



For many people, buying or selling a home is part of something bigger. A move to retirement living. A downsizing decision. The settlement of a family estate.

When life changes, there can be a lot to manage. You don't need to know every step. **Just the first one.**

At Gordons Real Estate Brokerage, we help families, estate trustees, and professionals navigate life's major transitions with confidence. From real estate services to downsizing and estate settlement support, everything works together under one roof.

Since 1958, we've been the trusted partner people turn to when the details feel overwhelming. Our experienced realtors, project managers, downsizing specialists, and appraisers work together to ensure every project is managed professionally, efficiently, and with care.

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

Welcome to 142 Lawrence Ave West, Offered for the first time since 1974.

Lovingly cared for by the same owners for more than five decades, this exceptional residence is a true reflection of pride of ownership, meticulous maintenance, and enduring quality craftsmanship. Thoughtfully maintained throughout the years, the home offers a level of care and attention to detail that is increasingly rare to find.

Located in Toronto's highly desirable Englemount-Lawrence neighbourhood, the property combines the warmth of an established community with outstanding convenience. With transit at your doorstep, easy access to the subway, and close proximity to Highway 401, commuting throughout the city is effortless.

The home features three bedrooms and three bathrooms, including a bathroom on each level for added comfort and functionality. Hardwood flooring extends through key living spaces, while a thoughtfully designed addition enhances the overall layout and provides generous room for everyday living, entertaining, and growing families.

A standout feature of the property is its impressive versatility and future potential. In addition to a detached garage, the home offers ample private parking with the flexibility to accommodate multiple vehicles — a highly sought-after feature in Toronto. A separate side entrance leads to a walk-up basement, creating excellent potential for an in-law suite, multigenerational living, or future income opportunities, subject to buyer verification and approvals.

The private fenced outdoor space offers a welcoming setting for outdoor enjoyment, while the surrounding area provides convenient access to parks, shopping, transit, and highly regarded schools.

Whether you are searching for a well-loved family home to enjoy and personalize over time, or an investment opportunity in one of Toronto's most established and consistently desirable neighbourhoods, 142 Lawrence Ave W presents exceptional value, versatility, and long-term potential.

PROPERTY DETAILS

ADDRESS: 142 Lawrence Ave W, Toronto, M5M 1A6
TYPE: Single Family Detached Residential
LEGAL DESCRIPTION: PT LT 612 PL 1645 TORONTO AS IN CT60056 T/W & S/T CT60056; CITY OF TORONTO

SQ. FT:	1,561 above grade, 652 below grade (MPAC).
BEDROOMS:	3 bedrooms on upper level.
BATHS:	3; 4 piece in basement, 2 piece on main floor, 4 piece on upper level.
LAUNDRY:	In basement.
BASEMENT:	Unfinished.
AGE:	96 YO (1930) (MPAC).
ELECTRICAL:	100 amp breaker panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete.
FLOORS:	Hardwood, ceramic tile, carpet, concrete.
CEILINGS:	Plaster.
WINDOWS:	Vinyl.
EXTERIOR:	Brick.
INTERIOR:	Drywall, plaster.
PARKING:	Double wide driveway.
GARAGE:	Single wide detached.
LOT SIZE:	25' X 106' (MPAC)
ZONING:	R (f7.5) – Residential Zone.

PROPERTY DETAILS *continued*

TAXES:	\$6,523 (2024) (MPAC).
ROLL #:	190411602006700
PIN #:	211510319
HIGH SPEED INTERNET:	Available.
HEATING:	Hot water in main, electric in addition.
COOLING:	Wall unit.
RENTALS:	None.
WATER:	Municipal.
WASTE:	Municipal.
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Coner lot, fenced in space, mature trees.
INCLUSIONS:	Fridge, dishwasher, oven, washer, dryer, AC unit.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	5% of sale price.
SUGGESTED CLOSING:	Immediate.



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