



ROYAL LEPAGE REAL ESTATE SERVICES PHINNEY REAL EST. BROKER/REALTOR

FOR SALE

DETACHED

MLS# C14080424

245 Florence Avenue, Toronto, ON M2N 1G7

Lansing-Westgate, Toronto · M2N 1G7

C\$ 2,099,000

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

ABOUT THIS PROPERTY

Step into this bright, sun-filled home where luxury meets everyday comfort. The impressive mainfloor features soaring 10-foot ceilings, elegant herringbone hardwood flooring, and beautifully crafted coffered ceilings in the formal living and dining rooms, creating a sophisticated and inviting atmosphere. The spacious family-sized eat-in kitchen is designed for entertaining and everyday living, offering a large centre island, two sinks, stainless steel appliances, and an open-concept layout overlooking the family room. Walk out to your own private backyard oasis featuring a spacious deck perfect for relaxing or hosting family and friends. This exceptional home offers 4 generously sized bedrooms and 4 bathrooms. A separate entrance to the basement provides excellent potential for an in-law suite or future income opportunity. Completing the home is a heated, finished garage with direct access to the mudroom for added convenience.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Hospital
- ✓ Park
- ✓ Place Of Worship
- ✓ School
- ✓ Rec./Commun.Centre

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	South
AREA RANGE	2000-2500 sqft
PARKING	3 spaces
ANNUAL TAX	\$10,796
POSTAL CODE	M2N 1G7
NEIGHBOURHOOD	Lansing-Westgate

ROOM BREAKDOWN

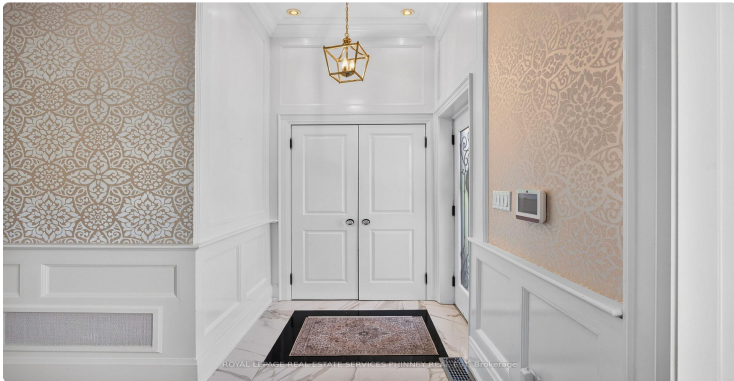
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Bay Window, Coffered Ceiling(s)
Kitchen	Main	—	Hardwood Floor, B/I Appliances, W/O To Yard
Dining Room	Main	—	Hardwood Floor, Combined w/Living, Coffered Ceiling(s)
Family Room	Main	—	Hardwood Floor, Combined w/Kitchen, W/O To Yard

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ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Second	—	Hardwood Floor, 4 Pc Ensuite, Walk-In Closet(s)
Bedroom 2	Second	—	Hardwood Floor, Large Closet, Large Window
Bedroom 3	Second	—	Hardwood Floor, Large Closet, Large Window
Bedroom 4	Second	—	Hardwood Floor, Large Closet, Large Window
Recreation	Basement	—	Laminate, Pot Lights

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.