

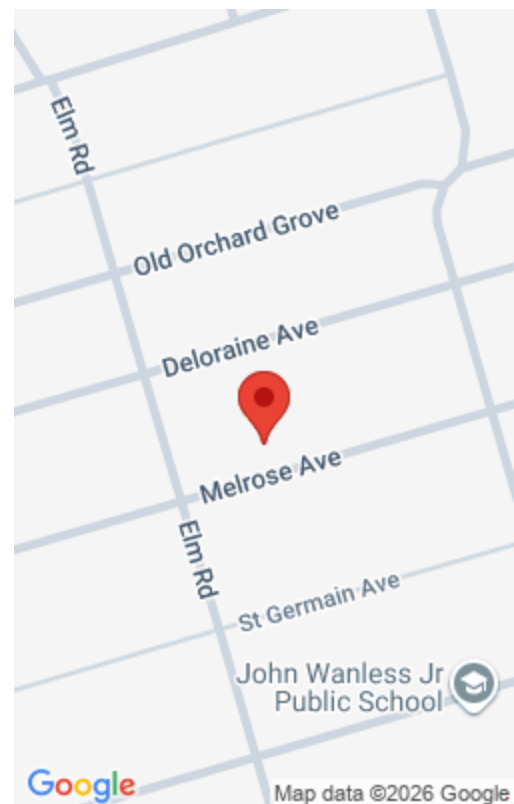
**\$3,780,000**

## **238 MELROSE AVE, TORONTO, ON M5M 1Z1, CANADA**

<https://www.gtarealestates.com>

Welcome to 238 Melrose - a newly built luxury residence set on an extra-deep 25 x 150 ft lot in the prestigious Lawrence Park North community. This exceptional home offers a seamless blend of modern design, high-end finishes, and thoughtful craftsmanship throughout. The interior showcases elegant painted MDF millwork and custom vanities along with curb less...

- 6 beds
- 6 baths
- Single Family
- Single Family
- 1500 - 2000 sq ft



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## Rooms & Units Descr

**RoomType1:** Primary Bedroom

**RoomLength1:** 3.19

**RoomDimensions1:** 3.19 m X 3.91 m

**RoomLevel2:** Second level

**RoomWidth2:** 3.77

**RoomType3:** Bedroom 3

**RoomLength3:** 2.97

**RoomDimensions3:** 2.97 m X 3 m

**RoomLevel4:** Second level

**RoomWidth4:** 3.01

**RoomType5:** Bedroom

**RoomLength5:** 2.74

**RoomDimensions5:** 2.74 m X 2.61 m

**RoomLevel6:** Lower level

**RoomWidth6:** 2.79

**RoomType7:** Recreational, Games room

**RoomLength7:** 4.74

**RoomDimensions7:** 4.74 m X 5.21 m

**RoomLevel8:** Main level

**RoomWidth8:** 6.27

**RoomType9:** Dining room

**RoomLength9:** 3.5

**RoomDimensions9:** 3.5 m X 5.47 m

**RoomLevel10:** Main level

**RoomWidth10:** 5.47

**RoomType11:** Family room

**RoomLength11:** 5.06

**RoomDimensions11:** 5.06 m X 6.27 m

**RoomLevel1:** Second level

**RoomWidth1:** 3.91

**RoomType2:** Bedroom 2

**RoomLength2:** 3.3

**RoomDimensions2:** 3.3 m X 3.77 m

**RoomLevel3:** Second level

**RoomWidth3:** 3

**RoomType4:** Bedroom 4

**RoomLength4:** 2.95

**RoomDimensions4:** 2.95 m X 3.01 m

**RoomLevel5:** Lower level

**RoomWidth5:** 2.61

**RoomType6:** Exercise room

**RoomLength6:** 4.83

**RoomDimensions6:** 4.83 m X 2.79 m

**RoomLevel7:** Lower level

**RoomWidth7:** 5.21

**RoomType8:** Living room

**RoomLength8:** 5.06

**RoomDimensions8:** 5.06 m X 6.27 m

**RoomLevel9:** Main level

**RoomWidth9:** 5.47

**RoomType10:** Kitchen

**RoomLength10:** 3.97

**RoomDimensions10:** 3.97 m X 5.47 m

**RoomLevel11:** Main level

**RoomWidth11:** 6.27

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## Location Details



**City:** Toronto (Lawrence Park North)

**Province:** Ontario

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## Property Details

**SubdivisionName:** Lawrence Park North

**Stories:** 2

**Levels:** 2

**FrontageLength:** 25 ft

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## Property Features

**LotFeatures:** Landscaped

**Flooring:** Tile,Hardwood

**HeatingFuel:** Natural gas

**Cooling:** Central air conditioning

**OpenParkingYN:** False

**AttachedGarageYN:** False

**FireplacesTotal:** 2

**ViewYN:** True

**WaterfrontYN:** False

**Fencing:** Fully Fenced,Fenced yard

**Heating:** Forced air

**CoolingYN:** True

**ParkingTotal:** 2

**GarageYN:** True

**CarportYN:** False

**PoolYN:** False

**View:** View

**Sewer:** Sanitary sewer

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## Courtesy of

**OfficeName:** RE/MAX WEST REALTY INC.

**Office ID:** 75619

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 2

**Sewer:** Sanitary sewer

**Heating:** Forced air



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**CarportYN:** No

**CoolingYN:** Yes

**Total Fireplaces:** 2

**OpenParkingYN:** No

**GarageYN:** Yes

**PoolYN:** No

**Cooling:** Central air conditioning

