



<b>48 Manor Rd W</b> <b>Toronto Ontario M5P 1E7</b> Toronto C03 Yonge-Eglinton Toronto			<b>Sold: \$1,710,000</b> <b>List: \$1,595,000</b>
<b>Taxes:</b> \$8,649.38/2025	<b>For:</b> Sale	<b>% Dif:</b> 107	
<b>Sold Date:</b> 11/04/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 7	
Semi-Detached	<b>Fronting On:</b> N	<b>Rms:</b> 7 + 3	
Link:	<b>Acreage:</b>	<b>Bedrooms:</b> 3	
2-Storey	23.33 x 111.58 Feet	<b>Washrooms:</b> 3	
	<b>Irreg:</b>	1x4x2nd, 1x3x2nd, 1x3xBsmt	
	<b>Dir/Cross St:</b> Eglinton/Yonge	<b>Directions:</b> Duplex Ave & Manor Rd W	

**MLS#:** C12486321

**PIN#:** 211720205

**Legal:** PT LT 2-3 PL 585E TORONTO AS IN CA510485; T/W & S/T CA510485; CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Park/Drive:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Front Yard Parking	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 1	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 1	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b> 1100-1500	<b>Prop Feat:</b> Cul De Sac, Fenced Yard, Fireplace/Stove, Public Transit	<b>Waterfront:</b>
<b>Roof:</b> Asphalt Shingle	<b>Interior Feat:</b> Storage	<b>Retirement:</b>
<b>Foundation:</b> Brick		<b>HST Applicable to:</b> Included In
<b>Assessment:</b> POTL:		<b>Sale Price:</b>
<b>POTL Mo Fee:</b>		<b>Farm/Agr:</b>
<b>Laundry lev:</b>		<b>Oth Struct:</b> Garden Shed
		<b>Survey Type:</b> None
		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	14.24	x 6.07	Hardwood Floor	Pot Lights	Closet
2	Living	Main	15.68	x 11.84	Fireplace	Stained Glass	Pot Lights
3	Dining	Main	13.42	x 9.25	Large Window	Combined W/Kitchen	Hardwood Floor
4	Kitchen	Main	13.42	x 9.25	Renovated	Granite Counter	W/O To Deck
5	Prim Bdrm	2nd	11.75	x 10.83	Hardwood Floor	Pot Lights	3 Pc Ensuite
6	2nd Br	2nd	12.5	x 8.6	Hardwood Floor	Closet	Window
7	3rd Br	2nd	11.42	x 10.07	Hardwood Floor	Closet	Window
8	Rec	Bsmt	19.85	x 10.01	Above Grade Window	Broadloom	Closet
9	Office	Bsmt	8.76	x 7.35			
10	Laundry	Bsmt	10.33	x 8.99			

**Client Remarks:** This one is truly special! Welcome to 48 Manor Road West, a lovely semi-detached home in one of Toronto's most vibrant and family-friendly neighbourhoods! Bright, spacious, and full of charm, this home offers a perfect blend of comfort, style, and community spirit. The main floor features a large, light-filled living room with a wood-burning fireplace. The delightful dining room, with its gorgeous picture window, is open to the updated kitchen- perfect for casual family meals or easy entertaining. The kitchen's peninsula encourages conversation and connection, while the walkout to an oversized deck makes outdoor dining a breeze. Beyond the deck lies an exceptionally large backyard- a rare find, and ideal for kids, pets, and summer gatherings. Upstairs, you'll find three bedrooms and two bathrooms, including a lovely primary suite with its own ensuite- a rare offering, providing privacy, comfort and convenience. The finished lower level offers even more living space with a recreation room, a dedicated workspace, and an additional full bathroom. The home's charming facade is enhanced by pretty landscaping and licensed front pad parking for one car. Best of all, it sits on a peaceful, virtually traffic-free stretch of Manor Road. Residents of this very special block enjoy a sense of community that feels like small-town living in the heart of the city. Imagine barbecues in the backyard while the neighbourhood kids play soccer. Steps from a pedestrian bridge that leads directly to the eclectic shops, cafes, and restaurants of Yonge Street and just a short stroll to the subway. Close to excellent public and private schools, this home truly has it all - style, space, and that unbeatable neighbourhood feel. \*Extensive upgrades, including all home HVAC/climate systems.

**Inclusions:** See Schedule B

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