



170 Ranee Ave
Toronto Ontario M6A 1N5
Toronto C04 Englemount-Lawrence Toronto
SPIS: N **Taxes:** \$5,386/2024 **DOM:** 1

Detached **Front On:** N **Rms:** 10 + 6
Link: N **Acre:** **Bedrooms:** 5 + 3
2-Storey **Washrooms:** 9
1x8x2nd, 3x4x2nd, 1x4xMain,
1x2xMain, 3x3xBsmt

Lot: 55 x 132 Feet Irreg:
Dir/Cross St: Bathurst / Lawrence
Directions: Bathurst / Lawrence

MLS#: C12275418 **PIN#:** 102150444
Possession Date: 07/10/2025 **Possession Remarks:** TBA
Public Open House: Saturday, July 12 2025 2:00 PM - 4:00 PM
Sunday, July 13 2025 2:00 PM - 4:00 PM

| | | |
|---|--|---|
| Kitchens: 1 + 1 Fam Rm: Y Basement: Fin W/O / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 0-5 Apx Sqft: 3500-5000 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Y Laundry Lev: Upper Phys Hdcap-Eqp: | Exterior: Metal/Side / Stucco/Plaster Drive: Private Gar/Gar Spcs: Attached / 2 Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Place Of Worship, Public Transit, School, School Bus Route | Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct: Survey Type: Unknown |
|---|--|---|

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|-----------|-------|-------------|------------|----------------|-----------------|--------------------|
| 1 | Foyer | Main | 8.01 | x 8.6 | Heated Floor | Tile Floor | Access To Garage |
| 2 | Living | Main | 30.97 | x 20.47 | Hardwood Floor | Gas Fireplace | W/O To Deck |
| 3 | Kitchen | Main | 10.99 | x 20.47 | Hardwood Floor | Centre Island | Combined W/Living |
| 4 | Pantry | Main | 8.5 | x 5.48 | Hardwood Floor | Undermount Sink | Custom Backsplash |
| 5 | Powder Rm | Main | 10.99 | x 4.99 | Heated Floor | Tile Floor | 2 Pc Bath |
| 6 | 5th Br | Main | 17.78 | x 17.22 | Hardwood Floor | 4 Pc Ensuite | Window Flr to Ceil |
| 7 | Prim Bdrm | 2nd | 25 | x 15.98 | Hardwood Floor | 7 Pc Ensuite | W/I Closet |
| 8 | 2nd Br | 2nd | 17.49 | x 12.99 | Hardwood Floor | 5 Pc Ensuite | Window Flr to Ceil |
| 9 | 3rd Br | 2nd | 21 | x 13.39 | Hardwood Floor | 4 Pc Ensuite | W/I Closet |
| 10 | 4th Br | 2nd | 21 | x 15.19 | Hardwood Floor | 4 Pc Ensuite | W/I Closet |
| 11 | Laundry | 2nd | 14.73 | x 7.48 | Tile Floor | Large Window | Custom Counter |
| 12 | Kitchen | Lower | 17.22 | x 18.27 | Heated Floor | Tile Floor | Large Window |

Client Remks: Welcome to a recently built contemporary residence where timeless elegance meets everyday practicality, perfectly situated just moments from Yorkdale Shopping Centre, the TTC subway, and major highways, with several synagogues nearby. This thoughtfully designed home spans over 5,000 sqft and seamlessly balances luxurious materials with modern minimalism. Bathed in natural light from floor-to-ceiling aluminum windows and strategically placed skylights, the interior offers soaring ceilings, wide-plank hardwood flooring, and large-format porcelain tiles that add both warmth and sophistication. The main floor is a haven for effortless living and entertaining, featuring an open-concept layout, sleek custom kitchen with quartz surfaces, a hidden walk-in pantry, integrated Dacor appliances, and a cozy family room with gas fireplace overlooking a green, lush backyard. Upstairs, the home offers four spacious bedrooms, each outfitted with custom built-in closets. The primary suite is a luxurious retreat, complete with a spacious walk-in closet and an 8-piece ensuite spa bathroom, including a steam shower designed for relaxation. The built-in elevator ensures accessibility to all levels. The expansive 2,000+ sqft lower level opens the door to multiple possibilities, with three self-contained suites each with one bedroom, one bathroom and heated flooring with a private entrance ideal for extended family, rental income, or a home office setup. Additional features include a car lift in the garage providing additional parking space, designer lighting throughout, and every corner meticulously crafted for refined, functional living. A rare opportunity in a prime location modern luxury living has never looked so complete.

Extras:

Listing Contracted With: THE AGENCY **Ph:** 416-847-5288