



FOR SALE

SEMI-DETACHED

MLS# E13850426

145 Boardwalk Drive, Toronto, ON M4L 3X9

The Beaches, Toronto · M4L 3X9

C\$ 2,139,000

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

ABOUT THIS PROPERTY

There is something about this part of the Beach that just works. The lake is steps away, Queen Street is around the corner, neighbours know each other, and everyday life feels a little easier here. 145 Boardwalk Drive fits right into that rhythm. Inside, approximately 2,250 sq. ft. above grade and nearly 3,000 sq. ft. of total living space give this home room to breathe. And then there is the kitchen. Chef's dream! A dramatic expanse of marble, an oversized island, high-end appliances, sleek cabinetry and exceptional storage make this the undeniable star of the show. Open to the family room with a gas fireplace and a walkout to the private rear patio, the entire back of the house is designed for cooking, entertaining and lingering a little longer. The second floor offers a generous primary suite with room for a sitting area, walk-in closet, five-piece ensuite and private balcony, plus a second bedroom with its own ensuite and walk-in closet. The third bedroom claims the entire top floor, creating a fabulous private retreat with room to sleep, work and lounge, plus direct access to a spectacular private terrace. Morning coffee, sunset drinks, summer evenings under the sky. This one is special. The finished lower level adds a fourth bedroom, full bath, rec room, laundry and excellent storage. A detached two-car garage rounds out an already impressive list of features. Step outside and the lifestyle takes over. The Boardwalk, lake, Ashbridges Bay, parks, local schools, cafes, restaurants, shops and transit are all close at hand. Walk the dog by the water, grab coffee on Queen, bike the waterfront or meet friends for dinner and be home in minutes. Space, style, outdoor living and the lake at your doorstep. This is Beach living at its best.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Beach
- ✓ Lake/Pond
- ✓ Park
- ✓ Public Transit
- ✓ School
- ✓ Marina

PROPERTY DETAILS

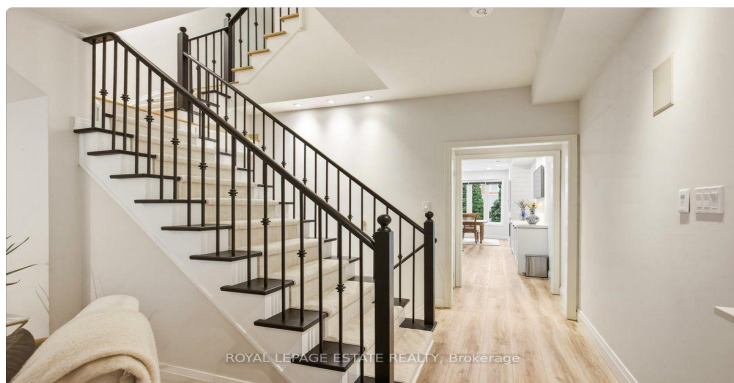
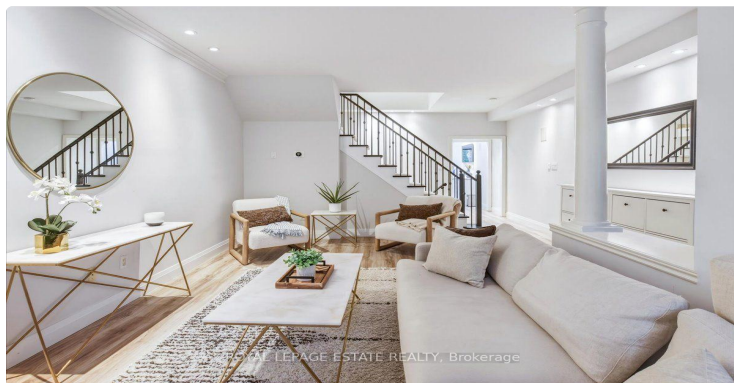
PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished
FACING	East
AREA RANGE	2000-2500 sqft
PARKING	2 spaces
ANNUAL TAX	\$10,297
POSTAL CODE	M4L 3X9
NEIGHBOURHOOD	The Beaches

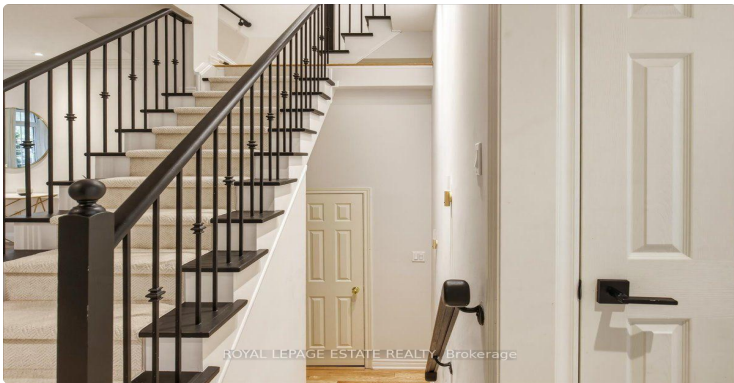
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES	ROYAL LEPAGE ESTATE REALTY
145 Boardwalk Drive, Toronto, ON M4L 3X9				

Living Room	Main	—	Juliette Balcony, Open Concept, Combined w/Dining
Dining Room	Main	—	Recessed Lighting, Open Concept, Recessed Lighting
Kitchen	Main	—	Breakfast Bar, W/O To Garden, Stainless Steel Appl
Family Room	Main	—	W/O To Garden, Gas Fireplace, Picture Window
Primary Bedroom	Second	—	5 Pc Ensuite, Walk-In Closet(s), W/O To Balcony
Bedroom	Second	—	4 Pc Ensuite, Walk-In Closet(s), Large Window
Bedroom	Third	—	W/O To Deck, Recessed Lighting, Walk-In Closet(s)
Bedroom	Lower	—	3 Pc Ensuite, Recessed Lighting, Double Closet
Laundry	Basement	—	Tile Floor, B/I Shelves, Recessed Lighting
Utility Room	Basement	—	Tile Floor, B/I Shelves, Pot Lights

GALLERY





LISTING AGENT

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ROYAL LEPAGE ESTATE REALTY

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.