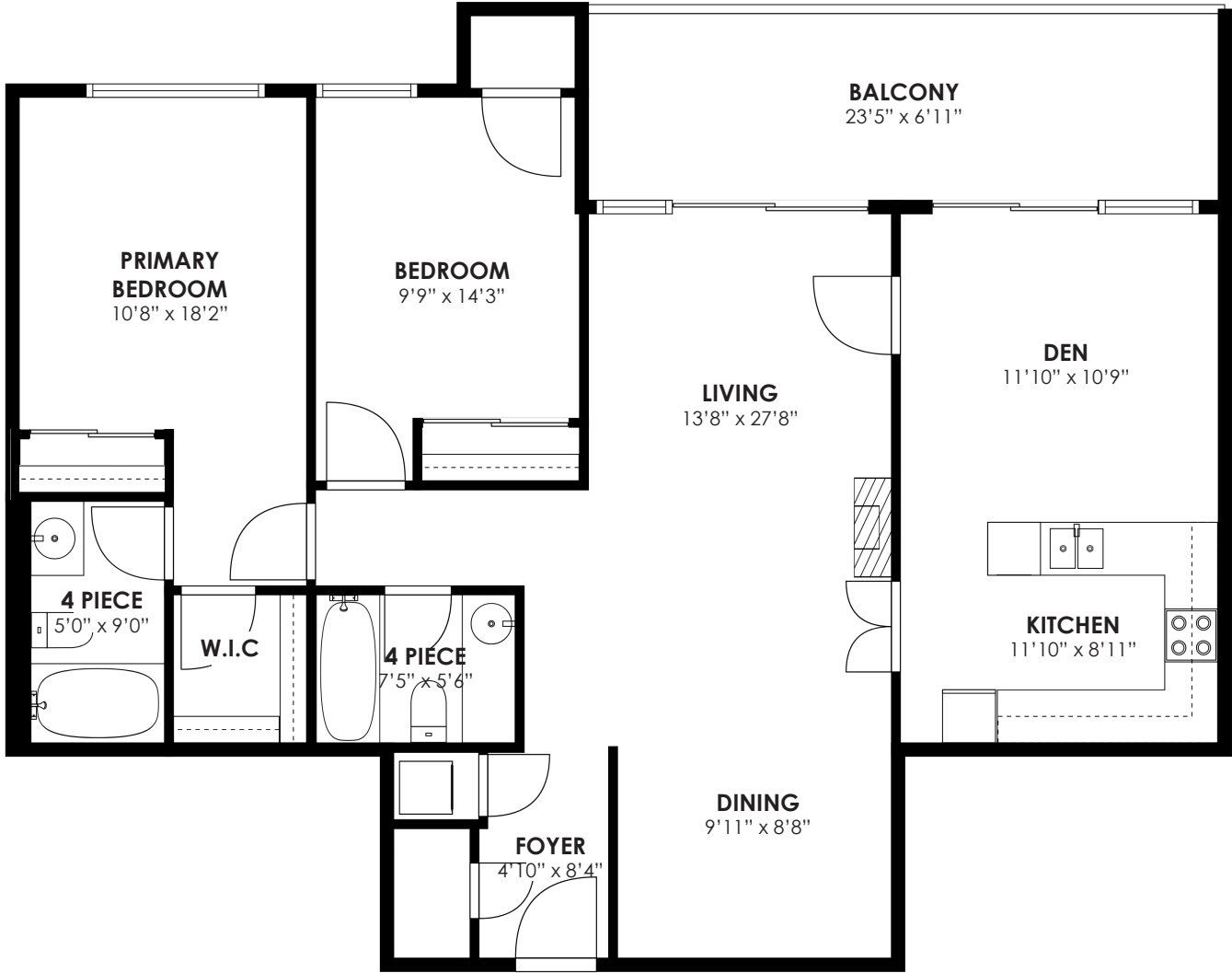


— WELCOME TO —
801 Lawrence Ave. E.
SUITE 106



THE EDWARDIAN



TAXES: \$4,151.16/2026 **PARKING:** 2 underground spots (#31 & #14) **BEDROOMS:** 2
BATHROOMS: 2x4 **POSSESSION:** Immediate/TBA **LOCKER:** 1 (#57)
MAINTENANCE FEE: \$1,428.36/month includes building insurance, common elements, two parking spots, locker & water

For more photos &
information on
this property

SCAN HERE



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Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.



FOYER

- Marble flooring
- Coat closet
- Crown moulding
- Laundry closet with GE washer & dryer 'as is'

LIVING & DINING ROOM

- Open concept
- Laminate flooring
- Crown moulding
- Two mirrored accent walls
- California style shutters
- Sliding door walk-out to terrace
- Decorative fireplace

DEN

- Crown moulding
- Laminate flooring
- Sleeper sofa
- Bookcase
- California style shutters
- Overlooks terrace
- Ceiling fan

KITCHEN

- Ceramic tile flooring
- Mirrored backsplash
- Crown moulding
- Overlooks Den
- Built-in stove vent
- Frigidaire fridge
- GE stove 'as is'
- Master Chef microwave 'as is'
- Built-in Bosch dishwasher

PRIMARY BEDROOM

- Crown moulding
- Laminate flooring
- California style shutters
- Overlooks terrace
- Sliding mirrored double door closet with built-in shelving
- Large walk-in closet with built-in shelving

4 PIECE ENSUITE BATHROOM

- Ceramic tile flooring
- Ceramic tile tub surround
- Jacuzzi jet tub

BEDROOM

- Broadloom
- California style shutters
- Crown moulding
- Sliding mirrored double door closet
- Three bookcases
- Built-in shelving
- Utility closet
 - Furnace
 - Built-in shelves

4 PIECE MAIN BATHROOM

- Marble flooring
- Marble tub surround
- Mirrored walls

AMENITIES

- Visitor parking
- Exercise room
- Recreation room

IN YOUR NEIGHBOURHOOD

- Edwards Gardens
- CF Shops at Don Mills with top rated restaurants
- VIP Cineplex movie theatre
- Metro grocery store
- LCBO
- Don Mills Public Library
- Donalda Golf Club
- Shoppers Drug Mart
- Bond Park
- Bond Trail
- Don Mills Tennis Club
- Real Canadian Superstore
- Soon-to-be Crosstown Community Centre
- Charles Sauriol Conservation Area
- Wilket Creek Recreational Trail
- TTC & LRT (Sunnybrook Park Station)
- DVP & Highway 401

SCHOOLS IN YOUR NEIGHBOURHOOD

- Norman Ingram Public School
- Don Mills Middle School
- Don Mills Collegiate Institute
- Broadlands Public School
- Windfields Middle School
- York Mills Collegiate Institute
- Denlow Public School
- Milne Valley Middle School
- Leaside High School
- St. Bonaventure Catholic School
- Our Lady of Wisdom Catholic School
- Crestwood Preparatory College
- La Citadelle International Academy of Arts and Science
- Bayview Glen
- Toronto French School

