



RE/MAX REALTRON BARRY COHEN HOMES INC. Brokerage

FOR SALE

DETACHED

MLS# C14102458

39 Chudleigh Avenue, Toronto, ON M4R 1T1

Lawrence Park South, Toronto · M4R 1T1

C\$ 3,998,000

5	6	3,250	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A Breathtaking Two-Story Custom Built Residence, An Incredible Achievement in Modern Luxury. Impeccably Curated Finishes Throughout Combined With Coveted Control4 Automation. Imposing Modern Exterior Includes Snow-Melting 3-Car Private Drive And Custom Floating Concrete Stairway Entrance. Interior Features Soaring Ceilings Complemented by Floor-To-Ceiling Windows Throughout To Flood Every Space In Natural Light, Bespoke Modern Lighting and Custom Built-Ins. Main Floor Boasts Open Concept Living and Dining Room, Office/Library, Stunning Powder Room, Gourmet Kitchen With Walkout To Rear Oasis With Heated Pool and Impeccable Landscaping, Family Room with Gas Fireplace and Sweeping Modern White Oak and Acrylic Staircase With Access to the 2nd Floor and Lower Level. 2nd Floor features 2nd Floor Laundry Room, 3 Spacious Bedrooms With Ensuites Plus A Luxurious Primary Bedroom Suite With Spa-Like 7-Piece Ensuite And Sprawling Open Concept Dressing Room. Lower Mezzanine Level Mudroom Provides Access to Built-In Heated 2-Car Garage and Stairway Down to Lower Level Complete With Stunning Wet Bar With Lounge And 2-Sided Gas Fireplace, Rec Room With Walk-Up To Rear Garden, Nanny Suite, And Lower Level Laundry. A Truly Masterfully Planned Residence Designed For Luxury And Sophisticated Comfort. Ideally Located In The Heart of Prestigious Lawrence Park South Near Top-Ranked Schools And Surrounded By The Best Of Midtown Toronto With The Convenience Of Effortless Commuting.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Library
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School
- ✓ Ravine

PROPERTY DETAILS

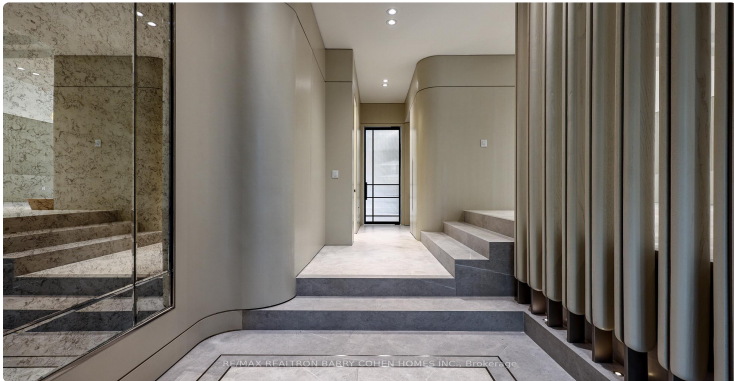
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	North
AREA RANGE	3000-3500 sqft
PARKING	4 spaces
ANNUAL TAX	\$9,788
POSTAL CODE	M4R 1T1
NEIGHBOURHOOD	Lawrence Park South

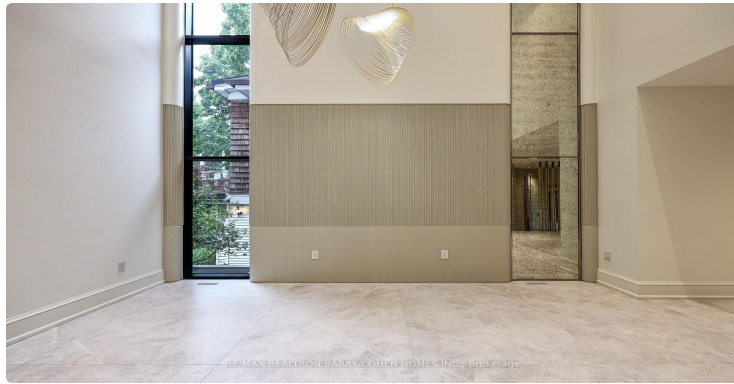
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	5.20 x 5.10	Porcelain Floor, B/I Closet, Mirrored Walls

ROOM	LEVEL	DIMENSIONS	FEATURES
Powder Room	Main	4.30 x 3.40	Porcelain Floor, B/I Vanity, Pot Lights
Office	Main	4.50 x 3.40	—
Living Room	Main	2.30 x 3.40	B/I Desk, Porcelain Floor, Pot Lights
Dining Room	Main	4.30 x 3.90	Open Concept, Porcelain Floor, Pot Lights
Kitchen	Main	3.00 x 3.50	Stone Counters, Porcelain Floor, Centre Island
Family Room	Main	3.70 x 3.30	Hardwood Floor, Gas Fireplace, W/O To Deck
Primary Bedroom	Second	3.40 x 2.60	Hardwood Floor, Coffered Ceiling(s), 7 Pc Ensuite
Bedroom 2	Second	—	Hardwood Floor, Pot Lights, 4 Pc Ensuite
Bedroom 3	Second	2.70 x 3.20	Hardwood Floor, Pot Lights, 4 Pc Ensuite
Bedroom 4	Second	4.50 x 3.20	Hardwood Floor, Pot Lights, 4 Pc Ensuite
Laundry	Second	—	Porcelain Floor, Pot Lights, Stainless Steel Sink
Game Room	Basement	—	Wet Bar, 2 Way Fireplace, Hardwood Floor
Recreation	Basement	—	Hardwood Floor, Coffered Ceiling(s), W/O To Yard
Bedroom 5	Basement	—	Above Grade Window, Above Grade Window, Pot Lights
Bathroom	Basement	—	Semi Ensuite, Hardwood Floor, Pot Lights
Laundry	Basement	—	Porcelain Floor, Stainless Steel Sink, Pot Lights

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.