

41 Nina St
Toronto Ontario M5R 1Z5
 Toronto C02 Casa Loma Toronto
Taxes: \$10,625.09/2025
Sold Date: 06/05/2025

Sold: \$2,258,000
List: \$1,790,000

For: Sale

% Dif: 126

SPIS: N **Last Status:** SLD **DOM:** 8

Detached **Fronting On:** S
Link: N **Acreage:**
 2-Storey 38 x 103.5 Feet
Irreg:
Dir/Cross St: Bathurst/St Clair

Rms: 8 + 2
Bedrooms: 4
Washrooms: 3
 1x4x2nd, 1x3x2nd, 1x2xLower

MLS#: C12179428

PIN#: 212250008

Kitchens: 1
Fam Rm: Y
Basement: Sep Entrance
Fireplace/Stv: N
Heat: Water / Gas
A/C: None
Central Vac: N
Apx Age:
Apx Sqft: 1500-2000
Assessment: 2025 **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Drive: Private
Gar/Gar Spcs: Attached / 1
Drive Park Spcs: 2
Tot Prk Spcs: 3
UFFI:
Pool: None
Prop Feat: Family Room

Zoning:
Cable TV: **Hydro:**
Gas: **Phone:**
Water: Municipal
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	13.68	x 6.76	Closet		
2	Living	Main	18.01	x 14.01	Large Window	Pot Lights	Hardwood Floor
3	Dining	Main	12.99	x 12.01	Pot Lights	Hardwood Floor	
4	Kitchen	Main	12.01	x 7.74	Pot Lights	Tile Floor	O/Looks Family
5	Family	Main	19.75	x 18.5	Sliding Doors	Pot Lights	W/O To Deck
6	Prim Bdrm	2nd	12.17	x 10.01	3 Pc Ensuite	His/Hers Closets	Pot Lights
7	Br	2nd	14.4	x 10.66	Double Closet	O/Looks Backyard	
8	Br	2nd	12.99	x 9.15	Closet	O/Looks Backyard	
9	Br	2nd	16.17	x 8.99	Large Window		
10	Bathroom	2nd	7.74	x 4.99	4 Pc Bath	B/I Vanity	Window
11	Br	Lower	17.26	x 13.58	2 Pc Ensuite	Walk-Out	Window
12	Laundry	Lower	12.66	x 12.5			

Client Remks: Prime Casa Loma detached home. Rare south exposure. Awash with light. Bright four bedroom + main floor family room. Set on a 38' front lot. Desirable Casa Loma location. Demand block, very low turnover street. Sprawling living and dining rooms. Perfect for entertaining your guests. Kitchen opens to dream family room, soaring ceilings. Walkout to deck. Four spacious bedrooms. Primary bedroom with full ensuite bathroom. Basement with separate entrance, bedroom, ensuite bathroom + storage. Landscaped front and back gardens. Private drive and attached garage. Fabulous location. Near highly desirable private & public schools, parks & community centre. Walk to St. Clair W. subway, supermarket & TTC. Minutes to Wychwood barns and best of St. Clair W. restaurants & cafes.

Extras:

Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC.416-966-0300



75 Boulton Dr
Toronto Ontario M4V 2V5
 Toronto C02 Casa Loma Toronto

Sold: \$3,075,000
List: \$2,795,000

Taxes: \$13,852.58/2025

For: Sale

% Dif: 110

Sold Date: 05/23/2025

SPIS: N

Last Status: SLD

DOM: 3

Detached

Fronting On: E

Rms: 8

Link: N

Acreage:

Bedrooms: 3

2-Storey

39 x 92 Feet

Washrooms: 4

Irreg:

1x2xMain, 1x4x2nd, 1x5x2nd,
1x3xLower

Dir/Cross St: Cottingham / Poplar Plain

MLS#: C12160488

PIN#: 212220087

Kitchens:	1	Exterior:	Stone	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Fin W/O	Gar/Gar Spcs:	Built-In / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	3	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	2500-3000	Central Vacuum, Family Room,		Farm/Agr:	
Assessment:	POTL:	Fireplace/Stove		Oth Struct:	
POTL Mo Fee:				Spec Desig:	Other
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	0	0	Closet	2 Pc Bath	Hardwood Floor
2	Living	Main	19.59	x 14.83	Gas Fireplace	O/Looks Park	Hardwood Floor
3	Dining	Main	19	x 9.15	Halogen Lighting	O/Looks Living	Hardwood Floor
4	Kitchen	Main	12.01	x 9.68	Granite Counter	Eat-In Kitchen	Stainless Steel Appl
5	Family	Main	16.67	x 12.01	Gas Fireplace	B/I Shelves	Walk-Out
6	Prim Bdrm	2nd	16.5	x 12.24	W/I Closet	5 Pc Ensuite	Hardwood Floor
7	2nd Br	2nd	15.49	x 9.68	Double Closet	O/Looks Park	Hardwood Floor
8	3rd Br	2nd	13.09	x 9.51	Double Closet	O/Looks Park	Hardwood Floor
9	Rec	Lower	25.49	x 10.76	W/O To Garden	3 Pc Bath	W/O To Garage

Client Remks: This custom-built, detached South Hill home was thoughtfully designed and constructed just seventeen years ago. Quietly recessed back from the street and sheltered by mature trees, the home provides both privacy and a peaceful, tree-lined setting, minutes from the city's finest amenities. Elevated above street level, the open-concept principal rooms offer a generous combined living and dining space, ideal for large-scale furnishings and expanded gatherings. The kitchen and family room are combined at the rear of the home and both look into the private ravine backdrop of the garden. The kitchen has solid custom cabinetry, stainless steel appliances, durable granite countertops and a custom built-in breakfast area that overlooks the family room beside it. There is a walk-out to a deck from the kitchen and family room, with stairs down to the stone terrace to enjoy the garden wrapped in greenery. The second floor offers three spacious bedrooms and two full bathrooms. The primary suite is an exceptional retreat, generously proportioned with a huge walk-in closet and a luxurious five-piece ensuite bath. The other two bedrooms have tree-lined views, ample closet space, and share a four-piece bathroom. In the lower level a sprawling recreation room spans the width of the house and provides a direct walk-out to the garden. This level is serviced by a three-piece bathroom, and a fully equipped laundry room with loads of storage and a large above-grade window. One of the most favoured of features in this home is the direct access to the built-in garage. Offering space for a full-sized automobile, the garage also has plenty of room for storage for seasonal items. The private driveway can hold two additional cars and the house is directly across from a local park, and walking distance to both Dupont and Summerhill subway stations. Stroll to Yorkville on weekends, or walk to restaurants in Rosedale to meet friends.

Extras:

Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191



19 Clarendon Ave
Toronto Ontario M4V 1H8
 Toronto C02 Casa Loma Toronto
Taxes: \$10,104/2024
Sold Date: 02/04/2025

Sold: \$3,450,000
List: \$3,719,000

For: Sale

% Dif: 93

SPIS: N **Last Status:** SLD **DOM:** 54

Detached

Fronting On: N

Rms: 9

Link: N

Acreage:

Bedrooms: 3

2-Storey

32.02 x 75.45 Feet

Washrooms: 4

Irreg:

1x6x2nd, 1x4x2nd, 1x2xMain,
1x3xLower

Dir/Cross St: Avenue Rd. & Clarendon

MLS#: C11891024

PIN#: 212200140

Kitchens:	1	Exterior:	Stucco/Plaster	Zoning:	Residential
Fam Rm:	Y	Drive:	Private	Cable TV:	Hydro:
Basement:	Fin W/O	Gar/Gar Spcs:	Built-In / 1	Gas:	Phone:
Fireplace/Stv:	N	Drive Park Spcs:	3	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	4	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Central Vacuum, Family Room	Retirement:	
Apx Sqft:	2500-3000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Only minutes to Yorkville, modern and inviting, a home with a loft-like atmosphere offering a low-maintenance yard. Open concept layout with spacious rooms and enormous windows. This home is perfect for entertaining. Backyard oasis and spa-like environment with sauna, hot tub and fire pit. Located close to Yorkville, Summerhill, Rosedale, and Forest Hill. In the Brown School District District and surrounded by private schools, including Upper Canada College, Bishop Strachan School, and York School. There is parking for four vehicles.					
Extras:					
Listing Contracted With: PMT REALTY INC.416-284-1216					



181 Poplar Plains Rd
Toronto Ontario M4V 2N1
 Toronto C02 Casa Loma Toronto
Taxes: \$17,045/2024
Sold Date: 02/06/2025

Sold: \$3,456,000
List: \$2,899,000

For: Sale

% Dif: 119

SPIS: N **Last Status:** SLD **DOM:** 15

Detached **Fronting On:** E
Link: N **Acreage:**
 2-Storey 67 x 144.64 Feet
Irreg:

Rms: 15
Bedrooms: 4
Washrooms: 4
 1x3xMain, 1x4x2nd, 1x4x2nd,
 1x2xBsmt

Dir/Cross St: St Clair & Avenue Rd

MLS#: C11935100

PIN#: 212200023

Kitchens: 1
Fam Rm: Y
Basement: Full / Part Fin
Fireplace/Stv: N
Heat: Radiant / Other
A/C: Wall Unit
Central Vac: N
Apx Age: 100+
Apx Sqft: 3000-3500
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Drive: Private
Gar/Gar Spcs: Detached / 2
Drive Park Spcs: 2
Tot Prk Spcs: 4
UFFI:
Pool: None
Prop Feat:
 Family Room, Fenced Yard, Public Transit,
 School

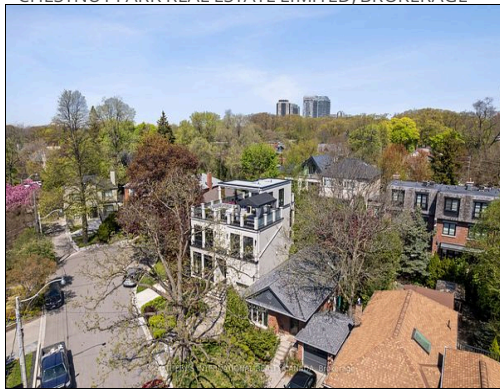
Zoning: RD
Cable TV: A **Hydro:** Y
Gas: Y **Phone:** A
Water: Municipal
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.63	x 15.68	
2	Family	Main	14.5	x 21.75	
3	Dining	Main	14.6	x 19.72	
4	Kitchen	Main	14.53	x 9.65	
5	Prim Bdrm	2nd	14.93	x 15.09	
6	2nd Br	2nd	14.63	x 15.32	
7	3rd Br	2nd	11.55	x 8.99	
8	4th Br	2nd	14.93	x 15.35	
9	Laundry	Bsmt	14.17	x 10.24	
10	Rec	Bsmt	14.14	x 16.7	
11	Utility	Bsmt	14.17	x 19.88	
12	Den	Bsmt	14.07	x 11.06	

Client Remks: Welcome to 181 Poplar Plains Rd, a charming detached home in a desirable neighbourhood offering endless potential. The brick exterior, double-car garage, private backyard, and elevated deck are ideal for outdoor enjoyment. Inside, the main floor features a welcoming foyer with hardwood floors, a cozy sitting room, a living room with fireplace, a formal dining room, an auxiliary room, a 3 price bathroom and a functional kitchen. Upstairs, find four bedrooms including one with a walk in closet and another with a 4 piece ensuite bathroom. An additional full bathroom adds convenience. The versatile basement includes a bedroom, family room with kitchen sink, private 2 piece bathroom, furnace room, cold cellar and laundry. Perfect as a family home or income property, this timeless gem is ready for your personal touch! Home inspection is available.

Extras:

Listing Contracted With: GORDON'S DOWNSIZING & ESTATE SERVICES LTD. 613-961-7245



5 Lyndhurst Crt
Toronto Ontario M5R 1X7
 Toronto C02 Casa Loma Toronto

Sold: \$3,900,000
List: \$3,995,000

Taxes: \$16,959.50/2024

For: Sale

% Dif: 98

Sold Date: 05/26/2025

SPIS: N

Last Status: SLD

DOM: 6

Detached

Fronting On: N

Rms: 7 + 2

Link: N

Acreage:

Bedrooms: 3 + 1

2 1/2 Storey

41.54 x 109.67 Feet

Washrooms: 4

Irreg:

1x2xMain, 1x3x2nd, 1x5x2nd,

irreg in shape as per 2010 1x3xLower

topographical

Dir/Cross St: Spadina Rd and St. Clair W

MLS#: C12159483

PIN#: 212250132

Kitchens:	1	Exterior:	Other	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Built-In / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	3000-3500	Family Room, Fireplace/Stove, Park, Public		Farm/Agr:	
Assessment:	POTL:	Transit, School		Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	11.68	x 5.84	Double Closet	Hardwood Floor	2 Pc Bath
2	Living	Main	21.33	x 17.91	Open Concept	Gas Fireplace	W/O To Deck
3	Dining	Main	17.85	x 12.01	Juliette Balcony	Hardwood Floor	Recessed Lights
4	Kitchen	Main	18.5	x 9.74	Centre Island	Stainless Steel Appl	Open Concept
5	Prim Bdrm	2nd	18.5	x 15.58	W/I Closet	Gas Fireplace	5 Pc Ensuite
6	2nd Br	2nd	19.16	x 12.76	W/I Closet	Large Window	Hardwood Floor
7	3rd Br	2nd	17.16	x 12.93	W/I Closet	Large Window	3 Pc Bath
8	Family	3rd	15.16	x 12.34	Gas Fireplace	W/O To Terrace	Large Window
9	Other	3rd	50.1	x 32.09	W/O To Terrace	Se View	Nw View
10	Rec	Lower	21	x 12.83	Vinyl Floor	Gas Fireplace	3 Pc Bath
11	4th Br	Lower	18.57	x 10.76	Closet	Window	Recessed Lights
12	Laundry	Lower	13.32	x 10.93	Vinyl Floor	Halogen Lighting	

Client Remks: Prepare to be captivated! This sophisticated city residence culminates in a breathtaking 1000 sq ft rooftop terrace, a true crowning jewel offering awe-inspiring panoramic views that will steal your breath. Picture yourself enjoying unbelievable 360-degree views an idyllic backdrop for al fresco summer dining, vibrant sunset gatherings, or simply escaping to your own private oasis high above the city. Thoughtfully designed with multiple zones for seating, dining, sun-drenched relaxation, and shaded comfort, this terrace is an entertainer's dream. Nestled on a serene cul-de-sac in the coveted Casa Loma pocket, just south of Forest Hill, this warm-modern urban haven, built in 2011, encompasses 3143 sq ft of elegant living space, plus an additional 1180 sq ft in the finished lower level. Step inside and be immediately drawn into the completely open-concept main floor. High ceilings and soaring windows amplify the sense of space, leading to the heart of the home: a chef's dream kitchen. Here, a spectacular 14-ft-long centre island with a chic waterfall granite edge and seating for six becomes the natural gathering point. The expansive living room, elegant dining area, and magnificent kitchen flow effortlessly together. Ascend one flight, where three exceptionally spacious bedrooms offer tranquil retreats, each boasting ample closet space. A fourth bedroom in the fully finished lower level provides versatile options for guests or a home office. The journey culminates on the third floor, home to a rooftop family room and the piece de resistance: the brilliant terrace. Outside, the manageably sized front and back gardens offer a serene escape from the urban energy, professionally landscaped for low maintenance tranquility and outdoor enjoyment. Adding to the exceptional features is a phenomenal, massive attic room above the garage. Situated on an ultra-quiet court equidistant between the St Clair and Dupont subway stations, both a 15-min walk away.

Extras:

Listing Contracted With: SOTHEY'S INTERNATIONAL REALTY CANADA 416-960-9995



3 Wells Hill Ave		Sold: \$4,250,000
Toronto Ontario M5R 3A5		List: \$4,195,000
Toronto C02 Casa Loma Toronto		
Taxes: \$15,342.95/2024	For: Sale	% Dif: 101
Sold Date: 02/27/2025		
SPIS: N	Last Status: SLD	DOM: 3
Detached	Fronting On: W	Rms: 12 + 4
Link: N	Acreage:	Bedrooms: 4 + 1
3-Storey	40 x 103 Feet	Washrooms: 5
	Irreg:	1x2xMain, 1x3x2nd, 1x5x2nd, 1x5x3rd, 1x3xLower
Dir/Cross St: St. Clair & Bathurst		

MLS#: C11986030	PIN#: 212250064
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Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Central Air Central Vac: Y Apx Age: Apx Sqft: 3500-5000 Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stucco/Plaster Drive: Private Gar/Gar Spcs: None / 0 Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School	Zoning: Cable TV: A Gas: A Water: Municipal Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.51	x 18.5	Hardwood Floor	Fireplace	Pot Lights
2	Dining	Main	20.51	x 18.5	Combined W/Living	Window	Pot Lights
3	Kitchen	Main	19.75	x 10.33	Modern Kitchen	Centre Island	Pot Lights
4	Family	Main	21.82	x 11.84	Breakfast Area	W/O To Deck	Open Concept
5	2nd Br	2nd	17.32	x 11.32	W/I Closet	Hardwood Floor	Window
6	3rd Br	2nd	12.17	x 11.58	Double Closet	B/I Desk	Bay Window
7	4th Br	2nd	15.58	x 14.17	3 Pc Ensuite	B/I Closet	W/O To Balcony
8	Prim Bdrm	3rd	21.1	x 15.16	5 Pc Ensuite	W/I Closet	W/O To Terrace
9	Rec	Lower	28.18	x 11.15	B/I Bookcase	B/I Closet	Pot Lights
10	Br	Lower	11.52	x 11.68	3 Pc Bath	Double Closet	Pot Lights
11	Laundry	Lower	8.99	x 6.76	Tile Floor	Laundry Sink	Pot Lights

Client Remks: 3 Wells Hill Avenue is a beautifully renovated family home located on a desirable, tree-lined street in the prestigious Casa Loma neighbourhood. This stunning property features 4+1 bedrooms, 5 bathrooms and timeless updates throughout. Upon entering a foyer greets you with hardwood floors, coat closet and a powder room. The living room, featuring hardwood floors, gas fireplace with a walnut mantle and built-in bookshelves, exudes warmth and elegance. The chefs custom eat-in kitchen is designed for both style and function. It includes heated engineered hardwood floors, an oversized centre island, built-in desk, bench and shelving. The kitchen seamlessly connects to the bright family room, leading to a new deck and private backyard oasis. A mudroom with a skylight, stone-tiled flooring, built-in shelves and cubbies adds convenience. The 2nd floor offers 3 bedrooms with engineered hardwood floors, custom wardrobes and large windows. The east bedroom has in-floor heating, a walkout balcony, and a 3pc ensuite with heated floors and ample storage. The other 2 bedrooms share a family bathroom with double sinks and a built-in linen closet. The 3rd floor features a serene workspace and a luxurious primary suite. This spacious room includes hardwood floors, custom closets, a walk-in closet, a reading nook, and a 6pc ensuite with a deep soaker tub, steam shower, double sinks, and a private deck. The fully renovated basement adds more living space with custom storage, a media centre, and a 5th bedroom with a 3pc bathroom. Additional highlights include a cedar closet, pantry with stainless steel fridge, cold room, and a laundry room with built-in ironing board. The backyard has a new oversized shed with a green roof and electricity. This home also features a private driveway with tandem parking for two cars. Located near shops, restaurants, parks, and transit, this prime location offers easy access to St. Clair West subway and Yorkville.

Extras:
Listing Contracted With: SOTHEY'S INTERNATIONAL REALTY CANADA416-960-9995



108 Boulton Dr
Toronto Ontario M4V 2V6
 Toronto C02 Casa Loma Toronto
Taxes: \$19,677.60/2024
Sold Date: 04/12/2025

Sold: \$4,795,000
List: \$4,795,000

For: Sale

% Dif: 100

SPIS: N

Last Status: SLD

DOM: 4

Detached

Fronting On: S

Rms: 7 + 3

Link: N

Acreage:

Bedrooms: 4 + 1

2-Storey

37.85 x 112.17 Feet

Washrooms: 5

Irreg:

1x2xMain, 1x5x2nd, 1x4x2nd,
1x3x2nd, 1x4xBsmt

Dir/Cross St: Dupont Street

MLS#: C12069633

PIN#: 212220100

Kitchens: 1	Exterior: Concrete / Stone	Zoning:
Fam Rm: Y	Drive:	Cable TV: A
Basement: Finished	Gar/Gar Spcs: Built-In / 1	Hydro: Y
Fireplace/Stv: Y	Drive Park Spcs: 2	Phone: A
Heat: Forced Air / Gas	Tot Prk Spcs: 3	Water: Municipal
A/C: Central Air	UFFI:	Water Supply: Sewers
Central Vac: N	Pool: None	Sewer:
Apx Age:	Prop Feat: Family Room, Fireplace/Stove	Waterfront:
Apx Sqft: 3000-3500		Retirement:
Assessment: POTL:		Farm/Agr:
POTL Mo Fee:		Oth Struct:
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.4	x 13.09	Combined W/Dining
2	Dining	Main	15.32	x 12.93	Hardwood Floor
3	Kitchen	Main	13.42	x 13.16	Pantry
4	Family	Main	17.59	x 17.49	Gas Fireplace
5	Prim Bdrm	2nd	17.75	x 15.75	His/Hers Closets
6	2nd Br	2nd	12.66	x 12.34	W/I Closet
7	3rd Br	2nd	12.99	x 6.56	W/I Closet
8	4th Br	3rd	11.84	x 11.84	Hardwood Floor
9	Rec	Lower	18.93	x 16.17	Window
10	Office	Lower	12.93	x 12.66	B/I Bookcase
11	5th Br	Lower	12.01	x 11.42	Window
12	Laundry	Lower	11.15	x 6.59	B/I Shelves

Client Remks: Located in the neighbourhood of South Hill, a pocket widely admired for its charming collection of architecturally significant homes amidst a garden-like setting, this thoughtfully designed, custom-built four-plus-one-bedroom home offers all the modern features and luxuries a family could want. showcases high ceilings, an abundance of natural light, a generously sized formal living room and separate family spaces, and a built-in garage and custom mudroom. Walk-in through the oversized front door and passing through the foyer, you are greeted by a spacious living room with a sunny bay window. The living room is combined with the dining room, perfect for entertaining. With a stunning open concept layout, the back of the house offers a gourmet chef's kitchen with a family-sized centre island, high-end appliances, and a large pantry. The kitchen opens into the bright, west-facing family room with custom built-ins, a gas fireplace, and views of the landscaped backyard facing the lush ravine. The second floor presents four large bedrooms, including a primary suite with vaulted ceilings, two custom walk-in closets, and a five-piece ensuite. Two additional well-portioned bedrooms with closets and a shared washroom. Fourth bedroom with custom closet and ensuite The lower level has a screening room, gym, home office, custom laundry room, guest or nanny suite with above-grade window and ensuite, and plenty of storage. In-district for Brown Junior Public School, Deer Park J&M School, and Oakwood Collegiate Institute. In close proximity to some of the city's best private schools, including The Mabin School, Upper Canada College, De La Salle College, Royal St. George's School, The Bishop Strachan School, and Branksome Hall. Steps to Nordheimer Ravine and Casa Loma, an easy connection to the Beltline Walking and Cycling Trail and Winston Churchill Park, and mere minutes from the shops and restaurants of the Annex and Dupont/Avenue and Davenport.

Extras:

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM416-424-4910



240 Balmoral Ave
Toronto Ontario M4V 1J9
 Toronto C02 Casa Loma Toronto
Taxes: \$21,401.44/2025
Sold Date: 03/06/2025

Sold: \$4,900,000
List: \$4,495,000

For: Sale

% Dif: 109

SPIS: N **Last Status:** SLD **DOM:** 2

Detached

Fronting On: N

Rms: 13

Link: N

Acreage:

Bedrooms: 6

3-Storey

66 x 150 Feet

Washrooms: 4

Irreg: As per survey

1x2xMain, 1x3x2nd, 1x4x2nd,
1x4x3rd

Dir/Cross St: Warren Road

MLS#: C11999665

PIN#: 212210244

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:		Cable TV:	
Basement:	Full	Gar/Gar Spcs:	Detached / 2	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Phone:
Heat:	Water / Gas	Tot Prk Spcs:	4	Water Supply:	Municipal
A/C:	None	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fireplace/Stove	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	31	x 17.26	Hardwood Floor	W/O To Deck
2	Dining	Main	14.01	x 12.99	Hardwood Floor	W/O To Deck
3	Kitchen	Main	16.34	x 10.66		
4	Library	Main	20.01	x 16.99	Hardwood Floor	
5	Prim Bdrm	2nd	16.99	x 16.99	Broadloom	3 Pc Ensuite
6	Family	2nd	23.43	x 17.16	Hardwood Floor	
7	2nd Br	2nd	16.34	x 12.99	Hardwood Floor	B/I Closet
8	3rd Br	2nd	14.99	x 11.32	Hardwood Floor	Closet
9	Laundry	2nd	14.5	x 7.35	B/I Shelves	
10	4th Br	3rd	12.4	x 11.25	Broadloom	Closet
11	5th Br	3rd	13.09	x 104.99	Broadloom	
12	Br	3rd	11.15	x 10.5		
13	Common Rm	3rd	16.34	x 11.32		

Client Remks: An incredible opportunity in South Hill! Large tranquil corner property at Warren Road and Balmoral Avenue. 150-foot frontage on Balmoral and 66-foot frontage on Warren. The property has been legally severed into two registered lots, 30 x 150 FT (31 Warren Road) and 36 x 150 FT (240 Balmoral Ave.). So many options. Renovate the existing grand old 3-storey home; or build one new house; or build 2 new homes! Existing home has two large private backyards. Being sold as one property. Seller will assist in the process to revert to a single lot, if desired. Highly desirable neighbourhood close to shops, parks and top-rated schools. No warranties or representations made by Seller pertaining to the property. Buyer to do their own due diligence regarding the property and the opportunities available to them. Interior Photos provided by seller (2023)

Extras:

Listing Contracted With: FOREST HILL REAL ESTATE INC.416-785-1500



379 Walmer Rd
Toronto Ontario M5R 2Y5
 Toronto C02 Casa Loma Toronto
Taxes: \$20,092.47/2024
Sold Date: 04/12/2025

Sold: \$5,200,000
List: \$5,995,000

For: Sale **% Dif:** 87

SPIS: N **Last Status:** SLD **DOM:** 215

Detached **Fronting On:** E **Rms:** 13 + 3
Link: N **Acreage:** .50-1.99 **Bedrooms:** 7 + 1
 3-Storey 103.91 x 224.52 Feet **Washrooms:** 6
Irreg: 153.46x316.93x103.91x224.52x3rd, 2x4xLower
Dir/Cross St: Spadina Avenue and Walmer Road

MLS#: C9308790

PIN#: 212230189

Kitchens: 1 + 1
Fam Rm: Y
Basement: Fin W/O / Sep Entrance
Fireplace/Stv: Y
Heat: Water / Gas
A/C: Central Air
Central Vac: N
Apx Age: 100+
Apx Sqft: 3500-5000
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Drive: Pvt Double
Gar/Gar Spcs: Attached / 2
Drive Park Spcs: 2
Tot Prk Spcs: 4
UFFI: No
Pool: None
Prop Feat: Cul De Sac, Family Room, Fireplace/Stove, Grnbelt/Conserv, Terraced

Zoning:
Cable TV: **Hydro:**
Gas: **Phone:**
Water: Municipal
Water Supply:
Sewer: Sewers
Waterfront:
Retirement: N
Farm/Agr:
Oth Struct:
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	20.8	x 10.53	Staircase	Hardwood Floor	2 Pc Bath
2	Living	Main	23.85	x 16.93	Stone Fireplace	Crown Moulding	Hardwood Floor
3	Dining	Main	17.16	x 14.8	Crown Moulding	Hardwood Floor	O/Looks Ravine
4	Kitchen	Main	19.06	x 12.47	Granite Counter	Updated	Recessed Lights
5	Family	Main	15.72	x 12.63	Marble Floor	O/Looks Garden	French Doors
6	Sunroom	Main	12.17	x 11.02	O/Looks Ravine	W/O To Deck	Large Window
7	Prim Bdrm	2nd	18.24	x 17.49	5 Pc Ensuite	W/I Closet	Gas Fireplace
8	2nd Br	2nd	15.09	x 14.3	O/Looks Ravine	Double Closet	Hardwood Floor
9	3rd Br	2nd	13.58	x 12.27	O/Looks Ravine	B/I Closet	Hardwood Floor
10	4th Br	2nd	15.94	x 13.06	4 Pc Bath	Closet	Hardwood Floor
11	5th Br	3rd	15.52	x 12.86	Closet	Hardwood Floor	Window
12	Br	3rd	12.86	x 9.71	Closet	Hardwood Floor	3 Pc Bath

Client Remks: Nestled amidst the lush greenery of the Nordheimer Ravine, just a stone's throw from the city's famous Casa Loma, lies a prominent English Arts and Crafts style architectural gem brimming with space, charm and character. This exquisite residence, designed by the renowned and prolific architect Eden Smith, offers a rare blend of old-world elegance and modern comfort. Behind an understated facade lies a splendidly refined and cosmopolitan 6440 sqft (across all levels) home to love and cherish for many years to come. The layout of the home takes advantage of the views over the ravine from a blend of period leaded glass and beautiful updated windows. Walk into the front entry and be greeted by the impressive central hallway with its grand staircase leading up to the 3rd floor. The main floor offers a very private home office/study, with a fireplace and beautiful bay window sitting area. Entertain guests with panache and style in the formal living room before inviting them into the palatially scaled dining room. Upstairs, the impressive primary bedroom suite, with its own sitting area and fireplace, offers a large walk-in closet and updated ensuite bathroom. With 7+1 bedrooms/6 baths, there is no fighting over private spaces in this stately home. In fact, this majestic residence is ideal for multi-generational living. The lower level, with its superbly finished in-law or nanny's suite, private entry, and above grade windows, is an incredibly inviting space. Rooftop lounge terrace above the double car garage. Covered stone dining terrace below, romantically surrounded by brick arches. The rolling topography makes for ease of exterior maintenance. Nature in your backyard with views of the St Clair Ave W skyline in the far distance. The Nordheimer Ravine provides a peaceful escape from the city life, St Clair W subway station is just a short walk away. Extensive improvements, updates and upgrades. Superb access to some of the country's finest private schools

Extras:

Listing Contracted With: SOTHEBY'S INTERNATIONAL REALTY CANADA 416-960-9995



240 Russell Hill Rd
Toronto Ontario M4V 2T2
 Toronto C02 Casa Loma Toronto

Sold: \$6,500,000
List: \$6,999,999

Taxes: \$18,682.33/2023

For: Sale

% Dif: 93

Sold Date: 12/28/2024

SPIS: N

Last Status: SLD

DOM: 47

Detached

Fronting On: W

Rms: 13 + 6

Link: N

Acreage:

Bedrooms: 5

3-Storey

75 x 175 Feet

Washrooms: 5

Irreg:

1x4xBsmt, 1x2xGround, 1x4x2nd,

Depth of 171 ft. on South side

1x4x2nd, 1x5x3rd

Dir/Cross St: St. Clair & Spadina

MLS#: C10420031

PIN#: 212220041

Kitchens: 1
Fam Rm: Y
Basement: Part Fin / Sep Entrance
Fireplace/Stv: Y
Heat: Radiant / Gas
A/C: Central Air
Central Vac: Y
Apx Age: 100+
Apx Sqft: 3500-5000
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior:
 Brick Front / Stucco/Plaster
Drive: Private
Gar/Gar Spcs: Detached / 2
Drive Park Spcs: 5
Tot Prk Spcs: 7
UFFI:
Pool: None
Prop Feat:
 Central Vacuum, Family Room,
 Fireplace/Stove, Park, Public Transit,
 School

Zoning:
Cable TV:
Gas:
Water:
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	13.62	x 15.68	Hardwood Floor	Crown Moulding	Fireplace
2	Dining	Ground	15.16	x 15.88	Hardwood Floor	Crown Moulding	2 Way Fireplace
3	Family	Ground	23.59	x 22.41	Hardwood Floor	2 Way Fireplace	Walk-Out
4	Kitchen	Ground	14.99	x 19.06	B/I Appliances	Ceramic Floor	Stainless Steel Coun
5	Office	Ground	14.99	x 16.21	Hardwood Floor	Bay Window	Coffered Ceiling
6	Br	2nd	14.57	x 14.99	Hardwood Floor	Bay Window	O/Looks Frontyard
7	2nd Br	2nd	14.83	x 14.14	Hardwood Floor	Bay Window	O/Looks Frontyard
8	3rd Br	2nd	13.55	x 11.98	Hardwood Floor	Bay Window	Large Closet
9	Library	2nd	17.03	x 17.59	Hardwood Floor	Bay Window	Fireplace
10	Study	2nd	13.88	x 8.53	Hardwood Floor	Pot Lights	W/O To Terrace
11	Prim Bdrm	3rd	38.29	x 15.65	Hardwood Floor	5 Pc Ensuite	B/I Closet
12	4th Br	3rd	14.27	x 11.94	Hardwood Floor	Mirrored Closet	Mirrored Closet

Client Remks: Nestled in the coveted area of South Hill, this grand century-old residence boasts over 4,645 square feet above grade. Positioned on the west side of Russell Hill Road, it enjoys a picturesque backdrop of Sir W Churchill Park. With a generous 75-foot frontage, it features a private driveway and a detached Double Garage. Throughout, the charm of yesteryears shines with details like Leaded Glass Windows and doors, white oak 1/4 cut wall paneling, an original staircase and floors. The home exudes elegance with 10" baseboards and three original wood-burning fireplaces. While it awaits some tender restoration, the solid stone foundation and plaster walls offer a canvas for melding old-world with contemporary comforts. Boasting five bedrooms and five bathrooms, including a third-floor primary suite with a dressing room, it caters to modern living. The main floor hosts an Office with a wood beam ceiling, a Family Room, a Living Room, and a walk-out Family Room for seamless indoor-outdoor living.

Extras: An Affluent & Prestigious Neighbourhood, 240 Russell Hill is a remarkable opportunity. Rarely available, 75 by 175 lot, private backyard is Haven Of Serenity.

Listing Contracted With: HARVEY KALLES REAL ESTATE LTD.416-441-2888