



FOR SALE

DETACHED

MLS# C13861884

64 Cheritan Avenue, Toronto, ON M4R 1S6

Lawrence Park South, Toronto · M4R 1S6

C\$ 2,995,000

4	3	1,750	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 64 Cheritan Avenue! This special home sits mid-block on a premium low-traffic street and is a spectacular renovated four-bedroom home in the heart of Lytton Park! Open concept main floor. Nothing to do but move-in and enjoy! Gracious living room with gas fireplace, large new window with automated blinds, gourmet kitchen with high-end appliances and substantial island, a beautiful dining room overlooking the backyard and a main floor family room to relax in and enjoy! Main floor two-piece powder room. There are four bedrooms on the second floor and a full bathroom with heated floors fully renovated in 2012. The lowered basement boasts almost 8' ceiling height and features a generous recreation room with a full wall of custom built-ins, surround sound, a new bathroom with heated floors (2023) and separate laundry and utility rooms. It has been newly insulated and waterproofed on the north and east walls with an interior French drain system installed and a sump pump (2024). Outside in the rear yard, a full professional custom redesign of the space by Landscaping de Sol a Sol was completed in 2014. It is like being on vacation in your backyard! Custom Solda inground pool (new liner in 2024 and safety cover 2022), extensive custom stone gardens and walkways, a large deck for entertaining (2024 with storage under the rear steps), a cabana with changing area, mini fridge, pool equipment and a covered fire bowl area with a natural gas Solus fire pit (included). Both the front and rear have inground irrigation systems for easy maintenance. Who needs a cottage? This fabulous home is only steps from John Ross Robertson and close to some of Toronto's best private schools. Located close to the TTC, steps to Otter Creek skating rinks, ravine walking trails and the shops and restaurants on Yonge Street. This home is perfect for a most discerning buyer! See attachments for floor plans, a list of improvements and more information. Come and see it for yourself!

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace

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	\$14,917
POSTAL CODE	M4R 1S6
NEIGHBOURHOOD	Lawrence Park South

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	—	Hardwood Floor, Gas Fireplace, Open Concept
Dining Room	Ground	—	Hardwood Floor, Open Concept, Overlooks Backyard
Kitchen	Ground	—	Centre Island, Renovated, 2 Pc Bath
Family Room	Ground	—	Hardwood Floor, Open Concept
Primary Bedroom	Second	—	Hardwood Floor, His and Hers Closets
Bedroom 2	Second	—	Hardwood Floor
Bedroom 3	Second	—	—
Bedroom 4	Second	—	Hardwood Floor
Recreation	Lower	—	3 Pc Bath
Laundry	Lower	—	—
Utility Room	Lower	—	—

GALLERY





LISTING AGENT

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.