



FOR SALE

DETACHED

MLS# C14034454

84 Florence Avenue, Toronto, ON M2N 1G3

Lansing-Westgate, Toronto · M2N 1G3

C\$ 2,595,000

5	4	2,250	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Unique Opportunity In Sought-After Lansing-Westgate. This Newly Built Home Showcases Exceptional Craftsmanship, Thoughtful Design And Impressive Attention To Detail Throughout. The Bright, Open-Concept Main Floor Is Defined By Custom Millwork, Refined Finishes And Generous Principal Rooms Created For Both Everyday Living And Entertaining. The Gourmet Kitchen Anchors The Space With A Large Centre Island, Extensive Cabinetry And An Easy Connection To The Breakfast Area And Family Room, With A Walkout To The Professionally Landscaped Rear Yard Featuring An In-Ground Pool, Cabana And Plenty Of Space To Lounge, Dine And Entertain. Upstairs, Soaring Ceilings And Abundant Natural Light Create An Airy Feel, Led By A Serene Primary Retreat With A Spa-Inspired Ensuite And Walk-In Closet, Along With Spacious Additional Bedrooms And Convenient Second-Floor Laundry. The Finished Lower Level Extends The Living Space With Radiant Heated Floors, A Recreation Room, Wet Bar, Gas Fireplace, Guest Suite And Walkout With Direct Access To The Yard And Pool. Smart-Home Technology, Automated Window Coverings, Integrated Speakers And Carefully Considered Comfort Features Complete The Home. Ideally Located With Easy Access To Yonge And Sheppard, TTC, Excellent Schools, Shopping, Dining And An Array Of Neighbourhood Amenities, This Is The Kind Of Home That Checks Every Box And Then Keeps Going.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ Place Of Worship
- ✓ Fenced Yard
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	North
AREA RANGE	2000-2500 sqft
PARKING	3 spaces
ANNUAL TAX	\$12,530
POSTAL CODE	M2N 1G3
NEIGHBOURHOOD	Lansing-Westgate

ROOM BREAKDOWN

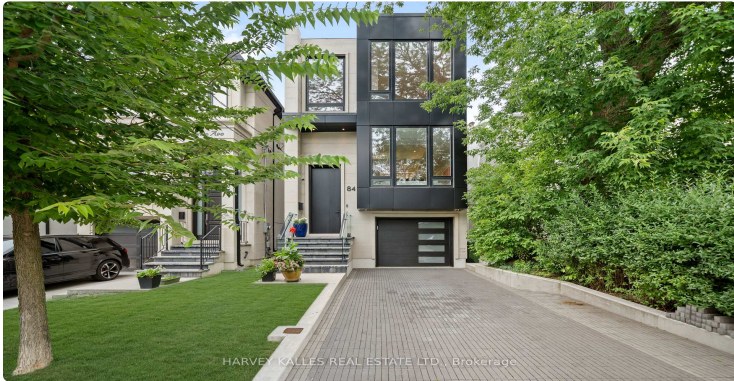
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Picture Window, Recessed Lighting
Dining Room	Main	—	Pot Lights, Picture Window, Combined w/Living

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ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Centre Island, Quartz Counter, Breakfast Area
Family Room	Main	—	Built-in Speakers, Fireplace, Walk-Out
Primary Bedroom	Second	—	Ensuite Bath, Walk-In Closet(s), Picture Window
Bedroom 2	Second	—	Double Closet, Hardwood Floor, Picture Window
Bedroom 3	Second	—	Semi Ensuite, Double Closet, Picture Window
Bedroom 4	Second	—	Double Closet, Hardwood Floor, Picture Window
Recreation	Lower	—	Wet Bar, Heated Floor, Fireplace
Bedroom	Lower	—	Semi Ensuite, Above Grade Window, Heated Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

HARVEY KALLES REAL ESTATE LTD.

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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.