

	7 Duplex Cres Toronto Ontario M5P 1J1 Toronto C03 Yonge-Eglinton Toronto Taxes: \$8,687.08/2025 Sold Date: 07/31/2025 SPIS: N Last Status: SLD DOM: 9		Sold: \$1,875,000 List: \$1,000,000 For: Sale % Dif: 188				
	Detached Fronting On: S Link: N Acreage: < .50 2-Storey 23 x 83 Feet Irreg: Dir/Cross St: Yonge / Eglinton Directions: Yonge / Eglinton		Rms: 7 + 3 Bedrooms: 3 Washrooms: 2 1x3x2nd, 1x3xBsmt				
	<small>RE/MAX ESCARPMENT REALTY INC. Brokerage</small>						
MLS#: C12300757 PIN#: 211720298 Legal: LT 9 PL 684E TORONTO ; T/W & S/T CA633445; CITY OF TORONTO							
Kitchens: 1 Fam Rm: N Basement: Full / Walk-Up Fireplace/Stv: Y Heat: Radiant / Other A/C: Window Unit Central Vac: N Apx Age: 51-99 Apx Sqft: 1100-1500 Lot Shape: Pie Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower		Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Mutual Drive: Mutual, Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Cul De Sac, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Place Of Worship Exterior Feat: Deck Interior Feat: Carpet Free, In-Law Capability, Water Heater, Water Meter		Zoning: RD (f6.0; d0.6) (x1406) Cable TV: Gas: Hydro: Water: Phone: Water Supply Type: Municipal 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		
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 Remks: 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							



45 Hillsdale Ave W		Sold: \$1,617,000
Toronto Ontario M5P 1E9		List: \$1,599,000
Toronto C03 Yonge-Eglinton Toronto		
Taxes: \$7,827.42/2025	For: Sale	% Dif: 101
Sold Date: 10/31/2025		
SPIS: N	Last Status: SLD	DOM: 4
Detached	Fronting On: S	Rms: 7 + 3
Link: N	Acreage:	Bedrooms: 4 + 1
2-Storey	20 x 93.76 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x3xLower
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	Gas:
Fireplace/Stv: Y	Drive: Mutual, Front Yard Parking	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 1	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Year Built: 1922	Prop Feat: Fireplace/Stove	HST Applicable to Included In
Apx Sqft: 1100-1500	Interior Feat: Built-In Oven, Countertop	Sale Price:
Lot Size Source: MPAC	Range, Water Heater Owned	Farm/Agr:
Roof: Shingles		Oth Struct: Shed
Foundation: Concrete		Survey Type: None
Assessment: POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev: Lower		

#	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 Remks: 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



123 Colin Ave Toronto Ontario M5P 2C4 Toronto C03 Yonge-Eglinton Toronto Taxes: \$10,285.75/2025 Sold Date: 10/08/2025 SPIS: N Last Status: SLD DOM: 14			Sold: \$1,785,000 List: \$1,798,888 For: Sale % Dif: 99
Detached Link: N 2-Storey	Fronting On: E Acreage: 30 x 133.5 Feet Irreg:	Rms: 7 Bedrooms: 4 Washrooms: 2 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 Fam Rm: N Basement: Separate Entrance / Finished Fireplace/Stv: N Heat: Radiant / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Carport / 0 Park/Drive: Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: 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
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#	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 Remks: 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


	87 Tranmer Ave Toronto Ontario M5P 1E3 Toronto C03 Yonge-Eglinton Toronto		Sold: \$2,000,000 List: \$2,295,000				
	Taxes: \$11,891.95/2025 Sold Date: 10/03/2025		For: Sale % Dif: 87				
	SPIS: N Last Status: SLD DOM: 80						
	Detached Link: N 2-Storey		Fronting On: S 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 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2000-2500 Roof: Asphalt Shingle, Membrane Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower		Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Detached / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Storage					
		Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: 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 Remks: 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 LIMITED416-925-9191



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
For: Sale **% Dif:** 102

Detached **Fronting On:** W **Rms:** 9 + 1
Link: N **Acreage:** **Bedrooms:** 5
 2 1/2 Storey 40 x 130.9 Feet **Washrooms:** 4
 Irreg: 1x5x2nd, 1x5x3rd, 1x2xMain,
 1x2xLower

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



270 Oriole Pkwy
Toronto Ontario M5P 2H3
 Toronto C03 Yonge-Eglinton Toronto
Taxes: \$12,940.14/2025 **For:** Sale **% Dif:** 99
Sold Date: 08/25/2025
SPIS: N **Last Status:** SLD **DOM:** 10
Sold: \$2,575,689
List: \$2,595,000
 Detached **Fronting On:** W **Rms:** 9 + 3
Link: N **Acreage:** **Bedrooms:** 3 + 1
 2-Storey 45 x 129.91 Feet **Washrooms:** 4
 Irreg: 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 Fam Rm: N Basement: Full / Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1948 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: No Pool: None Prop Feat: Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Hydro: 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
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#	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 Remks: 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			Sold: \$2,600,000
Toronto Ontario M5P 2H3			List: \$2,698,000
Toronto C03 Yonge-Eglinton Toronto			
Taxes: \$12,962.76/2025		For: Sale	% Dif: 96
Sold Date: 09/19/2025			
SPIS: N	Last Status: SLD	DOM: 4	
Detached	Fronting On: W	Rms: 8 + 3	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	45 x 129.91 Feet	Washrooms: 4	
	Irreg:	1x2xMain, 1x4x2nd, 1x3x2nd, 1x3xLower	
Dir/Cross St: Oriole Parkway / Chaplin Crescent			
Directions: Oriole Pkwy north of Chaplin Crescent			

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
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#	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 Bdrm	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 Remks: 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
 Toronto C03 Yonge-Eglinton Toronto
Taxes: \$13,068.33/2024 **For:** Sale **% Dif:** 95
Sold Date: 07/24/2025
SPIS: N **Last Status:** SLD **DOM:** 45
Sold: \$2,650,000
List: \$2,795,000
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:	Hydro:
Basement: Finished	Park/Drive: Private	Gas:	Phone:
Fireplace/Stv: Y	Drive: Private	Water:	Municipal
Heat: Radiant / Gas	Drive Park Spcs: 2	Water Supply Type:	
A/C: Wall Unit	Tot Prk Spcs: 3	Sewer:	Sewers
Central Vac: N	UFFI:	Waterfront:	
Apx Age:	Pool: None	Retirement:	
Year Built: 1928	Prop Feat: Family Room, Fireplace/Stove	HST Applicable to Included In	
Yr Built Source: MPAC	Interior Feat: Water Heater Owned	Sale Price:	
Apx Sqft: 2500-3000		Farm/Agr:	
Lot Size Source: MPAC		Oth Struct:	
Roof: Asphalt Shingle		Survey Type: None	
Foundation: Concrete, Stone		Spec Desig: Unknown	
Assessment: POTL:			
POTL Mo Fee:			
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 Remks: 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 For: Sale % Dif: 114
Detached Link: N 3-Storey	Fronting On: W Acreage: 30 x 133.5 Feet Irreg:	Rms: 9 + 4 Bedrooms: 4 + 1 Washrooms: 6 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 Fam Rm: Y Basement: Finished / Separate Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: 0-5 Apx Sqft: 3000-3500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Elevator: Y Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Attached / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove Exterior Feat: Deck Interior Feat: Auto Garage Door Remote, Built-In Oven, In-Law Suite, Central Vacuum Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: A Gas: Y 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		
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 Remks: 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 Taxes: \$13,113.58/2025 Sold Date: 09/13/2025 SPIS: N Last Status: SLD DOM: 3			Sold: \$2,910,000 List: \$2,898,000 For: Sale % Dif: 100
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 Fam Rm: Y Basement: Finished / Separate Entrance Fireplace/Stv: Y Heat: Radiant / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2500-3000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 5 Tot Prk Spcs: 6 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, Rec Centre, School Exterior Feat: Deck, Lawn Sprinkler System, Privacy, Year Round Living Interior Feat: None	Zoning: Cable TV: Y Gas: Y 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
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#	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 Remks: 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: SOTHEY'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 Last Status: SLD DOM: 15			Sold: \$2,900,000 List: \$2,998,000 For: Sale % Dif: 97
Detached Link: N 2-Storey	Fronting On: E Acreage: 25 x 129.72 Feet Irreg:	Rms: 10 + 2 Bedrooms: 4 Washrooms: 5 1x2xMain, 2x4x2nd, 1x5x2nd, 1x4xBsmt	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 Fam Rm: Y Basement: Finished with Walk-Out Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 6-15 Year Built: 2010 Yr Built Source: MPAC Apx Sqft: 2500-3000 Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Stone Gar/Gar Spcs: Built-In / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, School Exterior Feat: Deck, Patio, Landscaped Interior Feat: Auto Garage Door Remote, Guest Accommodations, Sump Pump, Water Heater Owned Security Feat: Alarm System, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: HST Applicable to Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers N Alarm System Included In Available Unknown
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#	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 Remks: 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 Toronto C03 Yonge-Eglinton Toronto Taxes: \$16,246.40/2025 Sold Date: 10/21/2025 SPIS: N Last Status: SLD DOM: 1			Sold: \$3,195,000 List: \$3,195,000 For: Sale % Dif: 100
Detached Link: N 2-Storey	Fronting On: E Acreage: 40 x 133.5 Feet Irreg:	Rms: 11 + 3 Bedrooms: 5 Washrooms: 4 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 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: 51-99 Year Built: 1926 Apx Sqft: 3000-3500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: None / 0 Park/Drive: Private Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove, Grnbelt/Conserv, Park, Place Of Worship, Public Transit, Rec Centre, School Exterior Feat: Landscaped, Lawn Interior Feat: Central Vacuum	Zoning: Cable TV: A Gas: Y Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Shed Survey Type: None Spec Desig: Unknown
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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	Fireplace
3	Dining	Main	15.42	x 8.99	Hardwood Floor	Crown Moulding	Pot Lights
4	Kitchen	Main	17.09	x 14.57	Hardwood Floor	Centre Island	Stainless Steel Appl
5	Family	Main	28.08	x 23.65	Broadloom	Fireplace	Walk-Out
6	Prim Bdrm	2nd	21.33	x 19.65	Broadloom	W/I Closet	4 Pc Ensuite
7	2nd Br	2nd	11.42	x 10.66	Broadloom	Closet	Combined W/Den
8	Den	2nd	11.32	x 10.83	Broadloom	Closet Organizers	Combined W/Br
9	3rd Br	2nd	12.17	x 10.99	Broadloom	Closet	O/Looks Frontyard
10	4th Br	2nd	10.99	x 8.99	Broadloom	Closet	O/Looks Frontyard
11	Laundry	2nd	10.99	x 8.01	Bamboo Floor	Laundry Sink	B/I Shelves
12	Rec	Lower	27.07	x 20.83	Broadloom	Closet	
13	Office	Lower	10.01	x 9.09	Broadloom	Window	
14	Utility	Lower	16.01	x 14.24			

Client Remks: 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