



FOR SALE

DETACHED

MLS# C14082822

110 Chatsworth Drive, Toronto, ON M4R 1R9

Lawrence Park South, Toronto · M4R 1R9

C\$ 2,298,000

5	2	1,750	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 110 Chatsworth Drive. Meticulously maintained John Ross Robertson/Lytton Park home with exceptional and high quality renovations. The owners have made substantial improvements to the property using premium finishes with unwavering pride of ownership. Recent Improvements Include: Sorso Premio reverse-osmosis water purification system, providing naturally alkaline drinking water (2025), New pool pump (2024), New Bosch dishwasher (2023). New LG Dryer (2023), New high-efficiency pool heating system, utilizing Bowman (CN400Ti) titanium shell and tube pooler heat exchanger connected to Navien combi-boiler (2021). Extensive basement renovation and home infrastructure upgrades (2020), including: Full basement underpinning and waterproofing. New sump pump and backwater valve, Spray-foam insulation, New high-efficiency basement windows, In-floor radiant heating throughout basement, New high-efficiency Navien (NFC-200) on-demand combi-boiler, providing domestic hot water and three-zone hydronic heating, Nest smart thermostats throughout the home, New basement bathroom, New enlarged front basement window, New basement stairs and side entrance door, Custom built-in Murphy bed, 200-amp electrical service upgrade, including new service from the street and completely new electrical panel, Dedicated electrical circuit to driveway for future EV charger installation. New ductless air-conditioning units (2020), New LG basement refrigerator/freezer (2020), New LG washing machine (2020), Nest security system, including video doorbell and side entrance security camera (2020), Extensive front landscaping, including new front garden retaining walls, removal and redesign of existing gardens, new sod, extensive tree and perennial plantings (2019), Full sanitary sewer line replacement, including 4" PVC line from house to property line and replacement of exposed interior sanitary piping (2019), new removable pool safety fence (2019) a.p.i. monitored home alarm system (2018).

FEATURES

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

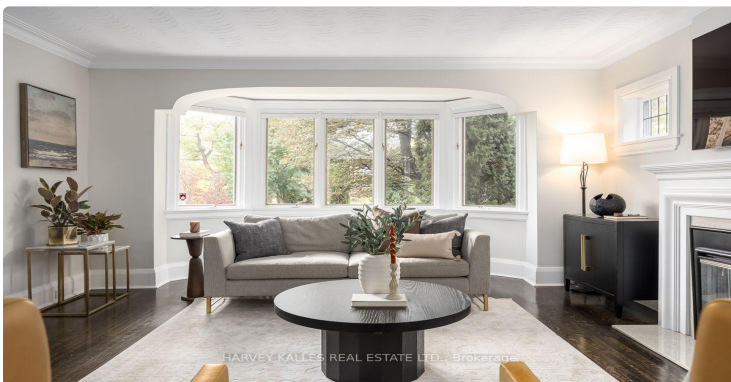
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Full
FACING	North
AREA RANGE	1500-2000 sqft
PARKING	2 spaces
ANNUAL TAX	\$11,556
POSTAL CODE	M4R 1R9
NEIGHBOURHOOD	Lawrence Park South

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Fireplace, Bay Window
Dining Room	Main	—	Hardwood Floor, Wainscoting, W/O To Patio
Kitchen	Main	—	Updated, Eat-in Kitchen, Stainless Steel Appl
Primary Bedroom	Second	—	Hardwood Floor, Walk-In Closet(s), W/O To Balcony
Bedroom 2	Second	—	Hardwood Floor, Crown Moulding, Window
Bedroom 3	Second	—	Hardwood Floor, Pot Lights, B/I Shelves
Bedroom 4	Second	—	Hardwood Floor, Window, Closet
Recreation	Lower	—	Renovated, Pot Lights, 3 Pc Bath
Bedroom	Lower	—	Renovated, Above Grade Window, Murphy Bed
Laundry	Lower	—	Renovated, Above Grade Window, Stainless Steel Appl

GALLERY





LISTING AGENT

Pavel Shaganenko

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