



FOR LEASE

DETACHED

MLS# C14121372

45 Chudleigh Avenue, Toronto, ON M4R 1T4

Lawrence Park South, Toronto · M4R 1T4

C\$ 7,500/mo

4	4	2,250	1	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 45 Chudleigh Avenue! Nestled in the highly sought-after Lytton Park neighbourhood, this beautiful 3+1 bedroom, 4 bathroom home offers an ideal blend of comfort, space and functionality. The open-concept main floor features a welcoming living room with gas fireplace, dining room, sun-filled family room and bright kitchen with stainless steel appliances, centre island and breakfast bar. A spacious front mudroom adds everyday convenience. Upstairs, the generous primary suite boasts a beautiful 4-piece ensuite with a barn door and a lovely sitting room which can be used as office or exercise room with skylight and double closets. Two additional spacious bedrooms, including one with a built-in desk, complete the upper level. The finished lower level offers a recreation room, fourth bedroom and dedicated laundry room. Ample storage throughout! Ideally situated in prime Lytton Park, conveniently located near excellent public and private schools, shops, restaurants and the subway. A wonderful opportunity for family living in one of Toronto's most desirable neighbourhoods!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Park
- ✓ School
- ✓ Public Transit

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Lease
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Full, Separate Entrance, Finished
FACING	North
AREA RANGE	2000-2500 sqft
PARKING	1 spaces
POSTAL CODE	M4R 1T4
NEIGHBOURHOOD	Lawrence Park South

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Gas Fireplace, Bay Window
Dining Room	Main	—	Window
Kitchen	Main	—	Centre Island, Stainless Steel Appl, Breakfast Bar
Family Room	Main	—	W/O To Yard, B/I Bookcase
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ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Second	—	Combined w/Sitting, 4 Pc Ensuite
Sitting	Second	—	Combined w/Primary, Double Closet, Skylight
Bedroom 2	Second	—	B/I Desk, Double Closet
Bedroom 3	Second	—	Double Closet
Bedroom 4	Lower	—	Closet, Window
Recreation	Lower	—	Pot Lights, B/I Shelves

GALLERY





LISTING AGENT

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