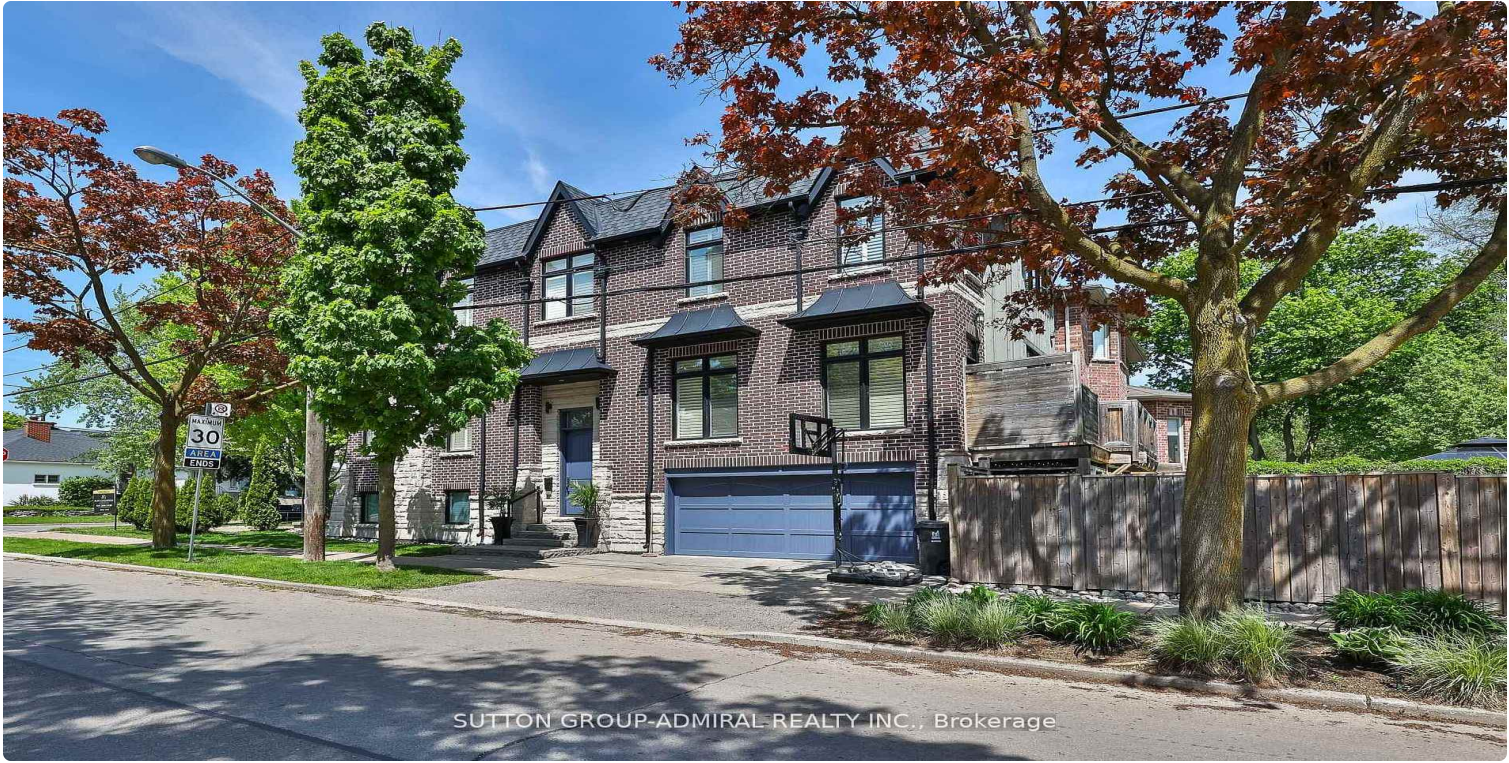




FOR SALE

DETACHED

MLS# C13735510

137 Florence Avenue, Toronto, ON M2N 1G2

Lansing-Westgate, Toronto · M2N 1G2

C\$ 2,299,000

5	4	2,250	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to this custom-built, meticulously maintained home in the coveted Lansing-Westgate community-where thoughtful design, luxurious finishes, and exceptional craftsmanship come together seamlessly. Surrounded by parks and the Stuart Greenbelt, this property offers a rare country-like setting with beautiful city views. Generously appointed rooms with soaring ceilings, abundant natural light, and an airy, elegant feel define every level of this home. Beautifully finished with solid oak floors, potlights, solid-wood California shutters, and 8' doors throughout; the attention to detail is unmatched! The stunning custom gourmet kitchen features top-of-the-line appliances, exquisite finishes, and a massive island with built-in sink and breakfast bar-perfect for family gatherings and everyday living. An adjoining family room enhances comfort and flow, with a walk-out to a deck overlooking your backyard oasis. The sophisticated living/dining room impresses with French doors, Juliette balconies, a coffered ceiling and a natural gas fireplace-ideal for entertaining. The serene primary suite includes a walk-in closet and luxurious 5-piece ensuite. All bedrooms feature closet organizers and large picture windows. A fully finished basement suite includes a family-sized kitchen and radiant-flooring (roughed-in), with a completely private entrance-perfect as a rental unit or for multi-generational living and entertaining. Step outside to fully landscaped grounds with exterior lighting and an exquisite resort-style backyard featuring a saltwater pool, cabana, gazebo, and illuminated water tower. A full double-car garage (EGDO) completes the offering. Minutes to the highway, steps to TTC, Mel Lastman Square, shopping, dining, and top-tier schools. A truly exceptional home in a warm, welcoming community where no detail has been missed!

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace

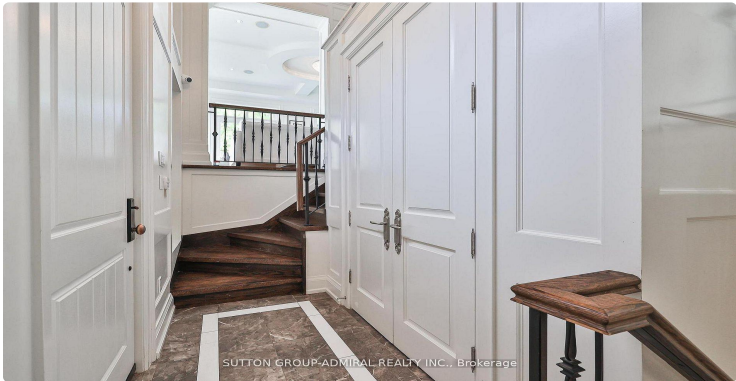
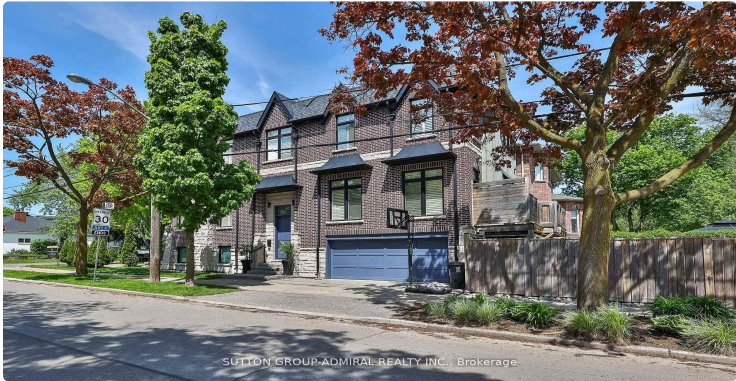
PROPERTY DETAILS

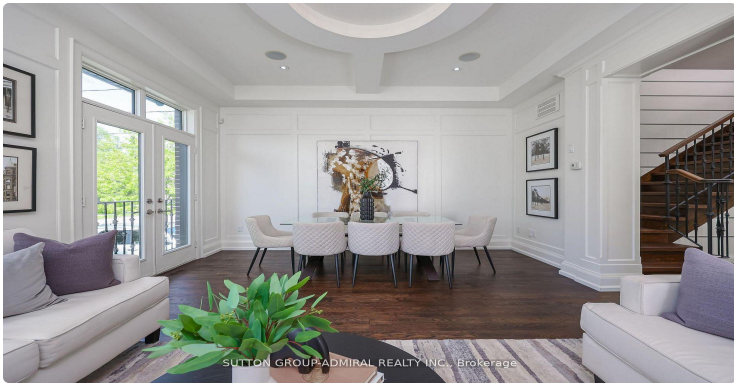
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment, Finished with Walk-Out, Separate Entrance, Full
FACING	East
AREA RANGE	2000-2500 sqft
PARKING	2 spaces
ANNUAL TAX	\$11,245
POSTAL CODE	M2N 1G2
NEIGHBOURHOOD	Lansing-Westgate

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	—	Combined w/Dining, Coffered Ceiling(s), Fireplace
Dining Room	Ground	—	Combined w/Living, Formal Rm, Panelled
Kitchen	Ground	—	Centre Island, Granite Counters, Eat-in Kitchen
Family Room	Ground	—	B/I Bookcase, Hardwood Floor
Primary Bedroom	Second	—	Coffered Ceiling(s), Walk-In Closet(s), Ensuite Bath
Bedroom 2	Second	—	Closet Organizers, Hardwood Floor, Picture Window
Bedroom 3	Second	—	Closet Organizers, Hardwood Floor, Large Window
Bedroom 4	Second	—	Coffered Ceiling(s), Hardwood Floor, Picture Window
Recreation	Basement	—	Family Size Kitchen, Walk-Out, Above Grade Window

GALLERY





LISTING AGENT

Pavel Shaganenko

SUTTON GROUP-ADMIRAL REALTY INC.

Email: pshaganenko@gmail.com

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.