



<b>52 Nina St</b> <b>Toronto Ontario M5R 1Z4</b> Toronto C02 Casa Loma Toronto <b>Taxes:</b> \$6,867/2024 <b>Sold Date:</b> 12/04/2025 <b>SPIS:</b> N			<b>Sold:</b> \$2,127,000 <b>List:</b> \$2,198,000
Detached	<b>Fronting On:</b> N	<b>Rms:</b> 7 + 3	<b>For:</b> Sale
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 3 + 1	<b>% Dif:</b> 97
2 1/2 Storey	30.5 x 50 Feet	<b>Washrooms:</b> 3	<b>Irreg:</b> 1x4x2nd, 1x2x3rd, 1x3xBsmt
<b>Dir/Cross St:</b> St. Clair & Bathurst <b>Directions:</b> Follow your GPS			

MLS#: C12406032

PIN#: 212240063

Legal: PT LT 67-68 PL D1325 TORONTO AS IN CA536931; CITY OF TORONTO

<b>Kitchens:</b> 2	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Park/Drive:</b> Private	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private	<b>Gas:</b>
<b>Heat:</b> Radiant / Gas	<b>Drive Park Spcs:</b> 1	<b>Phone:</b>
<b>A/C:</b> Wall Unit	<b>Tot Prk Spcs:</b> 1	<b>Water:</b>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Municipal</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Water Supply Type:</b>
<b>Apx Sqft:</b> 1500-2000	<b>Prop Feat:</b> Fireplace/Stove	<b>Sewer:</b> Sewers
<b>Roof:</b> Shingles	<b>Interior Feat:</b> In-Law Suite, Other	<b>Waterfront:</b>
<b>Foundation:</b> Concrete		<b>Retirement:</b>
<b>Assessment:</b> POTL:		<b>HST Applicable to:</b> Included In
<b>POTL Mo Fee:</b>		<b>Sale Price:</b>
<b>Laundry lev:</b> Upper		<b>Farm/Agr:</b>
		<b>Oth Struct:</b> Shed
		<b>Survey Type:</b> Available
		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	7.74	x 7.35	Closet	Gas Fireplace	Stained Glass
2	Living	Main	13.58	x 10.01	Bay Window	Gas Fireplace	Hardwood Floor
3	Dining	Main	14.76	x 10.01	Hardwood Floor	Large Window	Coffered Ceiling
4	Kitchen	Main	13.16	x 10.99	Stainless Steel Appl	Stainless Steel Appl	Window
5	Prim Bdrm	2nd	28.58	x 9.91	W/I Closet	Combined W/Sitting	Juliette Balcony
6	Laundry	2nd	10.76	x 5.84	Laundry Sink	Tile Floor	Window
7	Bathroom	2nd	14.67	x 7.15	4 Pc Bath	Slate Flooring	Soaker
8	2nd Br	3rd	13.25	x 12.5	Broadloom	Double Closet	Vaulted Ceiling
9	3rd Br	3rd	13.75	x 8.99	Broadloom	Closet	Window
10	Bathroom	3rd	6.82	x 4.82	2 Pc Bath	Custom Counter	B/I Shelves
11	Kitchen	Lower	19.49	x 16.17	Heated Floor	Pot Lights	Above Grade Window
12	Kitchen	Lower	7.15	x 6.76	Stainless Steel Appl	Above Grade Window	Combined W/Rec
13	Bathroom	Lower	8.23	x 6.66	3 Pc Bath	Above Grade Window	Combined W/Laundry

**Client Remarks:** Nestled in the sought-after Casa Loma enclave, this charming 3+1 bedroom, 3 bathroom home blends timeless elegance with modern comfort. Located steps from Wells Hill Park, Wychwood Public Library, and Wychwood Lawn Bowling Club, it's ideal for families. The area features top schools like Hillcrest Community School, Brown Junior PS, St. Michaels College School, and Bishop Strachan School. Enjoy nearby green spaces such as Sir Winston Churchill Park and Nordheimer Ravine, plus easy access to St. Clair West and Dupont subway stations and the shops and restaurants of St. Clair West. Enter into the foyer with a fireplace and stained/leaded glass welcomes you. The sunlit living room features hardwood floors, bay windows with California shutters, and a wood-burning fireplace. The elegant dining room boasts a coffered ceiling and original wainscoting. A renovated kitchen offers custom cabinetry, under-mount lighting, stainless steel appliances, and access to a professionally landscaped backyard with stone flooring, a waterfall, and a high privacy fence, your private urban oasis. The spacious primary bedroom has hardwood floors, a fireplace-adorned sitting area, south-facing bay windows, a north-facing Juliette balcony, and a walk-in closet with custom organizers. The family bathroom includes slate floors, a separate glass shower, and a deep soaker jet tub. A dedicated laundry room offers additional storage and convenience. The third floor has two bedrooms and a new powder room. One features cathedral ceilings, two closets, attic access, and multiple windows; the other, currently an office, offers flexible use. The fully renovated basement bachelor suite includes soundproof ceiling with six Boston acoustic surround sound speakers, in-floor radiant heating, 7'5" ceilings, casement windows, a sleek kitchen, a 3-piece bath w laundry, great for teens, in-laws, or rental income. Don't miss this rare opportunity to own in Casa Loma's historic and connected community.

**Inclusions:** GE Cafe S/S Double Door Refrigerator, GE Cafe S/S 4-Gas Burner With Middle grill Range, S/S Hooded Fan, S/S GE microwave, S/S Dishwasher, 2x Fujitsu Wall-Mounted Air Conditioners. GE S/S Stove/oven, Electrolux S/S Refrigerator. Whirlpool Stackable Dryer & GE Washing Machine Note Laundry room in Upper Level & Lower Level. All Window Shutters. All Electric Light Fixtures,

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



<b>96 Hilton Ave</b> <b>Toronto Ontario M5R 3E7</b> Toronto C02 Casa Loma Toronto <b>Taxes:</b> \$10,980/2024 <b>Sold Date:</b> 09/29/2025 <b>SPIS:</b> N			<b>Sold:</b> \$2,100,000 <b>List:</b> \$2,299,000
Detached	<b>Fronting On:</b> W	<b>Rms:</b> 11 + 3	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 5 + 1	
3-Storey	24.83 x 124.5 Feet	<b>Washrooms:</b> 5	1x4xBsmt, 1x2xMain, 1x6x2nd, 1x3x2nd, 1x4x3rd
<b>Dir/Cross St:</b> Bathurst/St Clair Ave W <b>Directions:</b> Bathurst/St Clair Ave W			

MLS#: C12431983

PIN#: 212240047

Legal: PLAN D1325 PT LOT 36

<b>Kitchens:</b> 1	<b>Exterior:</b> Alum Siding / Brick	<b>Zoning:</b>	
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b>	<b>Hydro:</b>
<b>Basement:</b> Separate Entrance / Finished	<b>Park/Drive:</b> Private	<b>Gas:</b>	<b>Phone:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private	<b>Water:</b>	Municipal
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 1	<b>Water Supply Type:</b>	
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 1	<b>Sewer:</b>	Sewers
<b>Central Vac:</b> Y	<b>UFFI:</b>	<b>Waterfront:</b>	
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>	
<b>Apx Sqft:</b> 1500-2000	<b>Prop Feat:</b> Arts Centre, Central Vacuum, Family Room, Fireplace/Stove, Library, Park, Public Transit	<b>HST Applicable to Sale Price:</b>	Included In
<b>Lot Size Source:</b> GeoWarehouse	<b>Interior Feat:</b> Central Vacuum	<b>Farm/Agr:</b>	
<b>Roof:</b> Unknown		<b>Oth Struct:</b>	
<b>Foundation:</b> Unknown		<b>Survey Type:</b>	None
<b>Assessment:</b> <b>POTL:</b>		<b>Spec Desig:</b>	Unknown
<b>POTL Mo Fee:</b>			
<b>Laundry lev:</b> Lower			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	29	x 10.99	Fireplace	Bay Window	Hardwood Floor
2	Dining	Main	29	x 10.99	O/Looks Living	Hardwood Floor	
3	Kitchen	Main	14.6	x 10.99	Combined W/Family	B/I Appliances	W/O To Deck
4	Family	Main	12.66	x 9.19	Combined W/Kitchen	Breakfast Area	Hardwood Floor
5	Prim Bdrm	2nd	14.67	x 11.84	B/I Closet	W/O To Balcony	6 Pc Ensuite
6	Sitting	2nd	14.83	x 10.5	Fireplace	Combined W/Br	Hardwood Floor
7	3rd Br	2nd	12.3	x 9.02	Closet	Combined W/Sitting	Hardwood Floor
8	4th Br	3rd	13.29	x 11.32	Double Closet	Window	Semi Ensuite
9	5th Br	3rd	15.16	x 12.17	Closet	Window	Semi Ensuite
10	Br	Bsmt	13.12	x 10.5	Window	Closet	Hardwood Floor
11	Rec	Bsmt	19.36	x 10.66	Window		

**Client Remarks:** Welcome to this beautiful and updated family home in the prestigious Casa Loma neighbourhood. Blending classic Victorian charm with modern upgrades, this residence offers elegance, warmth, and convenience in one of Toronto's most sought-after communities. A tiled entryway with hall closet leads into a spacious living and dining area featuring dark hardwood floors, crown moulding's, chair rails, and wainscoting throughout. The living room includes a fireplace and large windows, seamlessly connected to the Victorian-inspired dining room with chandelier. The custom kitchen boasts granite countertops, built-in storage, a centre island with bar seating, and high-end appliances including a GE Profile fridge, Bosch dishwasher, GE electric stove/oven, and crown hood fan. A breakfast area with window and a walkout to the deck and private backyard complete this level. A convenient 2-piece bath and access to the basement are located off the central hallway. Upstairs features hardwood flooring and a primary suite with walk-in closet, a 6-piece ensuite surrounded by windows, and a walkout to a private deck. A second bedroom offers a fireplace, windows, and access to an adjoining room ideal for an office or sitting area. A 3-piece bathroom completes this level. The top floor, accessible via stairs with a charming skylight, includes two additional bedrooms with closets and windows, connected by a Jack-and-Jill 4-piece bathroom with skylight. The lower level features a side entrance, recreation room with windows, additional bedroom, 4-piece bathroom with laundry, storage areas (including under-stair storage), and utility room. Dark hardwood flooring adds warmth to the space. Situated steps from Casa Loma, local parks, playgrounds, shops, restaurants, and public transit, this home is perfect for families seeking a balance of heritage, comfort, and accessibility.

**Inclusions:** All Window Coverings, ELF's & Appliances: GE Profile Fridge, Bosch Dishwasher, GE Electric Stove/oven, Crown Hood Fan, Washer/Dryer, New Roof 2019. Central Vac Roughed In.

**Listing Contracted With:** PSR416-487-7874



<b>390 Walmer Rd W</b> <b>Toronto Ontario M5R 2Y4</b> Toronto C02 Casa Loma Toronto <b>Taxes:</b> \$22,773.43/2025 <b>Sold Date:</b> 09/23/2025 <b>SPIS:</b> N			<b>Sold:</b> \$4,700,000 <b>List:</b> \$4,750,000
Detached	<b>Fronting On:</b> W	<b>For:</b> Sale	<b>% Dif:</b> 99
Link: N	<b>Acreage:</b>		
3-Storey	31.5 x 173.67 Feet		
	<b>Irreg:</b>		1x2xMain, 1x3xLower, 1x5x2nd, 1x3x2nd, 1x5x3rd
<b>Dir/Cross St:</b> St. Clair Avenue West & Spadina Road			
<b>Directions:</b> St. Clair Avenue West & Spadina Road			

MLS#: C12409485

Legal: PT LT 36 PL 930 WYCHWOOD BRACONDALE DOVERCOURT AS IN CT443503; S/T & T/W CT443503; CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick / Stone	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Built-In / 2	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Park/Drive:</b> Mutual	<b>Hydro:</b> Y
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Mutual	<b>Gas:</b> Y
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 1	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 3	<b>Water:</b> Municipal
<b>Central Vac:</b> Y	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b> 0-5	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Year Built:</b> 2020	<b>Prop Feat:</b> Central Vacuum, Cul De Sac, Family Room, Fenced Yard, Fireplace/Stove, Grnbelt/Conserv, Park, Public Transit, Ravine	<b>Waterfront:</b>
<b>Apx Sqft:</b> 3500-5000	<b>Exterior Feat:</b> Deck, Landscaped, Lawn Sprinkler System, Patio	<b>Retirement:</b>
<b>Lot Shape:</b> Rectangular	<b>Interior Feat:</b> Auto Garage Door, Remote, Bar Fridge, Central Vacuum, Sump Pump, Water Heater	<b>HST Applicable to:</b> Included In
<b>Lot Size Source:</b> Survey	<b>Security Feat:</b> Alarm System, Carbon Monoxide Detectors, Security System, Smoke Detector	<b>Sale Price:</b>
<b>Roof:</b> Asphalt Shingle, Membrane		<b>Farm/Agr:</b>
<b>Foundation:</b> Poured Concrete		<b>Oth Struct:</b> Garden Shed, Storage
<b>Assessment:</b> <b>POTL:</b>		<b>Survey Type:</b> None
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b> Unknown
<b>Laundry lev:</b> Upper		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.24	x 11.75	Hardwood Floor	Marble Fireplace	B/I Bookcase
2	Breakfast	Main	9.09	x 8.66	Hardwood Floor	Sliding Doors	W/O To Deck
3	Family	Main	17.91	x 14.83	Coffered Ceiling	O/Looks Backyard	Built-In Speakers
4	Br	2nd	12.99	x 11.68	Hardwood Floor	3 Pc Ensuite	W/I Closet
5	2nd Br	2nd	12.99	x 11.48	Hardwood Floor	O/Looks Frontyard	W/I Closet
6	3rd Br	2nd	12.99	x 12.4	Hardwood Floor	O/Looks Backyard	Double Closet
7	4th Br	2nd	12.99	x 10.5	Hardwood Floor	O/Looks Backyard	Double Closet
8	Laundry	2nd	13.09	x 5.31	Quartz Counter	Undermount Sink	Custom Counter
9	Prim Bdrm	3rd	18.34	x 11.84	5 Pc Ensuite	Large Closet	Juliette Balcony
10	Rec	Lower	22.51	x 20.57	Heated Floor	Gas Fireplace	3 Pc Bath
11	Mudroom	Lower	9.09	x 6	Heated Floor	W/O To Garage	Double Closet
12	Utility	Lower	9.09	x 6			

**Client Remarks:** Introducing an extraordinary custom-designed residence nestled in the heart of the prestigious Casa Loma community. Set within a serene cul-de-sac, this rare offering seamlessly blends the tranquility of nature with the vibrancy of urban living, positioned perfectly between Toronto's most sought-after neighborhoods: Yorkville, South Hill, Summerhill, and The Annex. Meticulously designed by Spragge Architects and masterfully built by Andon Fine Homes from the ground up in 2020, this one-of-a-kind home boasts an impressive 4,557 square feet of living space featuring 5 spacious bedrooms and 5 luxurious bathrooms. Thoughtfully crafted to meet contemporary standards, the interior exudes sophistication highlighted by dramatic 10-foot high ceilings on the main and lower levels that flood the space with natural light and a sense of grandeur. Step into a lifestyle of unmatched convenience, with Toronto's premier parks, schools, scenic trails, boutique shopping, and world-class dining just a short stroll away. Here, every amenity you desire is at your doorstep, creating the ideal balance of sophistication and accessibility. From the moment you enter, you'll be captivated by the harmonious blend of functional design and everyday comfort, offering an unparalleled lifestyle in one of Toronto's most affluent enclaves.

**Inclusions:** Elevator, 2 Forced Air NG Furnaces, 2 A/C units, 2 thermostats. Heated floor on lower level. Butlers pantry with refrigerated wine fridge, and 42 bottle non-refrigerated rack, Bosch electric wall oven, Bosch electric combination convection oven and microwave, Thermador gas oven and 6-burner range, dishwasher, side-by-side fridge & freezer with Wi-Fi control. Central vacuum with two sets of hoses.

**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD. 416-236-1871



<b>210 Poplar Plains Rd</b> <b>Toronto Ontario M4V 2N4</b> Toronto C02 Casa Loma Toronto <b>Taxes:</b> \$23,132.46/2025 <b>Sold Date:</b> 11/07/2025 <b>SPIS:</b> N			<b>Sold:</b> \$5,593,555 <b>List:</b> \$5,895,000
<b>Detached</b> <b>Link:</b> N 3-Storey	<b>Fronting On:</b> W <b>Acreage:</b> 50 x 131 Feet <b>Irreg:</b>	<b>For:</b> Sale <b>Last Status:</b> SLD <b>DOM:</b> 46	<b>Rms:</b> 14 + 4 <b>Bedrooms:</b> 5 <b>Washrooms:</b> 6 1x2xMain, 1x5x2nd, 1x3x2nd, 2x4x3rd, 1x4xLower
<b>Dir/Cross St:</b> St. Clair/ Avenue Rd. <b>Directions:</b> Poplar Plains & Clarendon			

MLS#: C12419080

PIN#: 212200133

Assignment: N

Fractional Ownership: N

Legal: PT LT B PL 1237 AVENUE HILL AS IN CA740543 CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Stucco/Plaster	<b>Zoning:</b> Residential
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Detached / 4	<b>Cable TV:</b> Y
<b>Basement:</b> Finished with Walk-Out / Partially Finished	<b>Park/Drive:</b> Private	<b>Gas:</b> Y
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private	<b>Phone:</b> Y
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 4	<b>Water:</b> Municipal
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 8	<b>Water Supply Type:</b>
<b>Central Vac:</b> Y	<b>UFFI:</b>	<b>Sewer:</b> Sewers
<b>Apx Age:</b> 16-30	<b>Pool:</b> None	<b>Waterfront:</b> None
<b>Year Built:</b> 2006	<b>Prop Feat:</b> Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, Ravine, School, School Bus Route	<b>Retirement:</b>
<b>Apx Sqft:</b> 3500-5000	<b>Exterior Feat:</b> Awnings, Landscape Lighting, Security Gate	<b>HST Applicable to Sale Price:</b> Included In
<b>Lot Shape:</b> Rectangular	<b>Interior Feat:</b> ERV/HRV, Central Vacuum, Rough-In Bath	<b>Farm/Agr:</b>
<b>Lot Size Source:</b> Survey	<b>Security Feat:</b> Alarm System, Smoke Detector, Carbon Monoxide Detectors, Monitored	<b>Oth Struct:</b> Fence - Full
<b>Roof:</b> Membrane		<b>Survey Year:</b> 1991
<b>Foundation:</b> Concrete		<b>Survey Type:</b> Available
<b>Assessment:</b> <b>POTL:</b> N		<b>Spec Desig:</b> Unknown
<b>POTL Mo Fee:</b>		
<b>Laundry lev:</b> Upper		

**Waterfront:** None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	25.43	x 9.42	Stone Floor	Closet	Pot Lights
2	Office	Main	12.2	x 10.89	Stone Floor	Window Flr to Ceil	O/Looks Garden
3	Living	Main	15.16	x 12.66	Stone Floor	Window Flr to Ceil	Fireplace
4	Family	Main	16.93	x 12.66	Stone Floor	Pot Lights	Combined W/Dining
5	Dining	Main	11.68	x 11.91	Stone Floor	W/O To Patio	O/Looks Backyard
6	Kitchen	Main	17.65	x 13.68	Stone Floor	O/Looks Backyard	B/I Appliances
7	Prim Bdrm	2nd	20.18	x 12.76	Hardwood Floor	5 Pc Ensuite	2 Way Fireplace
8	2nd Br	2nd	16.4	x 13.32	Hardwood Floor	3 Pc Ensuite	Fireplace
9	Den	2nd	12.66	x 10.6	Hardwood Floor	Window Flr to Ceil	Open Concept
10	3rd Br	3rd	16.17	x 14.07	Hardwood Floor	Semi Ensuite	Double Closet
11	4th Br	3rd	18.24	x 13.32	Hardwood Floor	4 Pc Ensuite	Window Flr to Ceil
12	5th Br	3rd	18.67	x 12.07	Hardwood Floor	W/O To Balcony	Double Closet
13	Laundry	3rd	9.91	x 8.43	Tile Floor	Laundry Sink	Sliding Doors
14	Rec	Lower	25.82	x 14.83	Concrete Floor	Heated Floor	Wet Bar
15	Play	Lower	17.75	x 15.68	Concrete Floor	Heated Floor	Walk-Out
16	Media/Ent	Lower	15.16	x 12.5	Broadloom	Built-In Speakers	Raised Floor
17	Exercise	Lower	14.07	x 12.4	Concrete Floor	Mirrored Walls	Pot Lights

**Client Remarks:** 210 Poplar Plains Road blends luxury and comfort in South Hill. This striking five-bedroom, six-bath home offers over 6,500 square feet of thoughtfully designed living space on a generous landscaped lot, with rare parking for six vehicles a true perk in this coveted neighbourhood. Enter through a dramatic two-story foyer with soaring ceilings and elegant travertine floors, setting the tone for the entire residence. The private office, with full-height windows, is perfect for quiet work or contemplation. The main living area features a classic wood-burning fireplace and opens to a flagstone patio via custom sliding doors, creating seamless indoor-outdoor flow for gatherings or relaxing. The chef's kitchen is both functional and beautiful, with custom cabinetry, quartz countertops, and premium appliances, making it perfect for everyday meals or entertaining. Upstairs, the primary suite is a true retreat. A two-way fireplace separates the sleeping area from a spa-like ensuite with heated floors, a rainfall shower, and a deep jacuzzi tub. Step onto your private balcony for tranquil treetop views. The second floor includes a sunny den and a second bedroom with its own fireplace and ensuite. The third floor offers three more distinctive bedrooms, a laundry room, and a covered balcony with sweeping views ideal for family or guests. The lower level is designed for entertainment and wellness, featuring a spacious recreation room, wet bar, heated concrete floors, playroom, media room, gym, modern

bath, and direct walkout to the backyard. Rough-ins for a sauna or wine cellar allow for future upgrades. Outdoors, manicured gardens and a synthetic lawn create a family-friendly oasis. The renovated garage includes built-in storage and a climate-controlled sports court for year-round basketball, hockey, or golf - easily converted back to accommodate four cars. On a tree-lined street near parks, trails, and top schools like Brown, UCC, York, and BSS.

**Inclusions:** See Schedule B

**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM 416-424-4910



<b>257&amp;261 Poplar Plains Rd                  Toronto Ontario M4V 2N9</b> Toronto C02 Casa Loma Toronto <b>Taxes:</b> \$28,768/2025 <b>Sold Date:</b> 09/11/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 163			<b>Sold:</b> \$5,500,000 <b>List:</b> \$5,980,000
Detached	<b>Fronting On:</b> E	<b>Rms:</b> 22 + 5	
<b>Link:</b> N	<b>Acreage:</b> 90 x 132 Feet	<b>Bedrooms:</b> 6 + 5	<b>Washrooms:</b> 7
2 1/2 Storey	<b>Irreg:</b> #261 ARN: 190405435000200	2x2xMain, 2x4x2nd, 2x4x3rd, 1x3xBsmt	<b>Dir/Cross St:</b> Poplar Plains Road & Lynwood Avenue <b>Directions:</b> GPS

**MLS#:** C12054399

**Legal:** Pt Lt 17-18 Pl 295E Toronto As In Ct1314 & Ct337386

<b>Kitchens:</b> 1 + 1	<b>Exterior:</b> Brick / Stucco/Plaster	<b>Zoning:</b> RD (f12.0; d0.6) (x1424)
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Detached / 3	<b>Cable TV:</b>
<b>Basement:</b> Full / Partially Finished	<b>Park/Drive:</b> Private	<b>Gas:</b>
<b>Fireplace/Stv:</b> N	<b>Drive:</b> Private	<b>Water:</b> Municipal
<b>Heat:</b> Water / Gas	<b>Drive Park Spcs:</b> 3	<b>Water Supply Type:</b>
<b>A/C:</b> None	<b>Tot Prk Spcs:</b> 6	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 5000+	<b>Prop Feat:</b> Park, Public Transit, Rec Centre, School	<b>HST Applicable to Sale Price:</b> Included In
<b>Roof:</b> Asphalt Shingle	<b>Interior Feat:</b> None	<b>Farm/Agr:</b>
<b>Foundation:</b> Unknown		<b>Oth Struct:</b>
<b>Assessment:</b> POTL:		<b>Survey Type:</b> None
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b> Unknown
<b>Laundry lev:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description
<b>Client Remks:</b> Discover an exceptional property in the heart of South Hill, within walking distance to Yonge & St. Clair, top-tier shopping, and highly regarded schools. This offering includes 257 & 261 Poplar Plains Rd., two side-by-side detached homes on a generous 11,880 sq. ft. lot (90' frontage on Poplar Plains Rd. and 132' on Lynwood Ave.). This unique property provides a range of options for buyers looking to enhance its existing charm. Whether you choose to renovate the two spacious homes (each approx. 3,000 sq. ft.), expand, reconfigure, or explore a simple severance into 2-3 lots, the possibilities are endless. Garden suites or new custom-built homes are also an option (please refer to Laneway Housing Advisors report), allowing you to maximize the space without extensive approvals. Perfect for multi-generational living, investors, or those seeking to create their ideal home in a prime location, this is a rare opportunity in one of Toronto's most desirable neighborhoods. Don't miss out on the potential to create something special in this prestigious community.					
<b>Inclusions:</b> As per Schedule B.					
<b>Listing Contracted With:</b> ROYAL LEPAGE REAL ESTATE SERVICES LTD. 416-921-1112					



<b>100 Ardwold Gate</b> <b>Toronto Ontario M5R 2W2</b> Toronto C02 Casa Loma Toronto <b>Taxes:</b> \$24,059.15/2024 <b>Sold Date:</b> 11/13/2025 <b>SPIS:</b> N			<b>Sold:</b> \$7,150,000 <b>List:</b> \$7,999,998
Detached	<b>Fronting On:</b> S	<b>Rms:</b> 9 + 5	<b>For:</b> Sale
Link: N 2-Storey	<b>Acreage:</b> 80 x 115 Feet <b>Irreg:</b>	<b>Bedrooms:</b> 4 + 1 <b>Washrooms:</b> 7 1x2xMain, 1x5x2nd, 2x4xIn Betwn, 2x3x2nd, 1x3xLower	<b>% Dif:</b> 89
<b>Dir/Cross St:</b> Spadina Rd & St. Clair Ave			<b>Directions:</b> Spadina Rd & St. Clair Ave

MLS#: C12396227

PIN#: 212220147

Legal: LT 30 PL 711E TORONTO; CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Concrete / Stone	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Attached / 2	<b>Cable TV:</b>
<b>Basement:</b> Finished / Separate Entrance	<b>Park/Drive:</b> Private	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private	<b>Water:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 4	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 6	<b>Sewer:</b>
<b>Central Vac:</b> Y	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 3500-5000	<b>Prop Feat:</b> Central Vacuum, Cul De Sac, Family Room, Fireplace/Stove, Public Transit, Ravine, School	<b>HST Applicable to Sale Price:</b>
<b>Roof:</b> Asphalt Shingle, Slate	<b>Exterior Feat:</b> Landscape Lighting, Landscaped, Lawn Sprinkler System, Lighting, Privacy	Included In, Not Subject to HST
<b>Foundation:</b> Concrete	<b>Interior Feat:</b> Auto Garage Door	<b>Farm/Agr:</b>
<b>Assessment:</b> <b>POTL:</b>	Remote, Bar Fridge, Built-In Oven, Carpet Free, Central Vacuum, In-Law Suite, Water Heater Owned	<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>	<b>Security Feat:</b> Alarm System, Carbon Monoxide Detectors, Security System, Smoke Detector	<b>Survey Type:</b> Available
<b>Elevator:</b> Y		<b>Spec Desig:</b> Unknown
<b>Laundry lev:</b> Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.79	x 12.99	Marble Floor	2 Pc Bath	W/I Closet
2	Living	Main	18.11	x 28.61	Hardwood Floor	W/O To Patio	French Doors
3	Kitchen	Main	16.99	x 26.12	Centre Island	Stainless Steel Appl	Stone Counter
4	Dining	Main	16.99	x 15.39	Hardwood Floor	Fireplace	French Doors
5	Office	Main	22.21	x 14.8	Fireplace	Hardwood Floor	French Doors
6	Prim Bdrm	2nd	20.11	x 16.9	Fireplace	W/O To Terrace	Double Closet
7	2nd Br	2nd	15.09	x 15.19	3 Pc Bath	W/I Closet	Hardwood Floor
8	3rd Br	2nd	14.4	x 15.09	3 Pc Bath	B/I Closet	Hardwood Floor
9	4th Br	2nd	16.5	x 17.39	4 Pc Bath	W/I Closet	Hardwood Floor
10	Media/Ent	Lower	27	x 23.49	Vinyl Floor	Window	B/I Shelves
11	Br	Lower	13.62	x 14.3	4 Pc Ensuite	Vinyl Floor	Closet
12	Exercise	Lower	20.11	x 11.12	3 Pc Ensuite	Glass Doors	Separate Rm
13	Mudroom	Lower	13.29	x 16.7	Tile Floor	Access To Garage	B/I Shelves
14	Laundry	Lower	10.7	x 10.2	Tile Floor	Laundry Sink	B/I Shelves

**Client Remarks:** A rare opportunity in the exclusive enclave of Ardwold Gate. This stately, custom-built residence blends timeless architecture with over \$1.7M in luxurious upgrades. Set on a quiet cul-de-sac, & one of the most desirable streets in Casa Loma, this elegant home was designed by Jacques Dinel of Dinel Designs with refined elegance. The marble-tiled foyer sets the tone with a grand staircase, new/custom panelled velvet walls, and elevator access to all floors. With 10 ft ceilings on the main floor, the details, craftsmanship & mouldings stand out. The formal living room features french doors, hardwood floors, and access to a covered luxury loggia. A chefs kitchen is outfitted with state of the art Thermador appliances & 2 large stone centre islands. Adjacent dining room showcases a stone wall with gas fireplace and wall of french doors overlooking the garden, large enough to be a luxurious pool. A richly appointed office offers wood panelled walls, gas fireplace, and french doors. Upstairs, find 4 spacious bedrooms including a lavish primary retreat with 10 ft ceilings, gas fireplace, terrace walkout, spa-like 5pc ensuite, and two immaculate walk-in closets. Each bedroom features hardwood floors and ensuite baths with heated floors. The lower level impresses with a home theatre, gym with 3pc bath, nanny suite with 4pc bath, mudroom, laundry all with the same attention to detail & craftsmanship. Home includes built-in speakers, and advanced Avante security system. The private drive, garage and all backyard steps are heated. 100 Ardwold Gate is tucked away on one of Torontos most prestigious and peaceful sought after addresses, this property offers a rare blend of natural seclusion and urban convenience just moments from Forest Hill Village, top-rated schools, lush parks, and effortless transit access to the heart of downtown.

**Inclusions:** Thermador fridge/freezer, Thermador range, Thermador wall ovens (2), Thermador heating drawer, Thermador gas stove with 6 burners + grill, Thermador microwave & built-in coffee maker, Thermador dishwasher, new wine fridge, built-in speakers, central vacuum, electric kitchen window covering, washer & dryer, Light fixtures/wall sconces & window coverings/drapes, elevator to all levels, 3 electric toilets, heated floors, spa tub, Avante security system, 3 fireplaces, new glass front & balcony doors, new garage door, private drive, garage and backyard steps heated, custom iron railings, gym, nanny suite, custom built-ins. \*\*\*Reach LA for pool design, gated enclosure + architectural drawings. (Pool is virtually staged)

**Listing Contracted With:** NEST SEEKERS INTERNATIONAL REAL ESTATE 905-851-9099



<b>80 Lynwood Ave</b> <b>Toronto Ontario M4V 1K4</b> Toronto C02 Casa Loma Toronto <b>Taxes:</b> \$29,907.09/2025 <b>Sold Date:</b> 11/18/2025 <b>SPIS:</b> N			<b>Sold:</b> \$7,720,000 <b>List:</b> \$8,495,000
Detached	<b>Fronting On:</b> S <b>Link:</b> N 3-Storey	<b>For:</b> Sale <b>Last Status:</b> SLD <b>DOM:</b> 71	<b>% Dif:</b> 91
	<b>Acreage:</b> 46.83 x 150 Feet <b>Irreg:</b>	<b>Rms:</b> 14 + 4 <b>Bedrooms:</b> 5 + 1 <b>Washrooms:</b> 8 1x2xMain, 1x5x2nd, 3x3x2nd, 1x3x3rd, 2x3xLower	
<b>Dir/Cross St:</b> St. Clair & Avenue Rd. <b>Directions:</b> West of Avenue Rd, South of St.Clair			

MLS#: C12389813

PIN#: 212210091

Legal: PLAN 810 PT LOT 20

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished with Walk-Out <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> 0-5 <b>Apx Sqft:</b> 5000+ <b>Roof:</b> Shingles <b>Foundation:</b> Poured Concrete, Stone <b>Assessment:</b> 2025 POTL: <b>POTL Mo Fee:</b> <b>Elevator:</b> Y <b>Laundry lev:</b> Upper	<b>Exterior:</b> Brick / Stone <b>Gar/Gar Spcs:</b> Built-In / 1 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 3 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room, Fireplace/Stove <b>Interior Feat:</b> None	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> <b>Spec Desig:</b>	<b>Hydro:</b> Y <b>Y Phone:</b> <b>Municipal</b> <b>Sewers</b> <b>Other</b> <b>Available</b> <b>Unknown</b>
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Main	11.91	x 10.83	Double Closet	Pot Lights
2	Living	Main	15.16	x 13.85	Gas Fireplace	Pot Lights
3	Dining	Main	15.32	x 15.32	Coffered Ceiling	Hardwood Floor
4	Kitchen	Main	19.85	x 14.83	Centre Island	Pot Lights
5	Family	Main	19.42	x 18.67	Hardwood Floor	W/O To Garden
6	Prim Bdrm	2nd	20.41	x 17.75	W/I Closet	Gas Fireplace
7	2nd Br	2nd	14.99	x 10.5	W/I Closet	W/O To Yard
8	3rd Br	2nd	14.83	x 12.17	W/I Closet	5 Pc Ensuite
9	4th Br	2nd	15.16	x 12.24	3 Pc Ensuite	3 Pc Ensuite
10	5th Br	3rd	16.5	x 14.5	3 Pc Ensuite	3 Pc Ensuite
11	Study	3rd	31.59	x 8.43	Double Closet	W/I Closet
12	Rec	Lower	21.92	x 17.26	B/I Desk	B/I Bookcase
						Heated Floor

**Client Remarks:** In the heart of South Hill, this custom-built limestone home offers more than 7,500 square feet of carefully designed living space with every modern convenience. Designed with scale and functionality in mind, the interiors are filled with natural light, with large principal rooms ideal for entertaining as well as everyday family living. The double-height foyer features integrated closets and heated floors, leading into a wide entrance hall. Formal dining and living rooms are appointed with chevron white oak floors, tray ceilings with recessed lighting, and a gas fireplace. The chefs kitchen offers custom millwork, an oversized pantry and servery, and a curved hood that doubles as a design feature. It flows into the family room with another fireplace and walkout to the landscaped backyard. At its centre is the custom cabana, complete with skylights and a two-piece bath, designed as a private retreat steps from the main home. Upstairs a primary suite with a boutique-style walk-in closet and spa ensuite, five spacious bedrooms and five bathrooms, laundry room and a large sun filled study. Other highlights include a heated driveway and front steps, an elevator, a 12 person theatre, an oversized home gym, and a 1,000+ bottle wine cellar. The garage includes a side entrance and direct access to the mudroom, integrated lighting, mirrored doors, and capacity for a lift. The lower level expands the living space with a large recreation room and walkout to the backyard, an open gym, a guest or nanny suite, a second laundry room, and lots of storage. Every feature has been considered to create a home that balances luxury, comfort, and practicality in one of Toronto's most sought-after neighbourhoods.

**Inclusions:** Roughed in for EV charger in garage. Built in sound system and projector in theatre room, Miele fridge, 6 burner plus griddle range and microwave, Bosch dishwasher. Dual laundry on second and lower levels. Two furnaces, two a/c units, gas line to BBQ, central vac.

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



<b>657 Davenport Rd</b> <b>Toronto Ontario M5R 1L3</b> Toronto C02 Casa Loma Toronto <b>Taxes:</b> \$5,633.03/2025 <b>Sold Date:</b> 10/15/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 22			<b>Sold:</b> \$1,040,000 <b>List:</b> \$1,149,000
Detached	<b>Fronting On:</b> S	<b>Rms:</b> 8 + 3	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 2 + 1	
2-Storey	22 x 96.83 Feet	<b>Washrooms:</b> 3	1x4xMain, 1x3xBsmt, 1x3x2nd
<b>Dir/Cross St:</b> Bathurst/Albany <b>Directions:</b> Bathurst/Albany			

MLS#: C12420846

PIN#: 212260001

Legal: Plan 535 PT Lot 23 RP 66R15146 Part 3

<b>Kitchens:</b> 2	<b>Exterior:</b> Alum Siding / Stucco/Plaster	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b>
<b>Basement:</b> Finished with Walk-Out	<b>Park/Drive:</b>	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Front Yard Parking	<b>Water:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 2	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 2	<b>Sewer:</b>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 1500-2000	<b>Prop Feat:</b> Fenced Yard, Fireplace/Stove, Public Transit	<b>Under Contract:</b> Hot Water Heater
<b>Lot Size Source:</b> MPAC	<b>Exterior Feat:</b> Deck, Landscaped, Privacy	<b>HST Applicable to:</b> Included In
<b>Roof:</b> Asphalt Shingle, Membrane	<b>Interior Feat:</b> Sump Pump	<b>Sale Price:</b>
<b>Foundation:</b> Unknown		<b>Farm/Agr:</b>
<b>Assessment:</b> POTL:		<b>Oth Struct:</b> Shed
<b>POTL Mo Fee:</b>		<b>Survey Type:</b> Available
<b>Laundry lev:</b> Lower		<b>Spec Desig:</b> Unknown

Water Body Type: Lake

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	5.35	x 4.49	Ceramic Floor		
2	Dining	Main	26.15	x 10.99	Hardwood Floor	Open Concept	
3	Kitchen	Main	10.66	x 6.33	Open Concept	Pot Lights	
4	Breakfast	Main	14.6	x 9.74	Open Concept	Pot Lights	
5	Living	Main	7.51	x 11.58	Hardwood Floor	Open Concept	W/O To Garden
6	Prim Bdrm	Lower	21.16	x 10.99	3 Pc Ensuite	Gas Fireplace	W/O To Garden
7	Den	Lower	15.32	x 8.79	Ceramic Floor		
8	Foyer	2nd	12.76	x 4.99	Ceramic Floor		
9	Living	2nd	11.42	x 17.16	Broadloom		
10	Kitchen	2nd	11.58	x 12.01	Ceramic Floor	Renovated	Eat-In Kitchen
11	2nd Br	2nd	11.25	x 12.01	Broadloom	Double Closet	
12	Office	2nd	9.81	x 10.99	Large Window	O/Looks Garden	

**Client Remarks:** Vacant and move-in ready. This detached 2 unit home is ready to rent or to easily convert to a large family home. Offering an impressive total of over 2500 sq.ft. finished living space on all 3 floors. The open-concept design of the ground floor and lower level suite creates an elegant owner's retreat, boasting more than 1700 sq.ft. of comfort and style with walk-outs on both levels to the plush, private back garden. Enjoy the unique charm of arched windows and hardwood flooring enhancing the warmth and character of this home. The second floor 2 bedroom suite provides an excellent opportunity for rental income or accommodating additional family members. Alternatively this duplex could easily be transformed into a beautiful large, single family home with 2 car parking. The options are endless. Enjoy being steps to transit and an easy walk to every day conveniences with the shops and restaurants on Dupont. This well-loved and meticulously maintained home is ready for the next chapter. Don't miss out to own a versatile property in the heart of Tarragon Village, steps to Casa Loma.

**Inclusions:** 2 fridges, 2 stoves, dishwasher, washer, dryer, gas fireplace, all electric light fixtures, storage shed.

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



**658 Davenport Rd  
 Toronto Ontario M5R 1K9**  
 Toronto C02 Casa Loma Toronto  
**Taxes:** \$5,814.01/2025      **For:** Sale      **% Dif:** 105  
**Sold Date:** 11/25/2025      **SPIS:** N      **Last Status:** SLD      **DOM:** 7  
**Detached**      **Fronting On:** N      **Rms:** 4 + 3  
**Link:** N      **Acreage:**      **Bedrooms:** 3 + 2  
**2-Storey**      **28.77 x 104 Feet**      **Washrooms:** 2  
**Irrig:**      **Dir/Cross St:** Bathurst St & Bloor St W/Davenport Rd  
**Directions:** Bathurst St & Bloor St W/Davenport Rd

**MLS#:** C12554640

**PIN#:** 212250172

**Legal:** PT LT 10 PL D1413 TORONTO AS IN CA573614; S/T & T/W CA573614 CITY OF TORONTO

<b>Kitchens:</b> 1 + 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Built-In / 1	<b>Cable TV:</b>
<b>Basement:</b> Separate Entrance / Apartment	<b>Park/Drive:</b> Private	<b>Hydro:</b>
<b>Fireplace/Stv:</b> N	<b>Drive:</b> Private	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 0	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 1	<b>Water:</b>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Municipal</b>
<b>Apx Age:</b> 51-99	<b>Pool:</b> None	<b>Water Supply Type:</b>
<b>Apx Sqft:</b> 1100-1500	<b>Prop Feat:</b> Arts Centre, Family Room, Hospital, Library, Public Transit, Rec Centre, School	<b>Sewer:</b>
<b>Roof:</b> Shingles, Solar	<b>Interior Feat:</b> Carpet Free, Floor Drain, Water Heater	<b>Waterfront:</b>
<b>Foundation:</b> Concrete Block, Poured Concrete	<b>Security Feat:</b> Smoke Detector	<b>Retirement:</b>
<b>Assessment:</b> POTL:		<b>HST Applicable to:</b> Included In
<b>POTL Mo Fee:</b>		<b>Sale Price:</b>
<b>Laundry lev:</b>		<b>Farm/Agr:</b>
		<b>Oth Struct:</b> Garden Shed
		<b>Survey Type:</b> None
		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.24	x 17.32	Hardwood Floor	Open Concept	Large Window
2	Dining	Main	12.01	x 10.24	Open Concept	Hardwood Floor	Combined W/Kitchen
3	Kitchen	Main	9.68	x 10.01	Stone Counter	Open Concept	Renovated
4	Office	Main	8.6	x 10.66	Hardwood Floor	Large Window	French Doors
5	Prim Bdrm	2nd	9.42	x 12.99	Hardwood Floor	O/Looks Backyard	Large Window
6	2nd Br	2nd	9.32	x 10.93	Hardwood Floor	Window	Closet
7	3rd Br	2nd	7.68	x 8.6	Hardwood Floor	Closet	Window
8	Rec	Bsmt	0	0	Concrete Floor	B/I Appliances	

**Client Remarks:** Stunning Casa Loma Gem - Completely Transformed & Move-In Ready! Welcome to this breathtaking, fully renovated home in one of Toronto's most coveted neighbourhoods. This gorgeous detached property seamlessly blends modern luxury with the charm of Casa Loma living. Main Level Excellence: 3 spacious bedrooms plus a versatile bonus sunroom - perfect as a 4th bedroom, home office, or family retreat; 2 beautifully renovated bathrooms with contemporary finishes; Chef's dream kitchen featuring stone countertops, gas range, brand new appliances, and abundant storage; Elegant white oak engineered hardwood floors throughout. Income Potential: The fully finished basement apartment is completely move-in ready, featuring polished concrete floors, stylish kitchenette, murphy bed, and bright, spacious living areas. Perfect for rental income or extended family. Premium Location Advantages: Steps to TTC and George Brown College. Easy walk to Dupont Subway Station, world-class museums, scenic parks and walking trails. Enjoy fine dining and entertainment in nearby Yorkville and Forest Hill Village - all at your doorstep. Additional Features: Single car garage. Exceptional neighbourhood with welcoming community. Fully furnished basement unit ready for immediate occupancy. This is more than a home - it's your gateway to Toronto's most sophisticated lifestyle, with income potential that makes it an investment as smart as it is beautiful. Properties like this don't last long in Casa Loma. Some of the photos have been virtually staged.

**Inclusions:** SS Stove, Hood Range, built in Fridge & dishwasher, Main Floor Washer & Dryer, Basement Built in cooktop, washer & dryer, ELFS!

**Listing Contracted With:** REAL BROKER ONTARIO LTD. 888-311-1172



<b>574 Davenport Rd</b> <b>Toronto Ontario M5R 1K9</b> Toronto C02 Casa Loma Toronto <b>Taxes:</b> \$7,420.22/2025 <b>Sold Date:</b> 09/16/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 98				<b>Sold:</b> \$1,650,000 <b>List:</b> \$1,795,000	
Detached Link: N 2-Storey	<b>Fronting On:</b> N <b>Acreage:</b> 37 x 100 Feet <b>Irreg:</b>		<b>Rms:</b> 11 + 4 <b>Bedrooms:</b> 5 + 1 <b>Washrooms:</b> 3 1x4xMain, 1x4x2nd, 1x4xBsmt	<b>For:</b> Sale <b>% Dif:</b> 92	
<b>Dir/Cross St:</b> Walmer Rd & Davenport Rd <b>Directions:</b> Walmer Rd & Davenport Rd					
<b>MLS#:</b> C12213824	<b>PIN#:</b> 212250230				
<b>Legal:</b> PART LOT E PLAN 1282, BEING PART 1 ON 66R32851 CITY OF TORONTO					
<b>Kitchens:</b> 2 + 1 <b>Fam Rm:</b> Y <b>Basement:</b> Apartment / Separate Entrance <b>Fireplace/Stv:</b> Y <b>Heat:</b> Water / Gas <b>A/C:</b> None <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 3500-5000 <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Concrete <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Built-In / 2 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 4 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room, Fireplace/Stove <b>Interior Feat:</b> None	<b>Zoning:</b> R (d1.0) (x338) <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Available <b>Spec Desig:</b> Unknown	<b>Hydro:</b> <b>Phone:</b> <b>Municipal</b> <b>Spec Desig:</b> Unknown		
#	Room	Level	Length (ft)	Width (ft)	Description
<b>Client Remks:</b> Existing approvals to build 4 residential units across the street from Casa Loma. Located on the northeast corner of Davenport & Walmer. 37 x 100 ft lot. Also includes an opportunity for a substantial renovation rather than new construction. This exclusive development opportunity perfectly blends private luxury with vibrant communal experiences. Also includes an opportunity for a substantial renovation rather than new construction. Steps away from Dupont Subway Station, Yorkville, and the Annex neighbourhood.					
<b>Listing Contracted With:</b> <u>CBRE LIMITED</u> 416-494-0600					