

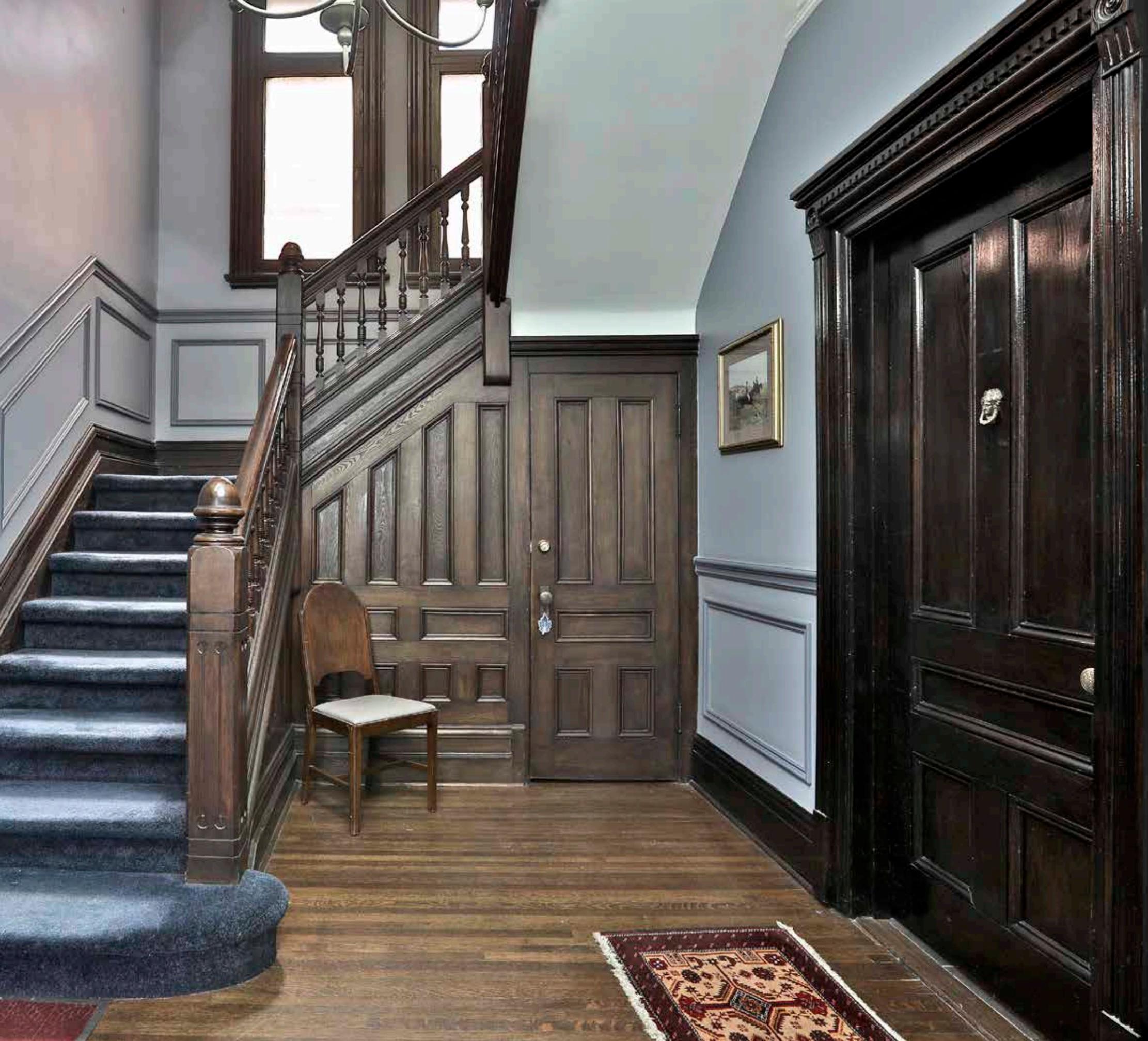


# HEAPS ESTRIN

REAL ESTATE TEAM



142 Bedford Avenue



## 142 Bedford Avenue

This historic home is one of the largest in the prestigious East Annex neighbourhood. Known as the Laidlaw Mansion, it was built in 1893 in the Grand Victorian style and is part of the Annex Conservation District.

The front door features a transom window and opens to the large foyer with its grand original staircase. 10' double doors lead to a huge - 28 feet long and 23 feet wide - Great Room. It has hardwood floors and features the original stone fireplace. For the first 60 years, this three-storey brick home served as a single-family dwelling. Now it boasts 5 apartments all with its own entrances. This house could be an "urban family compound" with space for various family members, such as parents. Easily converted back to a single-family, as most of the interior layout was unchanged and all the original details - such as archways, stained glass windows wood trim, 10 feet solid oak doors and moulding - remained untarnished. Because of its location, this mansion could also ideally be used as a live/work dwelling. It is short walking distance to Bloor St. and St George and Dupont Subway stations. There are many excellent schools nearby including an alternative school, a Montessori school, a Waldorf school, The Institute of Child Study, University of Toronto Schools, George Brown College and the University of Toronto.



# Details

---

## LOT SIZE

35 x 111 Feet

## TAXES

\$15,310.00 (2020)

## POSSESSION

30 Days or TBA

## HEATING

Water

## COOLING

Window Units

## DRIVEWAY

Four Car Driveway Parking + One Car Garage

## OFFERED FOR SALE AT

\$3,995,000

## INCLUSIONS

5 Stoves, 5 Fridges, 5 dishwashers, 5 Microwaves, 5 Washers, 5 Dryers, Window coverings

## EXCLUSIONS

Front living room brass fixture, flower planter, knocker on APT1



# 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.

---



Elisabeth de Ruiter

SALES REPRESENTATIVE

416.464.7371

Elisabeth@HeapsEstrin.com

---

HEAPSESTRIN.COM



Follow us to learn more about our exclusive listings, events and contests.

---

For Royal LePage Real Estate Services Heaps Estrin Team, Brokerage. All information and statements contained herein, provided by Royal LePage Real Estate Services Heaps Estrin Team, Brokerage regarding property for sale, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice.

Royal LePage Real Estate Services Heaps Estrin Team, Brokerage Independently Owned and Operated