



CHESTNUT PARK REAL ESTATE LIMITED, Brokerage

FOR SALE

CONDO APARTMENT

MLS# C13720328

97 Lawton Boulevard 502, Toronto, ON M4V 1Z6

Yonge-St. Clair, Toronto · M4V 1Z6

C\$ 499,000

2	2	950	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Peaceful Deer Park living with breathtaking panoramic east views over Mt. Pleasant and the surrounding treetops. This beautifully renovated corner 2-bedroom, 2-bathroom residence is tucked inside an exclusive boutique building of only 35 units, offering the perfect blend of privacy, comfort, and spacious Midtown living. Perched on the 5th floor, this sun-filled 935 sq.ft. suite features floor-to-ceiling windows with east, south, and west exposures, filling the home with natural light throughout the day. The thoughtfully designed open-concept living and dining areas are ideal for both entertaining and everyday living, anchored by a sleek renovated kitchen with quartz countertops, ample cabinetry, and functional workspace. The inviting living room showcases a stylish built-in fireplace and custom TV wall feature, creating a warm and relaxing atmosphere. Retreat to the spacious primary bedroom, complete with a renovated ensuite bath and a large closet with built-in organizers. The generously sized second bedroom offers flexibility for guests, family, or a home office, while the second renovated bathroom features a walk-in shower. Located on a quiet, tree-lined street in one of Midtown Toronto's most sought-after neighbourhoods, just steps to shops, restaurants, parks, transit, and the vibrant Yonge & St. Clair corridor. A rare opportunity to enjoy boutique condo living with exceptional space, natural light, and serene treetop views. The maintenance fee is truly all-inclusive: heat, hydro, air conditioning, water, parking, and locker maintenance are all covered. Simply add your internet package and move right in. Residents also enjoy access to the building's library/party room, cozy private courtyard, and rooftop terrace - perfect for relaxing outdoors or walking your pet. This unit comes with 1 underground parking space and 1

FEATURES

- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	900-999 sqft
PARKING	1 spaces
ANNUAL TAX	\$4,044
POSTAL CODE	M4V 1Z6
NEIGHBOURHOOD	Yonge-St. Clair

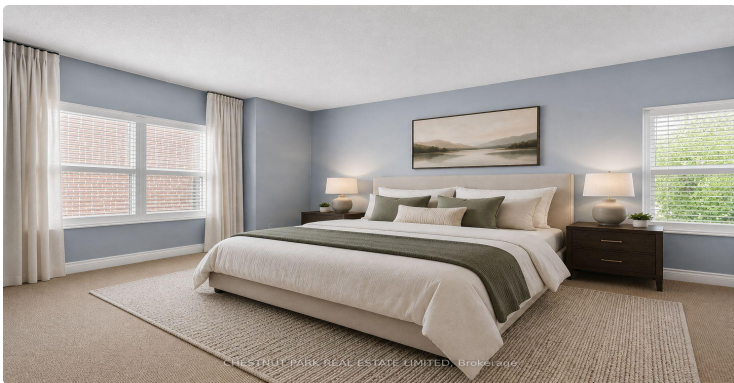
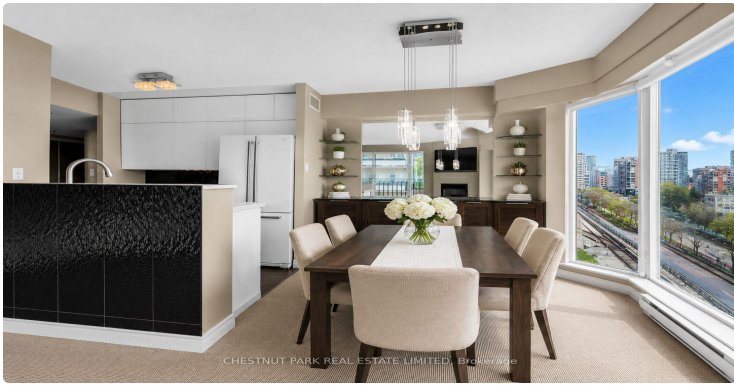
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Flat	—	Mirrored Closet, Laminate, Double Closet
Living Room	Flat	—	South View, Juliette Balcony, Electric Fireplace
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ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Flat	—	East View, Picture Window, B/I Shelves
Kitchen	Flat	—	Renovated, Custom Backsplash, Quartz Counter
Primary Bedroom	Flat	—	Closet Organizers, 4 Pc Ensuite, California Shutters
Bedroom 2	Flat	—	Double Closet, California Shutters, South View

GALLERY





LISTING AGENT

Pavel Shaganenko

CHESTNUT PARK REAL ESTATE LIMITED

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.