



FOR SALE

DETACHED

MLS# C14025326

243 Florence Avenue, Toronto, ON M2N 1G7

Lansing-Westgate, Toronto · M2N 1G7

C\$ 3,680,000

6	7	4,250	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

An extraordinary expression of architectural distinction and refined craftsmanship, 243 Florence Avenue presents a custom-designed residence where sophisticated design, premium finishes, and advanced technology converge to create an exceptional living experience. Offering 3,572 sq. ft. across the main and second floors, complemented by an additional 1,354 sq. ft. of finished lower-level living space, this remarkable home is defined by its generous proportions and impressive ceiling heights. Ten-foot ceilings on the main and second floors, a dramatic 14-foot office ceiling, and 13-foot ceilings in the lower level create a magnificent sense of volume and openness. Designed for elevated family living, the residence features six bedrooms, each with its own ensuite bathroom, offering exceptional privacy and comfort for family and guests. The chef-inspired kitchen is appointed with premium Sub-Zero and Wolf appliances, while three electric fireplaces and a gas fireplace in the lower level add warmth and ambiance throughout the home. Thoughtfully curated features include an integrated smart-home system, a dedicated server area with access to the dining room, an elegant wine cellar, and two conveniently located laundry areas on the second floor and lower level. The home features a professionally engineered central furnace and air conditioning system, complemented by two independent boilers. One boiler is dedicated to driveway heating, while the second provides high-capacity hot water for all six bathrooms and radiant floor heating throughout the lower level. The entrance porch and exterior steps are also equipped with electric heating systems. Designed using detailed engineering calculations, the heating and cooling systems incorporate automatic thermostat controls and a temperature sensor positioned at the highest ceiling point to help maintain the desired indoor temperature.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

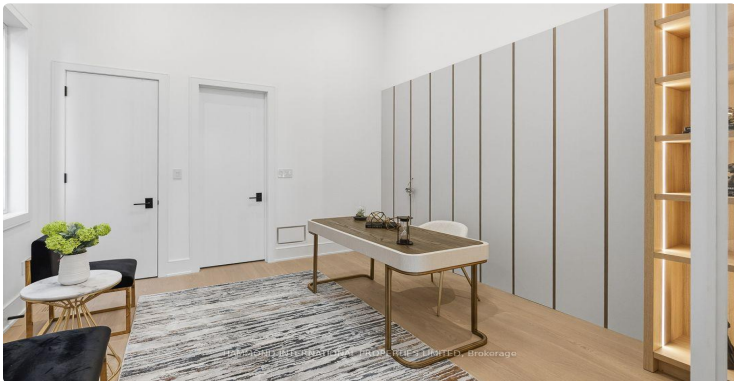
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Walk-Up
FACING	South
AREA RANGE	3500-5000 sqft
PARKING	6 spaces
POSTAL CODE	M2N 1G7
NEIGHBOURHOOD	Lansing-Westgate

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
243 Florence Avenue, Toronto, ON M2N 1G7			
HAMMOND INTERNATIONAL PROPERTIES LIMITED			

Living Room	Main	—	—
Dining Room	Main	—	—
Kitchen	Main	—	—
Family Room	Main	—	—
Study	Main	—	—
Primary Bedroom	Second	—	—
Bedroom 2	Second	—	—
Bedroom 3	Second	—	—
Bedroom 4	Second	—	—
Recreation	Basement	—	—
Bedroom	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

HAMMOND INTERNATIONAL PROPERTIES LIMITED

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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.