



FOR SALE

DETACHED

MLS# C13414332

177 Coldstream Avenue, Toronto, ON M5N 1X7

Lawrence Park South, Toronto · M5N 1X7

C\$ 6,822,000

8	8	—	3	16-30	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

In the heart of coveted Lytton Park, on a quiet tree-lined street, stands a remarkable architectural residence with a West Coast feel designed for exceptional family living. Set on a rare 218-foot-deep lot, the spectacular grounds by Shirley Den Houdyker Landscaping evoke the tranquility of Muskoka in the city. Privately custom-built by acclaimed Toronto builder Richard Wilson of Wilson Project Management (founder of AGNORA), who was personally referred to the owner by legendary architect Siamak Hariri, following private review of the home's drawings, that was built to museum-grade standards. This 8,000+ sq. ft. residence is a masterclass in craftsmanship & design. Clad in honed, polished & dry-laid Owen Sound ledge rock w/elegant copper detailing, the home showcases timeless architecture & extraordinary attention to detail throughout. Custom mahogany doors & windows, expansive walls of glass, wide-plank walnut floors/ceilings & illuminated walnut staircases with custom hand-built stair railings create a warm yet sophisticated atmosphere. Designed for both entertaining & family living, the home offers 6+2 bedrooms & a dramatic great room overlooks landscaped terraces, a pergola, a Todd Pools-designed pool, a cabana with bath & built-in stone jacuzzi. The Scavolini kitchen features Carrara marble countertops, an oversized island, premium Wolf & Miele multiple XL appliances x2 & a walk-in pantry. The luxurious primary suite incl a private sitting room with a fireplace & a spa-inspired ensuite with heated floors, oversized shower & egg soaker tub. Additional highlights include 4 gas fireplaces, heated stone & tile surfaces, cedar roof, reverse osmosis & soft-water systems, lower-level in-law suite, gym with steam shower, media & recreation rooms, & parking for 3 vehicles. Ideally located near Toronto's finest public & private schools, including JRR P.S., Lawrence Park C.I, Havergal & Day Schools. Close to the financial district. A truly exceptional family residence.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Library
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ Ravine

PROPERTY DETAILS

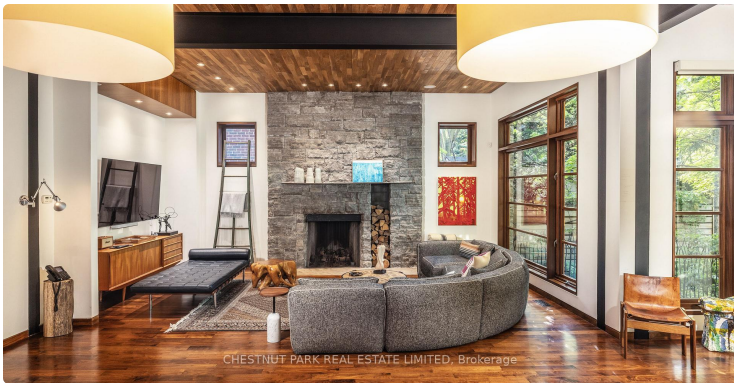
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Detached
BASEMENT	Full, Finished, Walk-Out
FACING	North
AGE	16-30 years
AREA RANGE	5000 + sqft
PARKING	3 spaces
ANNUAL TAX	\$25,452
POSTAL CODE	M5N 1X7
NEIGHBOURHOOD	Lawrence Park South

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Heated Floor, Gas Fireplace, Stone Floor
Living Room	Main	—	Overlooks Garden, Hardwood Floor, B/I Shelves
Dining Room	Main	—	Window, Hardwood Floor, B/I Shelves
Great Room	Main	—	Gas Fireplace, W/O To Terrace, Hardwood Floor
Kitchen	Main	—	Pantry, B/I Appliances, Centre Island
Mud Room	Main	—	Heated Floor, Stone Floor, Closet
Primary Bedroom	Second	—	Combined w/Sitting, South View, Gas Fireplace
Bedroom 2	Second	—	Hardwood Floor, Closet Organizers, Overlooks Garden
Bedroom 3	Second	—	Hardwood Floor, Closet Organizers, Overlooks Pool
Bedroom 4	Third	—	Walk-In Closet(s), Overlooks Garden, Window
Bedroom 5	Third	—	Walk-In Closet(s), Overlooks Garden, Window
Bedroom	Third	—	South View, Window, B/I Shelves
Media Room	Lower	—	Gas Fireplace, Walk-Out, Pot Lights
Bedroom	Lower	—	Combined w/Sitting, 3 Pc Ensuite, Window
Exercise Room	Lower	—	Window
Other	Lower	—	2 Pc Bath, Overlooks Pool

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.