



FOR SALE

SEMI-DETACHED

MLS# C14103118

280 Fairlawn Avenue, Toronto, ON M5M 1T1

Lawrence Park North, Toronto · M5M 1T1

C\$ 1,698,000

3	3	1,300	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 280 Fairlawn Ave, a beautifully renovated semi on an extra-deep lot within the highly sought after John Wanless School area. Open concept main floor features wide plank hardwood flooring throughout, a spacious living and dining area offering flexible furniture arrangements for a variety of family needs, and a large bay window that fills the space with natural light. Modern kitchen equipped with a gas stove, pot filler, and a stunning book-matched waterfall island. Across from the island, a dedicated coffee bar adds extra counter space and features its own sink, an automatic glass rinser, and open shelving. Beyond the kitchen, an extended living area currently serves as a home office, offering a beautiful view of the backyard. With rear parking, this versatile space can also function as a convenient mudroom. A main floor powder room adds everyday convenience and makes entertaining a breeze. Primary bedroom features a walk-in closet and a private ensuite with a quartz vanity countertop, LED vanity mirror, and elegant brass hardware. The shared bathroom carries through the home's cohesive design with matching tones and a double-sink vanity. Pendant lighting in each bedroom adds warmth and another layer of illumination. Partially finished basement offers additional flexible space for relaxation and entertainment. Notable upgrades include the City's replacement of the water main in 2024, replacement of the water service pipe from the main to the house with lead-free piping, and upgraded attic insulation. Enjoy a convenient lifestyle with a short walk to Yonge Street and Avenue Road, offering a variety of cafés, restaurants, and grocery stores, as well as easy access to Lawrence subway station.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Partially Finished
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	1 spaces
ANNUAL TAX	\$9,638
POSTAL CODE	M5M 1T1
NEIGHBOURHOOD	Lawrence Park North

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES	AIMHOME REALTY INC.
280 Fairlawn Avenue, Toronto, ON M5M 1T1				

Living Room	Main	—	Hardwood Floor, Bay Window, Pot Lights
Dining Room	Main	—	Hardwood Floor, Pot Lights
Kitchen	Main	—	Hardwood Floor, Quartz Counter, Centre Island
Breakfast	Main	—	Hardwood Floor, Wet Bar, Pot Lights
Office	Main	—	Hardwood Floor, W/O To Yard, Large Window
Primary Bedroom	Second	—	Hardwood Floor, 4 Pc Ensuite, Walk-In Closet(s)
Bedroom 2	Second	—	Hardwood Floor, Overlooks Garden, Closet
Bedroom 3	Second	—	Hardwood Floor, South View
Recreation	Basement	—	Vinyl Floor, Wet Bar

GALLERY





AIMHOME REALTY INC., Brokerage



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LISTING AGENT

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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.