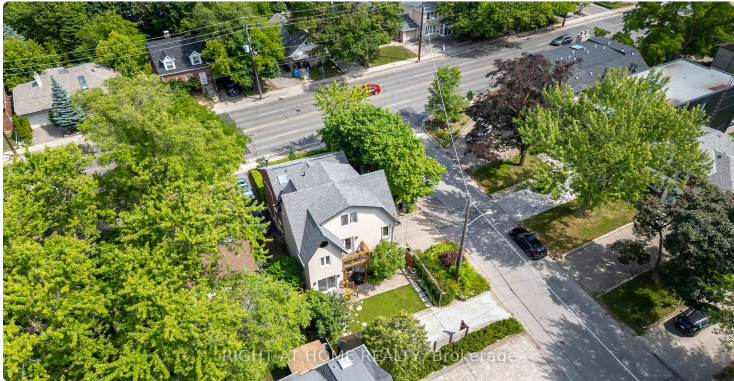
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Apartment, Separate Entrance, Full
FACING	East
AREA RANGE	3500-5000 sqft
PARKING	4 spaces
ANNUAL TAX	\$8,928
POSTAL CODE	M5N 2W9
NEIGHBOURHOOD	Bedford Park-Nortown

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Stainless Steel Appl, B/I Appliances, Granite Counters

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	W/O To Deck, Pot Lights, Vinyl Floor
Family Room	Main	—	Fireplace, Bay Window, Pot Lights
Primary Bedroom	Second	—	W/O To Balcony, 6 Pc Ensuite, Sauna
Bedroom 2	Second	—	Window, Closet, Hardwood Floor
Bedroom 3	Second	—	Window, Closet, Hardwood Floor
Bedroom 4	Second	—	Skylight, Closet, Hardwood Floor
Loft	Upper	—	Cathedral Ceiling(s), Large Window, South View
Great Room	Ground	—	Separate Room, Gas Fireplace, Large Window
Kitchen	Basement	—	Stainless Steel Appl, Pot Lights, Window
Living Room	Basement	—	Combined w/Dining, Open Concept, Vinyl Floor
Dining Room	Basement	—	Combined w/Living, Open Concept, Vinyl Floor
Bedroom	Basement	—	3 Pc Ensuite, B/I Closet, Vinyl Floor
Laundry	Basement	—	Window, Pot Lights, Vinyl Floor
Laundry	Second	—	Window, B/I Shelves, Ceramic Floor

GALLERY





LISTING AGENT

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RIGHT AT HOME REALTY

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.