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Thank you for your interest in this property. If you have any questions, our team would be pleased to help.

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**UNDER ONE ROOF.**

# PROPERTY INFORMATION

Offered for the first time in over 60 years, this timeless Lawrence Park North residence presents a rare opportunity to own a classic Toronto home in one of the city's most established and sought-after neighbourhoods. Rich in character and showcasing enduring architecture, this four-bedroom, three-bathroom home sits on a deep, private lot just moments from excellent schools, parks, shopping, restaurants, transit and all the conveniences that make Lawrence Park North such an exceptional place to call home.

A welcoming covered front porch sets the tone before stepping inside to a thoughtfully designed main floor featuring spacious principal rooms ideal for both everyday living and entertaining. The large living room, complete with a classic fireplace, flows seamlessly into the formal dining room, while the well-appointed kitchen offers excellent functionality and a walkout to the fully fenced outdoor living space with patio, creating the perfect setting for entertaining or relaxing. A family room off of the dining room adds additional space and functionality.

The finished basement offers exceptional versatility with its separate side entrance, kitchenette, full bathroom and expansive finished living space, presenting outstanding development potential for an in-law suite, income opportunity or multi-generational living, subject to all required approvals.

Four generously sized bedrooms provide comfortable accommodations for the entire family, including an impressive primary bedroom with walkout access to a charming private balcony. Blending original character with incredible potential, this cherished family home is ready for its next chapter in one of Toronto's most desirable neighbourhoods.

# PROPERTY DETAILS

**ADDRESS:** 43 Melrose Avenue, Toronto, On. M5M1Y6

**TYPE:** Single family residential

**LEGAL DESCRIPTION:** PT LT 258 PL 1494 TORONTO; PT LT 8 CON 1 WYS TWP OF YORK AS IN EO95098; S/T & TW EO95098; CITY OF TORONTO

|             |                                                          |
|-------------|----------------------------------------------------------|
| SQ. FT:     | 1,303 above grade, 638 below grade (MPAC)                |
| BEDROOMS:   | 4 including extra large primary with walkout to balcony. |
| BATHS:      | 3 full baths.                                            |
| LAUNDRY:    | In basement                                              |
| BASEMENT:   | Full, finished, secondary unit potential.                |
| FIREPLACE:  | Large fireplace on main floor.                           |
| AGE:        | 103 years (1923)                                         |
| ROOF:       | Asphalt shingles.                                        |
| FOUNDATION: | Stone, concrete.                                         |
| FLOORS:     | Mixed.                                                   |
| CEILINGS:   | Plaster.                                                 |
| WINDOWS:    | Vinyl. Wood.                                             |
| EXTERIOR:   | Brick, shingle.                                          |
| INTERIOR:   | Plaster, Drywall.                                        |
| PARKING:    | Shared driveway and parking pad (permit required).       |
| GARAGE:     | Single wide detached.                                    |
| LOT SIZE:   | 26.53' x 149.40' (GeoWarehouse)                          |
| ZONING:     | R                                                        |

## PROPERTY DETAILS *continued*

|                      |                                                                                     |
|----------------------|-------------------------------------------------------------------------------------|
| TAXES:               | \$8,800 (2025)                                                                      |
| ROLL #:              | 190411634002600                                                                     |
| PIN #:               | 211440155                                                                           |
| HIGH SPEED INTERNET: | Available                                                                           |
| HEATING:             | Hot water                                                                           |
| COSTS:               | Hydro - \$150/mo., Gas - \$150/mo.,<br>Water/sewer - \$100/mo.                      |
| RENTALS:             | None                                                                                |
| WATER:               | Municipal                                                                           |
| WASTE:               | Municipal                                                                           |
| HOME INSPECTION:     | Full version available at: <a href="http://www.gogordons.com">www.gogordons.com</a> |
| LOT DESCRIPTION:     | Mature lot, landscaped, deep, private.                                              |
| INCLUSIONS:          | Fridge(s), Stove(s), washer, dryer (as is)                                          |
| FIXTURES EXCLUDED:   | None                                                                                |
| SUGGESTED DEPOSIT:   | 5% of purchase price                                                                |
| SUGGESTED CLOSING:   | Immediate                                                                           |



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