

FOR LEASE | DETACHED | MLS# C14137052

# 23 Bowood Avenue, Toronto, ON M4N 1Y3

Lawrence Park North, Toronto · M4N 1Y3

## C$ 4,500/mo

| 3 | 2 | 1,300 | 4 | — | For Lease |
|---|---|---|---|---|---|
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE |

## ABOUT THIS PROPERTY

***Location Is Everything. In Lawrence Park North, Just Steps To Yonge St & The Subway Is Situated On A Large 28Ft Frontage With Rare Private Driveway & Detached Garage With Total Parking For 4 Cars In This Very Desirable Neighbourhood***Newer Hardwood Floor***Wainscotting***The Updated Kitchen Offers A Breakfast Room Boasting An Extra Large Picture Window Overlooking The Fully Fenced Yard & Walk Out To The 2 Tier Deck For Family Enjoyment & Entertaining Friends***Sunny Southern Exposure***Gas Furnace***Finished Basement With A Separate Side Entrance***Highly sought-after Bedford Park Public School and Lawrence Park CI***Walking To Yonge Street With The Subway, Shops, Restaurants And Amenities***Lovely Recently Renovated 2-Storey Home With Private Backyard***

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

### PROPERTY DETAILS

| | |
|---|---|
| PROPERTY TYPE | Detached |
| LISTING STATUS | For Lease |
| STYLE | 2-Storey |
| PROPERTY TYPE | Detached |
| BASEMENT | Finished |
| FACING | South |
| AREA RANGE | 1100-1500 sqft |
| PARKING | 4 spaces |
| POSTAL CODE | M4N 1Y3 |
| NEIGHBOURHOOD | Lawrence Park North |

## ROOM BREAKDOWN

| ROOM | LEVEL | DIMENSIONS | FEATURES |
|---|---|---|---|
| Living Room | Main | 4.87 x 3.48 | Hardwood Floor, Fireplace, Pot Lights |
| Dining Room | Main | 3.60 x 3.10 | Hardwood Floor, Window, California Shutters |
| Kitchen | Main | 3.65 x 2.35 | Renovated, W/O To Deck, Tile Floor |
| Breakfast | Main | 2.51 x 1.93 | Tile Floor, W/O To Deck |
| Primary Bedroom | Second | 3.51 x 3.49 | Hardwood Floor, Window |
| Bedroom 2 | Second | 3.59 x 2.74 | Hardwood Floor, Window |

| ROOM | LEVEL | DIMENSIONS | FEATURES |
| --- | --- | --- | --- |
| Bedroom 3 | Second | 2.53 x 2.73 | Hardwood Floor, Window |
| Recreation | Basement | 5.45 x 3.60 | 2 Pc Bath |

# GALLERY


























## LISTING AGENT


### Pavel Shaganenko

RE/MAX REALTRON REALTY INC.

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Prepared for you on November 2, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.