

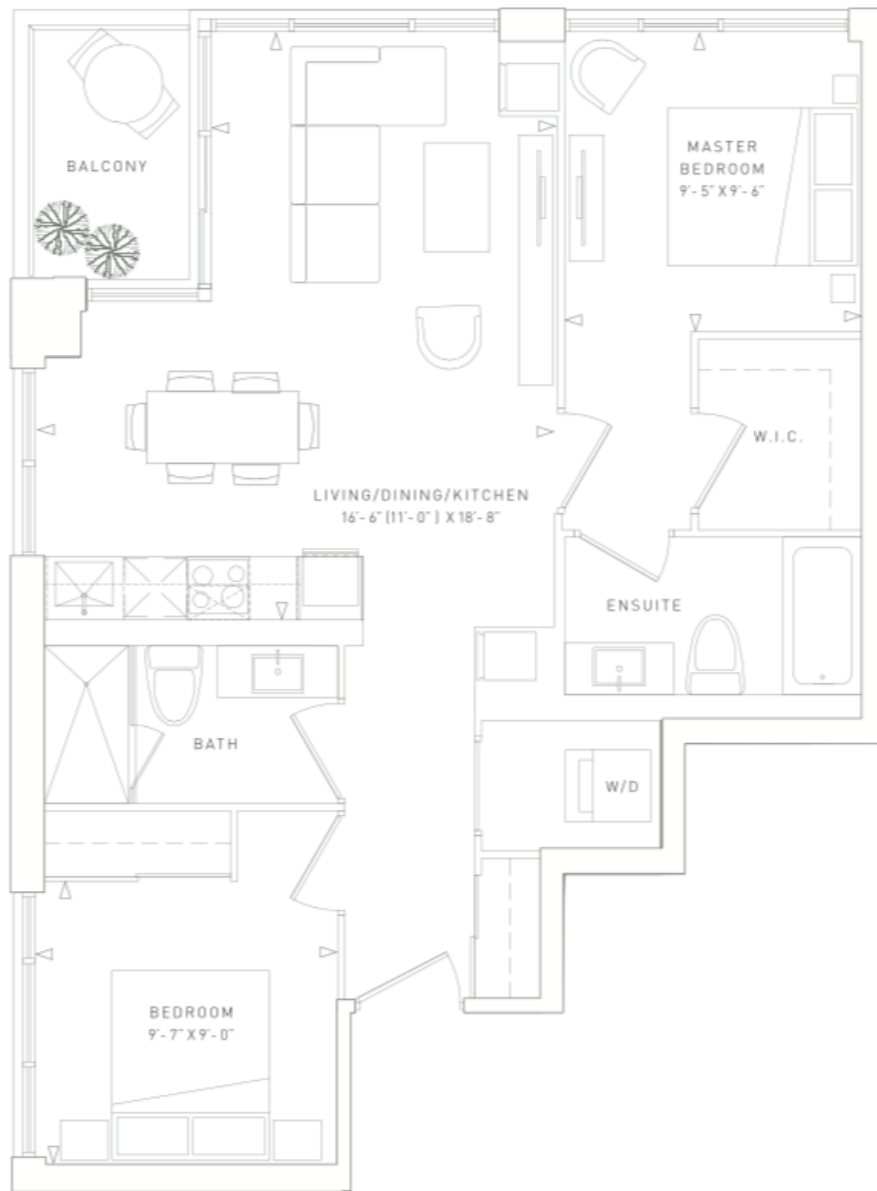


Graywood Developments : The mark of a great architect is not the ability to reproduce, but to reinvent. At 250 Lawrence, Quadrangle Architects have hit that mark. The elegant nine-storey building sits beautifully within the surrounding neighbourhood, creating a notable street presence on Lawrence Avenue, while maintaining the charm and intimacy of Bedford Park. Designed with neighbouring homes, businesses, and residents in mind, the mid-rise structure blends perfectly with the streetscape, giving the impression that it's been part of the community for years. The architecture is clean and crisp, anchored by a ground level porte cochère that invites

LYTTON

Two Bedrooms Two Full Bath

INTERIOR APPX 819 SQFT EXTERIOR 41 SQFT TOTAL APPX 860 SQFT



250 LAWRENCE AVE W SUITE 624

DEVELOPER FLOOR PLAN

More Information please contact Jane Zhang & Associates **(647) 401 0755** janezhangassociates@sotheysrealty.ca

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250 LAWRENCE AVE W | EXCLUSIVE RESIDENT AMENITIES | GROUND FLOOR*



FIRST FLOOR AMENITIES

- 1 Fitness Studio
- 2 Yoga/Stretch Studio
- 3 Meeting Room
- 4 Kitchenette
- 5 Co-Working Lounge
- 6 Ravine Lounge
- 7 Ravine Terrace



CO-WORKING LOUNGE

- Fitness Studio – the in-house gym will offer residents a complete fitness facility, with everything from weight and cardio machines to yoga and stretch areas.
- Co-working Lounge – Understanding that today's working landscape is changing 250 Lawrence offers a space with expansive ravine views to make it easy for residents to work from home, book meetings or just spend some time brainstorming and collaborating with colleagues.
- Ravine Lounge – connected to the Co-working Lounge this tranquil space looks out onto the ravine and offers lounge seating and games tables.
- Pet Wash Station – the perfect place to wash off your pooch's paws after a walk through the ravine network at your doorstep.

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250 LAWRENCE AVE W | EXCLUSIVE RESIDENT AMENITIES | ROOF-TOP & 9TH

NINTH FLOOR AMENITIES

- ① Rooftop Club Lounge
- ② Entertaining Kitchen
- ③ Fireplace/Media Lounge
- ④ Rooftop Terrace



ROOFTOP CLUB LOUNGE



- With views stretching over the tree tops as far north as the eye can see, 250 Lawrence's fireplace media lounge and club lounge is an extension of your living room – complete with a double-sided fireplace, entertaining kitchen, lounge seating and large screen TV, this space is perfect for entertaining groups both big and small.
- Extending outside from the Party Room is the 9th Floor Rooftop Terrace, this intimate outdoor oasis is complete with BBQs, lounge spaces, indoor/outdoor fireplace and alfresco dining.

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250 LAWRENCE AVE W

OUTSTANDING RESIDENT FEATURES*

- Nestled within Bedford Park, one of Toronto's most coveted neighbourhoods, 250 Lawrence is located on Lawrence Avenue just east of Avenue Road. Its prestigious location offers everything residents could want in a community, from a direct connection to the tranquil ravine system through the adjoining Douglas Greenbelt to some of Toronto's premium retail, restaurants, clubs and schools.
- Architecture by Quadrangle Architects that respects and enhances the natural ravine setting, the nine-storey design is clean and crisp with strong horizontal lines, oversized wood doors, and a striking palette of bronze and gunmetal grey providing a mid-century modern aesthetic.
- Located across from Havergal College and Lawrence Park Collegiate Institute, 250 Lawrence provides convenient access to some of the best schools and educational institutions in the city.
- Within moments residents will be able to enjoy one of Toronto's most cherished and esteemed grocers – Pusateri's - their flagship store is located steps from the front door of 250 Lawrence.
- A quick 10-minute walk east and residents will be able to enjoy the ease and convenience of the Yonge Subway line. Highway 401 is easily accessible 2.5km to the north and Downtown Toronto is less than 9km away.
- Arriving through the porte-cochère from Lawrence Avenue, residents will be welcomed by an elegant double-height lobby, a warm and welcoming entry point designed by Patton Design Studio.
- Residents will enjoy Concierge service, two tastefully decorated, high speed elevators and convenient bike and storage lockers.
- In today's world of online shopping and parcel delivery, 250 Lawrence is forward thinking with a dedicated parcel storage room outfitted to accommodate parcels of all sizes.

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250 LAWRENCE AVE W

GENERAL SUITE FEATURES AND FINISHES*

- Approximately 9' ceilings, exclusive of drywall finished bulkheads and except in areas where drywalled dropped ceilings are required such as; Bathrooms, Kitchen, Laundry, closets, and applicable mechanical areas, all at Vendor's discretion. Ceiling height is measured from the upper surface of the concrete slab to the underside of the finished ceiling above.
- Approximately 15' ceilings on Level 1 (lower level of townhouses only), exclusive of drywall finished bulkheads and except in areas where drywalled dropped ceilings are required such as; Bathrooms, Kitchen, Laundry, closets, and applicable mechanical areas, all at Vendor's discretion. Ceiling height is measured from the upper surface of the concrete slab to the underside of the finished ceiling above.
- White smooth ceilings in all areas.
- Wide single luxury vinyl plank flooring throughout suite less Bathroom(s) and Laundry area.
- Thermally insulated energy efficient windows.
- Interior walls and trim painted white.
- Modern trim package including approximately 4" tall baseboards and 2" casings throughout.
- White paint grade flat slab hinged door or framed clear glass slider for bedroom door(s).
- White framed sliding doors or white slab paint grade hinged door(s) on Bedroom or Den closets.
- Framed mirrored sliding doors and/or white paint grade flat slab hinged door for Front Foyer Closet.
- Ventilated wire shelving in closets.
- Energy efficient, individually controlled, in-suite heating/cooling system [Heat pump(s)].

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250 LAWRENCE AVE W

KITCHEN*

- Custom designed contemporary wood-look textured flat slab doors in a variety of finishes, as per Vendor's selections.
- Integrated valance lighting.
- Designer luxury vinyl plank flooring.
- Engineered quartz countertops.
- Single bowl stainless steel undermount sink with chrome finish single handle faucet with pull down spray.
- Straight stacked installed ceramic tile backsplash.
- For all suites under 1,000 sq. ft. - Fully integrated panel ready 24" fridge and fully integrated panel ready 24" dishwasher, black 24" electric smooth top cooktop, 24" stainless-steel built-in convection wall oven, 30" stainless steel over the range low profile microwave oven vented to exterior, all as per Vendor's specifications.

BATHROOM*

- Modern vanity cabinet in Bathroom with black metal accents.
- Modern vanity cabinet with black metal accents for all Master Ensuites in two plus Bathroom units and for Powder Rooms.
- White vanity countertop with integrated rectangular basin.
- Single lever basin faucet with tub and/or shower faucet in Matte Black finish with co-ordinating toilet paper holder and towel bar in Bathrooms.
- Rectangular framed vanity mirror.
- 12" x 24" Porcelain floor tiles.
- 12" x 24" Porcelain wall tile on tub and/or shower wall enclosure installed in a straight stack pattern.
- Staggered installation Ceramic accent wall tile on wet wall in Master Ensuite in two plus Bathroom units.
- Glass shower enclosure.
- White preformed shower base.
- White Bathroom fixtures.
- Exhaust fan vented to exterior.

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250 LAWRENCE AVE W

ELECTRICAL*

- Individual service panels with in-suite circuit breakers. Vendor reserves the right to choose service panel location.
- Suite hydro individually metered using “Smart Meter” technology.
- Contemporary white decora-style receptacles and switches throughout.
- Ceiling light fixture in Foyer, Bedroom(s), and Walk-in Closets.
- Capped ceiling outlet in Dining area and in Den.
- White ceiling mounted track lighting in Kitchen.
- Switched controlled split outlet in Living area.
- All bathrooms to have wall sconce at vanity.
- Waterproof recessed ceiling light in enclosed shower.
- One exterior receptacle on balcony or terrace over 100 sq. ft.
- One barbeque gas line and one hose bib on selected patios and terraces over 100 sq.ft.
- Pre-wired cable television and communication outlets in Living Room, Den, and Master Bedroom.
- Safety and Security.
- Electronic access at all main building entry points and parking garage.
- Hardwired in-suite smoke detectors.
- In-suite sprinkler system.

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250 LAWRENCE AVE W | NEIGHBOURHOOD

METICULOUSLY BLENDED, FIERCELY BELOVED *

With a plethora of parks, restaurants, retail, schools, shops, and cafés all just minutes from your front door, the neighbourhood of Bedford Park is a wonderful reminder of just how comfortable and convenient city living can be. A network of ravines and forest connects through the community, starting at the Douglas Greenbelt, tracing a green line all the way to the Don Valley. This lush landscape sits alongside thriving urban amenities — a blend of inviting boutiques, cinemas, transit, private clubs, and gourmet grocery shops.

Delight your senses with a lineup of international products at Pusateri's Fine Foods. Shop your favourite designer brands in the stores along Yonge Street. Work up a sweat at local studios like Barreworks. Walk your kids to one of the best schools in the city. With all of this at your fingertips, it's no wonder that Bedford Park residents are so fiercely proud and protective of their community. After all, this is a neighbourhood bursting with charm, character, and a personal touch.

CONNECTED TO NATURE

On any given afternoon you can find residents walking their dogs through the Douglas Greenbelt, a hidden band of parkland on the northeast corner of Avenue and Lawrence. The greenbelt connects to the Toronto ravine system, extending more than eight kilometres across the city all the way to the Don Valley, providing locals with easy access to a wide variety of parks, paths, and places to stay active and fit.

In fact, Bedford Park is brimming with residents who aren't willing to compromise access to nature, for life in the city. And here, they don't have to. The area surrounding Avenue and Lawrence boasts over two dozen parks filled with playgrounds, baseball diamonds, wading pools, basketball and tennis courts, not to mention the numerous walking, jogging, and cycling paths. There are community centres and a host of private clubs, including the Toronto Cricket Skating and Curling Club, the Granite Club, and the Rosedale Golf Club. The Douglas Greenbelt Ravine will be expanded with the addition of 250 Lawrence, providing improved access, putting your daily walks closer to home.

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250 Lawrence Avenue West Suite 624

SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



Lawrence Park Collegiate Institute

Designated Catchment School
Grades 9 to 12
125 Chatsworth Dr

Glenview Senior Public School

Designated Catchment School
Grades 7 to 8
401 Rosewell Ave

John Wanless Junior Public School

Designated Catchment School
Grades PK to 6
245 Fairlawn Ave

ÉS Étienne-Brûlé

Designated Catchment School
Grades 7 to 12
300 Banbury Rd

ÉÉ Mathieu-da-Costa

Designated Catchment School
Grades PK to 6
116 Cornelius Pkwy

Havergal College

Independent Day & Boarding School
Grades JK to 12
1451 Avenue Rd

PARKS & REC.

This home is located in park heaven, with 4 parks and 6 recreation facilities within a 20 minute walk from this address.



Otter Creek Centre

140 Cheritan Ave

5 mins

Bedford Parkette

443 Bedford Park Ave

7 mins

Brookdale Park

410 Fairlawn Ave

5 mins

FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds
2 Rinks
1 Trail

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 13 minute walk away.



Nearest Rail Transit Stop

Lawrence Station

13 mins



Nearest Street Level Transit Stop

Lawrence Ave West At
Rosewell Ave East Side

1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 2.81 km.



Sunnybrook Health Sciences Centre - Bayview Campus

2075 Bayview Ave



Fire Station

3135 Yonge St



Police Station

75 Eglinton Ave W

HOME SHOPPING TOOLS

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Get Pre-Qualified Today

COMING SOON

We are actively looking for lenders with the best solution so we can offer this to you soon.

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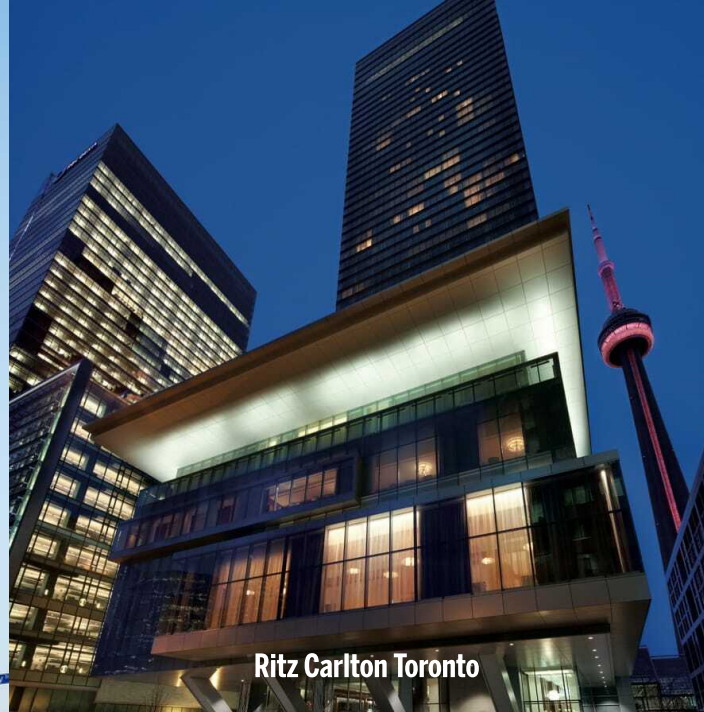
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Five St Joseph Toronto



Ritz Carlton Toronto



Ocean Club Toronto



Peter & Adelaide Toronto



Europa Toronto



Wonder Condos & Lofts Toronto

Graywood Developments have developed an impressive portfolio of single-family homes, townhomes, boutique mid-rise condo buildings, and high-rise towers throughout North America. From the landmark Ritz Carlton Hotel and Residences, Toronto to notable communities like Ocean Club, The Mercer, Five St. Joseph, Peter and Adelaide, Scoop, and Scout, Wonder Condos, as well as Fish Creek Exchange, and The Theodore in Calgary, we believe in developing spaces that are not just optimized for life today, but built with a vision of a prosperous tomorrow.