

\$2,690,000 - 107 Otter Crescent, Toronto (bedford Park-Nortown)

MLS® #C12351753

\$2,690,000

5 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Bedford Park-Nortown, Toronto (bedford Park-Nortown), Ontario

One-of-a-kind, thoughtfully crafted home in the prestigious Bathurst/Avenue Rd area. This unique property features 4+1 bedrooms, an oversized loft, and 4 bathrooms. The updated kitchen comes with two fridges and a heated granite countertop. The modern basement apartment with a separate entrance, finished in 2022, offers flexibility as an in-law suite, Airbnb rental, or guest unit. Approximately 50% of the home is a brand-new build, showcasing high-end finishes and upgrades, including water radiant heated flooring and high-performance insulating materials. The ground-level great room, currently used as an art studio, can be converted back into a two-car garage. Enjoy beautifully landscaped grounds with mature trees, a gazebo, and even a charming treehouse. The property has potential for office use (previously 361 Lawrence Ave W, Toronto). The lot size is effectively larger due to the inclusion of adjacent municipal land. Too many features to list, please refer to the detailed floor plans attached. Survey and building permits are available upon request. The property is in the district of the city's top-ranked schools: John Ross Robertson Junior Public School, Glenview Senior Public School, Lawrence Park Collegiate Institute, and the prestigious private girls' school, Havergal College. Situated in a family-friendly neighborhood just



a short distance from Avenue Road, with easy access to parks, shopping, restaurants, three subway stations, main transportation hubs, and public transit. This is a must-see masterpiece with unmatched character and artistic flair! (id:6289)

Essential Information

Listing #	C12351753
Price	\$2,690,000
Bedrooms	5
Bathrooms	4.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	107 Otter Crescent
Subdivision	Bedford Park-Nortown
City	Toronto (bedford Park-Nortown)
Province	Ontario
Postal Code	M5N2W9

Amenities

Amenities	Hospital, Park, Place of Worship, Public Transit, Schools, Fireplace(s), Separate Heating Controls
Features	Lighting, Paved yard, Carpet Free, Gazebo, Sump Pump, In-Law Suite, Sauna
Parking Spaces	4
Parking	No Garage, Tandem

Interior

Appliances	Oven - Built-In, Central Vacuum, Range, Garburator, Water Heater, Water meter, Water purifier, Dishwasher, Dryer, Microwave, Oven, Stove, Washer, Two Refrigerators
Heating	Other
Cooling	Central air conditioning, Ventilation system
Fireplace	Yes
# of Fireplaces	2

of Stories 3
Basement Apartment in basement, Sepa

Exterior

Exterior Brick, Stucco
Exterior Features Landscaped
Lot Description 33.1 x 100 FT
Foundation Brick, Concrete, Block, Insula



Listing Details

Listing Office RIGHT AT HOME REALTY



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