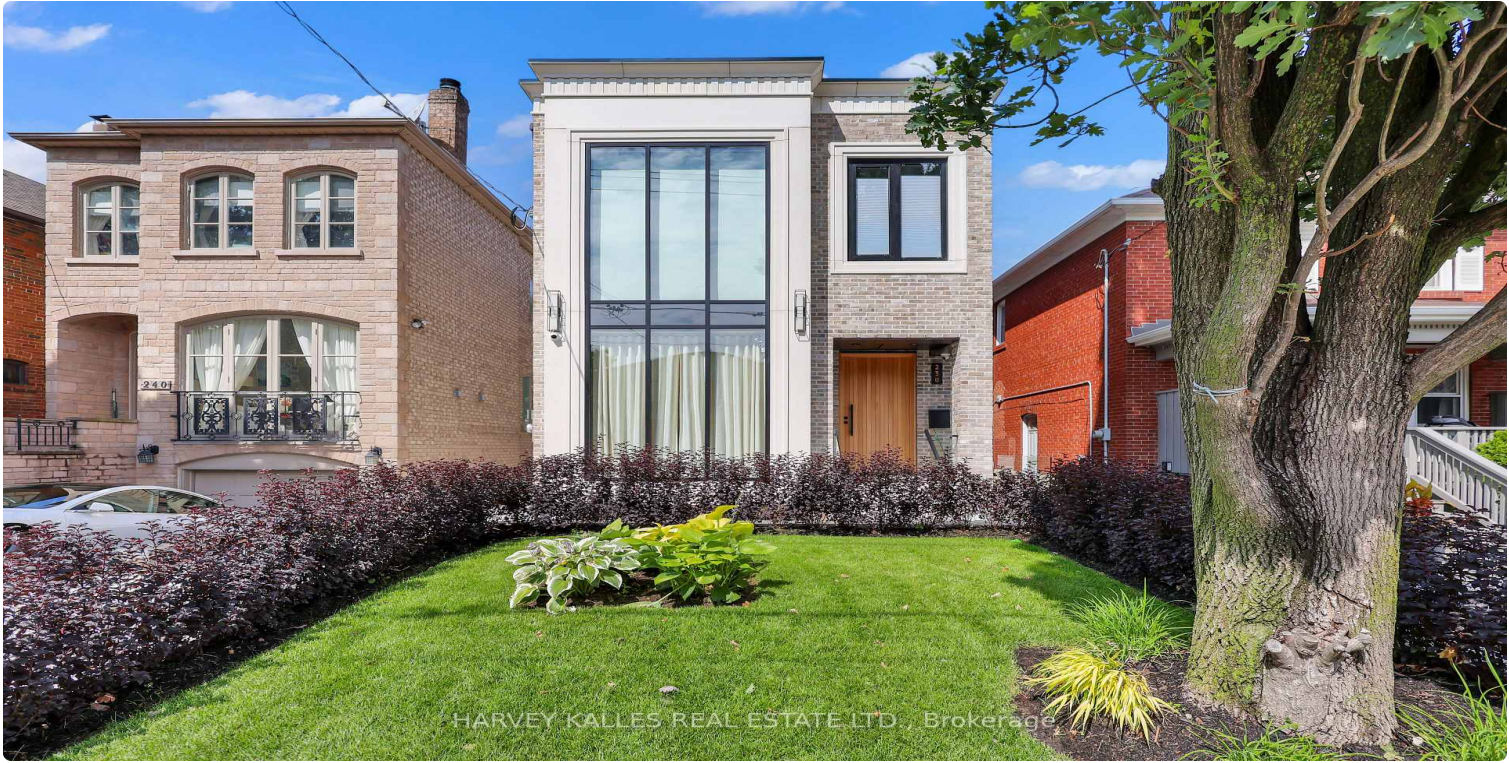




FOR SALE DETACHED MLS# C13755378

238 Melrose Avenue, Toronto, ON M5M 1Z1

Lawrence Park North, Toronto · M5M 1Z1

C\$ 3,395,000

5	6	1,750	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Spectacular Custom-Built Home In The Heart Of The John Wanless Pocket. This Beautifully Crafted Residence Offers Executive Finishes Throughout, With A Large Entertainer's Dining Room Opening To A Stunning Custom Kitchen With All The Bells And Whistles, Including Custom-Painted MDF Cabinetry, Taj Mahal Quartzite Countertops, Premium Thermador Appliances, A Large Centre Island And Breakfast Bar. The Open-Concept Layout Flows Into The Huge Sunken Family Room, Complete With Built-In Speakers, Custom Shelving, A Gas Fireplace And A Flush Walkout To The Patio And Spacious Gardens With A Built-In Hot Tub, Creating The Perfect Setting For Sun-Filled Days, Relaxed Evenings And Unforgettable Nights With Family And Friends. The Second Floor Offers High Ceilings And A Serene Primary Bedroom With A Walk-In Closet And Private 7-Piece Ensuite, Plus 3 Additional Sizable Bedrooms With Ensuite Or Semi-Ensuite Access. The Lower Level Offers Tons Of Additional Space, With A Large Recreation Room Featuring A Wet Bar, Heated Floors And A Gas Fireplace, Plus A Separate Gym, Sauna, Steam Room, Nanny/Guest Suite And Additional Bathrooms. Steps To Yonge Street, John Wanless School, Shops, Restaurants, Cafés, Transit And Everything This Incredible Neighbourhood Has To Offer. You Name It, It's There!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School
- ✓ Rec./Commun.Centre

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	North
AREA RANGE	1500-2000 sqft
PARKING	2 spaces
ANNUAL TAX	\$13,902
POSTAL CODE	M5M 1Z1
NEIGHBOURHOOD	Lawrence Park North

ROOM BREAKDOWN

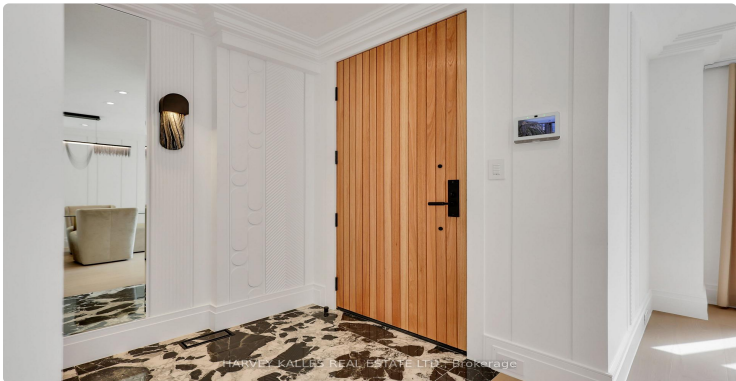
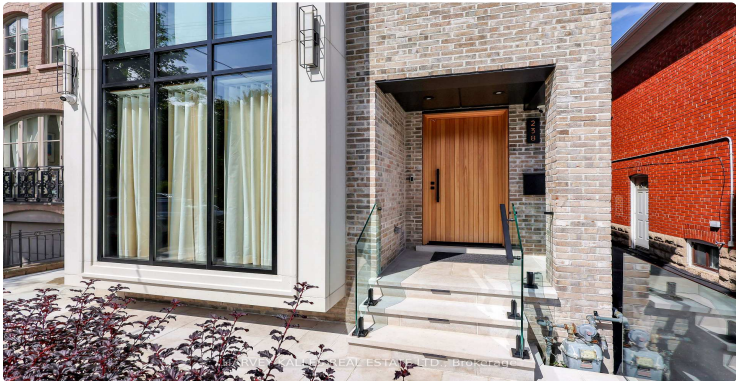
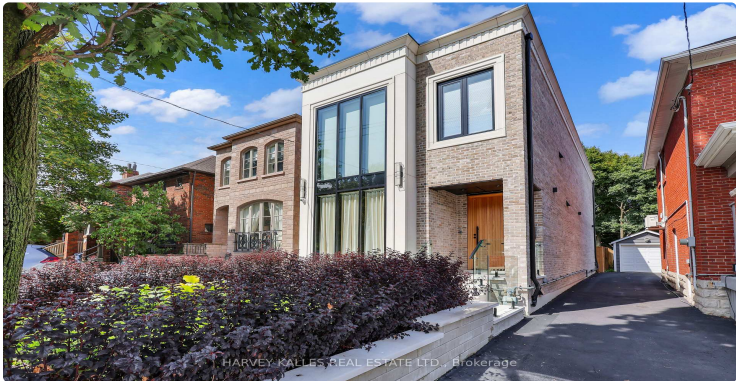
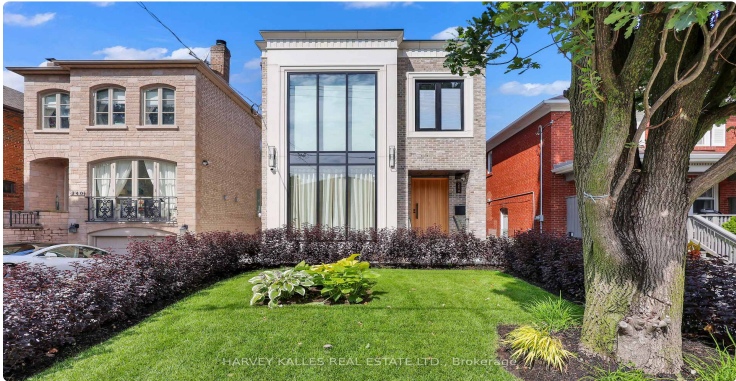
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Built-in Speakers, Window Floor to Ceiling
Dining Room	Main	—	Combined w/Living, Panelled, Pot Lights

238 Melrose Avenue, Toronto, ON M5M 1Z1

HARVEY KALLES REAL ESTATE LTD.

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Quartz Counter, Built-in Speakers, Centre Island
Family Room	Main	—	Hardwood Floor, Fireplace, Walk-Out
Primary Bedroom	Second	—	Ensuite Bath, Walk-In Closet(s), Window Floor to Ceiling
Bedroom 2	Second	—	Semi Ensuite, Pot Lights, Hardwood Floor
Bedroom 3	Second	—	Semi Ensuite, Hardwood Floor, Picture Window
Bedroom 4	Second	—	Ensuite Bath, Double Closet, Picture Window
Recreation	Lower	—	Fireplace, Wet Bar, Heated Floor
Bedroom	Lower	—	Above Grade Window, Porcelain Floor, Ensuite Bath
Exercise Room	Lower	—	Cushion Floor, Glass Doors, Ensuite Bath

GALLERY





LISTING AGENT

Pavel Shaganenko

HARVEY KALLES REAL ESTATE LTD.

Email: pshaganenko@gmail.com

Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.