

		<b>46 CLARENDON Ave</b> <b>Toronto Ontario M4V 1J1</b> Toronto C02 Casa Loma Toronto <b>Taxes:</b> \$11,494.70/2025 <b>Sold Date:</b> 05/21/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 51		<b>Sold: \$2,030,000</b> <b>List: \$2,185,000</b>  <b>For:</b> Sale <b>% Dif:</b> 93			
		Semi-Detached <b>Link:</b> 2-Storey		<b>Fronting On:</b> N <b>Acreage:</b> 16.67 x 150 Feet <b>Irreg:</b>		<b>Rms:</b> 6 + 3 <b>Bedrooms:</b> 3 + 1 <b>Washrooms:</b> 4 1x2xMain, 1x4x2nd, 1x3x2nd, 1x3xLower	
		<b>Dir/Cross St:</b> ST CLAIR & AVENUE RD					
		<b>MLS#:</b> C12051337		<b>PIN#:</b> 212210142			
<b>Kitchens:</b> 2 <b>Fam Rm:</b> N <b>Basement:</b> Fin W/O / Full <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> <b>Apx Sqft:</b> 1500-2000 <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower		<b>Exterior:</b> Brick <b>Drive:</b> Private <b>Gar/Gar Spcs:</b> Attached / 1 <b>Drive Park Spcs:</b> 3 <b>Tot Prk Spcs:</b> 4 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Fenced Yard, Fireplace/Stove, Hospital, Park, Place Of Worship, Public Transit, Ravine		<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> N <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Spec Desig:</b> Unknown		<b>Hydro:</b> <b>Phone:</b> Municipal	
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>		
1	Foyer	Main	9.12	x 6.82	Closet	Marble Floor	2 Pc Bath
2	Kitchen	Main	12.53	x 9.81	Window	Breakfast Bar	Marble Floor
3	Living	Main	12.5	x 16.99	Fireplace	Sliding Doors	W/O To Garden
4	Dining	Main	12.53	x 13.75	Window	Hardwood Floor	Halogen Lighting
5	Prim Bdrm	2nd	12.5	x 15.98	3 Pc Ensuite	Double Closet	Bay Window
6	2nd Br	2nd	8.99	x 9.91	Closet	Window	
7	3rd Br	2nd	12.47	x 16.21	Large Window	Double Closet	O/Looks Garden
8	Kitchen	Lower	11.25	x 19.03	B/I Appliances	Window	Tile Floor
9	Family	Lower	11.25	x 19.03	Double Closet	Sliding Doors	W/O To Garden
10	Utility	Lower	12.17	x 9.55	Laundry Sink	Window	
<b>Client Remks:</b> Situated in one of Torontos most sought-after neighbourhoods, this sun-drenched semi-detached gem offers a rare opportunity to own in the heart of South Hill, surrounded by exquisite multi-million-dollar estates. With timeless elegance and classic charm, this home has been meticulously cared for by a single owner for over 30 years, offering a warm and inviting atmosphere. Set on an expansive 150-foot-deep lot, the lush backyard oasis is a private retreat perfect for family gatherings and outdoor entertaining. The inviting covered front porch is the perfect spot to enjoy quiet mornings with coffee, basking in sunlight throughout the day. Inside, the elegant living spaces are anchored by cozy wood-burning fireplaces, encased in granite, creating the perfect ambiance for intimate evenings and lasting memories. The spacious and well-thought-out floor plan creates a perfect flow throughout the home, maximizing space and functionality. The fully finished lower level with a separate entrance provides endless possibilities whether as a private suite for extended family, a nanny, or a ready-to-rent space for additional income. Unparalleled in location, this home is just minutes from Yorkville, Summerhill, and Forest Hill Village, placing the city's finest dining, boutique shopping, and top-tier amenities at your doorstep. Stroll through nearby ravine trails, hop on the subway within moments, and enjoy proximity to some of Torontos best schools. A dream for families and professionals alike. Opportunities like this are few and far between. Experience the timeless elegance and prime location of this South Hill treasure. Book your private viewing today!							
<b>Extras:</b>							
<b>Listing Contracted With:</b> HARVEY KALLES REAL ESTATE LTD.416-441-2888							



**228 Walmer Rd**  
**Toronto Ontario M5R 3R7**  
 Toronto C02 Casa Loma Toronto  
**Taxes:** \$10,242.94/2024  
**Sold Date:** 04/17/2025  
**SPIS:** N      **Last Status:** SLD      **DOM:** 45

**Sold:** \$2,450,000  
**List:** \$2,649,000

**For:** Sale      **% Dif:** 92

Att/Row/Twnhouse

**Fronting On:** W

**Rms:** 9

**Link:**

**Acreage:**

**Bedrooms:** 3 + 1

Other

14.53 x 86.91 Feet

**Washrooms:** 5

**Irreg:**

1x2xMain, 1x3x2nd, 1x4x2nd,  
1x3x3rd, 1x3xLower

**Dir/Cross St:** Davenport and Spadina

**MLS#:** C11997016

**PIN#:** 212260231

<b>Kitchens:</b>	1	<b>Exterior:</b>	Concrete / Stucco/Plaster	<b>Zoning:</b>	
<b>Fam Rm:</b>	Y	<b>Drive:</b>	Rt-Of-Way	<b>Cable TV:</b>	
<b>Basement:</b>	Finished	<b>Gar/Gar Spcs:</b>	Attached / 2	<b>Gas:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	0	<b>Water:</b>	<b>Phone:</b>
<b>Heat:</b>	Forced Air / Gas	<b>Tot Prk Spcs:</b>	2	<b>Water Supply:</b>	Municipal
<b>A/C:</b>	Central Air	<b>UFFI:</b>		<b>Sewer:</b>	Sewers
<b>Central Vac:</b>	Y	<b>Pool:</b>	None	<b>Waterfront:</b>	
<b>Apx Age:</b>		<b>Prop Feat:</b>	Central Vacuum, Family Room, Fireplace/Stove	<b>Retirement:</b>	
<b>Apx Sqft:</b>	3000-3500			<b>Farm/Agr:</b>	
<b>Assessment:</b>	<b>POTL:</b>			<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>				<b>Spec Desig:</b>	Unknown
<b>Elevator:</b>	Y				
<b>Laundry lev:</b>					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	26.48	x 14.67	Hardwood Floor	Elevator	2 Pc Bath
2	Living	Main	28.54	x 14.67	Hardwood Floor	Fireplace	W/O To Deck
3	Dining	2nd	16.47	x 14.67	Hardwood Floor	Elevator	Crown Moulding
4	Kitchen	2nd	17.55	x 11.25	Hardwood Floor	Pantry	Stainless Steel Appl
5	Family	2nd	10.66	x 14.67	Hardwood Floor	Combined W/Kitchen	Large Window
6	Prim Bdrm	3rd	19.13	x 14.63	His/Hers Closets	4 Pc Ensuite	Elevator
7	2nd Br	3rd	11.48	x 12.24	Double Closet	3 Pc Ensuite	Large Window
8	3rd Br	Upper	20.67	x 14.47	Hardwood Floor	3 Pc Ensuite	Skylight
9	4th Br	Lower	13.35	x 14.73	Laminate	3 Pc Ensuite	Above Grade Window

**Client Remks:** Welcome to 228 Walmer Rd, a true entertainers dream! This deceptively large freehold townhouse offers over 3,500 sq. ft. of total living space, complete with a private elevator connecting each level. The grand foyer features a stunning spiral staircase, leading to expansive principal rooms designed for both comfort and style. The main floor living room boasts crown moulding, a recessed ceiling, and hardwood floors, opening onto a large terrace with a custom wood pergola and privacy screen. Upstairs, the oversized dining room is perfect for hosting, while the chefs kitchen has a rare walk-in pantry and flows seamlessly into the family room. The luxurious primary suite offers his and hers closets, a stunning 4-piece ensuite with exceptional storage, and private elevator access. Each of the three additional bedrooms has its own ensuite bathroom, including the loft-style 3rd bedroom. Flooded with natural light from the skylight and offering a walkout to another private terrace, this versatile space is currently used as a gym but presents endless possibilities. A built-in 2-car garage completes this exceptional home. Ideally located in the Casa Loma neighbourhood, minutes away from Dupont subway station, surrounded by top rated schools, and walking distance to idyllic green space. This is a rare opportunity for those seeking space, luxury, and versatility!

**Extras:**

**Listing Contracted With:** BOSLEY REAL ESTATE LTD.416-322-8000