

52 Nina St
Toronto Ontario M5R 1Z4
Toronto C02 Casa Loma Toronto
Taxes: \$6,867/2024
Sold Date: 12/04/2025
SPIS: N
Last Status: SLD
DOM: 80

Sold: \$2,127,000
List: \$2,198,000
For: Sale
% Dif: 97

Detached
Link: N
2 1/2 Storey

Fronting On: N
Acreage:
30.5 x 50 Feet
Irreg:

Rms: 7 + 3
Bedrooms: 3 + 1
Washrooms: 3
1x4x2nd, 1x2x3rd, 1x3xBsmt

Dir/Cross St: St. Clair & Bathurst **Directions:** Follow your GPS

MLS#: C12406032
Legal: PT LT 67-68 PL D1325 TORONTO AS IN CA536931; CITY OF TORONTO

PIN#: 212240063

Kitchens: 2
Fam Rm: N
Basement: Finished
Fireplace/Stv: Y
Heat: Radiant / Gas
A/C: Wall Unit
Central Vac: N
Apx Age:
Apx Sqft: 1500-2000
Roof: Shingles
Foundation: Concrete
Assessment: POTL:
POTL Mo Fee:
Laundry lev: Upper

Exterior: Brick
Gar/Gar Spcs: None / 0
Park/Drive: Private
Drive: Private
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat: Fireplace/Stove
Interior Feat: In-Law Suite, Other

Zoning:
Cable TV:
Gas:
Water:
Water Supply Type:
Sewer:
Waterfront:
Retirement:
HST Applicable to Included In
Sale Price:
Farm/Agr:
Oth Struct: Shed
Survey Type: Available
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	7.74	x 7.35	Closet
2	Living	Main	13.58	x 10.01	Bay Window
3	Dining	Main	14.76	x 10.01	Hardwood Floor
4	Kitchen	Main	13.16	x 10.99	Stainless Steel Appl
5	Prim Bdrm	2nd	28.58	x 9.91	W/I Closet
6	Laundry	2nd	10.76	x 5.84	Laundry Sink
7	Bathroom	2nd	14.67	x 7.15	4 Pc Bath
8	2nd Br	3rd	13.25	x 12.5	Broadloom
9	3rd Br	3rd	13.75	x 8.99	Broadloom
10	Bathroom	3rd	6.82	x 4.82	2 Pc Bath
11	Kitchen	Lower	19.49	x 16.17	Heated Floor
12	Kitchen	Lower	7.15	x 6.76	Stainless Steel Appl
13	Bathroom	Lower	8.23	x 6.66	3 Pc Bath

Client Remks: 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: SOTHEYBY'S INTERNATIONAL REALTY CANADA416-960-9995



96 Hilton Ave Toronto Ontario M5R 3E7 Toronto C02 Casa Loma Toronto Taxes: \$10,980/2024 Sold Date: 09/29/2025 SPIS: N Last Status: SLD DOM: 0			Sold: \$2,100,000 List: \$2,299,000 For: Sale % Dif: 91
Detached Link: N 3-Storey	Fronting On: W Acreage: 24.83 x 124.5 Feet Irreg:	Rms: 11 + 3 Bedrooms: 5 + 1 Washrooms: 5 1x4xBsmt, 1x2xMain, 1x6x2nd, 1x3x2nd, 1x4x3rd	Dir/Cross St: Bathurst/St Clair Ave W Directions: Bathurst/St Clair Ave W

MLS#: C12431983 **PIN#:** 212240047
Legal: PLAN D1325 PT LOT 36

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



390 Walmer Rd W Toronto Ontario M5R 2Y4 Toronto C02 Casa Loma Toronto Taxes: \$22,773.43/2025 Sold Date: 09/23/2025 SPIS: N Last Status: SLD DOM: 6			Sold: \$4,700,000 List: \$4,750,000 For: Sale % Dif: 99
Detached Link: N 3-Storey	Fronting On: W Acreage: 31.5 x 173.67 Feet Irreg:	Rms: 9 + 2 Bedrooms: 5 Washrooms: 5 1x2xMain, 1x3xLower, 1x5x2nd, 1x3x2nd, 1x5x3rd	
Dir/Cross St: St. Clair Avenue West & Spadina Road Directions: St. Clair Avenue West & Spadina Road			

MLS#: C12409485 **PIN#:** 212230117
Legal: PT LT 36 PL 930 WYCHWOOD BRACONDALE DOVERCOURT AS IN CT443503; S/T & T/W CT443503; CITY OF TORONTO

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



210 Poplar Plains Rd			Sold: \$5,593,555
Toronto Ontario M4V 2N4			List: \$5,895,000
Toronto C02 Casa Loma Toronto			
Taxes: \$23,132.46/2025		For: Sale	% Dif: 95
Sold Date: 11/07/2025			
SPIS: N	Last Status: SLD	DOM: 46	
Detached	Fronting On: W	Rms: 14 + 4	
Link: N	Acreage:	Bedrooms: 5	
3-Storey	50 x 131 Feet	Washrooms: 6	
	Irreg:	1x2xMain, 1x5x2nd, 1x3x2nd, 2x4x3rd, 1x4xLower	
Dir/Cross St: St. Clair/ Avenue Rd. Directions: 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	

Kitchens: 1 Fam Rm: Y Basement: Finished with Walk-Out / Partially Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: 16-30 Year Built: 2006 Apx Sqft: 3500-5000 Lot Shape: Rectangular Lot Size Source: Survey Roof: Membrane Foundation: Concrete Assessment: POTL: N POTL Mo Fee: Laundry lev: Upper	Exterior: Stucco/Plaster Gar/Gar Spcs: Detached / 4 Park/Drive: Private Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 8 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, Ravine, School, School Bus Route Exterior Feat: Awnings, Landscape Lighting, Security Gate Interior Feat: ERV/HRV, Central Vacuum, Rough-In Bath Security Feat: Alarm System, Smoke Detector, Carbon Monoxide Detectors, Monitored	Zoning: Residential Cable TV: Y Gas: Y Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Fence - Full Survey Year: 1991 Survey Type: Available Spec Desig: Unknown	Hydro: Y Phone: Y
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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 Remks: 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 chefs 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 TEAM416-424-4910

	257&261 Poplar Plains Rd Toronto Ontario M4V 2N9 Toronto C02 Casa Loma Toronto Taxes: \$28,768/2025 Sold Date: 09/11/2025 SPIS: N Last Status: SLD DOM: 163			Sold: \$5,500,000 List: \$5,980,000 For: Sale % Dif: 92	
	Detached Link: N 2 1/2 Storey	Fronting On: E Acreage: 90 x 132 Feet Irreg: #261 ARN: 190405435000200	Rms: 22 + 5 Bedrooms: 6 + 5 Washrooms: 7 2x2xMain, 2x4x2nd, 2x4x3rd, 1x3xBsmt	Dir/Cross St: Poplar Plains Road & Lynwood Avenue Directions: GPS	
MLS#: C12054399 Legal: Pt Lt 17-18 Pl 295E Toronto As In Ct1314 & Ct337386					
Kitchens: 1 + 1 Fam Rm: N Basement: Full / Partially Finished Fireplace/Stv: N Heat: Water / Gas A/C: None Central Vac: N Apx Age: Apx Sqft: 5000+ Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:		Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Detached / 3 Park/Drive: Private Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 6 UFFI: Pool: None Prop Feat: Park, Public Transit, Rec Centre, School Interior Feat: None			
		Zoning: RD (f12.0; d0.6) (x1424) Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown			
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: 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. Inclusions: As per Schedule B.					
Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-921-1112					



100 Ardwood Gate Toronto Ontario M5R 2W2 Toronto C02 Casa Loma Toronto Taxes: \$24,059.15/2024 Sold Date: 11/13/2025 SPIS: N Last Status: SLD DOM: 63			Sold: \$7,150,000 List: \$7,999,998 For: Sale % Dif: 89
Detached Link: N 2-Storey	Fronting On: S Acreage: 80 x 115 Feet Irreg:	Rms: 9 + 5 Bedrooms: 4 + 1 Washrooms: 7 1x2xMain, 1x5x2nd, 2x4xIn Betwn, 2x3x2nd, 1x3xLower	Dir/Cross St: Spadina Rd & St. Clair Ave Directions: Spadina Rd & St. Clair Ave

MLS#: C12396227 **PIN#:** 212220147
Legal: LT 30 PL 711E TORONTO; CITY OF TORONTO

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

<p>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)</p> <p>Listing Contracted With: <u>NEST SEEKERS INTERNATIONAL REAL ESTATE</u>905-851-9099</p>
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80 Lynwood Ave Toronto Ontario M4V 1K4 Toronto C02 Casa Loma Toronto Taxes: \$29,907.09/2025 Sold Date: 11/18/2025 SPIS: N Last Status: SLD DOM: 71			Sold: \$7,720,000 List: \$8,495,000 For: Sale % Dif: 91
Detached Link: N 3-Storey	Fronting On: S Acreage: 46.83 x 150 Feet Irreg:	Rms: 14 + 4 Bedrooms: 5 + 1 Washrooms: 8 1x2xMain, 1x5x2nd, 3x3x2nd, 1x3x3rd, 2x3xLower	Dir/Cross St: St. Clair & Avenue Rd. Directions: West of Avenue Rd, South of St.Clair

MLS#: C12389813	PIN#: 212210091
Legal: PLAN 810 PT LOT 20	

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

Client Remks: 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 Torontos 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



657 Davenport Rd Toronto Ontario M5R 1L3 Toronto C02 Casa Loma Toronto		Sold: \$1,040,000 List: \$1,149,000
Taxes: \$5,633.03/2025	For: Sale	% Dif: 91
Sold Date: 10/15/2025		
SPIS: N	Last Status: SLD	DOM: 22
Detached Link: N 2-Storey	Fronting On: S Acreage: 22 x 96.83 Feet Irreg:	Rms: 8 + 3 Bedrooms: 2 + 1 Washrooms: 3 1x4xMain, 1x3xBsmt, 1x3x2nd
Dir/Cross St: Bathurst/Albany Directions: Bathurst/Albany		

MLS#: C12420846 **PIN#:** 212260001
Legal: Plan 535 PT Lot 23 RP 66R15146 Part 3

Kitchens: 2 Fam Rm: N Basement: Finished with Walk-Out Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle, Membrane Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Stucco/Plaster Gar/Gar Spcs: None / 0 Park/Drive: Drive: Front Yard Parking Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Public Transit Exterior Feat: Deck, Landscaped, Privacy Interior Feat: Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Shed Survey Type: Available Spec Desig: Unknown
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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 Remks: 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 Sold Date: 11/25/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$1,247,000 List: \$1,189,000 For: Sale % Dif: 105
Detached Link: N 2-Storey	Fronting On: N Acreage: 28.77 x 104 Feet Irreg:	Rms: 4 + 3 Bedrooms: 3 + 2 Washrooms: 2 1x4x2nd, 1x3xBsmt	
Dir/Cross St: Bathurst St & Bloor St W/Davenport Rd Directions: Bathurst St & Bloor St W/Davenport Rd			

MLS#: C12554640 Legal: PT LT 10 PL D1413 TORONTO AS IN CA573614; S/T & T/W CA573614 CITY OF TORONTO					PIN#: 212250172									
Kitchens: 1 + 1 Fam Rm: Y Basement: Separate Entrance / Apartment Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 51-99 Apx Sqft: 1100-1500 Roof: Shingles, Solar Foundation: Concrete Block, Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:					Exterior: Brick Gar/Gar Spcs: Built-In / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Arts Centre, Family Room, Hospital, Library, Public Transit, Rec Centre, School Interior Feat: Carpet Free, Floor Drain, Water Heater Security Feat: Smoke Detector					Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: None Spec Desig: 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 Remks: 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														



574 Davenport Rd Toronto Ontario M5R 1K9 Toronto C02 Casa Loma Toronto Taxes: \$7,420.22/2025 Sold Date: 09/16/2025 SPIS: N Last Status: SLD DOM: 98			Sold: \$1,650,000 List: \$1,795,000 For: Sale % Dif: 92
Detached Link: N 2-Storey	Fronting On: N Acreage: 37 x 100 Feet Irreg:	Rms: 11 + 4 Bedrooms: 5 + 1 Washrooms: 3 1x4xMain, 1x4x2nd, 1x4xBsmt	Dir/Cross St: Walmer Rd & Davenport Rd Directions: Walmer Rd & Davenport Rd

MLS#: C12213824	PIN#: 212250230
Legal: PART LOT E PLAN 1282, BEING PART 1 ON 66R32851 CITY OF TORONTO	

Kitchens: 2 + 1 Fam Rm: Y Basement: Apartment / Separate Entrance Fireplace/Stv: Y Heat: Water / Gas A/C: None Central Vac: N Apx Age: Apx Sqft: 3500-5000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Built-In / 2 Park/Drive: Private Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: None	Zoning: R (d1.0) (x338) Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: 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.					
Listing Contracted With: CBRE LIMITED 416-494-0600					