



FOR SALE

DETACHED

MLS# W13693722

131 Lauder Avenue, Toronto, ON M6H 3E4

Wychwood, Toronto · M6H 3E4

C\$ 1,479,000

5	4	2,250	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A grand dame with undeniable charm and exceptional potential, this home makes a memorable first impression with its handsome presence and great curb appeal. Rich in character and filled with the architectural appeal of a bygone era, it offers a rare opportunity to shape a home for today while positioning yourself for long-term value. Currently divided into two owner-occupied units - main floor and second/third floors plus basement - the property offers flexibility from day one. Keep it as a multiplex, establish your own rents, and maximize its income potential, or restore this distinguished home to its original glory and create a spectacular five-bedroom single-family residence. The scale, setting, and street are all well suited to supporting the value of a truly exceptional transformation. Enjoy the insulated, powered bunkie at the back of the garden, currently used as a cozy spot for watching TV, lounging, or hanging out with friends. Just steps from St. Clair Avenue West, you are surrounded by vibrant urban offerings, from cafés and restaurants to shops and everyday conveniences. Nearby Corso Italia brings an unmistakable connection to Italian culture, food, music, and community. The Wychwood Barns and Regal Public School are also close at hand, adding to the neighborhood's appeal.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	East
AREA RANGE	2000-2500 sqft
PARKING	2 spaces
ANNUAL TAX	\$7,420
POSTAL CODE	M6H 3E4
NEIGHBOURHOOD	Wychwood

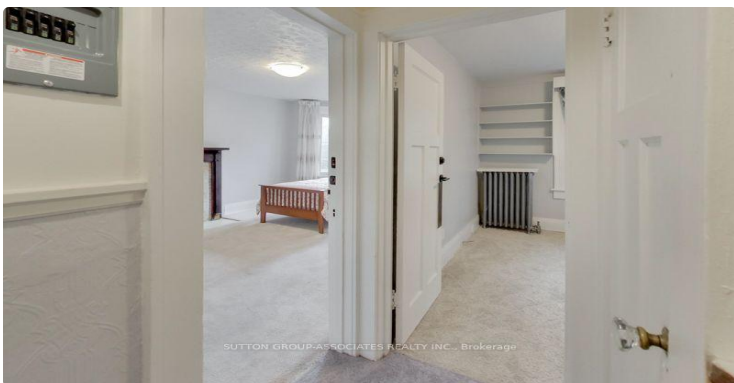
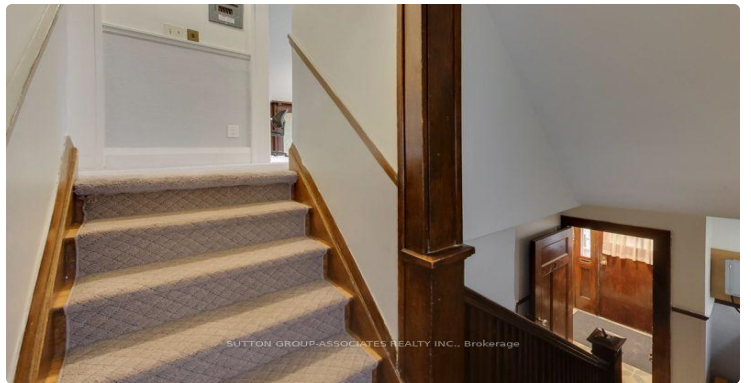
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Enclosed, B/I Shelves
Living Room	Main	—	Hardwood Floor, Fireplace, Bay Window

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Eat-in Kitchen, Window, W/O To Deck
Bedroom	Main	—	4 Pc Ensuite, Closet, Window
Bathroom	Main	—	4 Pc Bath, Tile Floor, Window
Tandem	Main	—	Hardwood Floor, French Doors, W/O To Deck
Bathroom	Main	—	4 Pc Ensuite, Tile Floor, Window
Kitchen	Second	—	Eat-in Kitchen, Large Window, Walk-Out
Primary Bedroom	Second	—	Broadloom, Closet, Bay Window
Bedroom 2	Second	—	Broadloom, Closet, Window
Bedroom 3	Second	—	Closet, B/I Shelves, Large Window
Bathroom	Second	—	3 Pc Bath, Tile Floor, Window
Bathroom	Second	—	Tile Floor, Window
Bedroom 4	Third	—	Hardwood Floor, Closet, Large Window
Bedroom 5	Third	—	Hardwood Floor, Closet, Large Window
Recreation	Lower	—	Panelled, Closet, Above Grade Window
Other	Lower	—	Tile Floor
Bathroom	Lower	—	3 Pc Bath, Tile Floor, Above Grade Window
Other	Main	—	Wood, Window

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.