			<div>106 Eastbourne Ave</div> <div>Toronto Ontario M5P 2G3</div> <div>Toronto C03 Yonge-Eglinton Toronto</div> <div>Taxes: \$9,870.99/2024</div> <div>Sold Date: 03/16/2025</div> <div>SPIS: N</div> <div>Last Status: SLD</div> <div>DOM: 12</div>			<div>Sold: \$1,701,100</div> <div>List: \$1,886,200</div> <div>For: Sale</div> <div>% Dif: 90</div>		
Detached			Fronting On: W			Rms: 9 + 4		
Link: N			Acreage:			Bedrooms: 4		
2-Storey			30 x 130.75 Feet			Washrooms: 2		
			Irreg:			1x4x2nd, 1x1xBsmt		
Dir/Cross St:			Eglinton Ave W & Avenue Rd					
MLS#: C11999849			PIN#: 211730252					
Kitchens: 1			Exterior: Brick			Zoning:		
Fam Rm: Y			Drive:			Cable TV: A		
Basement: Unfinished			Gar/Gar Spcs: Detached / 1			Hydro: Y		
Fireplace/Stv: Y			Drive Park Spcs: 0			Gas: A		
Heat: Radiant / Electric			Tot Prk Spcs: 1			Phone: A		
A/C: Central Air			UFFI:			Water: Municipal		
Central Vac: N			Pool: None			Water Supply:		
Apx Age:			Prop Feat:			Sewer: Sewers		
Apx Sqft: 1500-2000			Family Room, Fireplace/Stove,			Waterfront:		
Assessment: POTL:			Grnbelt/Conserv, Hospital, Library, Park,			Retirement:		
POTL Mo Fee:			Public Transit, Rec Centre			Farm/Agr:		
Laundry lev: Lower						Oth Struct:		
						Spec Desig: Unknown		
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Living	Main	20.67	x 13.45	Bay Window	Hardwood Floor	Electric Fireplace	
2	Dining	Main	13.45	x 11.48	Leaded Glass	Hardwood Floor	Combined W/Sitting	
3	Den	Main	12.14	x 7.87	Leaded Glass	Walk-Out	Broadloom	
4	Kitchen	Main	15.09	x 9.84	Eat-In Kitchen			
5	Prim Bdrm	2nd	13.12	x 12.47	Hardwood Floor	Double Closet		
6	Br	2nd	10.83	x 10.5	Hardwood Floor	Walk-Out		
7	Br	2nd	10.83	x 10.17	Hardwood Floor	Combined W/Office		
8	Br	2nd	9.51	x 8.86	Hardwood Floor			
9	Office	2nd	12.14	x 7.87	Walk-Out			
10	Laundry	Bsmt	10.17	x 9.84	Above Grade Window			
11	Rec	Bsmt	13.78	x 10.5	Above Grade Window			
12	Other	Bsmt	12.14	x 10.5				
<div>Client Remks: You have arrived at one of the best streets in the heart of the distinguished neighbourhood of Chaplin Estates, where residents enjoy incredibly convenient access to excellent public and private schools, shopping, parks and recreation, and soon with Metrolinks the best transit access in all of Toronto. At 106 Eastbourne in the heart of Chaplin Estates you really are 20 Minutes to Anywhere, whether it be on the Avenue Road Express bus to the downtown Financial and Entertainment districts, a 10 minute walk to Eglinton Subway or 20 minutes to Pearson Airport. A short walk to high-end fashion boutiques, gourmet food shopping, restaurants and the historic Eglinton Theatre. One of the best amenities of 106 Eastbourne is its unparalleled access to recreation! A 5 minute walk to Eglinton Park and North Toronto Community Centre which boast some of the best recreational activities at exceptional value: amenities include -indoor and outdoor pools; water slides; gymnasium; walking track; exercise rooms; indoor and outdoor hockey and figure skating; tennis courts and pickleball courts; 2 baseball diamonds; North Toronto Soccer Club; Tommy Flynn outdoor playground Incredible! Short walk or bike ride south to the Kay Gardener Beltline which runs from Allen Road to Mt. Pleasant great for runners, cyclists, walkers, families and their dogs!</div>								
<div>Extras:</div> <div>Listing Contracted With: HARVEY KALLES REAL ESTATE LTD.416-441-2888</div>								



**134 Colin Ave**  
**Toronto Ontario M5P 2C3**  
 Toronto C03 Yonge-Eglinton Toronto  
**Taxes:** \$9,963.97/2024  
**Sold Date:** 02/05/2025  
**SPIS:** N

**Sold: \$1,982,000**  
**List: \$1,798,000**

**For:** Sale

**% Dif:** 110

**Last Status:** SLD **DOM:** 9

Detached

**Fronting On:** W

**Rms:** 12

**Link:** N

**Acreage:**

**Bedrooms:** 4

2-Storey

30 x 133.5 Feet

**Washrooms:** 2

**Irreg:**

1x3x2nd, 1x2xBsmt

**Dir/Cross St:** Yonge/Eglinton/Oriole

**MLS#:** C11942805

**PIN#:** 211730041

**Assignment:** N

**Fractional Ownership:** N

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** Finished / Sep Entrance  
**Fireplace/Stv:** N  
**Heat:** Radiant / Gas  
**A/C:** Wall Unit  
**Central Vac:** N  
**Apx Age:** 51-99  
**Apx Sqft:** 1500-2000  
**Assessment:** **POTL:** N  
**POTL Mo Fee:**  
**Laundry lev:** Lower

**Exterior:** Brick  
**Drive:** Private  
**Gar/Gar Spcs:** None / 0  
**Drive Park Spcs:** 2  
**Tot Prk Spcs:** 2  
**UFFI:** No  
**Pool:** None  
**Prop Feat:**

**Zoning:**  
**Cable TV:**  
**Gas:** **Hydro:**  
**Water:** **Phone:**  
**Water Supply:** Municipal  
**Sewer:** Sewers  
**Waterfront:**  
**Retirement:**  
**Farm/Agr:**  
**Oth Struct:**  
**Spec Desig:** Unknown

**Topography:** Level

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	14.83	x 6	Closet	Tile Floor	Staircase
2	Kitchen	Main	15.26	x 8.76	Galley Kitchen	Hardwood Floor	B/I Appliances
3	Breakfast	Main	11.15	x 9.58	Hardwood Floor	W/O To Sundeck	Combined W/Kitchen
4	Living	Main	20.34	x 12.99	Large Window	Hardwood Floor	Combined W/Dining
5	Dining	Main	15.26	x 10.76	French Doors	Hardwood Floor	Combined W/Living
6	Prim Bdrm	2nd	17.26	x 9.84	Large Window	Closet	Hardwood Floor
7	2nd Br	2nd	14.5	x 9.74	Window	Closet	Hardwood Floor
8	3rd Br	2nd	12.93	x 9.74	Hardwood Floor	Window	3 Pc Bath
9	4th Br	2nd	12.34	x 9.91	Hardwood Floor	Window	Closet
10	Rec	Lower	20.41	x 16.24	Broadloom	2 Pc Bath	Open Concept
11	Cold/Cant	Lower	10.33	x 8.6	Concrete Floor	Swing Doors	
12	Laundry	Lower	10.01	x 6.99	Concrete Counter	Window	

**Client Remks:** Colin, I'm Coming Home! A lit-filled romantic residence fit for a Chaplin Estates household. This early 1900s Tudor Revival welcomes potential, transformation and restoration. Peel back layers of possibility to reimagine over 1,700 square feet of unrealized architectural magic, featuring original mouldings, hardware, ceiling details, leaded casement windows and a craftsman-inspired fireplace design with geometric detailing. This warming & inviting two-storey, four-bedroom home balances light, space and time with minimalist aesthetic touches, including fresh ivory walls, hardwood flooring, walnut handrails, etched glass windows, deep casements and solid wood doors. Highlights include its effortless flow between rooms, beautiful ambient light, a sunny breakfast retreat and over 900 square feet below grade featuring fresh broadloom, laundry, wine storage and a separate side entrance for a potential nanny or in-law suite down the road. In addition to your generous 30 x 133 lot, private drive, gorgeous gardens and welcoming West facing back deck is an excellent garden suite opportunity (potential 2-storey build over two floors & 1,291 sq. feet total). A timeless character home begging for your cherished memories & some fresh perspective - your very own restoration in progress, if you will! The backyard at Colin's is a magical retreat, blending natural beauty with thoughtful design. Towering spruce & cedars provide lush, year-round greenery and privacy, while a stately maple tree adds a seasonal punch with its dense foliage and vibrant autumn colours. Manicured shrubs, including boxwoods & yews, structure the garden, complemented by a carpet of ivy that softens the edges. Simultaneously, beautiful hydrangeas brighten the backyard with their stunning summer and early fall blooms, while the stone bird bath & meandering stepping stones add an enchanting element all year round!

**Extras:**

**Listing Contracted With:** FOX MARIN ASSOCIATES LTD. 416-322-5000



**151 Lascelles Blvd**  
**Toronto Ontario M5P 2E7**  
Toronto C03 Yonge-Eglinton Toronto  
**Taxes:** \$9,413.20/2024  
**Sold Date:** 02/09/2025  
**SPIS:** N  
**Last Status:** SLD  
**DOM:** 3

**Sold: \$1,995,000**  
**List: \$1,995,000**  
**For:** Sale  
**% Dif:** 100

Detached  
**Link:** N  
2-Storey

**Fronting On:** E  
**Acreage:**  
30 x 110 Feet  
**Irreg:**

**Rms:** 8 + 1  
**Bedrooms:** 3  
**Washrooms:** 3  
1x4x2nd, 1x3x2nd, 1x2xLower

**Dir/Cross St:** Yonge & Eglinton

**MLS#:** C11960122

**PIN#:** 211730111

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** Sep Entrance  
**Fireplace/Stv:** Y  
**Heat:** Radiant / Gas  
**A/C:** Wall Unit  
**Central Vac:** N  
**Apx Age:**  
**Apx Sqft:**  
**Assessment:** **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:**

**Exterior:** Brick / Stucco/Plaster  
**Drive:** Front Yard  
**Gar/Gar Spcs:** Detached / 1  
**Drive Park Spcs:** 2  
**Tot Prk Spcs:** 3  
**UFFI:**  
**Pool:** None  
**Prop Feat:** Fireplace/Stove, Park, Public Transit, School

**Zoning:**  
**Cable TV:**  
**Gas:**  
**Water:**  
**Water Supply:**  
**Sewer:** Sewers  
**Waterfront:**  
**Retirement:**  
**Farm/Agr:**  
**Oth Struct:**  
**Spec Desig:** Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.24	x 12.99	Fireplace	Window	Hardwood Floor
2	Office	Main	8.01	x 6.99	French Doors	Window	Hardwood Floor
3	Kitchen	Main	8.76	x 12.6	Combined W/Dining	Centre Island	Stainless Steel Appl
4	Dining	Main	11.58	x 12.6	Combined W/Kitchen	W/O To Yard	Hardwood Floor
5	Prim Bdrm	2nd	12.99	x 12.99	3 Pc Ensuite	W/I Closet	Hardwood Floor
6	2nd Br	2nd	9.32	x 12.99	Closet	Window	Hardwood Floor
7	3rd Br	3rd	10.6	x 12.99	Double Closet	Window	Hardwood Floor
8	Rec	Lower	19.49	x 11.68	Window	Pot Lights	Laminate
9	Other	Lower	7.25	x 5.68	Stainless Steel Sink	B/I Shelves	Laminate

**Client Remks:** Nestled in the heart of the highly sought-after Chaplin Estates, this beautiful family home offers the perfect combination of elegant charm and modern upgrades. Boasting exceptional walkability within a vibrant and welcoming community, this rare side-center hall design is true gem. The main floor features a spacious family room with gleaming hardwood floors, a cozy fireplace, and elegant leaded windows. A sunlit, private office adds versatility and practicality. The chef's kitchen is equipped with stone countertops, stainless steel appliances, and a center island, perfect for cooking and entertaining. The open-concept kitchen and dining area seamlessly connect to a beautifully landscaped backyard, complete with two seating areas. Upstairs, the second level offers a primary retreat featuring an oversized walk-in closet and an ensuite bathroom. Two additional generously sized bedrooms share a updated bathroom, making this layout ideal for families. The lower level features a recreation room perfect for family movie nights and/or play, plus a rough in for a second kitchen, a separate entrance and a large storage area that can also be converted to an additional bedroom or recreational space if desired. Don't miss the chance to make this exceptional property your new home! Offers accepted anytime. **\*\*EXTRAS\*\*** Located just steps from the shops and restaurants of Yonge and Eglinton, the TTC, Beltline Trail, top-rated schools, recreation centres, parks, and more, this home offers the perfect blend of convenience and lifestyle.

**Extras:**

**Listing Contracted With:** SLAVENS & ASSOCIATES REAL ESTATE INC. 416-483-4337



**98 Chaplin Cres**  
**Toronto Ontario M5P 1A5**  
 Toronto C03 Yonge-Eglinton Toronto  
**Taxes:** \$10,679/2024  
**Sold Date:** 04/07/2025  
**SPIS:** N  
**Last Status:** SLD  
**DOM:** 5

**Sold:** \$2,200,000  
**List:** \$2,250,000

**For:** Sale  
**% Dif:** 98

Detached  
**Link:** N  
 2-Storey  
**Fronting On:** N  
**Acreage:**  
 42.55 x 114 Feet  
**Irreg:**  
 42' frontage is measured  
 on an angle.  
**Dir/Cross St:** Oriole Parkway and Chaplin Cres

**Rms:** 9  
**Bedrooms:** 3  
**Washrooms:** 2  
 1x2x2nd, 1x5x2nd

**MLS#:** C12055781

**PIN#:** 211820069

**Assignment:** N

**Fractional Ownership:** N

**Kitchens:** 1  
**Fam Rm:** Y  
**Basement:** Sep Entrance / Unfinished  
**Fireplace/Stv:** Y  
**Heat:** Water / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:** 51-99  
**Apx Sqft:** 2000-2500  
**Assessment:** **POTL:** N  
**POTL Mo Fee:**  
**Laundry lev:** Lower

**Exterior:** Stucco/Plaster  
**Drive:** Private  
**Gar/Gar Spcs:** Detached / 2  
**Drive Park Spcs:** 5  
**Tot Prk Spcs:** 7  
**UFFI:** No  
**Pool:** None  
**Prop Feat:**  
 Family Room, Fireplace/Stove, Library,  
 Park, Place Of Worship, Public Transit, Rec  
 Centre, School

**Zoning:**  
**Cable TV:**  
**Gas:**  
**Water:**  
**Water Supply:**  
**Sewer:** Sewers  
**Waterfront:**  
**Retirement:** N  
**Farm/Agr:**  
**Oth Struct:**  
**Spec Desig:** Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.93	x 7.91	Tile Floor	Closet	
2	Living	Main	24.34	x 13.91	Fireplace	Open Concept	South View
3	Dining	Main	0	0	Combined W/Living	W/O To Terrace	West View
4	Sunroom	Main	10.24	x 8.07	Combined W/Living	South View	
5	Family	Main	14.24	x 13.42	Broadloom		
6	Kitchen	Main	13.32	x 9.32	Tile Floor		
7	Breakfast	Main	13.16	x 10.01	Tile Floor	O/Looks Garden	
8	Prim Bdrm	2nd	21.16	x 13.58.27	Broadloom	Double Closet	Semi Ensuite
9	2nd Br	2nd	13.91	x 11.25	Broadloom	Double Closet	South View
10	3rd Br	2nd	12.66	x 12.07	Broadloom	Closet	California Shutters
11	Bathroom	2nd	11.09	x 8.43	5 Pc Bath	Tile Floor	Semi Ensuite
12	Rec	Bsmt	34.68	x 10.99	Concrete Floor	Open Concept	
13	Laundry	Bsmt	12.5	x 11.68	Concrete Floor	Laundry Sink	
14	Utility	Bsmt	13.85	x 8.99			
15	Furnace	Bsmt	9.32	x 6.66			

**Client Remks:** Welcome to 98 Chaplin Cres. located in the heart of the vibrant, family-centric community of Chaplin Estates. First time offered for sale in almost 40 years, this spacious, bright and elegant home could, with minor cosmetic updates, be lived in as-is. Or you could fully express your aesthetic through a more significant transformation. The mechanical systems have been updated and many other infrastructure upgrades have been done, a list of which is included in the listing attachments. The gorgeous living room / dining room / sun room combination has multiple south and west facing windows, a small terrace and a wood-burning fireplace (never used by the Seller). In the rear portion of the house, you will find a large family room, kitchen and breakfast room. All of which could be opened up or left as separate rooms, depending on your needs. The unfinished basement is a blank canvas. But great space. Very dry, clean, decent ceiling height and a 2pc bathroom which could easily be expanded as it sides onto the laundry room where additional water and drain sources are accessible. The resting floor offers 3 bedrooms all of which are large. The principal bedroom has all kinds of potential for reconfiguration and/or expansion (see the concept floor plan for some ideas). While there is broadloom in many rooms, we presume hardwood floors would have installed back in the day, however we cannot verify as it would appear plywood was installed under the broadloom. From this location, you can walk to pretty much anything you would need or want. Exceptional shopping and dining options on Yonge Street. The Davisville subway station is a short walk away. Eglinton Park (great play area and dog park) is literally across the street. Walk to multiple private schools or Davisville Public (French Immersion) School. If a great home at a value-based price in mid-town is what you are seeking, then please visit 98 Chaplin Crescent. You won't be sorry. Welcome Home!

**Extras:**

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





71 Highbourne Rd		Sold: \$2,660,000	
Toronto Ontario M5P 2J3		List: \$2,775,000	
Toronto C03 Yonge-Eglinton Toronto			
Taxes: \$12,775/2024		For: Sale	% Dif: 96
Sold Date: 04/17/2025			
SPIS: N	Last Status: SLD	DOM: 10	
Detached	Fronting On: E	Rms: 9	
Link: N	Acreage:	Bedrooms: 3 + 1	
2-Storey	40 x 129.58 Feet	Washrooms: 3	
	Irreg:	1x4, 1x2, 1x4	
Dir/Cross St: Avenue Rd. & Chaplin Cres.			

<b>MLS#:</b> C12066362	<b>PIN#:</b> 211810170
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<b>Kitchens:</b> 1		<b>Exterior:</b> Brick		<b>Zoning:</b>	
<b>Fam Rm:</b> Y		<b>Drive:</b> Private		<b>Cable TV:</b>	
<b>Basement:</b> Part Fin / Sep Entrance		<b>Gar/Gar Spcs:</b> Detached / 1		<b>Gas:</b>	
<b>Fireplace/Stv:</b> Y		<b>Drive Park Spcs:</b> 4		<b>Water:</b>	
<b>Heat:</b> Water / Gas		<b>Tot Prk Spcs:</b> 5		<b>Water Supply:</b>	
<b>A/C:</b> Central Air		<b>UFFI:</b>		<b>Sewer:</b> Sewers	
<b>Central Vac:</b> N		<b>Pool:</b> None		<b>Waterfront:</b>	
<b>Apx Age:</b>		<b>Prop Feat:</b>		<b>Retirement:</b>	
<b>Apx Sqft:</b> 2500-3000		Family Room, Fireplace/Stove, Park, Public		<b>Farm/Agr:</b>	
<b>Assessment:</b> POTL:		Transit, School		<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>				<b>Spec Desig:</b> Unknown	
<b>Laundry lev:</b>					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.49	x 16.9	Fireplace	Hardwood Floor	French Doors
2	Dining	Main	13.45	x 14.37	Wainscoting	Hardwood Floor	French Doors
3	Kitchen	Main	9.28	x 11.52	Granite Counter	Stainless Steel Appl	Heated Floor
4	Breakfast	Main	13.45	x 14.37	O/Looks Family	Combined W/Kitchen	Heated Floor
5	Family	Main	26.87	x 18.54	Gas Fireplace	Walk-Out	Skylight
6	Prim Bdrm	2nd	12.76	x 12.7	4 Pc Ensuite	Broadloom	W/I Closet
7	2nd Br	2nd	11.02	x 11.35	Broadloom	Large Closet	B/I Bookcase
8	3rd Br	2nd	13.35	x 9.94	Broadloom	Closet	Window
9	Office	2nd	9.35	x 11.75	B/I Bookcase	Broadloom	O/Looks Backyard

**Client Remks:** Welcome to this stunning 3+1 bedroom, 3 bathroom home, nestled on a picturesque, tree-lined street in highly coveted Chaplin Estates. This meticulously maintained gem, features the perfect blend of timeless elegance and contemporary comfort boasting traditional wood wainscoting, french doors, hardwood floors, and spacious principal rooms, all situated on a generous 40x129 lot. Step into the heart of the home, where the updated kitchen showcases sleek granite countertops, and stainless steel appliances complemented by a cozy eat-in area. Convenient main floor powder room and thoughtfully designed mudroom make daily living a breeze. The expansive family room addition is a true highlight, featuring skylights, and a walkout to a private deck, complete with gas bbq connection, for hosting friends and family. The tranquil primary bedroom, complete with floor-to-ceiling mirrored closets and a 4-piece ensuite bathroom. Two more ample-sized bedrooms feature broadloom and large closets. The sunny office is perfect for remote work, or an additional bedroom, and the basement offers versatile space with plenty of storage. This exceptional home is ideally located just steps away from top-tier schools, the scenic Beltline Trail, local parks, public transit, and a vibrant selection of shops, cafes, and restaurants. Don't miss this wonderful opportunity to live in this sought-after neighbourhood.

<b>Extras:</b>
<b>Listing Contracted With:</b> ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-762-8255



**105 Lascelles Blvd**  
**Toronto Ontario M5P 2E5**  
 Toronto C03 Yonge-Eglinton Toronto  
**Taxes:** \$10,822/2024  
**Sold Date:** 04/27/2025  
**SPIS:** N  
**Last Status:** SLD  
**DOM:** 4

**Sold:** \$2,685,000  
**List:** \$2,699,000

**For:** Sale

**% Dif:** 99

Detached

**Fronting On:** E

**Rms:** 8 + 2

**Link:** N

**Acreage:**

**Bedrooms:** 4 + 1

2-Storey

100 x 28 Feet

**Washrooms:** 4

**Irreg:**

1x2xMain, 1x4x2nd, 1x3x2nd,  
1x3xBsmt

**Dir/Cross St:** Yonge & Eglinton

**MLS#:** C12098736

**PIN#:** 211730085


<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick	<b>Zoning:</b>	
<b>Fam Rm:</b>	N	<b>Drive:</b>		<b>Cable TV:</b>	
<b>Basement:</b>	Fin W/O	<b>Gar/Gar Spcs:</b>	Attached / 1	<b>Gas:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	1	<b>Water:</b>	<b>Phone:</b>
<b>Heat:</b>	Radiant / Gas	<b>Tot Prk Spcs:</b>	2	<b>Water Supply:</b>	Municipal
<b>A/C:</b>	Central Air	<b>UFFI:</b>		<b>Sewer:</b>	Sewers
<b>Central Vac:</b>	N	<b>Pool:</b>	None	<b>Waterfront:</b>	
<b>Apx Age:</b>	51-99	<b>Prop Feat:</b>	Fireplace/Stove	<b>Retirement:</b>	
<b>Apx Sqft:</b>	1500-2000			<b>Farm/Agr:</b>	
<b>Assessment:</b>	<b>POTL:</b>			<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>				<b>Spec Desig:</b>	Unknown
<b>Laundry lev:</b>	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.83	x 11.75	Crown Moulding	Fireplace	B/I Bookcase
2	Sunroom	Main	10.43	x 8.17	Picture Window	Hardwood Floor	
3	Dining	Main	13.58	x 9.09	Combined W/Kitchen	Hardwood Floor	Picture Window
4	Kitchen	Main	12.24	x 12.24	Renovated	Custom Counter	B/I Appliances
5	Mudroom	Main	7.35	x 4.59	Ceramic Floor	Side Door	Window
6	Prim Bdrm	2nd	17.49	x 12.01	Hardwood Floor	3 Pc Ensuite	His/Hers Closets
7	2nd Br	2nd	13.58	x 8.99	Hardwood Floor	W/I Closet	Window
8	3rd Br	2nd	11.75	x 9.09	Hardwood Floor	B/I Bookcase	Closet
9	4th Br	2nd	9.25	x 8.99	Hardwood Floor	B/I Bookcase	Closet Organizers
10	Rec	Lower	13.58	x 12.5	Broadloom	B/I Bookcase	
11	Office	Lower	10.99	x 9.09	Broadloom	B/I Desk	3 Pc Bath
12	Laundry	Lower	12.66	x 6.92	Tile Floor	Laundry Sink	Combined W/Workshop

**Client Remks:** Experience elegant living in this impeccably renovated Chaplin Estates home, where timeless character meets modern sophistication. Set on a coveted corner lot along distinguished Lascelles Blvd, this bright, inviting residence features a refined living room anchored by a wood-burning fireplace, with crown moulding, original baseboards, and gallery-worthy art walls. A sunroom with windows on all sides fills the space with natural light, seamlessly extending the formal living room. The Houghton Griffen-designed kitchen is a perfect fusion of English charm and contemporary function, featuring high-end appliances, custom cabinetry with smart storage solutions, and a soothing palette of muted Farrow & Ball hues. Carefully selected lighting and soft finishes complete the space, ideal for both culinary creativity and casual gatherings. The adjacent open dining area sets the stage for family meals and intimate dinner parties, while a well-appointed mudroom with coat storage provides convenient side access from the deck and landscaped yard. Upstairs, four well-proportioned bedrooms offer both comfort and style. The spacious primary suite boasts a newly renovated three-piece ensuite, while a refreshed family bathroom serves the additional bedrooms. Distinctive stained-glass windows on the landing add a touch of historic charm. The lower level features a sleek, modern recreation/media room with a stylish, contemporary vibe, plus a dedicated office area with a built-in workstation and a three-piece bath. A spacious, thoughtfully designed laundry room enhances functionality with extra workspace, ample storage, and walkout access. Balancing style and practicality, this magazine-worthy home is steps from premier shops, restaurants, and transit, a truly exceptional offering.

**Extras:**

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



**126 Lascelles Blvd**  
**Toronto Ontario M5P 2E4**  
Toronto C02 Yonge-St. Clair Toronto  
**Taxes:** \$12,020.15/2024  
**Sold Date:** 06/12/2025  
**SPIS:** N  
**Last Status:** SLD  
**DOM:** 7

**Sold: \$2,950,000**  
**List: \$2,995,000**  
**For:** Sale  
**% Dif:** 98  
**Fronting On:** W  
**Acreage:** 25.9 x 100 Feet  
**Irreg:** irreg  
**Rms:** 8 + 3  
**Bedrooms:** 4 + 1  
**Washrooms:** 4  
1x2xMain, 1x3x2nd, 1x5x2nd, 1x3xBsmt  
**Dir/Cross St:** Eglinton & Oriole Pkwy

MLS#: C12198257

PIN#: 211730141

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished / Full <b>Fireplace/Stv:</b> Y <b>Heat:</b> Water / Gas <b>A/C:</b> Wall Unit <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 1500-2000 <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick / Stucco/Plaster <b>Drive:</b> <b>Gar/Gar Spcs:</b> None / 0 <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room, Fireplace/Stove, Hospital, Park, Place Of Worship, Public Transit, School	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> Drive Shed <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.78	x 20.01	Fireplace	Hardwood Floor	Pot Lights
2	Dining	Main	11.25	x 14.4	Open Concept	Hardwood Floor	Pot Lights
3	Kitchen	Main	20.77	x 10.73	Centre Island	Stone Counter	W/O To Deck
4	Family	Main	14.34	x 11.32	Hardwood Floor	Pot Lights	Large Window
5	Prim Bdrm	2nd	16.47	x 10.89	3 Pc Ensuite	Large Closet	Hardwood Floor
6	2nd Br	2nd	12.07	x 8.99	Closet	Hardwood Floor	Window
7	3rd Br	2nd	11.84	x 9.45	Large Closet	Hardwood Floor	Large Window
8	4th Br	2nd	11.84	x 10.33	Closet	Hardwood Floor	Window
9	Rec	Bsmt	10.63	x 18.77	3 Pc Bath	Above Grade Window	Pot Lights
10	5th Br	Bsmt	8.04	x 13.78	Murphy Bed	Above Grade Window	Pot Lights
11	Laundry	Bsmt	7.12	x 7.74	Laundry Sink	B/I Shelves	Tile Floor

**Client Remks:** Step into elegance with this gorgeous renovated red brick centre hall home in coveted Chaplin Estates. With 4+1 bedrooms, 4 bathrooms, and 2-car parking, this classic residence offers an exceptional layout that perfectly balances open-concept living with distinct formal spaces. The spectacular two-toned custom kitchen features ample cabinetry, stone counters, a large island, and professional-grade appliances, including a 6-burner gas stove. Open to the dining and family room, this bright and airy space is surrounded by walls of windows, flooding the home with natural light and offering beautiful sightlines - the perfect place to gather with family and friends. A walkout leads to the low-maintenance, private landscaped retreat, complete with dedicated lounging and dining areas and a custom storage shed. The formal living room is an elegant space, with a spectacular chandelier, a wood burning fireplace and an abundance of windows. A discreetly tucked-away powder room completes the main level. Upstairs, the restful king-sized primary suite has a walk-in closet and ensuite, while three additional equal-sized bedrooms feature beautiful oak floors and ample closets, ensuring both charm and functionality. The unbelievable basement renovation offers soaring 8-foot ceilings and radiant heated floors. The rec room, with its shiplap walls and built-in hideaway bunk beds, is ideal for kids' sleepovers, complete with smart storage solutions. A stunning glass-enclosed wine cellar will bring joy to any wine enthusiast. The spa-like 3-piece bath, along with a dedicated laundry room and guest bedroom, complete this lower level. Ample storage ensures organization is effortless. Perfectly located just steps to Yonge & Eglinton, top-rated schools (North Toronto CI, Hodgson MS, Oriole Park JPS), the new LRT, subway, shopping, restaurants, movie theatre, and more, this home offers an unbeatable lifestyle with outstanding amenities. Walk Score: 93 | Transit Score: 94 | Bike Score: 92

Extras:

Listing Contracted With: RE/MAX HALLMARK ESTATE GROUP REALTY LTD.416-699-2992

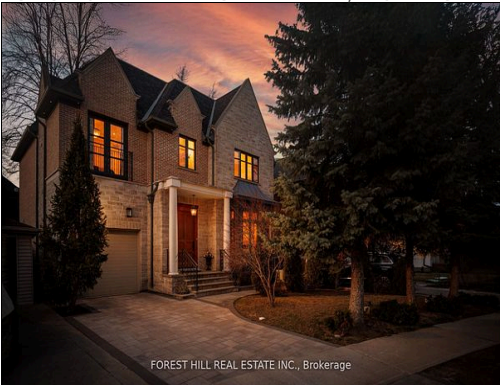


	<b>158 Eastbourne Ave</b>		<b>Sold: \$3,060,000</b>
	<b>Toronto Ontario M5P 2G6</b>		<b>List: \$3,250,000</b>
	Toronto C03 Yonge-Eglinton Toronto		
	<b>Taxes:</b> \$9,463.27/2024	<b>For:</b> Sale	<b>% Dif:</b> 94
	<b>Sold Date:</b> 02/26/2025		
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 20	
Detached	<b>Fronting On:</b> E	<b>Rms:</b> 10	
<b>Link:</b> N	<b>Acreage:</b> Not Appl	<b>Bedrooms:</b> 4 + 1	
2-Storey	30.04 x 124.15 Feet	<b>Washrooms:</b> 5	
	<b>Irreg:</b>	1x2xGround, 1x3xLower, 1x3x2nd,	
		1x5x2nd, 1x5x2nd	
<b>Dir/Cross St:</b> Eglinton Ave W & Oriole Parkway			

MLS#: C11959404		PIN#: 211730223					
Kitchens:	1	Exterior:	Brick / Stone	Zoning:			
Fam Rm:	Y	Drive:	Private	Cable TV:	Y	Hydro:	Y
Basement:	Fin W/O / Full	Gar/Gar Spcs:	None / 0	Gas:	Y	Phone:	Y
Fireplace/Stv:	N	Drive Park Spcs:	2	Water:	Municipal		
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:			
A/C:	Central Air	UFFI:		Sewer:	Sewers		
Central Vac:	N	Pool:	None	Waterfront:			
Apx Age:	New	Prop Feat:	Family Room	Retirement:			
Apx Sqft:	2000-2500			Farm/Agr:			
Assessment:	POTL:			Oth Struct:			
POTL Mo Fee:				Spec Desig:	Unknown		
Laundry lev:	Lower						

#	Room	Level	Length (ft)	Width (ft)	Description
<b>Client Remks:</b> Adorned on Eastbourne, Welcome to this brand-new, never-lived-in home, offering a fresh start in the heart of downtown Toronto. This pristine home has been completely reimagined from the ground up, with every detail thoughtfully designed. The interior has been entirely gutted and renovated, including a new rear addition, and the basement has been fully underpinned to provide exceptional ceiling height. With four spacious bedrooms, plus one additional bedroom in the basement, and five luxurious bathrooms, this home offers a perfect blend of comfort and style. The primary suite is a standout, with soaring coffered ceilings and a spa-like en-suite bathroom that's nothing short of spectacular. Every inch of this home is brand new, from the high-end Jennair appliance package featuring a stainless steel combination microwave wall oven, fully integrated fridge and dishwasher, and a 36-inch gas downdraft cooktop to the custom interior finishes that elevate every room. All plumbing, electrical, and insulation are completely new, and the roof and windows have been replaced to ensure maximum comfort and energy efficiency. The exterior of this home beautifully preserves its classic North Toronto character, while seamlessly blending modern updates. The facade retains its timeless charm, yet the property boasts a brand-new asphalt private driveway, providing ample parking and a fresh curb appeal. A newly constructed deck offers the perfect spot for outdoor entertaining. The home is surrounded by carefully planted trees and lush landscaping, enhancing its natural beauty and perfectly situated in a sought-after neighborhood, this property is in a top-rated school district, with Oriole Park Junior School and North Toronto Collegiate Institute just minutes away. Plus, its steps from the new Eglinton Crosstown LRT and a quick walk to the vibrant Yonge-Eglinton area, putting you in the perfect spot to enjoy. the best of the city. <b>Extras:</b> <b>Listing Contracted With:</b> HARVEY KALLES REAL ESTATE LTD.416-441-2888					





**102 Chaplin Cres**  
**Toronto Ontario M5P 1A5**  
Toronto C03 Yonge-Eglinton Toronto  
**Taxes:** \$15,615/2025  
**Sold Date:** 05/30/2025  
**SPIS:** N  
**Last Status:** SLD  
**DOM:** 17

**Sold: \$3,165,000**  
**List: \$3,295,000**  
  
**For:** Sale  
**% Dif:** 96  
  
**Fronting On:** N  
**Acreage:** 40 x 88 Feet  
**Irreg:**  
  
**Rms:** 12  
**Bedrooms:** 4 + 1  
**Washrooms:** 6  
1x2xMain, 2x4x2nd, 1x5x2nd, 1x4xLower, 1x2xLower  
  
**Dir/Cross St:** Chaplin Cres & Oriole Pkwy

MLS#: C12144240

PIN#: 211820067

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Fin W/O / Full <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> Y <b>Apx Age:</b> 6-15 <b>Apx Sqft:</b> 2500-3000 <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick / Stone <b>Drive:</b> Private <b>Gar/Gar Spcs:</b> Built-In / 1 <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.89	x 5.97	Double Closet	2 Pc Bath	Access To Garage
2	Living	Main	13.29	x 11.29	Bay Window	Gas Fireplace	Hardwood Floor
3	Dining	Main	17.68	x 14.6	Combined W/Living	Open Concept	Hardwood Floor
4	Family	Main	20.37	x 12.07	Large Window	Gas Fireplace	W/O To Patio
5	Kitchen	Main	13.09	x 13.78	Stone Counter	Custom Backsplash	Centre Island
6	Prim Bdrm	2nd	17.59	x 13.39	W/I Closet	5 Pc Ensuite	Gas Fireplace
7	2nd Br	2nd	13.29	x 11.29	Large Window	4 Pc Ensuite	Hardwood Floor
8	3rd Br	2nd	13.29	x 6.56	Juliette Balcony	Semi Ensuite	Hardwood Floor
9	4th Br	2nd	44.95	x 10.27	Large Window	Semi Ensuite	Hardwood Floor
10	Rec	Lower	16.8	x 13.58	Above Grade Window	Heated Floor	W/O To Patio
11	5th Br	Lower	12.6	x 11.09	Above Grade Window	W/I Closet	4 Pc Bath
12	Laundry	Lower	8.6	x 7.09	Above Grade Window	2 Pc Bath	B/I Shelves

**Client Remks:** Before you even step inside, the allure of this Parisian-inspired residence in Chaplin Estates is undeniable. Thoughtfully curated and designed for real life, its perfect for the urban dweller who wants it all walkability, sophistication, and spaces that flow with purpose. Featuring 10-ft ceilings, custom millwork, paneled walls, and a sweeping staircase that leaves a lasting impression. Everywhere you look, the quality is undeniable high-end finishes, elevated design and craftsmanship that's impossible to miss. Herringbone hardwood floors glide through an open-concept main floor built for stylish living and seamless entertaining. The chefs kitchen is a knock-out with a 6-burner Wolf range, paneled Miele appliances, and a generous island with breakfast bar + sink your morning coffee just found its forever spot. Hosting? Go formal in the grand Dining Room or casual-chic on the private patio under the stars. A skylight floods the upper level with natural light, making every space feel open, airy, and warm. The Primary suite hits all the right notes walk-in closet, spa-inspired 5-piece ensuite, and flattering natural light. Three additional bedrooms: one with ensuite, two sharing a semi-ensuite ideal for families or guests. The lower level brings bonus living with a rec room, heated floors, flexible zones, and a bedroom/office. And yes there's even a doggy shower station (so muddy paws never stand a chance!). A proper laundry room with custom storage, folding station, and sink rounds it out. As for the location? Oriole Park right at your doorstep. Yonge St and Davisville Station around the corner. The Beltline Trail, ready for your morning stride just across the way. Surrounded by the city's best from top-tier public and public schools to timeless streetscapes. More than a home its a lifestyle, offering the perfect blend of sophistication and convenience in one of midtowns most distinguished neighbourhoods.

Extras:

Listing Contracted With: FOREST HILL REAL ESTATE INC.416-975-5588


**269 Oriole Pkwy**  
**Toronto Ontario M5P 2H4**

Toronto C03 Yonge-Eglinton Toronto

**Taxes:** \$13,425.98/2024**For:** Sale**Sold:** \$3,205,000**List:** \$3,350,000**Sold Date:** 01/27/2025**% Dif:** 96**SPIS:** N**Last Status:** SLD**DOM:** 11

Detached

**Fronting On:** E**Rms:** 9**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

40 x 120 Feet

**Washrooms:** 5**Irreg:**1x2xGround, 1x4x2nd, 1x5x2nd,  
1x3xBsmt, 1x2xBsmt**Dir/Cross St:** Chaplin Ave and Oriole Pkwy**MLS#:** C11926554**PIN#:** 211820011

<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick / Stone	<b>Zoning:</b>	
<b>Fam Rm:</b>	Y	<b>Drive:</b>	Private	<b>Cable TV:</b>	<b>Hydro:</b>
<b>Basement:</b>	Finished / Full	<b>Gar/Gar Spcs:</b>	None / 0	<b>Gas:</b>	<b>Phone:</b>
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	3	<b>Water:</b>	Municipal
<b>Heat:</b>	Forced Air / Gas	<b>Tot Prk Spcs:</b>	3	<b>Water Supply:</b>	
<b>A/C:</b>	Central Air	<b>UFFI:</b>	No	<b>Sewer:</b>	Sewers
<b>Central Vac:</b>	N	<b>Pool:</b>	None	<b>Waterfront:</b>	
<b>Apx Age:</b>	51-99	<b>Prop Feat:</b>	Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School	<b>Retirement:</b>	N
<b>Apx Sqft:</b>	2500-3000			<b>Farm/Agr:</b>	
<b>Assessment:</b>	<b>POTL:</b>			<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>				<b>Spec Desig:</b>	Unknown
<b>Laundry lev:</b>	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	24.84	x 12.07	Hardwood Floor	Gas Fireplace	Bay Window
2	Dining	Ground	15.58	x 9.25	Hardwood Floor	Formal Rm	
3	Kitchen	Ground	19	x 13.42	Hardwood Floor	Centre Island	Stainless Steel Appl
4	Breakfast	Ground	12.01	x 8.6	Hardwood Floor	Open Concept	W/O To Deck
5	Family	Ground	14.4	x 14.4	Hardwood Floor	Open Concept	Leaded Glass
6	Prim Bdrm	2nd	17.75	x 17.16	Broadloom	Double Closet	5 Pc Ensuite
7	2nd Br	2nd	11.84	x 9.51	Broadloom	Double Closet	Vaulted Ceiling
8	3rd Br	2nd	14.83	x 14.4	Broadloom	Double Closet	Leaded Glass
9	4th Br	2nd	15.09	x 12.07	Hardwood Floor	Double Closet	O/Looks Garden
10	Rec	Bsmt	17.16	x 13.25	Vinyl Floor	Above Grade Window	2 Pc Bath
11	Play	Bsmt	16.24	x 9.68	Vinyl Floor	Double Closet	Double Closet
12	5th Br	Bsmt	16.67	x 9.74	Broadloom	Closet	3 Pc Ensuite

**Client Remks:** When location and proximity to top public and private schools, transit, shopping/dining and the financial & hospital districts matter, look no further, Crafted in 1927 by renowned Canadian architect William Lyon Somerville as his own principal residence, 269 Oriole Parkway proudly stands today as a unique home in the much-coveted community of Chaplin Estates. Hand-hewn beams adorn the entrance way, while a seamless blend of stone, stucco, timbers and dramatic roof lines are reminiscent of a century-old English cottage. While the exterior is a strong testament to the significant contribution William Lyon Somerville made on Canadian architecture, the home's interior has been comprehensively renovated and designed to meet the needs of today's busy urban family. The main floor offers a wonderful blend of formal entertaining (living & dining rooms) and casual open-concept living (kitchen, breakfast room and family room) while the bedroom floor has 4 generous bedrooms and 2 bathrooms. The fully finished lower level has high ceilings, spacious and separate media and play areas with ample storage, a 2 pc bathroom and a very large bedroom with a 3pc ensuite bathroom. The rear garden at this home has been masterfully designed and is absolutely gorgeous!! Walk-out from the Breakfast Room onto a deck large enough to accommodate a full complement of lounging furniture plus a dining table for 10 guests. The gardens, stocked with gorgeous perennial plants and ornamental trees are simply stunning. Extensive upgrades to this home have occurred in recent years and more specifically in 2024 so please check out the complete list of valuable home improvements attached. Simply move into this home and start enjoying all that it and this vibrant community has to offer!! Welcome Home!

**Extras:** NOTE: Garden awning shown in images was prior to the roof shingles being replaced. The awning was not reinstalled.

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



**83 Lascelles Blvd**  
**Toronto Ontario M5P 2E3**  
 Toronto C03 Yonge-Eglinton Toronto  
**Taxes:** \$17,525/2024  
**Sold Date:** 01/06/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 53

**Sold:** \$4,125,000  
**List:** \$4,295,000

**For:** Sale **% Dif:** 96

Detached **Fronting On:** E **Rms:** 9 + 3  
**Link:** N **Acreage:** **Bedrooms:** 4 + 1  
 2-Storey 40 x 133.5 Feet **Washrooms:** 4  
**Irreg:** 1x4x2nd, 1x3xBsmt, 1x2xMain, 1x5x2nd  
**Dir/Cross St:** Yonge/Davisville

**MLS#:** C10424292

**PIN#:** 211730079

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Drive:</b> Private	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Gar/Gar Spcs:</b> Detached / 2	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 5	<b>Water:</b>
<b>Heat:</b> Forced Air / Gas	<b>Tot Prk Spcs:</b> 7	<b>Water Supply:</b>
<b>A/C:</b> Central Air	<b>UFFI:</b>	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>Pool:</b> None	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Prop Feat:</b>	<b>Retirement:</b>
<b>Apx Sqft:</b>	Family Room, Fireplace/Stove	<b>Farm/Agr:</b>
<b>Assessment:</b> <b>POTL:</b>		<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b> Unknown
<b>Laundry lev:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.5	x 16.77	Bay Window	Fireplace	Built-In Speakers
2	Dining	Main	11.15	x 16.34	Window	B/I Closet	Built-In Speakers
3	Kitchen	Main	14.07	x 17.26	Eat-In Kitchen	Centre Island	Closet
4	Breakfast	Main	12.07	x 14.24	Open Concept	Pantry	W/O To Deck
5	Family	Main	13.16	x 17.26	Large Window	B/I Shelves	French Doors
6	Prim Bdrm	2nd	15.68	x 19.32	Window	W/I Closet	5 Pc Ensuite
7	2nd Br	2nd	11.58	x 14.5	Window	Double Closet	Hardwood Floor
8	3rd Br	2nd	11.84	x 13.75	Window	Closet	Hardwood Floor
9	4th Br	2nd	11.84	x 13.75	Window	Closet	Hardwood Floor
10	Media/Ent	Bsmt	13.25	x 19.75	Window	B/I Shelves	Built-In Speakers
11	Br	Bsmt	11.52	x 12.66	Window	Double Closet	3 Pc Bath
12	Laundry	Bsmt	10.33	x 10.66	Laundry Sink	B/I Shelves	

**Client Remks:** Nestled on prestigious Lascelles Blvd in Chaplin Estates, this remarkable home combines sophistication w/ an unbeatable location near Yonge Street. Thoughtfully renovated & fully updated, its move-in ready for the discerning buyer who values craftsmanship & attention to detail in every corner. Step into a professional chefs dream kitchen, designed to inspire culinary creativity. Top-of-the-line appliances, ample counter space, & custom cabinetry make this kitchen as functional as it is beautiful. An amazing dumbwaiter feature adds a level of convenience & luxury, allowing seamless transport of items between floors, a perfect touch for entertaining or simply making daily living easier. Adjoining the kitchen, the open-concept family area provides a warm, inviting space ideal for gathering w/family or friends. The dining rm is styled to evoke the atmosphere of a high-end restaurant, offering a unique, intimate dining experience. This space flows seamlessly into the rest of the home, reflecting an intentional design that makes every room feel both connected & distinct. Upstairs, the primary suite is a tranquil retreat, feat a luxurious ens bathroom w/high-end finishes & fixtures. Add'l bdrms are designed with the same attention to detail, providing comfort & elegance at every turn. The lower level of the home is equally impressive. The fully fin bsmt incl in-floor heating for year-round comfort & a spa-like bathroom that serves as a personal wellness sanctuary. Movie nights take on a new level of luxury in the custom home theatre, offering a cinematic experience without ever leaving home. Outside, the backyard is a private oasis, perfect for outdoor entertaining or relaxing. The property features a full detached garage, providing both convenience & additional storage. This home is a rare find in Chaplin Estates, offering an impeccable blend of modern luxury, thoughtful design, & an enviable location.

**Extras:** S/S Kitchen Appliances & Lower Washer/Dryer. High-End Sonos Home & Patio System. In-Ground Sprinklers, Central Vac, & Central Dumbwaiter (up to 300lbs). 2 Garage + 5 Drive Parking.

**Listing Contracted With:** HARVEY KALLES REAL ESTATE LTD.416-441-2888