



HEAPS ESTRIN

REAL ESTATE TEAM



60 Lorindale Avenue,  
Townhouse 4





## 60 Lorindale Avenue, Townhouse 4

Welcome to #4-60 Lorindale Avenue, one of nine exclusive townhouses and the first available to the open market in over 10 years. Tucked quietly away on a dead-end residential street, mere seconds from the four corners of Yonge & Lawrence, this turn-key four-bedroom, four-bathroom home is a true sanctuary in the heart of the city. With a whopping three thousand square feet of living space throughout, this home has high ceilings, open-concept living spaces, a fully private underground garage, and a walk-out to a fenced backyard.

Stepping into the foyer you are greeted by a trifecta of entertaining spaces: An open-concept living room, dining room, and a large powder room. Just beyond is a large eat-in kitchen with custom cabinetry, a pantry closet, stainless steel appliances, and double French doors with direct access to a well-manicured backyard.

Climb the stairs to a sprawling second floor showcasing two generously sized bedrooms, each with walk-through closets, and a large five-piece Jack-and-Jill washroom. A second-floor laundry and linen closet complete the space.

Continuing to the third level you will find a 640 square foot primary suite with a large bedroom, walk-in closet, five-piece ensuite, and an office with walk out to a large terrace. The office space could easily be transformed into a sitting room or fourth bedroom.

The endless lower level begins with a den, a three-piece bathroom, and a large storage room. Continue on to a wonderful family room with vaulted ceilings, an above-ground window, and a gas fireplace. Perfecting the living space that this property has to offer is a mudroom with direct access to a dedicated, fully private underground garage and an immediately adjacent additional parking spot just across from the lower level entrance to the townhome.

This property is close to some of the city's top private and public schools including Crescent School, Toronto French School, Havergal College, Blessed Sacrament, Bedford Park Junior and Middle School, and Lawrence Park Collegiate High School. A four-minute walk to the shops and restaurants on Yonge Street, Lawrence Subway Station, and the beautiful green spaces of Lawrence Park, Wanless Park, and Bedford Park.













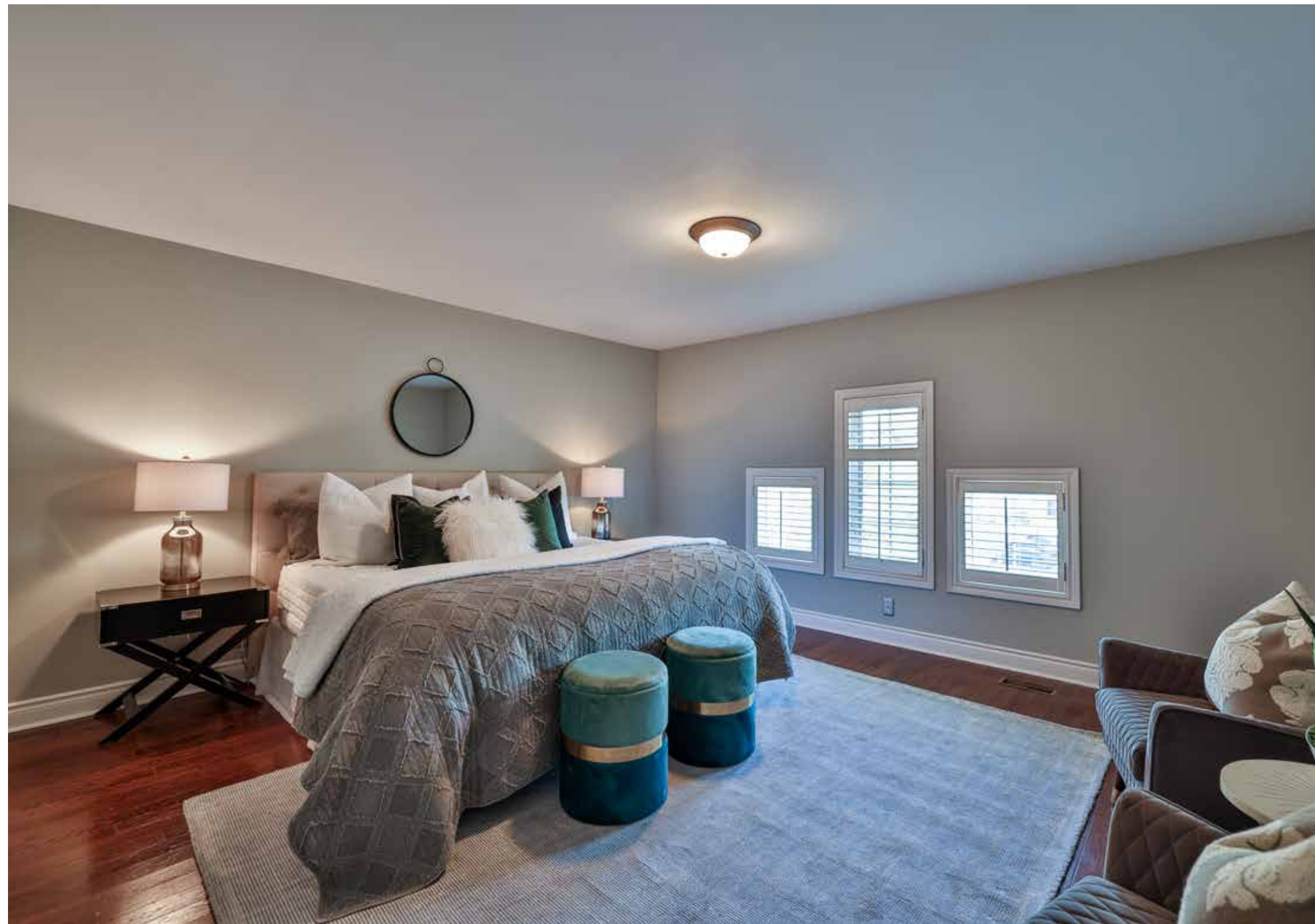




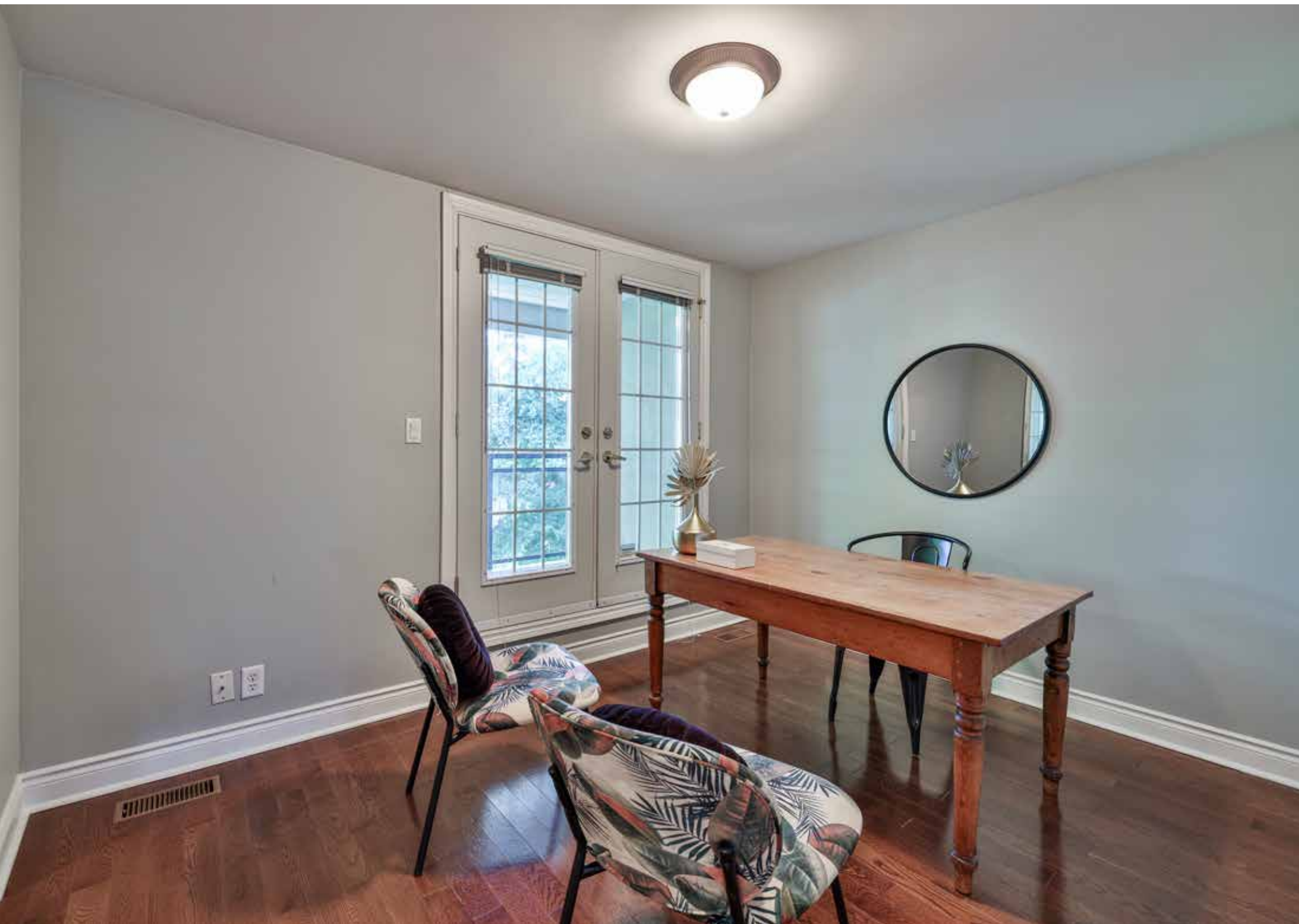












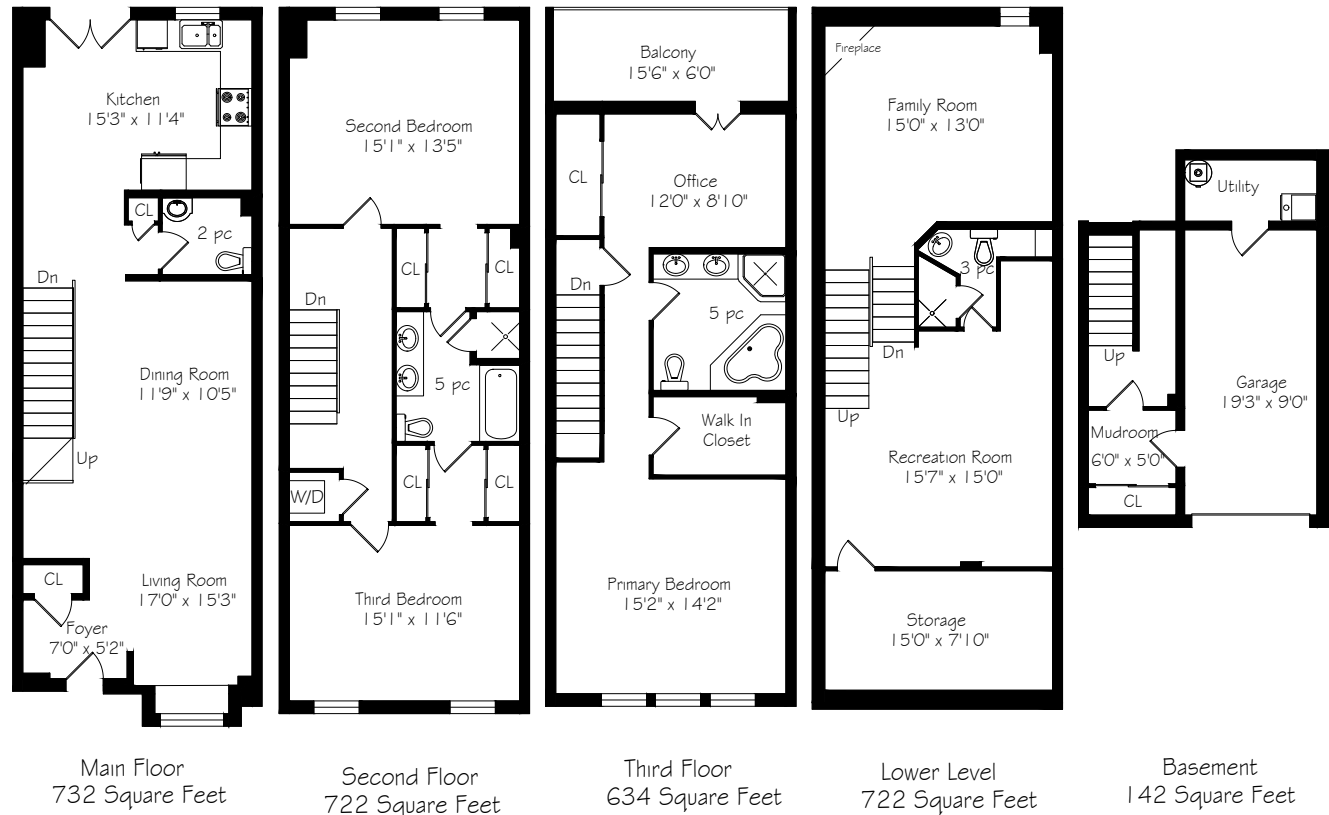












# Details

## TAXES

\$8,132.98 (2022)

## MAINTENANCE FEES

\$801.41 (2022)

## POSSESSION

Immediate or to be arranged

## HEATING

Gas-fired forced air furnace

## COOLING

Central air conditioning

## DRIVEWAY

Private underground garage parking for one car, and one car parking, immediately adjacent to the unit in shared garage

# Features

- One of nine exclusive townhouses and the first available to the open market in over 10 years
- Just shy of 3000 square feet of beautifully maintained gardens, steps away from Yonge & Lawrence
- Open concept Living and Dining room with high ceilings and a bay window overlooking front garden
- Hardwood floors throughout the main, second and third floors.
- Custom eat-in chef's kitchen with French doors leading to a private, fully fenced backyard.
- Second floor with two large bedrooms, walk through closets and a jack-and-jill four-piece bathroom
- Second floor laundry, along with linen closet
- Third floor 640 square foot primary retreat including a large bedroom, office, large balcony, walk-in closet and a five-piece ensuite.
- Lovely basement family room with above grade window and gas fireplace
- Lower level three piece washroom with a walk-in shower
- Lower level Den which could easily be a gym, office, or guest suite
- Large basement storage room
- Huge family room with vaulted ceilings, gas fireplace and an above grade window.
- Mudroom with direct access to private underground garage
- Additional parking spot in the underground garage just beyond
- Two private outdoor spaces including a main floor fully fenced backyard and an expansive third floor terrace
- A four-minute walk to the shops and restaurants on Yonge Street, Lawrence Subway Station
- Walking distance to the beautiful green spaces of Lawrence Park, Wanless Park, and Bedford Park.
- some of the city's top private and public schools including Crescent School, Toronto French School, Havergal College, Blessed Sacrament, Bedford Park Junior and Middle School, and Lawrence Park Collegiate High School

## INCLUSIONS

- Whirlpool Stove
- Whirlpool built-in microwave with fan
- Whirlpool dishwasher
- Whirlpool fridge
- Whirlpool washer & dryer
- Security System (monitoring system is separate)
- All electric light fixtures
- All window coverings and California Shutters where present
- Gas-Fired Forced Air Furnace and Related Equipment
- Central Air Conditioning and Related Equipment
- Garage Door Opening System and Related Equipment
- Broadloom, where laid
- Shelves in Storage Room
- Hot Water Tank (Rented)

## EXCLUSIONS

- All decorative mirrors and hanging artwork





# HEAPS ESTRIN

REAL ESTATE TEAM

We are a team of passionate and dedicated professionals who strive to ensure that each client's unique needs are met. Our goal is to deliver every client with a full service real estate experience that exceeds all expectations.

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