FOR SALE | SEMI-DETACHED | MLS# C14133186

# 130 Douglas Avenue, Toronto, ON M5M 1G6

Lawrence Park North, Toronto · M5M 1G6

## C$ 1,749,000

| 3 | 2 | 1,300 | 2 | 51-99 | For Sale |
|---|---|---|---|---|---|
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE |

## ABOUT THIS PROPERTY

FEATURED ON HGTV! DESIGNED AND RENOVATED BY THE FAMOUS PROPERTY BROTHERS! A rare opportunity to own a stylish, turnkey semi-detached home in one of Toronto's most sought-after neighbourhoods! Beautifully designed and renovated by the renowned Property Brothers, this exceptional family home blends modern luxury, timeless style, and everyday comfort. Nestled on a quiet, family-friendly street just steps from the vibrant energy of Yonge Street and Avenue Road, this home offers the perfect balance of peaceful living and urban convenience. The inviting, open-concept interior features beautiful hardwood floors, sun-filled windows, a cozy gas fireplace, and a modern kitchen with newer upgraded appliances. Offering 3 bedrooms, a 4-piece bathroom, and a finished basement with an additional 2-piece bathroom. This home provides exceptional space for comfortable family living and entertaining. Enjoy all the impressive upgrades, including a Nest thermostat, video doorbell, LED pot lights, newer roof, and newer fence. The beautifully landscaped front and backyards offer inviting outdoor spaces to relax and entertain, two storage sheds, and convenient rear parking under a private carport. Located in an excellent school district, this outstanding property is just moments from top schools, Yonge Street, Avenue Road, and Lawrence subway station. It's a must see!!

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Library
- ✓ Public Transit
- ✓ School

### PROPERTY DETAILS

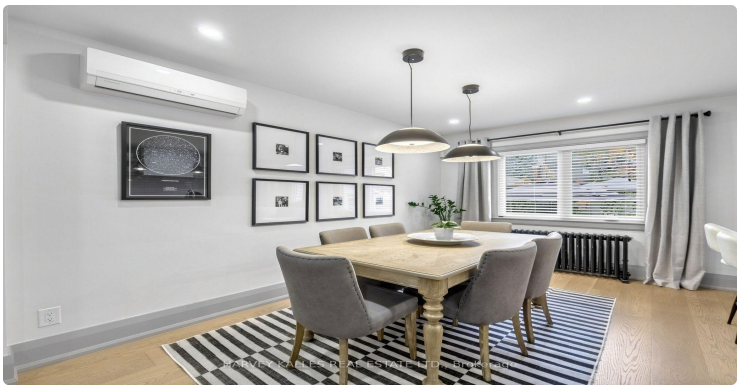
| | |
|---|---|
| PROPERTY TYPE | Semi-Detached |
| LISTING STATUS | For Sale |
| STYLE | 2-Storey |
| PROPERTY TYPE | Semi-Detached |
| BASEMENT | Finished |
| FACING | North |
| AGE | 51-99 years |
| AREA RANGE | 1100-1500 sqft |
| PARKING | 2 spaces |
| ANNUAL TAX | $8,333 |
| POSTAL CODE | M5M 1G6 |
| NEIGHBOURHOOD | Lawrence Park North |

## ROOM BREAKDOWN

| ROOM | LEVEL | DIMENSIONS | FEATURES |
|---|---|---|---|
| Living Room | Main | — | Pot Lights, Fireplace |

| ROOM | LEVEL | DIMENSIONS | FEATURES |
|---|---|---|---|
| Dining Room | Main | — | Hardwood Floor, Open Concept |
| Kitchen | Main | — | Hardwood Floor, Open Concept |
| Primary Bedroom | Second | — | Hardwood Floor, B/I Closet, South View |
| Bedroom 2 | Second | — | Hardwood Floor, Window, West View |
| Bedroom 3 | Second | — | Hardwood Floor, Overlooks Backyard, North View |
| Recreation | Lower | — | Laminate, Above Grade Window, Pot Lights |
| Workshop | Lower | — | B/I Shelves |

# GALLERY



## LISTING AGENT


### Pavel Shaganenko

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