



7 Duplex Cres
Toronto Ontario M5P 1J1
 Toronto C03 Yonge-Eglinton Toronto

Taxes: \$8,687.08/2025 **For:** Sale **Sold:** \$1,875,000

Sold Date: 07/31/2025 **List:** \$1,000,000

SPIS: N **Last Status:** SLD **DOM:** 9

Detached **Fronting On:** S **Rms:** 7 + 3
Link: N **Acreage:** <.50 **Bedrooms:** 3
 2-Storey 23 x 83 Feet **Washrooms:** 2
Irreg: 1x3x2nd, 1x3xBsmt
Dir/Cross St: Yonge / Eglinton **Directions:** Yonge / Eglinton

MLS#: C12300757

PIN#: 211720298

Legal: LT 9 PL 684E TORONTO ; T/W & S/T CA633445; CITY OF TORONTO

| | | |
|--------------------------------------|---|--|
| Kitchens: 1 | Exterior: Brick | Zoning: RD (f6.0; d0.6) (x1406) |
| Fam Rm: N | Gar/Gar Spcs: Detached / 1 | Cable TV: |
| Basement: Full / Walk-Up | Park/Drive: Mutual | Gas: |
| Fireplace/Stv: Y | Drive: Mutual, Private | Water: Municipal |
| Heat: Radiant / Other | Drive Park Spcs: 1 | Water Supply Type: |
| A/C: Window Unit | Tot Prk Spcs: 2 | Sewer: Sewers |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: 51-99 | Pool: None | Retirement: |
| Apx Sqft: 1100-1500 | Prop Feat: Cul De Sac, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Place Of Worship | HST Applicable to Sale Price: Included In |
| Lot Shape: Pie | Exterior Feat: Deck | Farm/Agr: |
| Lot Size Source: GeoWarehouse | Interior Feat: Carpet Free, In-Law Capability, Water Heater, Water Meter | Oth Struct: |
| Roof: Asphalt Shingle | | Survey Type: None |
| Foundation: Concrete Block | | Spec Desig: Unknown |
| Assessment: POTL: | | |
| POTL Mo Fee: | | |
| Laundry lev: Lower | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|-----------|-------|-------------|------------|----------------|--------------|-------------------|
| 1 | Living | Main | 10.99 | x 17.32 | Hardwood Floor | Open Concept | O/Looks Frontyard |
| 2 | Dining | Main | 10.33 | x 12.76 | Hardwood Floor | Open Concept | O/Looks Backyard |
| 3 | Kitchen | Main | 7.15 | x 11.68 | Hardwood Floor | Updated | |
| 4 | Breakfast | Main | 7.41 | x 5.74 | Hardwood Floor | W/O To Deck | |
| 5 | Prim Bdrm | 2nd | 10.01 | x 14.17 | Hardwood Floor | | |
| 6 | Br | 2nd | 9.09 | x 10.99 | Hardwood Floor | | |
| 7 | Br | 2nd | 10.99 | x 11.15 | Hardwood Floor | W/O To Deck | |
| 8 | Bathroom | 2nd | 0 | 0 | 3 Pc Bath | | |
| 9 | Rec | Bsmt | 10.24 | x 15.16 | | | |
| 10 | Bathroom | Bsmt | 0 | 0 | 3 Pc Bath | | |
| 11 | Laundry | Bsmt | 6.66 | x 8.23 | | | |
| 12 | Utility | Bsmt | 10.07 | x 5.51 | | | |

Client Remarks: Charming 3-bed, 2-bath home built in 1934 featuring an updated kitchen, newer windows, hardwood floors, and elegant wainscoting throughout. The partially finished basement adds versatility, while the home has been well-maintained and offers a solid foundation for cosmetic updates or a full transformation. Prime Location & Transit Connections: Located in a highly desirable, well-established neighbourhood experiencing major redevelopment. Just steps to TTC bus routes and the Yonge-University subway line, with quick access to DVP/401. Only ~1 km to Oriole Park and St. Monica schools. Rare Features: Situated on a quiet crescent, a true rarity in the city with a single-car garage and additional parking in a mutual/shared drive. Private, peaceful, and incredibly well located. Development Potential: Surrounded by new condo developments and mixed-use intensification, the property is ideally positioned in a rapidly growing corridor. Whether you're looking to move in, renovate, invest, or redevelop this lot offers incredible long-term potential. Its no surprise this home has already drawn strong interest from developers.

Inclusions: All appliances, window coverings and electric light fixtures.

Listing Contracted With: RE/MAX ESCARPMENT REALTY INC. 905-639-7676



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|--|------------------------------------|--|--|
| 45 Hillsdale Ave W Toronto Ontario M5P 1E9 Toronto C03 Yonge-Eglinton Toronto Taxes: \$7,827.42/2025 Sold Date: 10/31/2025 SPIS: N | | | Sold: \$1,617,000 List: \$1,599,000 |
| Detached | Fronting On: S | For: Sale | % Dif: 101 |
| Link: N 2-Storey | Acreage: 20 x 93.76 Feet | Rms: 7 + 3 Bedrooms: 4 + 1 Washrooms: 2 1x4x2nd, 1x3xLower | Irreg: |
| Dir/Cross St: Yonge St & Hillsdale Ave W. Directions: Yonge St & Hillsdale Ave W. | | | |

MLS#: C12483494

PIN#: 211720226

Legal: PT LT 13 PL 1809 TORONTO AS IN CT639068; T/W & S/T CT639068; CITY OF TORONTO

| | | |
|---|---|---------------------------------------|
| Kitchens: 1 | Exterior: Brick | Zoning: |
| Fam Rm: N | Gar/Gar Spcs: None / 1 | Cable TV: |
| Basement: Finished / Separate Entrance | Park/Drive: Mutual | Hydro: |
| Fireplace/Stv: Y | Drive: Mutual, Front Yard Parking | Gas: |
| Heat: Forced Air / Gas | Drive Park Spcs: 1 | Phone: |
| A/C: Central Air | Tot Prk Spcs: 1 | Water: Municipal |
| Central Vac: N | UFFI: | Water Supply Type: |
| Apx Age: | Pool: None | Sewer: Sewers |
| Year Built: 1922 | Prop Feat: Fireplace/Stove | Waterfront: |
| Apx Sqft: 1100-1500 | Interior Feat: Built-In Oven, Countertop Range, Water Heater Owned | Retirement: |
| Lot Size Source: MPAC | | HST Applicable to: Included In |
| Roof: Shingles | | Sale Price: |
| Foundation: Concrete | | Farm/Agr: |
| Assessment: POTL: | | Oth Struct: Shed |
| POTL Mo Fee: | | Survey Type: None |
| Laundry lev: Lower | | Spec Desig: Unknown |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|-----------|-------|-------------|------------|-----------------|------------------|----------------|
| 1 | Living | Main | 14.44 | x 15.88 | Gas Fireplace | Crown Moulding | Hardwood Floor |
| 2 | Dining | Main | 14.44 | x 10.1 | Pot Lights | Crown Moulding | Hardwood Floor |
| 3 | Kitchen | Main | 14.44 | x 9.42 | Granite Counter | Breakfast Area | Cork Floor |
| 4 | Prim Bdrm | Upper | 15.03 | x 13.09 | Pot Lights | Double Closet | Hardwood Floor |
| 5 | 2nd Br | Upper | 9.51 | x 11.12 | Hardwood Floor | | |
| 6 | 3rd Br | Upper | 11.29 | x 9.88 | Hardwood Floor | | |
| 7 | 4th Br | Upper | 10.2 | x 7.64 | South View | O/Looks Backyard | Broadloom |
| 8 | Br | Lower | 9.48 | x 8.83 | Pot Lights | Double Closet | Broadloom |
| 9 | Rec | Lower | 14.01 | x 11.75 | Pot Lights | Cedar Closet | Broadloom |
| 10 | Laundry | Lower | 11.35 | x 6.53 | Laundry Sink | Tile Floor | |

Client Remarks: Welcome to 45 Hillsdale Ave W - a warm and inviting detached family home in Chaplin Estates, just steps from Yonge Street. Featuring a legal front parking pad and a desirable south-facing backyard, this move-in-ready residence combines timeless character with thoughtful updates in one of Toronto's most sought-after midtown neighbourhoods. The main floor offers open-concept living and dining with hardwood floors, crown moulding, pot lights, and a gas fireplace with an elegant marble surround. A custom built-in cabinet in the dining area adds both style and storage. The kitchen features granite counters, a built-in granite breakfast table, premium appliances (Sub-Zero fridge, Miele gas cooktop, wall oven, and dishwasher), and generous cupboard space. Walk out to a beautifully landscaped, low-maintenance backyard perfect for relaxing or entertaining - with a covered deck, stone patio, garden lighting and irrigation, storage shed, and a built-in gas line for BBQ. Upstairs, you'll find four comfortable bedrooms and an updated 4-piece bath; the versatile fourth bedroom is ideal as a nursery or home office. The finished lower level adds a rec room, bedroom, 3-piece bath, laundry, ample storage, and a separate rear entrance for added convenience. Recent updates include a new sloped shingled roof and an upgraded front parking pad and mutual drive (see attachments for full list). Lovingly maintained and in excellent condition - move in and enjoy, or update to your taste. Ideally located in Chaplin Estates, you're steps from Yonge Street's shops and restaurants, top-rated schools (Oriole Park Jr Public & North Toronto Collegiate), excellent parks, and the Eglinton subway station - combining city convenience with a strong sense of community. A rare opportunity to own a detached home in Chaplin Estates at this price point.

Inclusions: Sub Zero Fridge, Miele gas cooktop, Miele wall oven, Miele dishwasher, washer/dryer, electric light fixtures, existing window coverings, built-in cabinet and matching shelving in dining room, wall mounted storage cabinet in 2nd floor bathroom, hot water tank, furnace, air conditioner, garden shed.

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY 416-443-0300



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|--|---------------------------------------|-------------------------------------|--|
| 123 Colin Ave Toronto Ontario M5P 2C4 | | | Sold: \$1,785,000 List: \$1,798,888 |
| Toronto C03 Yonge-Eglinton Toronto | | | |
| Taxes: \$10,285.75/2025 | For: Sale | | % Dif: 99 |
| Sold Date: 10/08/2025 | | | |
| SPIS: N | Last Status: SLD | DOM: 14 | |
| Detached | Fronting On: E | Rms: 7 | |
| Link: N | Acreage: | Bedrooms: 4 | |
| 2-Storey | 30 x 133.5 Feet | Washrooms: 2 | |
| | Irreg: | 1x4x2nd, 1x2xBsmt | |
| | Dir/Cross St: Yonge & Eglinton | Directions: Yonge & Eglinton | |

MLS#: C12423423

PIN#: 211720113

Legal: LT 147 PL 599E TORONTO, T/W & S/T CA584546, CITY OF TORONTO

| | | |
|---|---------------------------------------|--------------------------------------|
| Kitchens: 1 | Exterior: Brick | Zoning: |
| Fam Rm: N | Gar/Gar Spcs: Carport / 0 | Cable TV: |
| Basement: Separate Entrance / Finished | Park/Drive: | Gas: |
| Fireplace/Stv: N | Drive: Front Yard Parking | Water: |
| Heat: Radiant / Gas | Drive Park Spcs: 1 | Water Supply Type: |
| A/C: Central Air | Tot Prk Spcs: 1 | Sewer: |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: | Pool: None | Retirement: |
| Apx Sqft: 1500-2000 | Prop Feat: Interior Feat: None | HST Applicable to Included In |
| Roof: Asphalt Shingle | | Sale Price: |
| Foundation: Poured Concrete | | Farm/Agr: |
| Assessment: POTL: | | Oth Struct: |
| POTL Mo Fee: | | Survey Type: None |
| Laundry lev: | | Spec Desig: Unknown |

| # | Room | Level | Length (ft) | Width (ft) | Description |
|---|-----------|-------|-------------|------------|-------------|
| 1 | Living | Main | 17.55 | x 13.32 | |
| 2 | Dining | Main | 14.34 | x 12.11 | |
| 3 | Kitchen | Main | 14.01 | x 8.01 | |
| 4 | Prim Bdrm | 2nd | 13.91 | x 10.83 | |
| 5 | 2nd Br | 2nd | 8.01 | x 10.43 | |
| 6 | 3rd Br | 2nd | 14.01 | x 10.5 | |
| 7 | 4th Br | 2nd | 10.83 | x 8.99 | |
| 8 | Rec | Bsmt | 11.25 | x 21.52 | |
| 9 | Laundry | Bsmt | 7.97 | x 11.88 | |

Client Remarks: Welcome to this beautiful home located in the prime area of Chaplin Estates. This spacious property features 4 bedrooms and 2 bathrooms, offering a large, inviting living space that connects seamlessly to the kitchen and dining area. Outside, you'll find a private backyard and deck, perfect for relaxing and entertaining guests. Located just south of Eglinton near Yonge Street, this home provides easy access to shopping, restaurants, cafes, and local amenities including Eglinton Park, Tommy Flynn Playground, and the Community Centre and Arena. Commuters will appreciate the short walk to the subway (6 minutes) and the 10-minute drive to Allen Road for quick access to the 401. The neighborhood is ideal for families, surrounded by young families and close to top schools such as Oriole Park Jr PS, Hodgson MS, North Toronto CI, and private schools including York School, BSS, and UCC. This property offers a wonderful combination of comfort, convenience, and community. Schedule a viewing today!

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, All Elfs, Window Coverings

Listing Contracted With: RE/MAX REALTY SPECIALISTS INC. 905-828-3434



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|--|---|---|--|
| 87 Tranmer Ave Toronto Ontario M5P 1E3 Toronto C03 Yonge-Eglinton Toronto Taxes: \$11,891.95/2025 Sold Date: 10/03/2025 SPIS: N | | | Sold: \$2,000,000 List: \$2,295,000 |
| Detached | Fronting On: S | For: Sale | % Dif: 87 |
| Link: N 2-Storey | Acreage: 50 x 100 Feet Irreg: | Rms: 8 + 2 Bedrooms: 4 + 1 Washrooms: 4 1x2xMain, 1x2x2nd, 1x4x2nd, 1x3xLower | |
| Dir/Cross St: Oriole Parkway & Chaplin Crescent Directions: East of Avenue Rd, north of Chaplin Crescent. At the corner of Tranmer Ave & Oriole Pkwy. | | | |
| MLS#: C12285655 PIN#: 211810190 Legal: PT LT 82-83 PL 569E TORONTO AS IN CA686002; S/T EXECUTION 00-002308, IF ENFORCEABLE; S/T EXECUTION 01-007503, IF ENFORCEABLE; S/T EXECUTION 92-013290, IF ENFORCEABLE; S/T EXECUTION 92-020678, IF ENFORCEABLE; S/T EXECUTION 93-010095, IF ENFORCEABLE; S/T EXECUTION 94-011067, IF ENFORCEABLE; S/T EXECUTION 96-011071, IF ENFORCEABLE; S/T EXECUTION 97-000029, IF ENFORCEABLE; S/T EXECUTION 97-002960, IF ENFORCEABLE; S/T EXECUTION 98-000532, IF ENFORCEABLE; CITY OF TORONTO | | | |

| | | |
|--|--|--------------------------------------|
| Kitchens: 1 | Exterior: Brick / Stucco/Plaster | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: Detached / 1 | Cable TV: |
| Basement: Finished | Park/Drive: Private | Hydro: |
| Fireplace/Stv: Y | Drive: Private | Gas: |
| Heat: Water / Gas | Drive Park Spcs: 1 | Phone: |
| A/C: Central Air | Tot Prk Spcs: 2 | Water: Municipal |
| Central Vac: N | UFFI: | Water Supply Type: |
| Apx Age: | Pool: None | Sewer: Sewers |
| Apx Sqft: 2000-2500 | Prop Feat: Family Room, Fireplace/Stove | Waterfront: |
| Roof: Asphalt Shingle, Membrane | Interior Feat: Storage | Retirement: |
| Foundation: Block | | HST Applicable to Included In |
| Assessment: POTL: | | Sale Price: |
| POTL Mo Fee: | | Farm/Agr: |
| Laundry lev: Lower | | Oth Struct: |
| | | Survey Year: 1975 |
| | | Survey Type: Available |
| | | Spec Desig: Unknown |

| | | | | | | |
|------------------------------|-------------|--------------|--------------------|-------------------|--------------------|-------------------------------|
| Water Body Type: Lake | | | | | | |
| # | Room | Level | Length (ft) | Width (ft) | Description | |
| 1 | Foyer | Main | 15.75 | x 6.99 | Closet | Hardwood Floor 2 Pc Bath |
| 2 | Living | Main | 26.84 | x 12.76 | Separate Rm | Bay Window Fireplace |
| 3 | Dining | Main | 16.67 | x 12.01 | Separate Rm | Bay Window Hardwood Floor |
| 4 | Kitchen | Main | 15.32 | x 9.74 | Separate Rm | Stainless Steel Sink Window |
| 5 | Family | Main | 25.33 | x 10.33 | Separate Rm | South View W/O To Garden |
| 6 | Prim Bdrm | 2nd | 13.48 | x 12.76 | South View | His/Hers Closets 2 Pc Ensuite |
| 7 | 2nd Br | 2nd | 12.93 | x 11.58 | Closet | South View Hardwood Floor |
| 8 | 3rd Br | 2nd | 11.58 | x 11.32 | Closet | North View Hardwood Floor |
| 9 | 4th Br | 2nd | 11.15 | x 9.74 | Closet | North View Hardwood Floor |
| 10 | Bathroom | 2nd | 7.74 | x 5.09 | 4 Pc Bath | Pedestal Sink Window |
| 11 | Rec | Lower | 17.16 | x 10.99 | Finished | Window Broadloom |
| 12 | Br | Lower | 12.17 | x 11.15 | Double Closet | Closet Window |
| 13 | Bathroom | Lower | 8.33 | x 3.58 | 3 Pc Bath | Separate Shower Pedestal Sink |

Client Remarks: Nestled in the heart of prestigious Chaplin Estates, 87 Tranmer Ave is a timeless centre hall home brimming with charm and endless possibilities. Available for the first time in 25 years! This cherished family residence sits on a generous 50' x 100' corner lot, offering an opportunity to own in one of Toronto's most sought-after midtown neighbourhoods. Boasting over 3200 sf across 3 finished levels, this home features 4+1 bedrooms and 4 bathrooms. Gracious principal rooms set the tone, including an expansive formal living room (26'10" x 12'9") with a bay window, wood-burning fireplace & hardwood flooring. The bright and spacious formal dining room - ideal for entertaining - flows seamlessly via double-doors into the functional kitchen, complete with ample cabinetry & countertop space and a charming window above the sink. An inviting main floor addition introduces a sun-filled family room, offering a versatile space for relaxation, a breakfast room and/or home office. Sliding glass doors lead to a rear deck & beautifully landscaped garden. A separate side-door entrance from the private driveway & detached single-car garage adds convenience, along with a main floor powder rm. On the 2nd floor, the south-facing primary suite boasts 2 double-door closets and a 2-piece semi-ensuite bathroom. 3 additional well-proportioned bedrooms feature their own closets, and a 4-piece family bathrm & hallway linen closet complete this floor. The finished lower level extends the living space with a good recreation room, additional bedroom, 3-piece bathroom, separate laundry room & exceptional storage. Showcasing original character and solid bones, this family home offers incredible potential whether you choose to update, renovate, or build your dream home in this unbeatable location. Walking distance to TTC, shops/restaurants on Yonge Street & Eglinton Ave, and premium private & public schools (UCC, BSS, Davisville Junior PS & North Toronto CI). Don't miss this incredible opportunity!

Prepared By: MAGGIE LIND, Salesperson

Phone: 416-925-9191

Printed On: 12/01/2025 4:26:34 PM

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

1300 Yonge St Ground Flr, Toronto ON M4T1X3

Inclusions: All existing appliances; fridge, electric range, dishwasher, microwave, washer & dryer. All existing window coverings. All existing light fixtures.

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



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|--|--|--|--|
| 50 Eastbourne Ave Toronto Ontario M5P 2G2 Toronto C03 Yonge-Eglinton Toronto Taxes: \$11,959.82/2024 Sold Date: 10/23/2025 SPIS: N Last Status: SLD DOM: 3 | | | Sold: \$2,550,000 List: \$2,495,000 |
| Detached Link: N 2 1/2 Storey | Fronting On: W Acreage: 40 x 130.9 Feet Irreg: | Rms: 9 + 1 Bedrooms: 5 Washrooms: 4 1x5x2nd, 1x5x3rd, 1x2xMain, 1x2xLower | For: Sale % Dif: 102 |
| Dir/Cross St: Chaplin Cres/Oriole Parkway Directions: Chaplin Cres/East of Oriole Parkway | | | |

| | |
|--|------------------------|
| MLS#: C12472321 | PIN#: 211730276 |
| Legal: Part Lot 44, Plan 569E Toronto as in EN120421; City of Toronto | |

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|-------------------------------------|--|---|
| Kitchens: 1 | Exterior: Brick | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: Detached / 1 | Cable TV: |
| Basement: Partially Finished | Park/Drive: Private | Hydro: |
| Fireplace/Stv: Y | Drive: Private | Gas: |
| Heat: Water / Gas | Drive Park Spcs: 4 | Phone: |
| A/C: Central Air | Tot Prk Spcs: 5 | Water: Municipal |
| Central Vac: N | UFFI: | Water Supply Type: |
| Apx Age: | Pool: None | Sewer: Sewers |
| Apx Sqft: 2500-3000 | Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School | Waterfront: |
| Lot Shape: Rectangular | Exterior Feat: Landscaped | Retirement: |
| Lot Size Source: Survey | Interior Feat: None | Under Contract: Hot Water Tank-Gas |
| Roof: Asphalt Shingle | | HST Applicable to: Included In |
| Foundation: Stone | | Sale Price: |
| Assessment: POTL: | | Farm/Agr: |
| POTL Mo Fee: | | Oth Struct: |
| Laundry lev: Main | | Survey Type: Available |
| | | Spec Desig: Unknown |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|-----------|-------|-------------|------------|---------------------|--------------------|----------------|
| 1 | Foyer | Main | 12.01 | x 6 | Leaded Glass | Tile Floor | |
| 2 | Living | Main | 19.26 | x 14.34 | Fireplace | Bay Window | Crown Moulding |
| 3 | Dining | Main | 14.99 | x 12.4 | Picture Window | Crown Moulding | Broadloom |
| 4 | Kitchen | Main | 10.17 | x 9.84 | Family Size Kitchen | | |
| 5 | Breakfast | Main | 13.25 | x 9.25 | W/O To Patio | Combined W/Laundry | |
| 6 | Den | Main | 10.24 | x 7.09 | O/Looks Garden | B/I Shelves | Broadloom |
| 7 | Prim Bdrm | 2nd | 17.16 | x 12.4 | W/W Closet | Hardwood Floor | |
| 8 | 2nd Br | 2nd | 12.24 | x 12.17 | Double Closet | B/I Bookcase | Hardwood Floor |
| 9 | 3rd Br | 2nd | 12.24 | x 10.33 | W/O To Deck | Closet | Hardwood Floor |
| 10 | 4th Br | 3rd | 13.32 | x 11.91 | Closet | Ceiling Fan | Broadloom |
| 11 | 5th Br | 3rd | 16.24 | x 9.74 | Double Closet | Ceiling Fan | Broadloom |
| 12 | Rec | Lower | 18.34 | x 18.01 | 2 Pc Bath | | |
| 13 | Utility | Lower | 18.01 | x 13.91 | | | |

Client Remarks: A gracious centre hall home cherished by the same family for decades. This two and a half storey home sits on a 40 x 130 foot lot on the second block of Eastbourne Avenue. The home features exquisite details including crown moulding, leaded windows, space, grace, flow and an abundance of natural light. The grand living room, with its wood burning fireplace, bay window, gracious dining room, a cozy den overlooking the garden - all perfect for entertaining. The white kitchen features a spacious breakfast area with a walkout to the patio and a west-facing garden. The laundry area is conveniently integrated into the kitchen and a main floor powder room. The second floor offers an unusually large layout with three well sized bedrooms, five piece bathroom and walk out to a rooftop deck. The third floor provides an ideal two bedroom/home office retreat with five piece bathroom and excellent ceiling height. The lower level with recreation room space and above grade windows offer additional potential. Architectural details enhance the home's significant street presence, including the red brick, inviting front door entrance, long private drive to a detached garage. Chaplin Estates is one of the city's most desirable neighbourhoods, known for its exceptional public and private schools close by, lush parks, the Beltline Trail, community centres... Just a short stroll from the Yonge subway, and vibrant shopping areas offering a small-town vibe in the heart of the city, this location provides the perfect blend of convenience and community. This home is truly a rare find on an exceptional lot. It is time for the next family to personalize to suit their lifestyle and create their own special memories.

Inclusions: Whirlpool dishwasher, Beaumark stove, Whirlpool washer & dryer, ceiling fans, all light fixtures (except dining room chandelier), all window coverings, gas boiler, SpacePak air conditioning, broadloom where laid.

Listing Contracted With: ROYAL LEPAGE/J & D DIVISION416-489-2121



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|--|-----------------------|------------------------|--|
| 270 Oriole Pkwy Toronto Ontario M5P 2H3 Toronto C03 Yonge-Eglinton Toronto Taxes: \$12,940.14/2025 Sold Date: 08/25/2025 SPIS: N | | | Sold: \$2,575,689 List: \$2,595,000 |
| Detached | Fronting On: W | For: Sale | % Dif: 99 |
| Link: N | Acreage: | | |
| 2-Storey | 45 x 129.91 Feet | Bedrooms: 3 + 1 | |
| | Irreg: | Washrooms: 4 | 1x2xMain, 1x3x2nd, 1x4x2nd, 1x3xLower |
| Dir/Cross St: Oriole Parkway / Chaplin Crescent Directions: Oriole Parkway North of Chaplin Crescent | | | |

MLS#: C12347113

PIN#: 211810184

Legal: Plan 569E Part Lot 88 Part Lot 89

| | | | |
|----------------------------------|-----------------------------------|---------------------------|---------------|
| Kitchens: 1 | Exterior: Brick | Zoning: | |
| Fam Rm: N | Gar/Gar Spcs: Detached / 2 | Cable TV: | Hydro: |
| Basement: Full / Finished | Park/Drive: | Gas: | Phone: |
| Fireplace/Stv: Y | Drive: | Water: | Municipal |
| Heat: Radiant / Gas | Drive Park Spcs: 4 | Water Supply Type: | |
| A/C: Central Air | Tot Prk Spcs: 6 | Sewer: | Sewers |
| Central Vac: N | UFFI: No | Waterfront: | |
| Apx Age: | Pool: None | Retirement: | |
| Year Built: 1948 | Prop Feat: Fireplace/Stove | HST Applicable to | Included In |
| Yr Built Source: MPAC | Interior Feat: None | Sale Price: | |
| Apx Sqft: 1500-2000 | | Farm/Agr: | |
| Lot Size Source: MPAC | | Oth Struct: | |
| Roof: Asphalt Shingle | | Survey Type: | None |
| Foundation: Unknown | | Spec Desig: | Unknown |
| Assessment: 2024 POTL: | | | |
| POTL Mo Fee: | | | |
| Laundry lev: Lower | | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|-----------|-------|-------------|------------|----------------------|---------------------|-------------------|
| 1 | Living | Main | 24.41 | x 12.76 | Fireplace | W/O To Patio | French Doors |
| 2 | Dining | Main | 12.76 | x 12.5 | Hardwood Floor | Large Window | O/Looks Frontyard |
| 3 | Kitchen | Main | 12.83 | x 11.75 | Stainless Steel Appl | Granite Counter | W/O To Deck |
| 4 | Breakfast | Main | 8.76 | x 8.5 | B/I Shelves | Overlook Patio | Hardwood Floor |
| 5 | Powder Rm | Main | 0 | 0 | 2 Pc Bath | Window | Tile Floor |
| 6 | Prim Bdrm | 2nd | 12.83 | x 11.84 | Ensuite Bath | Hardwood Floor | Closet Organizers |
| 7 | Bathroom | 2nd | 0 | 0 | 4 Pc Ensuite | Soaker | Tile Floor |
| 8 | 2nd Br | 2nd | 14.07 | x 13.85 | Hardwood Floor | Large Window | Closet |
| 9 | 3rd Br | 2nd | 11.42 | x 10.17 | Large Window | Closet | Hardwood Floor |
| 10 | Office | 2nd | 6.27 | x 5.51 | B/I Desk | Hardwood Floor | Window |
| 11 | Bathroom | 2nd | 0 | 0 | Tile Floor | California Shutters | Pot Lights |
| 12 | Rec | Lower | 13.16 | x 11.91 | Broadloom | Pot Lights | Window |
| 13 | 4th Br | Lower | 10.01 | x 9.68 | Window | Broadloom | Closet |
| 14 | Laundry | Lower | 12.6 | x 10.93 | Tile Floor | Window | B/I Shelves |
| 15 | Bathroom | Lower | 0 | 0 | 3 Pc Bath | Tile Floor | |

Client Remarks: Handsome Fully Renovated 3+1 Bedroom, 4 Bathroom Red Brick Situated In Coveted Chaplin Estates On A Large 45' x 130' Lot. Located On The West Side Of The Street With A Lush, Sunny West-Facing Backyard For Beautiful Evening Sun, This Elegant Centre Hall Plan Includes A Spacious Foyer With 2nd Floor Skylight That Brings In Loads Of Natural Light. The Generously Sized Living Room Includes A Wood Burning Fireplace And A Rear French Door Walkout That Flows Outside To The Gorgeous Flagstone Patio For Easy Indoor/Outdoor Entertaining Flow. In Addition To The Formal Dining Room Overlooking The Front Gardens, This House Also Offers A Wonderful Breakfast Room, Open To The Kitchen & Overlooking The Backyard, With Built-In Seating. The Chef's Kitchen Includes High End Appliances Plus An Additional Walkout To The Rear Deck/Patio. Upstairs You'll Find Three Large Bedrooms Including The Primary Suite Which Features A Gorgeous 4 Piece Ensuite With A Glass Enclosed Shower & Separate Soaker Tub. A Perfect Work From Home 2nd Floor Office Space With Built In Desk & Shelving Plus A Nicely Appointed 3 Piece Family Bathroom Round Out The Second Floor. In The Fully Finished Lower Level You'll Find A Large Recreation Room, Fourth Bedroom, Full 3 Piece Bathroom & Large Laundry Room, All With Good Ceiling Height. A Large 2 Car Garage & Backyard Oasis Including a Large Deck With Seating Area, Flagstone Patio Area & Gardens Complete This Exceptional Property Which Also Offers A Short Walk To Yonge Street (Including Transit), Beautiful Parks and The Expansive Beltline Trail Plus Easy Commuting With Close Proximity To Some Of Toronto's Best Schools Including Upper Canada College & The Bishop Strachan School.

Inclusions: As Per Schedule B.

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



| | | |
|--|--|---|
| 268 Oriole Pkwy Toronto Ontario M5P 2H3 Toronto C03 Yonge-Eglinton Toronto Taxes: \$12,962.76/2025 Sold Date: 09/19/2025 SPIS: N | | Sold: \$2,600,000 List: \$2,698,000 |
| Detached Link: N 2-Storey | Fronting On: W Acreage: 45 x 129.91 Feet Irreg: | For: Sale % Dif: 96 |
| | Dir/Cross St: Oriole Parkway / Chaplin Crescent Directions: Oriole Pkwy north of Chaplin Crescent | Rms: 8 + 3 Bedrooms: 4 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x3x2nd, 1x3xLower |
| MLS#: C12403424 PIN#: 211810183 Legal: PT LT 89-90 PL 569E TORONTO AS IN CA734967; CITY OF TORONTO | | |

| | | |
|---|---|--|
| Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: Y Heat: Radiant / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1947 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: | Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Private Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: None | 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 |
|---|---|--|

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|------------|-------|-------------|------------|----------------------|-------------------|-------------------|
| 1 | Foyer | Main | 15.75 | x 7.51 | 2 Pc Bath | Closet | Tile Floor |
| 2 | Living | Main | 24.41 | x 12.99 | Fireplace | Pot Lights | French Doors |
| 3 | Dining | Main | 12.83 | x 12.5 | Hardwood Floor | O/Looks Frontyard | Pot Lights |
| 4 | Kitchen | Main | 12.99 | x 10.76 | Stainless Steel Appl | Pantry | W/O To Deck |
| 5 | Breakfast | Main | 8.76 | x 8.6 | O/Looks Backyard | Hardwood Floor | Large Window |
| 6 | Prim Bdrrm | 2nd | 14.24 | x 11.42 | 3 Pc Ensuite | Large Closet | Hardwood Floor |
| 7 | 2nd Br | 2nd | 11.58 | x 10.17 | Large Window | Closet | O/Looks Backyard |
| 8 | 3rd Br | 2nd | 11.84 | x 11.15 | O/Looks Backyard | Hardwood Floor | Window |
| 9 | 4th Br | 2nd | 12.83 | x 10.07 | Large Closet | O/Looks Frontyard | Led Lighting |
| 10 | Rec | Lower | 21.26 | x 6 | Fireplace | Broadloom | Window |
| 11 | 5th Br | Lower | 12.99 | x 11.25 | Window | Led Lighting | Closet Organizers |
| 12 | Laundry | Lower | 10.93 | x 5.15 | Laundry Sink | Window | Tile Floor |
| 13 | Media/Ent | Lower | 6.99 | x 6.89 | | | |

| |
|---|
| Client Remarks: Welcome home to this fully renovated, handsome red brick 4+1 bedroom, 4 bathroom detached home situated in beautiful Chaplin Estates. Located on the west side of the street on a large 45' x 129.91' sunsoaked lot, this discerning property offers fabulous curb appeal in a highly sought-after setting. The elegant centre hall plan welcomes you inside to a spacious foyer that opens into the breakfast room and includes a nicely tucked away 2 piece powder room. With large, oversized principal rooms, you feel the grandeur of this impressive residence, which includes the spacious living room with fireplace and walk-out to the west-facing backyard, a fabulous breakfast area just off the kitchen, a formal dining room overlooking the front yard and a chef-inspired kitchen with a centre island that also includes a secondary walk-out to the large west-facing deck. Upstairs, you'll find four nicely proportioned bedrooms, all with good closet space, which includes the primary suite with a 3-piece ensuite bathroom with heated floors plus a nicely appointed 4-piece family bath. In the fully finished lower level, you'll find a large recreation room with fireplace, fifth bedroom, media room, full 3-piece bath and a large laundry room, all with good ceiling height. A large two-car garage, a luxury in this neighbourhood, plus a lush backyard that gets lovely evening sun, including an oversized deck, round out this truly exceptional property. Experience all the best this wonderful neighbourhood has to offer with a short walk to Yonge Street (including transit), beautiful parks, including the expansive Beltline Trail, plus easy commuting with close proximity to some of Toronto's best schools, including Upper Canada College and The Bishop Strachan School. |
|---|

Inclusions: As per Schedule B.

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



| | | | |
|--|-------------------------|-----------------------------|--------------------------|
| 77 Highbourne Rd Toronto Ontario M5P 2J3 | | | Sold: \$2,650,000 |
| Toronto C03 Yonge-Eglinton Toronto | | | List: \$2,795,000 |
| Taxes: \$13,068.33/2024 | For: Sale | % Dif: 95 | |
| Sold Date: 07/24/2025 | | | |
| SPIS: N | Last Status: SLD | DOM: 45 | |
| Detached | Fronting On: E | Rms: 8 + 3 | |
| Link: N | Acreage: | Bedrooms: 4 + 1 | |
| 2 1/2 Storey | 40 x 129.58 Feet | Washrooms: 3 | |
| | Irreg: | 1x4x3rd, 1x4x2nd, 1x2xLower | |
| Dir/Cross St: Avenue and Chaplin | | | |
| Directions: From Avenue and Chaplin, head south east along Chaplin, east to Highbourne Rd. Then turn north on Highbourne Rd to #77 | | | |

MLS#: C12206983

PIN#: 211810167

Legal: PT LT 100-101 PL 569E TORONTO AS IN CT726856; CITY OF TORONTO

| | | |
|------------------------------------|--|---------------------------------------|
| Kitchens: 1 | Exterior: Brick | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: Detached / 1 | Cable TV: |
| Basement: Finished | Park/Drive: Private | Hydro: |
| Fireplace/Stv: Y | Drive: Private | Gas: |
| Heat: Radiant / Gas | Drive Park Spcs: 2 | Phone: |
| A/C: Wall Unit | Tot Prk Spcs: 3 | Water: Municipal |
| Central Vac: N | UFFI: | Water Supply Type: |
| Apx Age: | Pool: None | Sewer: Sewers |
| Year Built: 1928 | Prop Feat: Family Room, Fireplace/Stove | Waterfront: |
| Yr Built Source: MPAC | Interior Feat: Water Heater Owned | Retirement: |
| Apx Sqft: 2500-3000 | | HST Applicable to: Included In |
| Lot Size Source: MPAC | | Sale Price: |
| Roof: Asphalt Shingle | | Farm/Agr: |
| Foundation: Concrete, Stone | | Oth Struct: |
| Assessment: POTL: | | Survey Type: None |
| POTL Mo Fee: | | Spec Desig: Unknown |
| Laundry lev: Lower | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | |
|----|-----------|-------|-------------|------------|----------------|------------------------------|
| 1 | Living | Main | 17.75 | x 13.68 | Bay Window | Fireplace Hardwood Floor |
| 2 | Dining | Main | 15.09 | x 11.84 | Large Window | Wainscoting Hardwood Floor |
| 3 | Family | Main | 21.49 | x 18.01 | W/O To Patio | French Doors Hardwood Floor |
| 4 | Kitchen | Main | 12.93 | x 11.75 | Double Sink | B/I Appliances Pot Lights |
| 5 | 2nd Br | 2nd | 16.17 | x 12.83 | Double Closet | Large Window Broadloom |
| 6 | 3rd Br | 2nd | 16.08 | x 10.43 | W/O To Terrace | Crown Moulding Broadloom |
| 7 | 4th Br | 2nd | 10.83 | x 10.66 | B/I Closet | B/I Bookcase Leaded Glass |
| 8 | Prim Bdrm | 3rd | 14.83 | x 11.52 | 4 Pc Ensuite | W/I Closet Broadloom |
| 9 | Rec | Lower | 13.42 | x 12.83 | Combined W/Den | Double Closet Broadloom |
| 10 | 5th Br | Lower | 15.32 | x 11.09 | Combined W/Den | Above Grade Window Broadloom |
| 11 | Den | Lower | 9.09 | x 7.41 | Combined W/Rec | Separate Shower Broadloom |
| 12 | Laundry | Lower | 11.15 | x 9.84 | Laundry Sink | 2 Pc Bath Above Grade Window |

Client Remarks: Nestled in prestigious Chaplin Estates, this stately 4+1 bed, 3-bath home blends classic elegance with thoughtful updates, offering refined living for buyers of all ages. Step into a spacious formal living room with a striking stone fireplace, custom built-ins, leaded glass bay window, and hardwood floors. The dining room features traditional wainscoting and flows seamlessly into both the kitchen and the sunken family room, perfect for entertaining or everyday life. A 21' x 18' family room addition impresses with French doors, an arched transom window, built-in cabinetry, and walkout to a slate stone patio and expansive backyard, ideal for indoor-outdoor living. The kitchen boasts white cabinetry, ample storage, and premium appliances, including a panel-front Sub-Zero fridge, built-in GE oven, Miele cooktop, & dishwasher. A bright breakfast nook offers a casual dining spot filled with natural light. Upstairs, three bedrooms offer flexibility, including a 16' x 12' bedroom with double closets and chandelier, another with access to a private terrace and a third, currently being used as an office. A renovated 4-piece marble bath adds a touch of luxury. The third floor is a dedicated primary retreat with walk-in closet, 4-piece ensuite, soaker tub, and picture window with treetop views. The finished lower level, with separate side entrance, offers a media/play room, laundry, additional bedroom, and income/in-law suite potential. The 40 X 130 ft pool-sized lot offers a fenced backyard. Located near UCC, BSS schools, steps to parks, and the vibrant shops along Yonge Street, this exceptional home offers timeless charm, space to grow, and unmatched lifestyle in one of Toronto's most desirable neighbourhoods.

Inclusions: Subzero Fridge/Freezer, Panasonic Microwave, GE Oven, Miele Stove+Hood, Miele Dishwasher, Amana Washing Machine/Dryer, Clawfoot Tub (3rd floor), All Window Coverings and Light fixtures, Furnace & Equipment, Wall Air Conditioning Unit

Listing Contracted With: ROYAL LEPAGE/J. & D DIVISION 416-489-2121



| | | | |
|--|-----------------------|---|--|
| 188 Duplex Ave Toronto Ontario M5P 2A9 Toronto C03 Yonge-Eglinton Toronto Taxes: \$9,780.50/2025 Sold Date: 11/08/2025 SPIS: N Last Status: SLD DOM: 3 | | | Sold: \$3,188,000 List: \$2,799,000 |
| Detached | Fronting On: W | Rms: 9 + 4 | |
| Link: N | Acreage: | Bedrooms: 4 + 1 | |
| 3-Storey | 30 x 133.5 Feet | Washrooms: 6 | |
| | Irreg: | 1x2xMain, 2x4x2nd, 1x6x2nd, 1x5x3rd, 1x4xLower | |
| Dir/Cross St: Yonge-Eglinton Directions: Yonge-Eglinton | | | |

MLS#: C12511810

PIN#: 211720116

Legal: LT 165 PL 599E TORONTO; CITY OF TORONTO

| | | | |
|---|--|---------------------------|-------------|
| Kitchens: 1 + 1 | Exterior: Brick | Zoning: | |
| Fam Rm: Y | Gar/Gar Spcs: Attached / 1 | Cable TV: | Y |
| Basement: Finished / Separate Entrance | Park/Drive: Private | Gas: | Y |
| Fireplace/Stv: Y | Drive: Private | Water: | Municipal |
| Heat: Forced Air / Gas | Drive Park Spcs: 2 | Water Supply Type: | |
| A/C: Central Air | Tot Prk Spcs: 3 | Sewer: | Sewers |
| Central Vac: Y | UFFI: | Waterfront: | |
| Apx Age: 0-5 | Pool: None | Retirement: | |
| Apx Sqft: 3000-3500 | Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove | HST Applicable to | Included In |
| Lot Size Source: MPAC | Exterior Feat: Deck | Sale Price: | |
| Roof: Asphalt Shingle | Interior Feat: Auto Garage Door Remote, Built-In Oven, In-Law Suite, Central Vacuum | Farm/Agr: | |
| Foundation: Poured Concrete | Security Feat: Carbon Monoxide Detectors, Smoke Detector | Oth Struct: | |
| Assessment: POTL: | | Survey Type: | Available |
| POTL Mo Fee: | | Spec Desig: | Unknown |
| Elevator: Y | | | |
| Laundry lev: Upper | | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|-----------|-------|-------------|------------|----------------|----------------|-------------------|
| 1 | Living | Main | 14.01 | x 12.01 | Hardwood Floor | O/Looks Dining | Pot Lights |
| 2 | Dining | Main | 14.99 | x 12.01 | Hardwood Floor | O/Looks Living | B/I Shelves |
| 3 | Family | Main | 16.99 | x 12.01 | Hardwood Floor | Fireplace | O/Looks Backyard |
| 4 | Kitchen | Main | 25 | x 11.48 | Hardwood Floor | Breakfast Area | O/Looks Backyard |
| 5 | Prim Bdrm | 2nd | 16.47 | x 12.99 | Hardwood Floor | 6 Pc Ensuite | W/I Closet |
| 6 | 2nd Br | 2nd | 10.99 | x 12.01 | Hardwood Floor | 4 Pc Ensuite | W/I Closet |
| 7 | 3rd Br | 2nd | 14.01 | x 10.99 | Hardwood Floor | 4 Pc Ensuite | W/I Closet |
| 8 | Office | 2nd | 12.5 | x 6.99 | Hardwood Floor | Glass Doors | Large Window |
| 9 | Prim Bdrm | 3rd | 22.01 | x 9.51 | Hardwood Floor | 5 Pc Ensuite | Elevator |
| 10 | 5th Br | Lower | 10.99 | x 13.48 | Hardwood Floor | Double Closet | Closet Organizers |
| 11 | Rec | Lower | 16.01 | x 22.01 | Hardwood Floor | Elevator | Pot Lights |
| 12 | Exercise | Lower | 14.01 | x 6.99 | Hardwood Floor | | |
| 13 | Media/Ent | Lower | 17.49 | x 9.84 | Broadloom | | |

Client Remarks: Executive home Designed For Modern Family Living, Boasting Over 4,700 Square Feet Of luxury living space. Natural Light Throughout. The Main Level Is Perfect For Entertaining Guests Or Relaxing With Family And Boasts A Formal Living And Dining Room, An Eat-In Chef's Kitchen, With Top of Line Appliances and Family Room & breakfast area and an effortless walkout from floor to ceiling sliding doors to a beautifully Matured trees backyard. The third Level Has An Oversized Primary Retreat With An Impressive Dressing Room And A 5-Piece Ensuite. The Lower Level Has a Bedroom, Gym, Bathroom, theatre, and Large Recreation Room. Steps to TTC, And All The Amenities Yonge and Ellington Have To Offer. Roughed in. Snow Melting Driveway. Smart Home Control 4 Automation. Elevator, Mudroom, Dog wash, Office, Two Furnace, Two Air Conditioner, Two Laundry Room, And So Much More.Extras:

Listing Contracted With: HOUSESIGMA INC. 647-360-2330



| | |
|--|---|
| 61 Eastbourne Ave Toronto Ontario M5P 2G1 Toronto C03 Yonge-Eglinton Toronto | Sold: \$2,910,000 List: \$2,898,000 |
| Taxes: \$13,113.58/2025 | For: Sale |
| Sold Date: 09/13/2025 | % Dif: 100 |
| SPIS: N | Last Status: SLD |
| Detached Link: N 3-Storey | Fronting On: N Acreage: 40 x 130.75 Feet Irreg: |
| | Rms: 12 + 2 Bedrooms: 5 + 1 Washrooms: 4 1x2xMain, 1x2xLower, 1x4x2nd, 1x4x3rd |
| Dir/Cross St: Oriole Parkway & Chaplin Cres. Directions: Follow your GPS | |

MLS#: C12395392

PIN#: 211730177

Legal: Pt Lt 33-34 Pl. 569E Toronto as in CA552341; S/T execution 91-019406, if enforceable City of Toronto

| | | |
|---|---|---------------------------------------|
| Kitchens: 1 | Exterior: Brick | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: Detached / 1 | Cable TV: Y Hydro: Y |
| Basement: Finished / Separate Entrance | Park/Drive: Private | Gas: Y Phone: Y |
| Fireplace/Stv: Y | Drive: Private | Water: Municipal |
| Heat: Radiant / Gas | Drive Park Spcs: 5 | Water Supply Type: |
| A/C: Central Air | Tot Prk Spcs: 6 | Sewer: Sewers |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: | Pool: None | Retirement: |
| Apx Sqft: 2500-3000 | Prop Feat: Family Room, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, Rec Centre, School | HST Applicable to: Included In |
| Roof: Asphalt Shingle | Exterior Feat: Deck, Lawn Sprinkler System, Privacy, Year Round Living | Sale Price: |
| Foundation: Concrete | Interior Feat: None | Farm/Agr: |
| Assessment: POTL: | | Oth Struct: |
| POTL Mo Fee: | | Survey Type: None |
| Laundry lev: Lower | | Spec Desig: Unknown |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|-----------|-------|-------------|------------|----------------|-------------------|---------------|
| 1 | Foyer | Main | 8.33 | x 18.37 | Tile Floor | Double Closet | |
| 2 | Living | Main | 20.34 | x 16.17 | Hardwood Floor | Fireplace | Leaded Glass |
| 3 | Dining | Main | 15.16 | x 14.76 | Hardwood Floor | O/Looks Living | Wainscoting |
| 4 | Family | Main | 11.91 | x 9.25 | Hardwood Floor | O/Looks Garden | W/O To Deck |
| 5 | Kitchen | Main | 11.91 | x 9.25 | Hardwood Floor | Pantry | Spiral Stairs |
| 6 | Prim Bdrm | 2nd | 17.26 | x 12.5 | Hardwood Floor | Large Closet | 4 Pc Bath |
| 7 | 2nd Br | 2nd | 12.5 | x 11.91 | Hardwood Floor | Closet Organizers | Large Window |
| 8 | 3rd Br | 2nd | 11.52 | x 7.84 | Hardwood Floor | Large Window | |
| 9 | 4th Br | 3rd | 13.91 | x 12.34 | Hardwood Floor | B/I Desk | Closet |
| 10 | 5th Br | 3rd | 13.16 | x 12.5 | Hardwood Floor | 4 Pc Bath | Closet |
| 11 | Rec | Lower | 21.75 | x 20.41 | Broadloom | Gas Fireplace | Pot Lights |
| 12 | Exercise | Lower | 12.83 | x 12.76 | Vinyl Floor | 2 Pc Bath | |
| 13 | Laundry | Lower | 10.5 | x 7.68 | Vinyl Floor | Separate Rm | |

Client Remarks: Welcome To 61 Eastbourne Avenue - A Distinguished Family Residence, Proudly Offered For The First Time In Over 50 Years. Nestled In The Heart Of Coveted Chaplin Estates, This Stately 3-Storey Home Sits On One Of The Finest Blocks Of Eastbourne Avenue, With A Rare 40 X 130 Ft Lot And Approximately 4,000 Sq. Ft. Of Beautifully Appointed Living Space. The Formal Living Room, Anchored By A Striking Fireplace And Leaded Glass Bay Windows, Exudes Timeless Character And Warmth. A Generously Sized Dining Room With Classic Wainscoting Flows Effortlessly Into The Kitchen And Sun-Filled Family Room Addition, Where Sliding Doors Open To A Spacious Deck And A Breathtaking Garden With A Park-Like Setting Perfect For Entertaining Or Everyday Family Living. The Kitchen Offers Ample Cabinetry And A Bright Breakfast Area, While The Second Level Hosts Three Well-Proportioned Bedrooms, A Renovated Family Bathroom And A Convenient Separate Water Closet. The Third Floor Provides Two Versatile Bedrooms With A Shared Bath, Ideal For Children, Guests, Or Home Offices. The Finished Lower Level, With Its Own Entrance, Features A Recreation/Playroom, Multi-Purpose Space, Laundry Area And A Secondary Powder Room Offering Both Comfort And Functionality. With Exceptional Curb Appeal, Expansive Interiors And A Prime Walkable Location, This Property Presents A Rare Opportunity To Own A Classic Toronto Home Ideal For Growing Families. Located Within Top Public School Catchments (Oriole Park, Hodgson, North Toronto) And Proximity To Some Of Toronto's Most Sought-After Private Schools (UCC, BSS, The York School, St.Clements, Greenwood). Just Steps From The Beltline Trail, Yonge Street Boutiques, Cafes And Restaurants, 61 Eastbourne Avenue Combines The Space And Privacy Of A True Family Home With The Conveniences Of Midtown Living.

Inclusions: Existing Stove, Dishwasher, Refrigerator, Microwave, Washer, Dryer, All Electric Light Fixtures, All Window Coverings

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



| | | | |
|---|--|--|--|
| 177A Highbourne Rd Toronto Ontario M5P 2J8 Toronto C03 Yonge-Eglinton Toronto Taxes: \$13,690.64/2024 Sold Date: 09/25/2025 SPIS: N | | | Sold: \$2,900,000 List: \$2,998,000 |
| Detached | Fronting On: E | For: Sale | % Dif: 97 |
| Link: N 2-Storey | Acreage: 25 x 129.72 Feet Irreg: | Rms: 10 + 2 Bedrooms: 4 Washrooms: 5 1x2xMain, 2x4x2nd, 1x5x2nd, 1x4xBsm | |
| Dir/Cross St: Avenue Rd and Eglinton Ave W Directions: Eglinton Ave W. to Highbourne Rd | | | |

MLS#: C12393527

PIN#: 211740201

Legal: PART OF LOT 36 PLAN 1568 DESIGNATED AS PART 2 ON PLAN 66R-23642 CITY OF TORONTO

| | | |
|---|---|--|
| Kitchens: 1 | Exterior: Stone | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: Built-In / 1 | Cable TV: |
| Basement: Finished with Walk-Out | Park/Drive: Private | Gas: |
| Fireplace/Stv: Y | Drive: Private | Water: Municipal |
| Heat: Forced Air / Gas | Drive Park Spcs: 1 | Water Supply Type: |
| A/C: Central Air | Tot Prk Spcs: 2 | Sewer: Sewers |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: 6-15 | Pool: None | Retirement: N |
| Year Built: 2010 | Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, School | Under Contract: Alarm System |
| Yr Built Source: MPAC | Exterior Feat: Deck, Patio, Landscaped | HST Applicable to Sale Price: Included In |
| Apx Sqft: 2500-3000 | Interior Feat: Auto Garage Door | Farm/Agr: |
| Roof: Asphalt Shingle | Remote, Guest Accommodations, Sump Pump, Water Heater Owned | Oth Struct: |
| Foundation: Poured Concrete | Security Feat: Alarm System, Smoke Detector | Survey Type: Available |
| Assessment: POTL: | | Spec Desig: Unknown |
| POTL Mo Fee: | | |
| Laundry lev: Lower | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|-----------|-------|-------------|------------|----------------------|----------------|-------------------|
| 1 | Foyer | Main | 10.99 | x 4.82 | Stone Floor | Crown Moulding | Double Closet |
| 2 | Living | Main | 18.24 | x 14.07 | Hardwood Floor | Crown Moulding | Pot Lights |
| 3 | Dining | Main | 15.75 | x 12.99 | Hardwood Floor | Crown Moulding | Combined W/Living |
| 4 | Breakfast | Main | 20.83 | x 12.17 | Combined W/Kitchen | Open Concept | Crown Moulding |
| 5 | Kitchen | Main | 20.83 | x 12.17 | Stainless Steel Appl | Centre Island | Hardwood Floor |
| 6 | Family | Main | 20.83 | x 12.34 | Gas Fireplace | W/O To Deck | Pot Lights |
| 7 | Prim Bdrm | 2nd | 17.91 | x 14.99 | 5 Pc Ensuite | W/I Closet | Hardwood Floor |
| 8 | 2nd Br | 2nd | 12.5 | x 11.91 | 4 Pc Ensuite | Double Closet | Hardwood Floor |
| 9 | 3rd Br | 2nd | 11.84 | x 9.09 | Closet | Window | Hardwood Floor |
| 10 | 4th Br | 2nd | 10.17 | x 9.09 | Hardwood Floor | Double Closet | Window |
| 11 | Rec | Bsmt | 23.36 | x 19.26 | W/O To Yard | Broadloom | Pot Lights |
| 12 | Laundry | Bsmt | 10.5 | x 5.91 | Laundry Sink | Tile Floor | |

Client Remarks: Welcome to 177A Highbourne Road, situated in the highly desirable Chaplin Estates neighbourhood. This exquisite detached home features four bedrooms and five bathrooms, enhanced by beautifully curated front and rear landscaping, along with a private driveway and built-in garage. Spanning over 3,500 square feet across three levels, the residence offers a versatile and functional floor plan. Experience soaring 10-foot ceilings on the main floor, elegant oak hardwood flooring throughout, and custom crown moulding. The expansive chef's kitchen stands out, complete with a spacious island and breakfast nook, equipped with a Viking range, hood, refrigerator, and a Miele dishwasher. It overlooks a warm family room featuring a gas fireplace, with two walk-outs leading to the rear deck. On the upper level, the impressive primary suite includes a walk-in closet, a double closet, and a luxurious five-piece ensuite bathroom. Additionally, there are three more generously sized bedrooms with ample closet space. The lower level boasts high ceilings and a large recreation room with a walk-out to the outdoors. This home is ideally located near top-rated public & private schools, including U.C.C, Havergal, and B.S.S, as well as all the amenities along Eglinton Avenue. Enjoy easy access to TTC, the upcoming LRT, and just a short drive to downtown.

Inclusions: All Electrical Light Fixtures (see exclusions), All Window Coverings, Refrigerator, Range, Range Hood fan, Microwave, Dishwasher, Rear Irrigation System, Clothes Washer, Dryer, Ring Doorbell Camera, all as currently installed

Listing Contracted With: KELLER WILLIAMS REFERRED URBAN REALTY 416-572-1016



| | | | |
|--|-------------------------|--------------------------------|--------------------------|
| 53 Colin Ave Toronto Ontario M5P 2B8 | | | Sold: \$3,195,000 |
| Toronto C03 Yonge-Eglinton Toronto | | | List: \$3,195,000 |
| Taxes: \$16,246.40/2025 | For: Sale | | % Dif: 100 |
| Sold Date: 10/21/2025 | | | |
| SPIS: N | Last Status: SLD | DOM: 1 | |
| Detached | Fronting On: E | Rms: 11 + 3 | |
| Link: N | Acreage: | Bedrooms: 5 | |
| 2-Storey | 40 x 133.5 Feet | Washrooms: 4 | |
| | Irrig: | 1x2xMain, 2x4xUpper, 1x4xLower | |
| Dir/Cross St: Prime Chaplin Estates Directions: Colin and Tranmer Avenue | | | |

MLS#: C12471984

PIN#: 211820140

Legal: LT 191 PL 489E TORONTO; S/T EXECUTION 94-012599, IF ENFORCEABLE; CITY OF TORONTO.

| | | |
|-----------------------------------|---|--------------------------------------|
| Kitchens: 1 | Exterior: Brick / Stucco/Plaster | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: None / 0 | Cable TV: |
| Basement: Finished | Park/Drive: Private | Gas: |
| Fireplace/Stv: Y | Drive: Private | Water: |
| Heat: Forced Air / Gas | Drive Park Spcs: 3 | Water Supply Type: |
| A/C: Central Air | Tot Prk Spcs: 3 | Sewer: |
| Central Vac: Y | UFFI: | Waterfront: |
| Apx Age: 51-99 | Pool: None | Retirement: |
| Year Built: 1926 | Prop Feat: Central Vacuum, Family Room, Fireplace/Stove, Grnbelt/Conserv, Park, Place Of Worship, Public Transit, Rec Centre, School | HST Applicable to Sale Price: |
| Apx Sqft: 3000-3500 | Exterior Feat: Landscaped, Lawn Sprinkler System, Landscape Lighting | Farm/Agr: |
| Lot Size Source: MPAC | Interior Feat: Central Vacuum | Oth Struct: |
| Roof: Asphalt Shingle | | Survey Type: |
| Foundation: Concrete Block | | Spec Desig: |
| Assessment: POTL: | | |
| POTL Mo Fee: | | |
| Laundry lev: Upper | | |

Waterfront: None

| # | Room | Level | Length (ft) | Width (ft) | Description | |
|----|-----------|-------|-------------|------------|----------------|-------------------|
| 1 | Foyer | Main | 15.91 | x 6.99 | Marble Floor | Closet |
| 2 | Living | Main | 24.02 | x 10.99 | Hardwood Floor | Crown Moulding |
| 3 | Dining | Main | 15.42 | x 8.99 | Hardwood Floor | Crown Moulding |
| 4 | Kitchen | Main | 17.09 | x 14.57 | Hardwood Floor | Centre Island |
| 5 | Family | Main | 28.08 | x 23.65 | Broadloom | Fireplace |
| 6 | Prim Bdrm | 2nd | 21.33 | x 19.65 | Broadloom | Walk-Out |
| 7 | 2nd Br | 2nd | 11.42 | x 10.66 | Broadloom | W/I Closet |
| 8 | Den | 2nd | 11.32 | x 10.83 | Broadloom | 4 Pc Ensuite |
| 9 | 3rd Br | 2nd | 12.17 | x 10.99 | Broadloom | Combined W/Den |
| 10 | 4th Br | 2nd | 10.99 | x 8.99 | Broadloom | Combined W/Br |
| 11 | Laundry | 2nd | 10.99 | x 8.01 | Bamboo Floor | O/Looks Frontyard |
| 12 | Rec | Lower | 27.07 | x 20.83 | Broadloom | O/Looks Frontyard |
| 13 | Office | Lower | 10.01 | x 9.09 | Broadloom | B/I Shelves |
| 14 | Utility | Lower | 16.01 | x 14.24 | | Window |

Client Remarks: Perfectly situated on one of the most coveted streets in Chaplin Estates, this classic centre hall home rests on a beautifully landscaped 40 x 133.5 ft lot, surrounded by mature trees and blooming perennials. Offering a rare combination of charm, space, and sophistication, this residence delivers a turnkey opportunity for refined family living in a highly sought-after community. A gracious entry hall with marble floors and a bevelled mirrored coat closet sets the tone for the homes classic elegance. The formal living room features crown moulding, high-end wool broadloom, and a wood-burning fireplace framed by a custom mantle with polished marble surround. Pocket doors with bevelled glass lead to the dining room, ideal for entertaining, with hardwood floors, wall panel detailing, pot lights, and a hidden storage closet. The heart of the home is the custom kitchen, thoughtfully designed with a large centre island, built-in bar or coffee station, high-end appliances, and a etched glass privacy door. It opens seamlessly into the spacious family room with wall-to-wall windows, floor-to-ceiling marble fireplace, concealed speakers, and a walkout to the backyard. Upstairs, the skylit landing leads to four spacious bedrooms, including a serene primary suite with dual closets and a renovated ensuite featuring heated marble floors, double vanity with Calacatta countertops, and a glass-enclosed shower. An upper-level laundry room with cabinetry, counterspace and sink adds everyday convenience. The professionally landscaped backyard offers a rare sense of privacy in the city, complete with a large interlocking stone patio, wood deck with pergola draped in flowering hydrangeas, and lush gardens framed by mature trees. A custom-built shed with electrical and built-in storage completes this outdoor oasis. Just steps to Yonge Street, the TTC subway, green spaces, and top public and private schools, this home exemplifies timeless character and an unparalleled midtown lifestyle.

Inclusions: See Schedule B

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