

22 La Rose Avenue | Townhome 7

Key Details

Area	2,409 Sq. Ft. ✦	Heating	Forced Air
Lower Area	800 Sq. Ft. ✦	Cooling	Central Air
Bedrooms	4	Maintenance	\$1,270 / Month
Bathrooms	2 Full 2 Half	Taxes	\$4,124.85 (2025) ✦
Possession	30 Days / Flexible	Parking	2 Underground
Year Built	1978	Pets	Permitted ✦
Exposure	West and North	Reserve Fund	\$447,847.28
Laundry	In-Suite		

Status Certificate available upon request

Welcome to Village Court! *Turnkey. Light-filled. Effortless west-end living.*

Welcome to an exceptional private enclave, nestled among mature trees, lush & landscaped gardens. This spacious executive townhome is part of an Etobicoke community of just 16 architecturally distinctive residences inspired by classic Tudor design.

Each home is thoughtfully positioned to face its own green space, creating a serene, park-like setting rarely found in the city. Enjoy seamless indoor-outdoor living with both a large private patio and an upper-level balcony, perfect for relaxing or entertaining. This residence truly offers the feel of a detached home. Townhome number 7 stands out as one of the most private in the community, backing onto a beautifully landscaped garden and hill, offering peace and tranquility year-round.

Spanning four levels, this home features approximately 3,200 square feet of living space, including an expansive 2,400 sq. ft. above grade & 800 sq. ft. lower level. The interior is both spacious and refined, with porcelain tile and hardwood flooring throughout. The townhome is ideal for growing families or those needing additional space.

Set on nearly two acres, Village Court feels like a secluded retreat while remaining incredibly connected. Enjoy quick access to TTC transit, UP Express and the future LRT, along with proximity to excellent schools, shopping, and everyday amenities. Experience the perfect balance of nature, privacy, and urban convenience.

Everyday Conveniences

- Walking and biking trails by the Humber River
- La Rose Plaza offers shops for quick access to La Rose Bakery, Dry Cleaner, Pharmacy, Pizza, Circle K, Melrose Variety, RBC, Subway and more.
- Instagram famous CRUDO Pizza & Panuozzo is a short distance on Royal York

Suite Details

- 2,409 sq ft above grade plus 800 sq ft lower private townhome
- 8' ceiling height
- Lots of natural light from windows and door facing north west and west
- 4 spacious bedrooms: Primary bedroom w/ walk-in closet and ensuite, 2nd bedroom with double closet, 3rd bedroom w/ double closet & 4th main level bedroom w/ built-in desk
- Ample in-suite storage including a large double front hallway closet, double closets on 2nd and 3rd plus linen closet
- Additional storage in the lower level approximately 800sq.ft.
- Central A/C and forced-air heating
- Modern flat ceilings throughout
- Natural Gas hook up for barbecue

MAINTENANCE FEES \$1,270.00/MONTH INCLUDES:

- Parking 2 Underground Spaces
- Bike storage
- Water
- Building Insurance
- Visitor Parking | Outdoor
- Car Wash Station (There is a hose in garage)

Inclusions & Exclusions

Inclusions: JENN-AIR refrigerator, JENN-AIR built in vertical double oven, JENN-AIR built in electric cook-top, ZEPHYR vent hood, Miele built in dishwasher, Whirlpool duet front load washer & Dryer, light fixtures, window coverings, forced air heating system,, central air conditioning system, central vacuum, all items on the units patio.

Exclusions: None

Site Administrator

Direct: Canlight Management, David Barkin, 905-625-1522, dbarkin@canlight.com

Schools

Complete list of schools with live links on babiakteam.com