



FOR SALE

CONDO APARTMENT

MLS# W13883544

1461 Lawrence Avenue 307, Toronto, ON M6L 0A6

Brookhaven-Amesbury, Toronto · M6L 0A6

C\$ 449,000

2	2	650	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Modern 4 year old condo, with the elusive TWO PARKING SPOTS, where demand is high - including at 7 On The Park. Use the 2nd spot or rent it !! A bright and functional split 2 bedroom, 2 bathroom layout with premium finishes throughout. A massive 138 sq ft east facing balcony with an unobstructed open view, is perfect for morning sun and outdoor relaxation. The open concept living space is enhanced by 9 ft ceilings, floor to ceiling windows, Caesar- stone countertops, European two tone cabinetry, kitchen backsplash, and prefinished laminate flooring throughout, with porcelain tiles in the baths. The primary bedroom features a 3 piece ensuite with a glass shower enclosure, while the second, is a full 4 piece bathroom. The kitchen includes full sized stainless steel Whirlpool double door fridge, glass top stove, microwave range hood, and apartment sized dishwasher. Bonus: Kitchen island with table included. A stacked washer/dryer ensuite in separate laundry closet. Premium roller blind window coverings. Locker included. Residents enjoy outstanding amenities: concierge, visitor parking, full fitness centre, games room, party room, media lounges, outdoor terrace with cabana & BBQs, bike storage, pet wash, car wash, and beautifully maintained outdoor spaces. Also a turn key investment in a rapidly growing neighbourhood with excellent transit access, stable tenant profiles, and consistent rental demand. Steps to Metro, Walmart, LCBO, Amesbury Park. Short TTC ride to the subway & new Eglinton LRT. Minutes to Hwy 401, Yorkdale Mall, GO & UP Express. A modern, move in ready home in one of Toronto's most connected and evolving communities. Possibility of EV Charger install - at NEW unit owner's expense.

FEATURES

✓ Garage

PROPERTY DETAILS

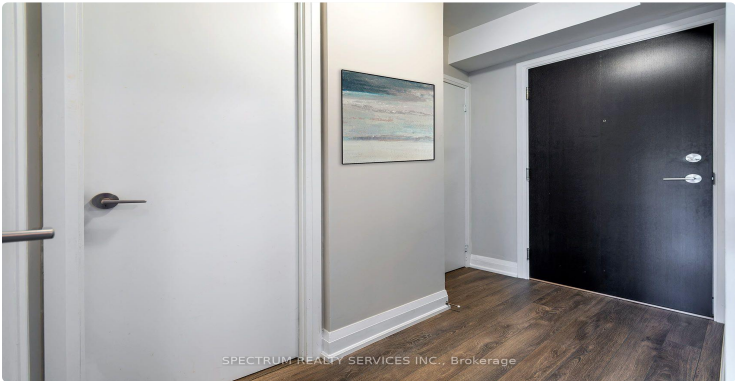
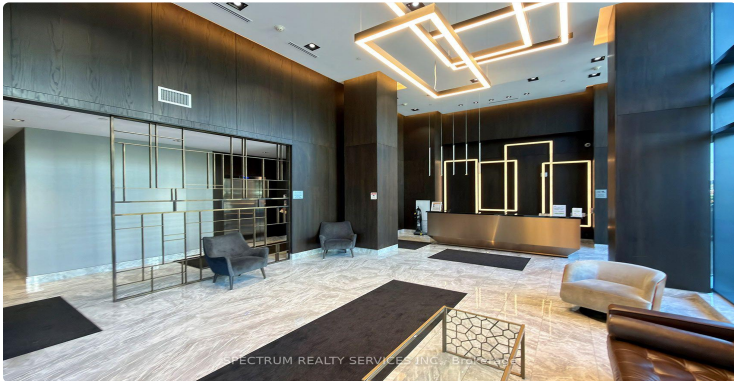
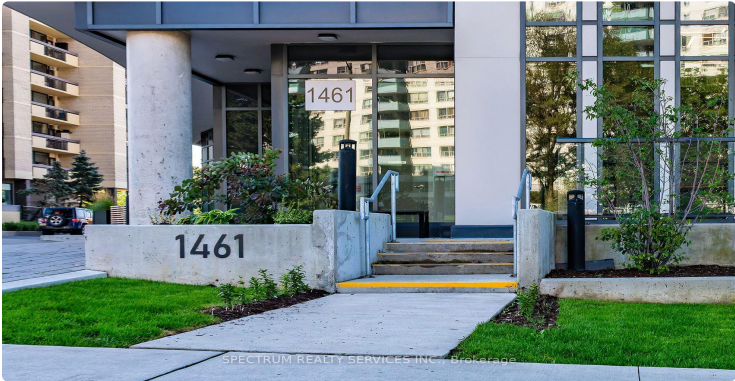
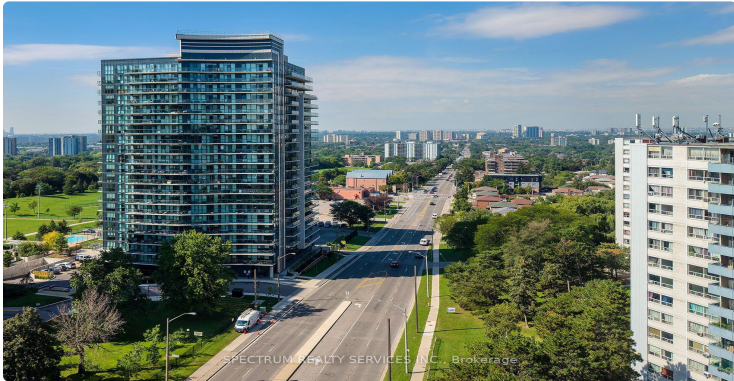
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	600-699 sqft
PARKING	2 spaces
ANNUAL TAX	\$2,302
POSTAL CODE	M6L 0A6
NEIGHBOURHOOD	Brookhaven-Amesbury

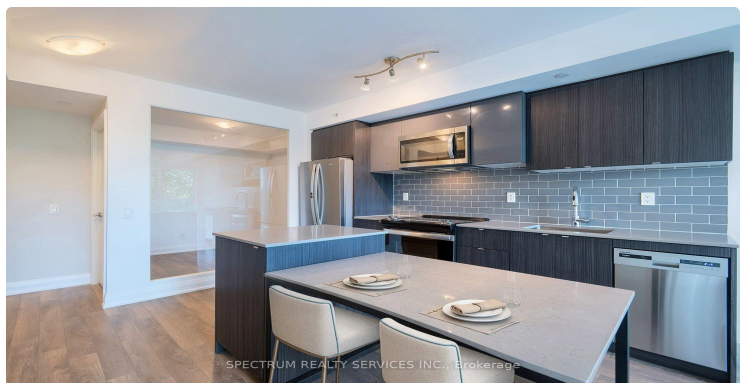
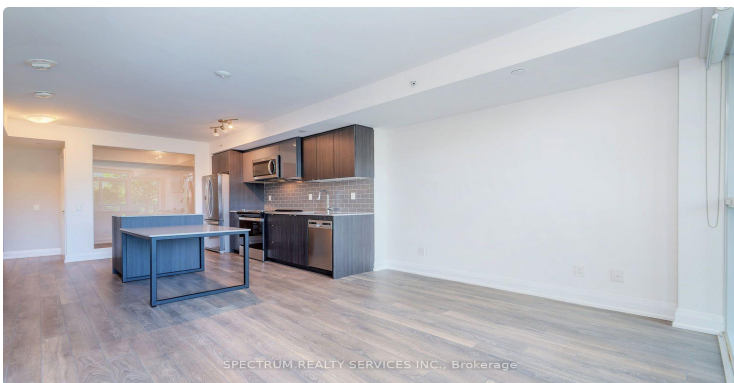
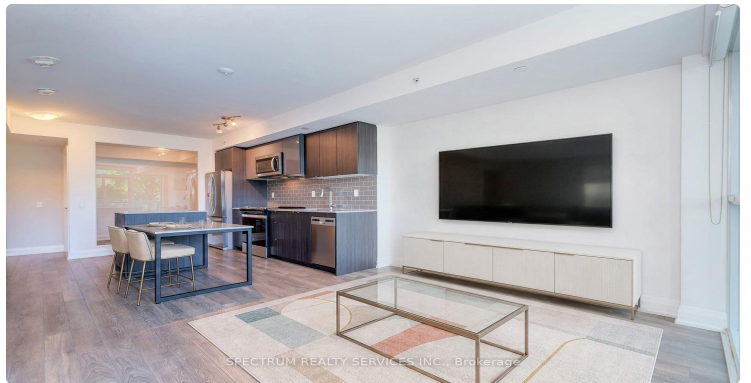
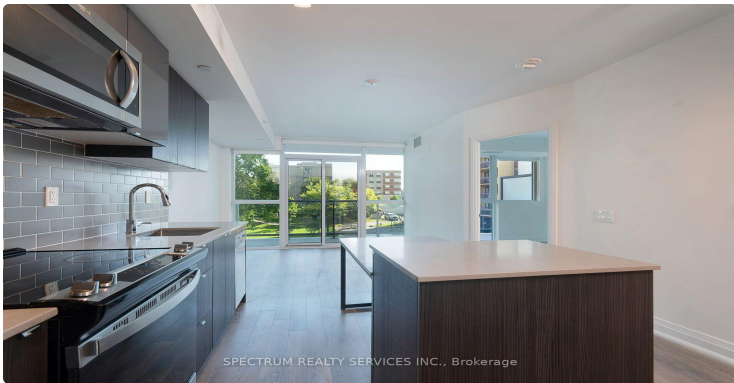
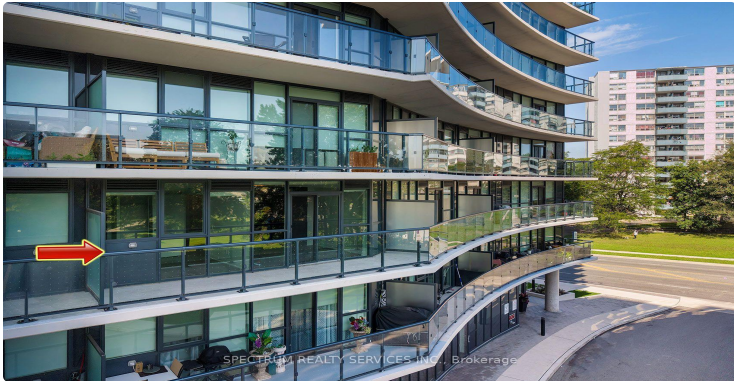
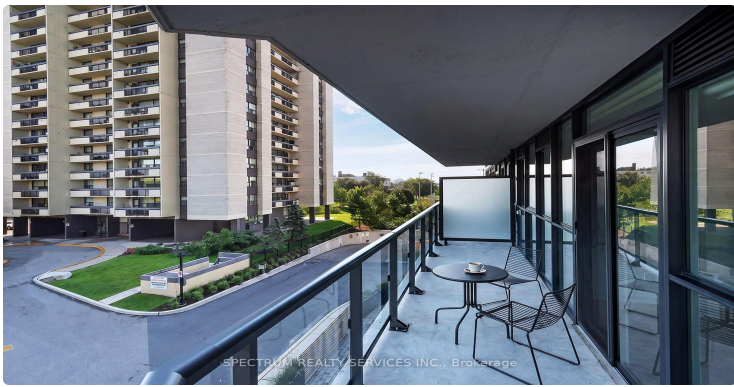
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Flat	—	Centre Island, Combined w/Dining, Stainless Steel Appl
Dining Room	Flat	—	Open Concept, Laminate, Combined w/Living
1461 Lawrence Avenue 307, Toronto, ON M6L 0A6			SPECTRUM REALTY SERVICES INC.

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Flat	—	W/O To Balcony, Window Floor to Ceiling, East View
Primary Bedroom	Flat	—	3 Pc Ensuite, Window Floor to Ceiling, Double Closet
Bedroom 2	Flat	—	Mirrored Closet, Laminate

GALLERY





LISTING AGENT

Pavel Shaganenko

SPECTRUM REALTY SERVICES INC.

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.