



FOR LEASE

DETACHED

MLS# C14127018

97 Bocastle Avenue, Toronto, ON M4N 2S5

Lawrence Park North, Toronto · M4N 2S5

C\$ 7,280/mo

3	4	1,300	5	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rare opportunity to lease a thoughtfully designed home on a coveted 35.75 x 120 ft lot in the heart of Teddington Park, one of Toronto's most established and quietly prestigious neighbourhoods. Ideally suited for the established individual looking for character, convenience, or exclusivity, this home offers the refined atmosphere that makes Lawrence Park and Teddington Park so desirable. The location provides immediate access to Rosedale Golf Club, The Granite Club, Crescent School, Toronto French School, Sunnybrook Hospital, beautiful ravine systems, fine dining, boutique shopping, Highway 401, and downtown Toronto. Inside, the home blends modern comfort with timeless functionality. The main floor features a chef's kitchen with granite countertops, stainless steel appliances, recessed lighting, powder room, and open-concept living and dining spaces designed for entertaining and everyday comfort. Walk out to a private rear deck overlooking a beautifully landscaped backyard retreat. An engineered floating staircase leads to the second floor where the primary suite offers a walk-in closet and private 3-piece ensuite. Two additional spacious bedrooms include one with a private balcony. A well-appointed 4-piece bathroom completes the upper level. The finished lower level includes a rec room, games area, bar, stone fireplace, and spa-inspired bathroom with oversized walk-in shower and heated towel rack. Outdoor spaces include a private top-floor walk-out deck, enclosed front garden, secure gated courtyard, rear entertaining deck, putting green, sprinkler system, attached garage, and parking for five vehicles. A perfect balance of neighborhood warmth and sophisticated urban convenience.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Golf
- ✓ Hospital
- ✓ School
- ✓ Public Transit

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Lease
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	East
AREA RANGE	1100-1500 sqft
PARKING	5 spaces
POSTAL CODE	M4N 2S5
NEIGHBOURHOOD	Lawrence Park North

ROOM BREAKDOWN

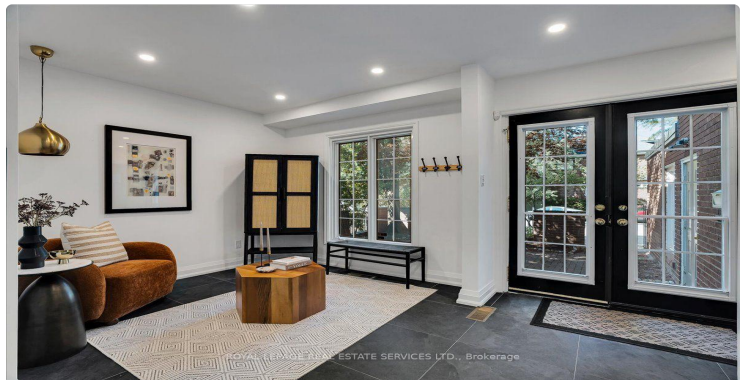
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	4.83 x 3.43	W/O To Deck, Combined w/Dining, Ceramic Floor

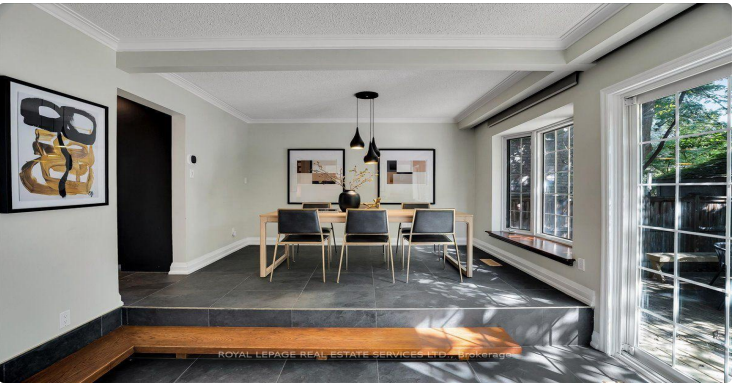
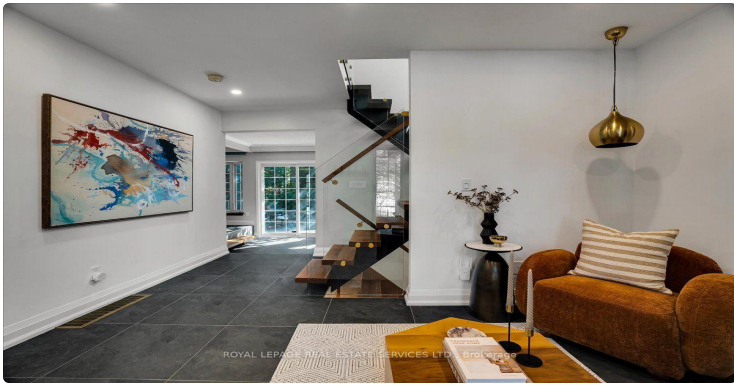
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ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	3.43 x 2.67	Overlooks Living, Ceramic Floor, Pot Lights
Kitchen	Main	3.55 x 3.50	Stainless Steel Appl, Ceramic Floor, Pot Lights
Living Room	Main	2.75 x 2.63	Double Closet, Pot Lights, Picture Window
Primary Bedroom	Second	4.15 x 3.45	3 Pc Ensuite, Walk-In Closet(s), Picture Window
Bedroom 2	Second	3.20 x 2.77	W/O To Balcony, Hardwood Floor
Bedroom 3	Second	4.22 x 2.95	Closet, Window
Recreation	Lower	7.33 x 3.25	3 Pc Bath, Fireplace, Hardwood Floor
Game Room	Lower	4.49 x 3.28	B/I Shelves, Broadloom
Utility Room	Basement	—	Window

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES LTD.

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Prepared for you on October 29, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.