FOR SALE | DETACHED | MLS# C13762322

90 Roe Avenue, Toronto, ON M5M 2H7

Lawrence Park North, Toronto · M5M 2H7

C$ 3,395,000

5	5	2,250	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Situated In The Heart Of John Wanless, This Beautifully Crafted Executive Home Was Meticulously Curated With Comfort, Style & Daily Living In Mind. From The Moment You Step Inside, An Elegant Foyer With Heated Marble Flooring Leads To The Formal Living Room, Complete With Large Windows, Applied Mouldings & Built-In Speakers. The Space Flows Into The Dining Area & Chef's Kitchen, Featuring Custom Cabinetry, Quartz Countertops & Backsplash, An Oversized Centre Island With Breakfast Bar & Premium Built-In Appliances. The Family Room Offers A Striking Gas Fireplace, Custom Built-Ins, Built-In Speakers & A Walkout To The Deck & Professionally Landscaped Yard. Upstairs, A Skylight Fills The Second Level With Natural Light. The Primary Bedroom Is A Serene Retreat With A Walk-In Closet, Built-In Wardrobe & Sumptuous 6-Piece Ensuite Featuring Heated Natural Marble Floors & Walls, A Soaker Tub & Glass Shower. Three Additional Sizable Bedrooms, Well-Appointed Bathrooms With Heated Natural Marble Floors & An Upper-Level Laundry Closet Provide Comfort & Convenience For A Growing Family. The Lower Level With Radiant-Heated Floors Features A Large Recreation Room With A Wet Bar, Built-In Media Centre & Walkout To The Yard, Plus A Versatile Nanny Suite Or Exercise Room With A 4-Piece Ensuite, Under-Stair Storage & A Second Laundry Room. Smart-Home Features Include Apple HomeKit Controls, Lutron Lighting, Wireless AirPlay Speakers, Wired Internet, Ceiling-Mounted Wi-Fi Access Points, Triple-Glazed European Aluminum Windows & A Comprehensive Security System. Ideally Located Near Avenue Road & Yonge Street, With Shops, Cafés, Restaurants, Grocery Stores, Parks & Schools Nearby. Everything You Want & Need To Fulfil Your Lifestyle Is Right At Your Doorstep. Come & See It For Yourself.

FEATURES

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

PROPERTY DETAILS

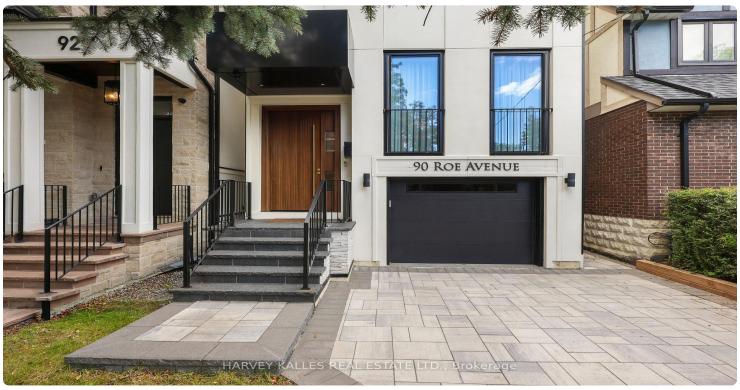
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	North
AREA RANGE	2000-2500 sqft
PARKING	3 spaces
ANNUAL TAX	$15,408
POSTAL CODE	M5M 2H7
NEIGHBOURHOOD	Lawrence Park North

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Large Window, Built-in Speakers, Hardwood Floor
Dining Room	Main	—	Open Concept, Combined w/Living, Wainscoting
Kitchen	Main	—	Centre Island, Breakfast Bar, B/I Appliances
Family Room	Main	—	Walk-Out, Gas Fireplace, B/I Shelves
Primary Bedroom	Second	—	Ensuite Bath, Walk-In Closet(s), Hardwood Floor
Bedroom 2	Second	—	B/I Closet, Picture Window, Hardwood Floor
Bedroom 3	Second	—	B/I Closet, Hardwood Floor, Picture Window
Bedroom 4	Second	—	B/I Closet, Ensuite Bath, Hardwood Floor
Recreation	Lower	—	Walk-Up, Wet Bar, Heated Floor
Bedroom	Lower	—	Glass Doors, Heated Floor, Closet
Laundry	Lower	—	Heated Floor, Pot Lights

GALLERY

90 ROE AVENUE
HARVEY KALLES REAL ESTATE LTD., Brokerage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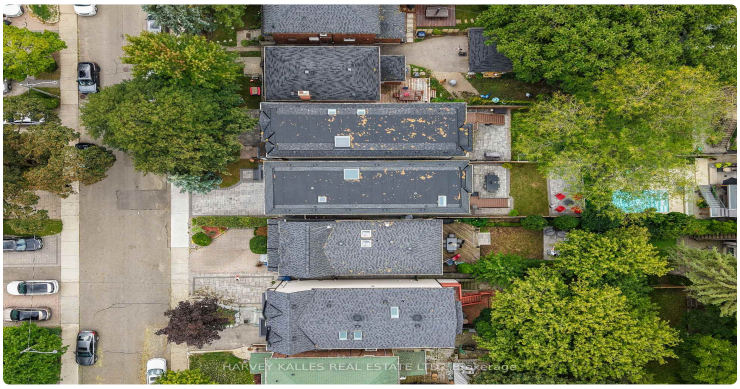
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LISTING AGENT

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.