



CHESTNUT PARK REAL ESTATE LIMITED, Brokerage

FOR SALE

DETACHED

MLS# C13857004

# 47 Stratheden Road, Toronto, ON M4N 1E5

Bridle Path-Sunnybrook-York Mills, Toronto · M4N 1E5

C\$ 3,995,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 5        | 5         | 4,250 | 8       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Never to have been offered on the market is this coveted Lawrence Park home and land. Discover this exceptional 5-bedroom, 4-bathroom family residence, privately tucked away on a quiet cul-de-sac and set on an extraordinary pie-shaped lot. Built in 1964 by the original owner as his forever home, this cherished property has been lovingly maintained by one family for over six decades, offering an exceptional sense of history, warmth, and timeless character. The remarkable lot measures approximately 42 ft frontage, 125 ft on one side, 225 ft on the other, and 190 ft across the rear property line, providing an abundance of space and tremendous future potential. The expansive private grounds feature a large in-ground swimming pool, creating the perfect backdrop for summer entertaining, family gatherings, and outdoor enjoyment. The existing residence offers a thoughtfully designed layout with generous principal rooms and comfortable family living. Renovate and personalize the home to suit your family's vision or take advantage of the exceptional lot to create a magnificent custom residence. The possibilities are as impressive as the property itself. Enjoy an enviable Lawrence Park location, minutes from some of Toronto's most highly regarded private and public schools, the Granite Club, beautiful parks, ravines, and a wealth of neighbourhood amenities. A peaceful cul-de-sac setting adds privacy and tranquility to this prestigious family community. A truly rare opportunity to acquire an exceptional Lawrence Park property combining an oversized and versatile lot, large in-ground pool, coveted location, and a lovingly preserved home filled with character. Renovate, rebuild, or simply enjoy this remarkable property for generations to come. A very private lot with sunny south and west exposures.

### FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Hospital
- ✓ Park
- ✓ Wooded/Treed
- ✓ School
- ✓ Rec./Commun.Centre
- ✓ Public Transit

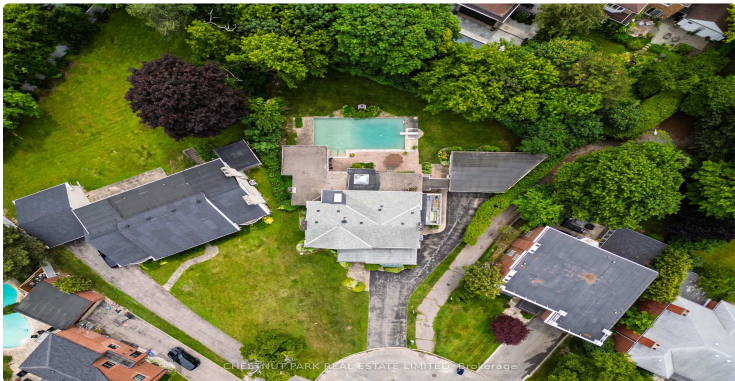
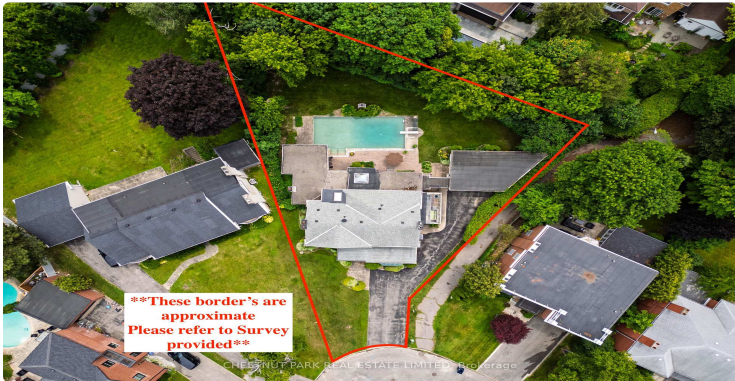
### PROPERTY DETAILS

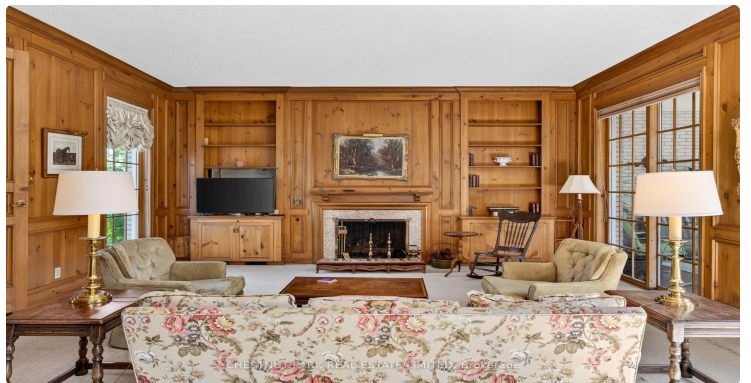
|                |                                   |
|----------------|-----------------------------------|
| PROPERTY TYPE  | Detached                          |
| LISTING STATUS | For Sale                          |
| STYLE          | 2-Storey                          |
| PROPERTY TYPE  | Detached                          |
| BASEMENT       | Partially Finished                |
| FACING         | South                             |
| AREA RANGE     | 3500-5000 sqft                    |
| PARKING        | 8 spaces                          |
| ANNUAL TAX     | \$23,250                          |
| POSTAL CODE    | M4N 1E5                           |
| NEIGHBOURHOOD  | Bridle Path-Sunnybrook-York Mills |

## ROOM BREAKDOWN

| ROOM            | LEVEL  | DIMENSIONS | FEATURES |
|-----------------|--------|------------|----------|
| Kitchen         | Main   | —          | —        |
| Breakfast       | Main   | —          | —        |
| Dining Room     | Main   | —          | —        |
| Living Room     | Main   | —          | —        |
| Family Room     | Main   | —          | —        |
| Office          | Main   | —          | —        |
| Foyer           | Main   | —          | —        |
| Primary Bedroom | Main   | —          | —        |
| Bedroom         | Second | —          | —        |
| Bathroom        | Second | —          | —        |

GALLERY





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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.