



322 Woburn Avenue



# Welcome to

## 322 WOBURN AVENUE

4 BEDROOMS | 5 BATHROOMS | DETACHED DOUBLE CAR GARAGE

### London-Inspired Custom Home in the Heart of Bedford Park

Welcome to this beautifully appointed home in an enclave of Lawrence Park North, one of Toronto's most sought-after neighbourhoods. Custom built in 2014 with timeless craftsmanship and luxurious finishes, this 3-story home offers over 3,500 sq ft of refined living space.

The main level features soaring ceilings, coffered detailing, crown mouldings, and a chef's dream kitchen with Wolf, Subzero, and Miele appliances, granite and marble countertops, and a centre island with a bar sink and wine fridge. Custom mudroom area at the back door, and a built-in marble topped desk with filing cabinets, overhead storage and lighting complete the large family kitchen area.

Upstairs, the spacious primary suite boasts a wall of custom cabinetry, a spa-like 5-piece marble ensuite with a soaker tub, and a double-door walk-out to a private terrace. A bright south-facing bedroom with ensuite completes the second floor. The third level offers a shared 3-piece bath and two additional bedrooms – one with double french door walk-out to a private deck, and the other with custom built-in book nooks in the two sunny windows.

The radiant-heated basement is a true showstopper, featuring oversized above-grade windows, a custom art studio, media/playroom with barn-door built-ins, two storage rooms, laundry, and a full bath.

Solid wood front door, cedar shakes and copper-accented exterior finishes elevate the home's curb appeal. Outside, enjoy maintenance free living with 2 levels of decks and a professionally landscaped stone yard with lighting, irrigation, pergola & a raised dining area with room for 8. The detached, fully insulated 2-car garage, easily accessible at the end of the laneway, offers potential for a second-floor laneway suite or office.

Located in the beautiful Lawrence Park north neighbourhood, this home has fantastic access to everything. Within 5-10 minutes, walk to lovely parks, shops, restaurants, TTC subway and top rated schools including Havergal College, Wanless Park PS, & Lawrence Park CI, plus easy road access to the 401 Highway.

Don't miss this rare opportunity to own a truly exceptional home in North Toronto.

## ADDITIONAL INFORMATION

**Lot Size:** 20 FT X 120 FT

**Taxes:** \$12,676.21 / 2025

**Interior Square Footage:** 3,153 SQ FT of total living space (including 925 SQ FT basement)

**Parking:** 2-car detached garage (at end of laneway)

**Garage:** Insulated, 398 SQ FT plus 200 SQ FT upper storage area









KITCHEN



BREAKFAST NOOK



PRIMARY BEDROOM



DECK



ENSUITE



BEDROOM 2



BEDROOM 3



BEDROOM 4



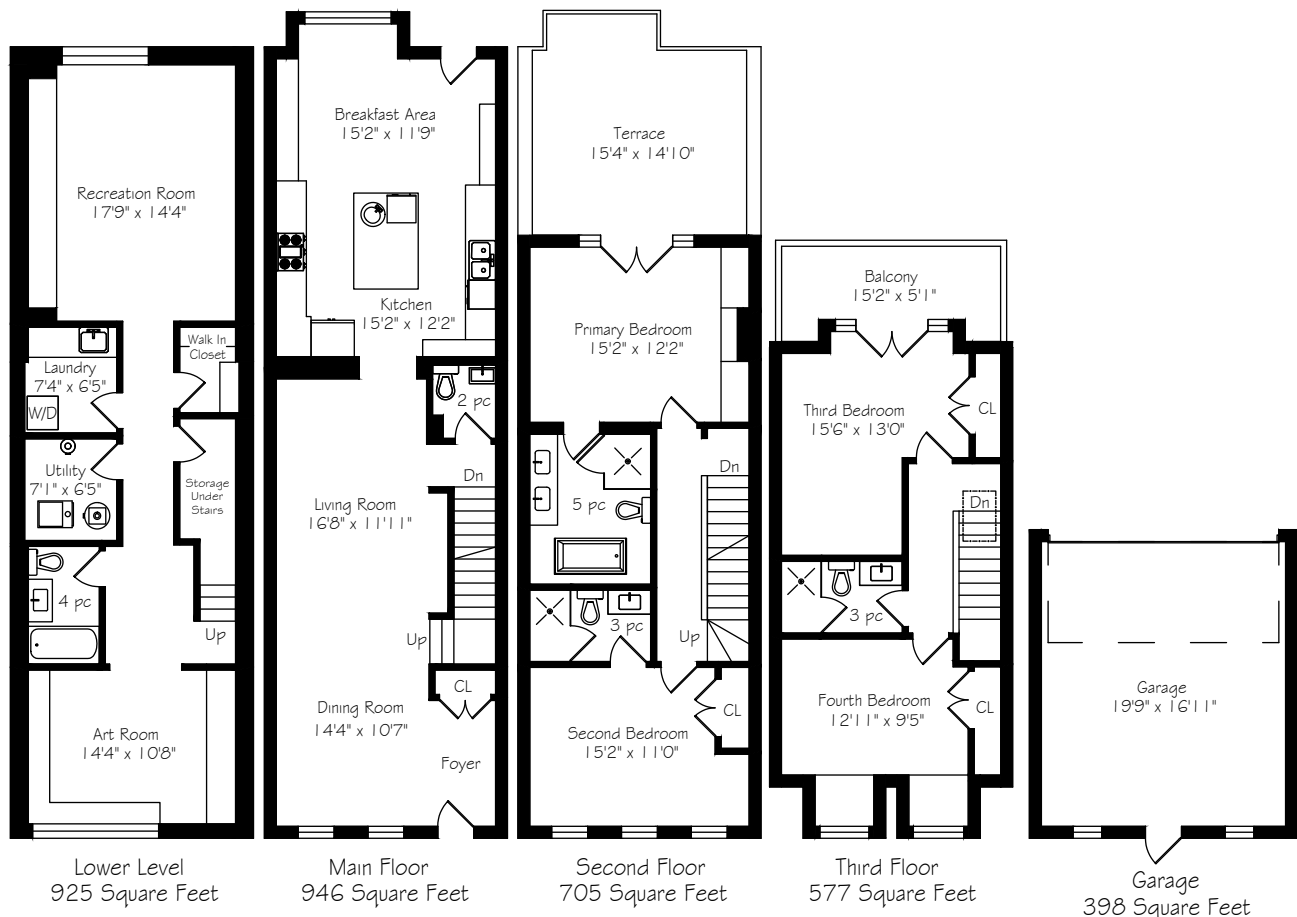


BASEMENT





# FLOOR PLAN



## ADD-ONS & INCLUSIONS

### System Inclusions:

- Radiant in-floor heat throughout basement
- High efficiency Gas Furnace (2024)
- Hot water tank (2023) - owned
- Central vacuum with attachments
- Alarms system (monitoring extra)
- Sump pump and back flow valve
- Tesla car charger
- Landscape lighting and irrigation system

### Kitchen Inclusions:

- Stainless steel appliances (2014) include:
- **Wolf:** 36" Gas Range - 6 Burner
- **Miele:** Dishwasher
- **Sub-Zero:** 36" Classic French Door Refrigerator/ Freezer
- **Bar Fridge:** Wine Cell'R Platinum 26 Bottles Dual Zone Built-In Wine Celler
- Panasonic built-in microwave

**Custom Built Home Completed in 2014**





Offers are welcome anytime and can be emailed to the listing agent at  
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