



45 Hargrave Lane 148  
Toronto Ontario M4N 0A4  
Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto

SPIS: NLast Status: NEWDOM: 0

Condo TownhouseLocker#: 228Rms: 8  
3-StoreyLocker Lev Unit: 1Bedrooms: 3 + 1  
Unit#: 148Locker Unit#: 228Washrooms: 3  
Corp#: TSCC / 2378Level: 11x4x2nd, 1x3x3rd, 1x2xLower

Portion for Lease:  
Entire Property

Portion Lease Comments:  
Dir/Cross St: Bayview ad Lawrence  
Directions: Bayview and Lawrence  
Prop Mgmt: First Service Residential

MLS#: C12324126PIN#: 763780148

Possession Remarks: Immediate

Kitchens: 1	Pets Perm: Restrict	Balcony: Terr
Fam Rm: N	Locker: Owned	Exterior: Brick
Basement: Finished	Maintenance:	Gar/Gar Spcs: Underground / 1
Fireplace/Stv: N	A/C: Central Air	Park/Drive: Undergrnd
Heat: Forced Air / Gas	Central Vac: N	Drive: Underground
Apx Age: 11-15	UFFI:	Park Type: Owned
Year Built: 2013	Elev/Lift: N Retirement: N	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Yr Built Source: MPAC	All Incl: Water Incl:	Pk Spot1: 184
Apx Sqft: 1600-1799	Heat Incl: Hydro Incl:	Park \$/Mo: 1/184
Sqft Source: Builder	Cable TV Incl: CAC Incl:	Prk Lvl/Unit: 1/184
Exposure: W	Bldg Ins Incl: Y Prkg Incl: Y	Bldg Amen:
Phys Hdp-Eqp: N	ComElem Inc: Y Energy Cert: N	Bbqs Allowed, Bike Storage
Spec Desig: Unknown	Cert Level: GreenPIS:	Prop Feat:
Survey Type: None	Pvt Ent: Y Furnished: N	Ensuite Laundry, Library, Park, Pets Allowed
Lndry Acc: Ensuite		with Restrictions, Private Entrance, Public
Lndry Lev: Lower		Transit, Rec Centre, School
		Interior Feat: Other

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.71	x 11.61	Hardwood Floor
2	Dining	Main	9.25	x 9.48	Hardwood Floor
3	Kitchen	Main	10.1	x 8.3	Hardwood Floor
4	Br	2nd	11.61	x 8.1	Hardwood Floor
5	Br	2nd	11.48	x 8.1	Hardwood Floor
6	Prim Bdrm	3rd	11.61	x 10.17	Hardwood Floor
7	Office	3rd	8.1	x 8.2	Hardwood Floor
8	Other	Upper	21.39	x 9.02	W/O To Terrace
9	Rec	Bsmt	18.41	x 8.01	Tile Floor

Open Concept	
Open Concept	
Stainless Steel Appl	Quartz Counter
Closet	Window
Closet	Window
Double Closet	3 Pc Ensuite
Open Concept	Skylight
West View	
W/O To Garden	2 Pc Ensuite

**Client Remks:** Welcome to this spectacular townhouse in the exclusive Canterbury enclave of Lawrence Park. Freshly painted and ready to move in, this beautifully maintained home offers 3 + 1 bedrooms, 3 bathrooms, and a fully finished basement ideal for families or those needing flexible living space. The main floor features a stylish, renovated kitchen (2020) with full-sized stainless steel appliances, modern cabinetry, and generous counter space. The open-concept living and dining areas create a warm, functional layout thats perfect for both everyday living and entertaining. Upstairs, you'll find three spacious bedrooms, including a serene primary retreat with a beautifully updated ensuite (2019). The finished basement adds a versatile bonus room that can serve as a fourth bedroom, home office, or rec room. Enjoy outdoor living on the private rooftop terrace your own urban escape. Additional highlights include hardwood flooring throughout, ample storage, convenient parking, and a freshly painted interior thats move-in ready. Located in a prime midtown location, this home is steps to the TTC and walking distance to Blythwood Junior Public School, parks, and all the shops and restaurants along Yonge Street.

**Inclusions:** Stainless Steel fridge with ice dispenser, stainless steel glass cooktop and oven, wine cooler, microwave/vent hood, built-in dishwasher, stackable washer and dryer, All electric light fixtures, parking for 1 car and locker

**Listing Contracted With:** BOSLEY REAL ESTATE LTD,416-530-1100