348 BRIAR HILL AVENUE

LAWRENCE PARK SOUTH | TORONTO

A distinctive home in the Allenby neighbourhood

Contemporary interiors unfold across three above-grade levels and a finished lower level, with a private elevator connecting all four floors. Thoughtful custom millwork, inviting living spaces and a backyard pool create a home designed for everyday living and entertaining.

Property type	Detached freehold, 2½ storeys
Year built	2021 (MPAC)
Lot dimensions	30 × 133.25 feet (MPAC)
Lot area	Approximately 3,997.5 sq. ft. (MPAC)
PIN	211580093
Bedrooms / bathrooms	4 + 1 bedrooms / 6 bathrooms
Parking	2 private driveway spaces + 1 garage space (3 total)
Property taxes	$17,801.61 (2026)
Asking price	$4,395,000
Closing date	60 days / TBD

Legal description

PCL 99-2 SEC M25; PT LT 99 N/S BRIAR HILL AV PL M25 TORONTO WLY 30 FT FROM FRONT TO REAR CITY OF TORONTO

Inclusions

Thermador refrigerator/freezer and dishwasher equipment; Wolf wall oven, convection microwave/speed oven and gas cooktop; range hood; two Samsung stacked washer/dryer sets; existing light fixtures and window blinds; decorative vapour fireplace and basement fireplace insert; built-in speakers; home automation equipment, iPad and Yamaha receiver; exterior cameras; pool, elevator and waterfall equipment; central air conditioning.

Exclusions

All televisions and soundbars; children’s bedroom blackout curtains and curtain rods.

Rental equipment

None.

Information is believed to be reliable but is not guaranteed. Measurements are approximate and subject to independent verification. Inclusions and exclusions are subject to the Agreement of Purchase and Sale.

Harrison Milborne | President & Sales Representative
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416.301.3151 | HarrisonMilborne.com

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Custom Entry & Main Floor

• Defined mudroom with tile flooring and a semi-transparent wood partition.

• Custom millwork bench with storage and separate hanging storage for coats.

• Open living and dining areas with white oak hardwood flooring.

• Dining room with built-in shelving and coffered ceiling.

• Oak interior doors with coordinated hardware.

• Central staircase, elevator and main-floor powder room.

Kitchen & Family Room

• Centre island and integrated Thermador refrigeration and dishwasher equipment.

• Wolf gas cooktop, wall oven and convection microwave/speed oven.

• Custom pull-out pantry drawers and pull-out storage beneath the kitchen sink.

• Decorative kitchen lighting.

• Open family room with views to the rear outdoor space.

• Expansive rear glazing and doors opening to the garden.

Primary Suite

• Primary bedroom at the rear of the second floor.

• Walk-in closet with custom storage.

• Custom dressing vanity with integrated electrical outlets and concealed storage for styling tools.

• Five-piece ensuite with heated flooring and a steam shower function.

• Custom drawer millwork and decorative lighting in the ensuite.

Second-Floor Living

• Two additional bedrooms with closet space.

• Each has its own three-piece ensuite.

• Custom built-in storage on the landing.

• Stacked Samsung washer and dryer on the second floor.

• Elevator access and an open stair hall.

Room names and bathroom fixture counts follow the supplied floor plans.

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Third Floor & Lower Level

• Top-floor bedroom with rear balcony, closet and four-piece bathroom.

• Elevator access to the third floor.

• Finished lower-level recreation room with fireplace, bar and wine cellar.

• Custom built-in bookshelf and decorative lighting over the bar.

• Additional lower-level bedroom and three-piece bathroom.

• Second stacked Samsung washer/dryer set and rear walk-up.

Backyard & Everyday Convenience

• Inground low-salt swimming pool with cartridge filtration and a generous shallow-end ledge.

• Pool approximately 9 ft. 8 in. × 21 ft. 6 in., with an approximate 20,000-litre capacity (owner supplied).

• Rear patio and third-floor balcony.

• Backyard storage shed on a concrete base.

• Heated driveway and front steps.

• Garage shelving and a custom protective enclosure for exterior snow-melt equipment.

• Landscape irrigation system.

Technology & Comfort

• Federal residential elevator serving all four floors; serviced annually, most recently in approximately October 2026, per the owners.

• Gas forced-air heating and central air conditioning.

• Ceiling speakers in the living room, dining room and primary bedroom, with two audio zones reported by the owners.

• Wall-mounted iPad for home controls, including Lutron lighting and exterior cameras.

• Bell home security system.

• Central vacuum system.

Distinctive Details & Location

• Interior waterfall feature, currently switched off; a plumber is required to refill and recommission the system.

• Decorative vapour fireplace with lighting effects.

• Porcelain finishes in the powder room and third-floor bathroom.

• Built by Sefield Group.

• Allenby neighbourhood setting, with nearby Eglinton Park and shops along Yonge Street.

Owner-supplied pool dimensions and system details are approximate.

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