



FOR SALE

CONDO TOWNHOUSE

MLS# C13831804

1 Hargrave Lane 1, Toronto, ON M4N 0A4

Bridle Path-Sunnybrook-York Mills, Toronto · M4N 0A4

C\$ 1,249,000

4	3	1,700	2	6-10	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Ideally situated in Lawrence Park, this English Georgian-style townhouse offers the added convenience of two dedicated underground parking spaces with direct interior access to the residence-a particularly desirable feature in this neighbourhood.The home offers three bedrooms, a separate den and three bathrooms, with a comfortable and functional layout across multiple levels. The open-concept main floor features 9-foot ceilings, generous living and dining areas, and a bright kitchen with ample cabinetry, counter space and a marble backsplash.The bedrooms are well proportioned, with the primary bedroom featuring an ensuite bath. A separate den provides flexible space for a home office, reading room or additional sitting area.One of the highlights of the home is the private rooftop terrace, complete with a BBQ gas line and treetop views, providing an inviting outdoor space for entertaining or relaxing during the warmer months.The lower level features impressive 14-foot ceilings, additional flexible living space and convenient direct access to both underground parking spaces.Located close to Sunnybrook Hospital, the Granite Club, Shops at Don Mills, TTC transit, Yonge and Lawrence subway station, and a selection of well-regarded public and private schools, the property offers excellent access to many of the amenities Lawrence Park and the surrounding area have to offer.A well-located Lawrence Park residence offering three bedrooms, versatile living space, a private rooftop terrace and the uncommon convenience of two underground parking spaces with direct interior access.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Hospital
- ✓ Park
- ✓ Public Transit
- ✓ School
- ✓ Terraced

PROPERTY DETAILS

PROPERTY TYPE	Condo Townhouse
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Condo Townhouse
BASEMENT	Finished
AGE	6-10 years
AREA RANGE	1600-1799 sqft
PARKING	2 spaces
ANNUAL TAX	\$7,134
POSTAL CODE	M4N 0A4
NEIGHBOURHOOD	Bridle Path-Sunnybrook-York Mills

GALLERY





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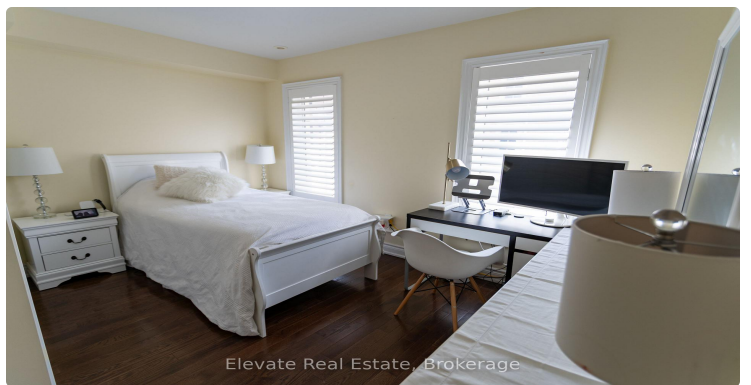
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LISTING AGENT

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