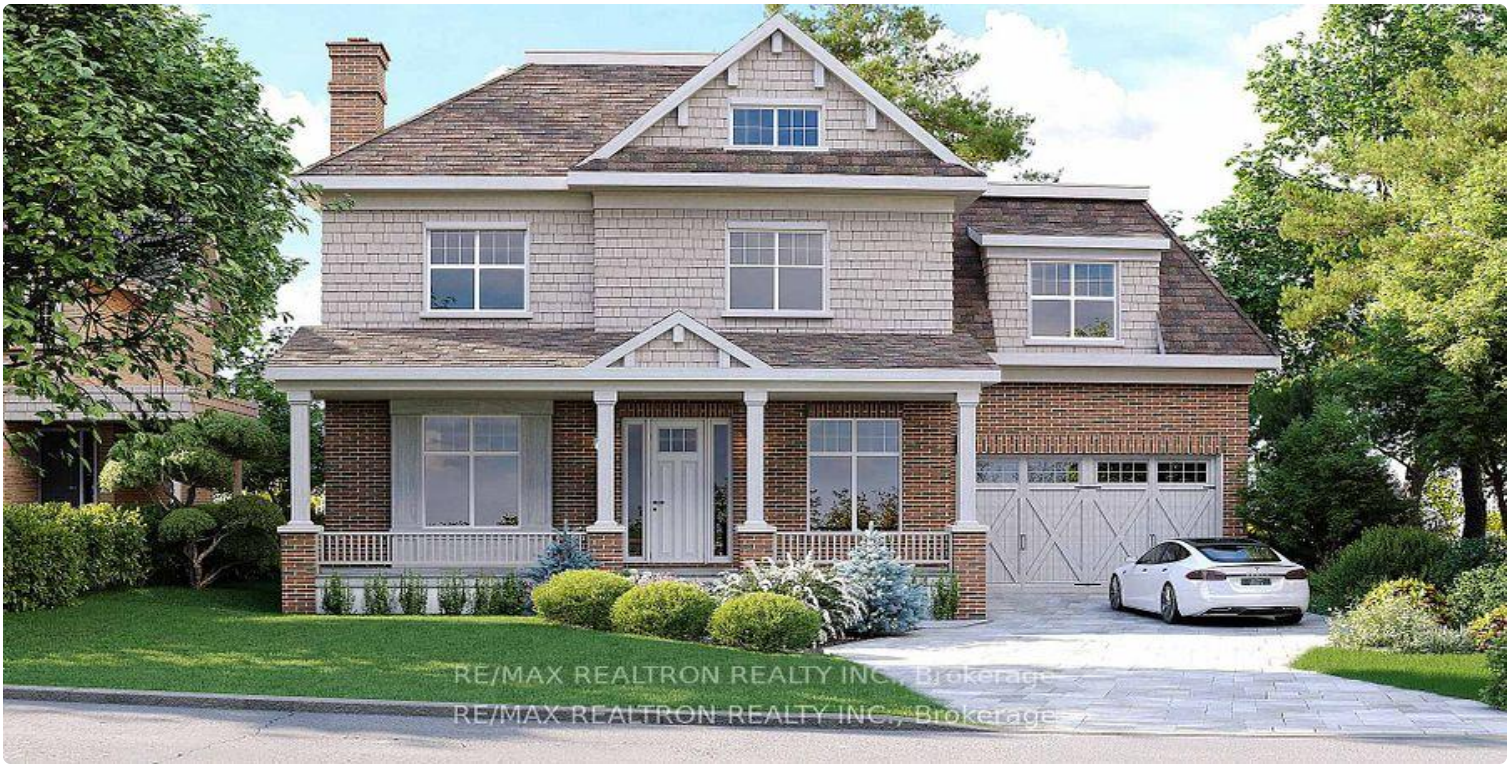




FOR SALE

DETACHED

MLS# C13785818

178 Blythwood Road, Toronto, ON M4N 1A4

Lawrence Park South, Toronto · M4N 1A4

C\$ 3,800,000

3	2	1,750	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Exceptional opportunity to secure a prime 70 by 200 foot lot in prestigious Lawrence Park South. This property comes with unanimous Committee of Adjustment approval for a spectacular luxury residence offering approximately 7,842 square feet of total living space, including a 5,234 square foot above-grade plan and a 2,608 square foot walkout lower level. The approved exterior footprint and front elevation are already in place, giving buyers a valuable head start on the building process. For those who prefer a smaller residence, the home can also be scaled back to better suit your family's needs and lifestyle. The listing is strictly for the land. Construction of the home is at the buyer's expense. Buyers have the opportunity to create a fully customized interior within the approved exterior design, allowing for a residence tailored entirely to their own preferences. Set in an architecturally significant, family-friendly neighbourhood, the property backs onto a ravine with mature trees, offering a calm and private setting while still providing easy access to the conveniences of Yonge Street. Nearby top-rated schools include John Wanless Jr. PS, Lawrence Park Collegiate, Havergal, Crescent, and Toronto French School. Fine dining, boutique shopping, and convenient access to downtown and Highway 401 further enhance the location. A rare opportunity to create a bespoke estate on an exceptional lot in one of Toronto's most desirable neighbourhoods.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Full
FACING	South
AREA RANGE	1500-2000 sqft
PARKING	6 spaces
ANNUAL TAX	\$15,934
POSTAL CODE	M4N 1A4
NEIGHBOURHOOD	Lawrence Park South

GALLERY



LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.