

ENGEL & VÖLKERS

180 Lanark Avenue

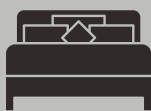
WESTBORO



PROPERTY DESCRIPTION

This rare Westboro townhome features a double-car garage and four finished levels connected by an elegant spiral staircase. The bright, open-concept layout flows seamlessly from the gourmet kitchen to the spacious bedrooms and versatile basement suite, perfect for modern living.

PROPERTY HIGHLIGHTS



3 BEDROOM



4 BATHROOM



4 PARKING





Room Dimensions

Main Level

- Living Room: 11'11" x 14'10" (Electric Fireplace)
- Foyer: 4'6" x 8'4"

Second Level

- Family Room: 16'1" x 19'8"
- Dining Room: 11'6" x 12'6"
- Kitchen: 9'0" x 15'10"
- Breakfast: 9'10" x 11'4" (Pantry, W/O To Balcony)

Third Level

- Primary Bedroom: 20'0" x 12'11" (Walk-In Closet(s), Large Window)
- Bathroom: 13'4" x 6'6" (5 Pc Ensuite)
- Bedroom 2: 12'10" x 9'11" (Closet Organizers)
- Bedroom 3: 9'5" x 11'2" (Closet Organizers)
- Bathroom: 7'0" x 6'4" (4 Pc Bath)
- Laundry: 6'3" x 6'0"

Basement

- Recreation: 15'11" x 18'6" (7'6" ceiling) (Irregular Room)
- Bathroom: 6'11" x 6'4" (3 Pc Bath)
- Heating: Gas
- Cooling: Central Air
- Possession: Flexible

Property Features & Upgrades

- Prime Westboro location steps from Richmond Road shops, cafes, and Westboro Beach.
- Rare attached double-car garage with large entry foyer and a central spiral staircase.
- Four finished levels of living space including a fully finished basement with a fourth bathroom.
- Main floor family room with cozy electric fireplace.
- Open-concept second floor living and dining area.
- Large eat-in kitchen with an attached balcony and a walk-in pantry with built-in shelving.
- Primary suite with arched windows, a walk-in closet, and a 5-piece ensuite with a double vanity.
- Two additional generously sized bedrooms all featuring custom built-in closet storage systems.
- Upper-level laundry room conveniently located on the same floor as all bedrooms.
- Upgraded finishes including hardwood flooring, premium carpet/underlay, and a central vacuum.
- Maintenance fees cover snow removal, landscaping, roof, windows, and all major exterior repairs.

Associated Costs

APPROX UTILITY COST

Hydro: \$111
Heating: \$98
Water: \$70

MAINTENANCE FEES: \$740

PROPERTY TAXES: \$6759.46/2026



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