



2103 Avenue Rd Toronto Ontario M5M 4A9 Toronto C04 Bedford Park-Nortown Toronto Taxes: \$6,083/2024 For: Sale % Dif: 96 Sold Date: 06/13/2025 SPIS: N Last Status: SLD DOM: 23			Sold: \$1,250,000 List: \$1,299,000
Detached Link: N 2-Storey Dir/Cross St: South of Wilson	Fronting On: E Acreage: 30 x 120 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	

MLS#: C12165678

PIN#: 103510051

Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: N Apx Age: Apx Sqft: < 700 Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Drive: Private Gar/Gar Spcs: None / 0 Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Fireplace/Stove	Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown	Hydro: Phone: Municipal
---	---	--	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.24	x 12.07	Hardwood Floor	Fireplace	California Shutters
2	Dining	Main	13.32	x 10.43	Hardwood Floor	French Doors	W/O To Deck
3	Kitchen	Main	16.08	x 8.17	Eat-In Kitchen		
4	Prim Bdrm	2nd	14.07	x 12.76	Hardwood Floor	Double Closet	California Shutters
5	2nd Br	2nd	13.48	x 9.32	Hardwood Floor	B/I Closet	
6	3rd Br	2nd	11.32	x 9.25	Hardwood Floor	Closet	
7	Rec	Bsmt	17.16	x 14.5	Laminate		

Client Remks: An incredible opportunity at an amazing price - own this detached family home in a great neighbourhood without breaking the bank! This bright and beautifully maintained 3-bedroom home is the perfect blend of value and comfort in a thriving neighbourhood. Offering spacious, light-filled living and dining areas, a cheerful eat-in kitchen, and a renovated main bathroom with heated floors, it delivers easy living without compromise. Step outside to a generous, low-maintenance deck and enjoy the privacy of a fully fenced yard that has been professionally landscaped and is completed with an irrigation system and garden shed - perfect for summer lounging or weekend gardening. Downstairs, a finished basement with a full 3-piece bath provides endless flexibility: a cozy family room, private home office, or additional bedroom space. With parking for up to three cars and located in a vibrant, family-friendly area, this is a truly affordable chance to own a detached home in the city.

Extras:

Listing Contracted With: RIGHT AT HOME REALTY416-391-3232



61 Yonge Blvd
Toronto Ontario M5M 3G7
 Toronto C04 Lawrence Park North Toronto
Taxes: \$7,746.58/2024 **For:** Sale **% Dif:** 97
Sold Date: 04/15/2025
SPIS: N **Last Status:** SLD **DOM:** 19
 Detached **Fronting On:** W **Rms:** 7 + 2
Link: N **Acreage:** **Bedrooms:** 3 + 1
 2-Storey 25.08 x 122.37 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x3xLower
 34.31 ft x 96.67 other dimensions
Dir/Cross St: Ridley Blvd./McNairn Ave.

MLS#: C12044285**PIN#:** 103550145

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Front Yard	Cable TV:	Hydro:
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	Detached / 0	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Municipal
Heat:	Water / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	Wall Unit	UFFI:	No	Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	51-99	Prop Feat:	Fireplace/Stove	Retirement:	
Apx Sqft:	1100-1500			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	14.3	x 7.35	Ceramic Floor	Closet	Window
2	Living	Main	16.8	x 11.58	Hardwood Floor	French Doors	Fireplace
3	Kitchen	Main	12.76	x 7.74	Hardwood Floor	Breakfast Bar	W/O To Deck
4	Dining	Main	14.17	x 7.32	Hardwood Floor	Formal Rm	Crown Moulding
5	Prim Bdrm	2nd	16.27	x 10.17	Hardwood Floor	B/I Shelves	Closet
6	Br	2nd	11.42	x 9.15	Hardwood Floor	Closet	Window
7	Br	2nd	11.32	x 9.06	Hardwood Floor	B/I Closet	Window
8	Rec	Lower	15.16	x 11.09	Broadloom	3 Pc Bath	Pot Lights
9	Workshop	Lower	19.23	x 14.6	Combined W/Laundry	B/I Shelves	Above Grade Window

Client Remks: Lawrence Park Detached, brick, designer, turn key Stunning 2 Storey 3+1 Bedroom, 2 full Bathroom Home Offers A Perfect Blend Of Elegance And Functionality, Beautifully Renovated To Provide A Warm And Inviting Living Space. Features A Legal Parking Pad And Mutual Driveway, Separate Side Entrance, Beautifully Complemented By Gorgeous Gardens And A Serene, Private Backyard Oasis, Making It Ideal For Families Or Individuals Seeking Tranquility. Just Steps Away From The Vibrant Shops And Amenities Along Yonge Street. Renowned Schools Such As John Wanless Jr PS, Bedford Park PS, Glenview Sr PS, Lawrence Park CI, Blessed Sacrament CS, Loretto Abbey Are Nearby, Making It Perfect For Families. Convenient Transit Options, Including Subway, TTC, Easy Access To Highways 401, 404, 407, 400 And The DVP, Ensuring Seamless Commuting. Inside, Extensive Renovations That Include A Stunning Kitchen And Updated Bathrooms. Flexible Lower Level Offers Potential For A Private Suite, Providing Endless Possibilities For Customization Into An In Law Suite Or Generating Rental Income. Imagine Enjoying Sunset Dinners On The West Facing Deck Surrounded By Lush Greenery Or Spending Quality Time With Family And Pets In The Ample Outdoor Space. Upgraded Mechanical Systems Ensure A Worry Free Investment, While The Spacious Interlocking Brick Front Pad Near The Street Makes Coming And Going A Breeze. House Is Nicely Set Back From The Road, Offering A Sense Of Seclusion While Still Being Part Of A Wonderful Neighbourhood With Friendly Neighbours. Ideal for an end user or investor.

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-487-4311


364 Deloraine Ave
Toronto Ontario M5M 2B6

Toronto C04 Bedford Park-Nortown Toronto

Taxes: \$8,182.90/2024**For:** Sale**% Dif:** 99**Sold Date:** 05/15/2025**SPIS:** N**Last Status:** SLD**DOM:** 2

Detached

Fronting On: N**Rms:** 6 + 2**Link:** N**Acreage:****Bedrooms:** 3

1 1/2 Storey

25 x 119.5 Feet

Washrooms: 4**Irreg:**1x2xMain, 1x4xMain, 1x4xUpper,
1x4xBsmt**Dir/Cross St:** Avenue Rd and Lawrence**MLS#:** C12145531**PIN#:** 103490081

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	1100-1500	Fireplace/Stove, Library, Park, Public		Farm/Agr:	
Assessment:	POTL:	Transit, Rec Centre, School		Oth Struct:	Garden Shed
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.84	x 4.99	Window	Closet	Tile Floor
2	Living	Main	13.02	x 11.88	Open Concept	Large Window	Fireplace
3	Dining	Main	12.01	x 9.97	Open Concept	Glass Block Window	Hardwood Floor
4	Kitchen	Main	14.53	x 8.01	Stainless Steel Appl	Breakfast Bar	Heated Floor
5	Powder Rm	Main	6	x 3.77	2 Pc Bath	Window	Tile Floor
6	Prim Bdrm	Main	12.86	x 11.91	4 Pc Ensuite	W/I Closet	Hardwood Floor
7	Bathroom	Main	7.05	x 5.15	4 Pc Ensuite	B/I Vanity	Tile Floor
8	2nd Br	Upper	11.58	x 9.09	Window	Closet	Broadloom
9	3rd Br	Upper	11.58	x 8.96	Window	Closet	Broadloom
10	Bathroom	Upper	5.77	x 5.64	4 Pc Bath	Pedestal Sink	Tile Floor
11	Rec	Bsmt	17.65	x 12.57	Open Concept	Pot Lights	Above Grade Window
12	Bathroom	Bsmt	0	0	4 Pc Bath	Glass Sink	Tile Floor
13	Utility	Bsmt	18.14	x 14.37	Combined W/Laundry	B/I Shelves	Above Grade Window
14	Other	Bsmt	14.24	x 9.35	Above Grade Window		

Client Remks: Welcome to this charming 1.5-storey home nestled in prime Bedford Park. From the moment you step inside, you'll sense the warmth and character that make this home truly special. Beautifully maintained hardwood floors guide you through the main level, where light pours in from generous windows, creating a bright, airy atmosphere. The open-concept living and dining area invites you to relax by the cozy fireplace - perfect for quiet evenings or entertaining. The thoughtfully designed kitchen is a delight for home cooks and entertainers alike. With abundant cabinetry, custom pull-out drawers, and sleek stainless steel appliances, everything has its place. Heated tile floors add a touch of luxury, making morning coffee or evening meal prep a comfortable pleasure. The breakfast bar offers a seamless connection to the dining space - ideal for casual meals, conversation, or hosting. Tucked away on the main floor is a serene primary bedroom retreat, complete with a private 4-piece ensuite. A convenient 2-piece powder room adds functionality for guests. Upstairs, two spacious bedrooms share a stylish 4-piece bathroom, and a generous walk-in hall closet with built-in shelving. The finished basement extends the living space, offering a versatile rec room. Imagine movie nights, game days, or curling up with a good book. A modern 4-piece bathroom and well-equipped laundry area with front-load laundry and ample shelving add to the home's practicality. Need even more storage? You'll find it in the dedicated storage room, complete with functional closet system. Enjoy two convenient parking spaces, and a private backyard oasis. A spacious deck, patio area, lush greenspace, and garden shed provide the perfect setting for summer barbecues, gardening, or simply relaxing in the fresh air. Whether you're hosting guests, enjoying quiet family time, or simply savoring a peaceful moment by the fire, this Bedford Park gem offers the lifestyle you've been searching for.

Extras:**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD. 416-494-7653




177 Joicey Blvd			Sold: \$1,600,000		
Toronto Ontario M5M 2V3			List: \$1,699,000		
Toronto C04 Bedford Park-Nortown Toronto					
Taxes: \$8,740.83/2024			For: Sale		% Dif: 94
Sold Date: 02/28/2025					
SPIS: N		Last Status: SLD	DOM: 22		
Detached		Fronting On: S	Rms: 5 + 3		
Link: N		Acreage:	Bedrooms: 2		
Bungalow		30 x 128 Feet	Washrooms: 2		
		Irreg:	1x4xMain, 1x4xBsmt		
Dir/Cross St: Joicey Blvd. & Avenue Road					

MLS#: C11959862	PIN#: 103510114
------------------------	------------------------

Kitchens: 1 Fam Rm: N Basement: Part Fin Fireplace/Stv: N Heat: Water / Gas A/C: None Central Vac: N Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Laundry lev:		Exterior: Brick / Other Drive: Private Gar/Gar Spcs: Detached / 0 Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat:		Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig:		Hydro: Phone: Municipal Sewers Unknown
---	--	---	--	---	--	---

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Foyer	Ground	8.17	x	6.82	Hardwood Floor	Closet	
2	Living	Ground	16.99	x	12.4	Hardwood Floor	Fireplace	Window
3	Dining	Ground	9.09	x	9.74	Hardwood Floor	Window	
4	Kitchen	Ground	10.66	x	6.99	Hardwood Floor	B/I Dishwasher	
5	Prim Bdrm	Ground	15.26	x	9.74	Hardwood Floor	Double Closet	
6	2nd Br	Ground	11.09	x	9.74	Hardwood Floor	Closet	Walk-Out

Client Remks: Joicey Boulevard on the east side of Avenue Road! Situated close to the Cricket Club, Brunos and the shops and restaurants of Avenue Road. This is a special opportunity to acquire a bungalow poised on a 30 foot lot with a private drive. Update, renovate or create your own vision! Here it is!								
Extras:								
Listing Contracted With: SOTHEY'S INTERNATIONAL REALTY CANADA416-960-9995								

	91 Roe Ave Toronto Ontario M5M 2H6 Toronto C04 Lawrence Park North Toronto Taxes: \$8,647.84/2024 Sold Date: 05/14/2025 SPIS: N Last Status: SLD DOM: 15			Sold: \$1,740,000 List: \$1,850,000 For: Sale % Dif: 94				
	Detached Link: N 2-Storey		Fronting On: S Acreage: 31.75 x 105 Feet Irreg:		Rms: 7 + 1 Bedrooms: 4 + 1 Washrooms: 2 1x3x2nd, 1x3xBsmt			
	Dir/Cross St: Yonge & Lawrence							
	MLS#: C12109600 PIN#: 211460010							
Kitchens: 1 Fam Rm: N Basement: Full Fireplace/Stv: Y Heat: Radiant / Gas A/C: Central Air Central Vac: N Apx Age: 51-99 Apx Sqft: 1500-2000 Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: Lower			Exterior: Brick Drive: Available Gar/Gar Spcs: Detached / 1 Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: No Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, School, School Bus Route			Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig:		
			Hydro: Municipal Phone: Sewers Unknown					
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Living	Main	0	0	Hardwood Floor Window Fireplace			
2	Dining	Main	0	0	Hardwood Floor Window Separate Rm			
3	Kitchen	Main	0	0	Breakfast Area Bow Window O/Looks Garden			
4	Prim Bdrm	2nd	0	0	Hardwood Floor B/I Closet Window			
5	2nd Br	2nd	0	0	Hardwood Floor Window B/I Closet			
6	3rd Br	2nd	0	0	Hardwood Floor Window B/I Closet			
7	4th Br	2nd	0	0	Hardwood Floor O/Looks Garden Bow Window			
8	Rec	Lower	0	0	3 Pc Bath Renovated B/I Shelves			
9	Laundry	Lower	0	0	Window Laundry Sink Combined W/Workshop			
10	Other	Lower	0	0	Sump Pump Window B/I Shelves			
Client Remks: Immaculately maintained centre hall home nestled on prestigious Roe Avenue in the highly sought after Lawrence Park neighbourhood. This elegant home exudes timeless charm and pride of ownership, featuring spacious bedrooms, and exceptional natural light throughout. Windows in every room flood the home with warmth and brightness, enhancing its luxurious and welcoming atmosphere. Owners have lived in the home for 40+ years. Great neighbours! Highlights include: 4 bedrooms upstairs plus a recreation room in the basement. Elegant hardwood flooring throughout. 3-piece bathroom on the second floor with heated floors. Partially finished basement with rec room, bathroom, laundry, cold storage, and sump pump. Beautifully landscaped backyard with deck and hot tub. Front parking pad (not currently legal) plus covered garage parking at the rear of the home. Perfectly suited for families or buyers seeking a move to one of Toronto's most desirable communities, this home offers multiple possibilities: move in and enjoy, or update to suit your personal style. Surrounded by top-ranked schools John Wanless PS, Glenview Senior PS, Lawrence Park Cland minutes to Havergal, Loretto Abbey, Toronto French School (TFS), and Crescent. Walking distance to parks, vibrant local amenities, and within easy reach of grocery stores, dining, and transit. Prime location just 15 minutes to Lawrence Subway Station and a two-minute walk to the 147/61 TTC Express Bus to downtown. This home seamlessly blends historic character with modern convenience, offering a rare opportunity for discerning buyers.								
Extras:								
Listing Contracted With: PROPERTY.CA INC. 416-583-1660								



85 Yonge Blvd
Toronto Ontario M5M 3G8
 Toronto C04 Bedford Park-Nortown Toronto
Taxes: \$9,294.52/2023 **For:** Sale **% Dif:** 89
Sold Date: 01/09/2025
SPIS: N **Last Status:** SLD **DOM:** 66
 Detached **Fronting On:** E **Rms:** 7 + 3
Link: N **Acreage:** **Bedrooms:** 3 + 1
 1 1/2 Storey 35.81 x 140 Feet **Washrooms:** 2
Irreg: 1x4xMain, 1x3xBsmt
Dir/Cross St: Yonge & Brooke

MLS#: C10407957**PIN#:** 103540115

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive: Private	Cable TV:
Basement: Fin W/O	Gar/Gar Spcs: Attached / 1	Gas: Hydro:
Fireplace/Stv: Y	Drive Park Spcs: 3	Water: Phone:
Heat: Forced Air / Gas	Tot Prk Spcs: 4	Water Supply: Municipal
A/C: Wall Unit	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat: Fireplace/Stove	Retirement:
Apx Sqft:		Farm/Agr:
Assessment: POTL:		Oth Struct: Garden Shed
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.01	x 6.36	Tile Floor	Closet	O/Looks Living
2	Living	Main	13.68	x 13.02	Hardwood Floor	Large Window	Gas Fireplace
3	Dining	Main	12.01	x 12.01	Hardwood Floor	Large Window	Track Lights
4	Kitchen	Main	13.68	x 12.76	Eat-In Kitchen	Breakfast Bar	Stainless Steel Appl
5	Prim Bdrm	Main	13.52	x 10.33	Hardwood Floor	Double Closet	4 Pc Bath
6	2nd Br	Main	13.52	x 9.19	Hardwood Floor	Bay Window	Closet
7	3rd Br	2nd	14.27	x 8.69	Hardwood Floor	Large Window	Closet
8	Rec	Bsmt	19.36	x 13.02	Broadloom	Brick Fireplace	Above Grade Window
9	4th Br	Bsmt	13.68	x 9.02	Broadloom	Above Grade Window	3 Pc Bath
10	Other	Bsmt	19.19	x 15.03	Large Closet	Combined	Combined W/Laundry
						W/Workshop	

Client Remks: NEW PRICE!!! Fantastic Building Lot Ready To Be Transformed In The Highly Desirable Cricket Club Area. 36' x 140' Opens Up A Ton Of Potential To Make This Your Dream House. Perfectly Situated On An Amazing Street. Steps From All That Yonge Street Has To Offer ... Subway, TTC, Loblaws, LCBO, Top Restaurants and Shops. Don't Delay. The House Is In Great Shape So You Can Live In It Or Rent It Out As You Plan Your Next Steps With This Incredible Opportunity.

Extras: No Inside Viewings Allowed - Tenant Agreement In Place (\$4100 + Util) But Will Vacate With Proper Notice. House Is In Great Condition - Updated Windows, Newly Painted, Stainless Steel Apps (Inside Photos Attached). No Survey Available.

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



110 Deloraine Ave		Sold: \$1,785,000
Toronto Ontario M5M 2A9		List: \$1,850,000
Toronto C04 Lawrence Park North Toronto		
Taxes: \$8,454.72/2024	For: Sale	% Dif: 96
Sold Date: 05/29/2025		
SPIS: N	Last Status: SLD	DOM: 28
Detached	Fronting On: N	Rms: 6 + 1
Link: N	Acreage:	Bedrooms: 3
2-Storey	25 x 124 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x4xBsmt
Dir/Cross St: Yonge & Lawrence		

MLS#: C12115921	PIN#: 211450062
------------------------	------------------------

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive: Front Yard	Cable TV:
Basement: Finished	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 1	Water:
Heat: Water / Gas	Tot Prk Spcs: 1	Water Supply:
A/C: Wall Unit	UFFI:	Sewer: Sewers
Central Vac: N	Pool: Inground	Waterfront:
Apx Age:	Prop Feat: Fireplace/Stove	Retirement:
Apx Sqft: 1500-2000		Farm/Agr:
Assessment: POTL:		Oth Struct: Garden Shed
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	16.67	x 15.91	Hardwood Floor	Pot Lights	Fireplace
2	Dining	Ground	13.09	x 10.24	Hardwood Floor	Plate Rail	W/O To Deck
3	Kitchen	Ground	13.09	x 8.33	Modern Kitchen	Stainless Steel Appl	O/Looks Backyard
4	Prim Bdrm	2nd	11.91	x 11.91	Hardwood Floor	W/I Closet	Pot Lights
5	2nd Br	2nd	12.99	x 9.15	Hardwood Floor	Double Closet	
6	3rd Br	2nd	12.99	x 9.42	Hardwood Floor		
7	Loft	3rd	20.93	x 9.91	Hardwood Floor	Combined W/Br	
8	Rec	Bsmt	17.75	x 13.16	Above Grade Window	Electric Fireplace	Murphy Bed

Client Remks: This detached home looks picture perfect when you drive up. The inviting front porch says "come on in". You're going to love the third floor loft and excavated basement but first you'll notice how open, modern and bright this home is. The kitchen sparkles. The appliances are stainless steel. The hardwood floors gleam. The pot lights shine. The primary bedroom has a walk in closet. The third bedroom has stairs leading up to the finished attic area so it's a two level room - the upper level for sleeping and the lower level for an office. Or vice versa. It's up to you. There are two built-in air conditioning units so you'll be able to sleep comfortably during the hottest of summer nights. The bathroom on this floor has been renovated and has a great rain shower head. The basement has been excavated so it's got better ceiling height than most basements in this area. You can use the large room with its great built-ins as a rec room, home office, guest room (there's a Murphy bed built into the wall) or exercise room. The bathroom down here has also been renovated. When you gaze out the French doors in the dining room that lead out back, you'll see an oasis. But you won't be dreaming. It really is an oasis. There's a large deck with plenty of space for lounging and outdoor meals. It overlooks the fabulous heated, saltwater pool. Long enough for laps or perfect for just cooling down on a hot summer day. Also an ideal sight to look at. Somehow it has a strong relaxing effect. And all of this is on one of the best blocks in this prime John Wanless neighbourhood where you'll feel a true sense of community while being able to walk to great shops and restos, all levels of school and the subway. It doesn't get any better than this so don't delay. Make this home yours!

Extras:
Listing Contracted With: <u>ADVOCATE REALTY LTD.</u> 416-489-1882


12 Haddon St
Toronto Ontario M5M 3M9

Toronto C04 Lawrence Park North Toronto

Taxes: \$8,976.88/2025**For:** Sale**% Dif:** 94**Sold Date:** 05/06/2025**SPIS:** N**Last Status:** SLD**DOM:** 4

Detached

Fronting On: W**Rms:** 8 + 0**Link:** N**Acreage:** < .50**Bedrooms:** 4

2-Storey

30 x 122 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x3xBsmt

Dir/Cross St: Yonge St. & Yonge Blvd.**MLS#:** C12121230**PIN#:** 103540169

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Mutual	Cable TV:	
Basement:	Unfinished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Phone:
Heat:	Radiant / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	Wall Unit	UFFI:	No	Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fireplace/Stove	Retirement:	
Apx Sqft:	1500-2000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.68	x 13.16	Hardwood Floor	Fireplace	Picture Window
2	Dining	Main	14.01	x 11.15	Hardwood Floor	Picture Window	O/Looks Dining
3	Kitchen	Main	14.01	x 10.43	Family Size Kitchen	Renovated	Stainless Steel Appl
4	Prim Bdrm	2nd	20.41	x 10.17	Closet	O/Looks Backyard	Large Window
5	2nd Br	2nd	13.58	x 10.17	Hardwood Floor	Closet	Window
6	3rd Br	2nd	10.24	x 11.42	Hardwood Floor	Closet	Window
7	4th Br	2nd	8.01	x 11.42	Hardwood Floor	Closet	Window

Client Remks: Iconic 4-Bedroom Brick Beauty in Prime Lawrence Park North - Welcome to this timeless two-storey, all-brick detached home in the heart of sought-after Lawrence Park North. Bursting with character and charm, this 4-bedroom residence features original gumwood trim throughout, including an exquisite coffered ceiling with integrated lighting in the formal dining room-an entertainers dream. The inviting living room showcases a classic wood-burning fireplace, original stained glass windows, and custom built-in display cabinets, while the main-floor family room/den offers serene views of the lush backyard through a large picture window. Step outside to enjoy the two-tiered deck, flagstone patio, and a handy potting/storage shed, all surrounded by mature greenery. The expansive, recently renovated chefs kitchen is a standout, complete with a 6-burner gas range, quartz countertops, wine fridge, and extensive cabinetry. Enjoy your morning coffee or evening wine from the picturesque covered front porch, overlooking a beautifully landscaped, maintenance-free front yard. Upstairs, the oversized primary bedroom boasts three large windows with tranquil backyard views. Three additional family-sized bedrooms with gorgeous hardwood floors and a renovated family bath with Jacuzzi tub complete the second floor. The unfinished basement includes a 3-piece bath and awaits your personal touch perfect for a recreation room, home gym, or guest suite. Enjoy ample parking via a wide mutual drive leading to a rear parking pad. Located within one of the city's top school catchments John Wanless, Glenview, Lawrence Park C.I., Havergal, Crescent, and TFS and just a short stroll to the shops, cafes, and restaurants of Yonge Street and Avenue Road. On a large 30 x 122 ft. lot, is the quintessential family home you've been waiting for where timeless charm meets modern comfort in one of Toronto's most desirable neighbourhoods.

Extras:**Listing Contracted With:** CORCORAN HORIZON REALTY647-873-3999



148 Brooke Ave			Sold: \$2,100,000
Toronto Ontario M5M 2K5			List: \$1,988,000
Toronto C04 Bedford Park-Nortown Toronto			
Taxes: \$11,462.13/2025		For: Sale	% Dif: 106
Sold Date: 06/05/2025			
SPIS: N	Last Status: SLD	DOM: 10	
Detached	Fronting On: N	Rms: 7 + 5	
Link: N	Acreage:	Bedrooms: 3	
2-Storey	30 x 130 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x3xLower	
Dir/Cross St: Avenue & Lawrence			

MLS#: C12173313	PIN#: 103530113
------------------------	------------------------

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Drive: Private	Cable TV:
Basement: Finished	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 3	Water:
Heat: Radiant / Gas	Tot Prk Spcs: 3	Water Supply:
A/C: Wall Unit	UFFI:	Sewer: Sewers
Central Vac: N	Pool: Inground	Waterfront: None
Apx Age:	Prop Feat:	Retirement:
Apx Sqft: 1500-2000	Family Room, Fenced Yard,	Farm/Agr:
Assessment: POTL:	Fireplace/Stove, Golf, Park, Place Of	Oth Struct: Garden Shed
POTL Mo Fee:	Worship, Public Transit, School	Spec Desig: Unknown
Laundry lev: Lower		

Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.91	x 18.77	Fireplace	Leaded Glass	Hardwood Floor
2	Dining	Main	10.53	x 13.62	Wainscoting	Hardwood Floor	French Doors
3	Kitchen	Main	8.43	x 14.6	Stainless Steel Appl	Pot Lights	Breakfast Area
4	Family	Main	19.16	x 14.07	Double Doors	Open Concept	W/O To Deck
5	Prim Bdrm	2nd	12.37	x 14.47	Picture Window	Hardwood Floor	Ceiling Fan
6	2nd Br	2nd	9.78	x 14.7	Hardwood Floor	Picture Window	Closet
7	3rd Br	2nd	9.51	x 11.22	Hardwood Floor	Large Window	Closet
8	Office	Lower	10.99	x 14.6	Window	Pot Lights	Broadloom
9	Rec	Lower	18.7	x 11.38	Broadloom	Above Grade Window	
10	Play	Lower	14.73	x 18.57	Large Closet	Above Grade Window	Pot Lights
11	Laundry	Lower	3.77	x 13.48	Laundry Sink		
12	Utility	Lower	3.94	x 6.07			

Client Remks: Nestled in one of Toronto's most sought-after neighbourhoods, this beautifully maintained 3bedrm, 2bathrm home is just a short stroll from Avenue Rd & Yonge St. Step through elegant French doors into the living rm, featuring a large leaded glass picture window, fireplace, & hardwood floors. An arched entryway leads into the large formal dining rm, perfect for entertaining, complete with classic wainscoting & hardwood flrs. Filled with natural light, the family rm boasts expansive windows & double doors that open onto a private deck overlooking the saltwater pool. The updated kitchen (renovated in 2001) hosts stainless steel appliances, ample cabinetry, & a charming breakfast area. Upstairs, the spacious primary bedrm overlooks the street with large windows, a ceiling fan, & a closet. Two additional bedrms offer serene views of the backyard, each with hardwood floors & ample storage. A 4pc bathrm with a combined shower & tub completes the upper level. The finished lower level, with convenient side-door access, offers additional living space. A 3pc bathrm is complete with a large shower. A large office with built-in storage, pot lights, & a bright window provides the perfect space for working from home or homework. The recreation rm, featuring broadloom, is ideal as a media or playrm, while the adjacent playrm with a full wall of closets offers the potential to convert into an additional bedrm. A spacious laundry rm with a utility sink completes the lower level. Outside, the private backyard is a true urban oasis, complete with an enclosed deck, lush landscaping, pool shed, & saltwater pool, an entertainer's dream. Located in the prestigious Armour Heights & Lawrence Park school districts, this home is just minutes from top-rated public & private schools, TTC transit (Lawrence & York Mills Stations), fine dining, boutique shopping, the Don Valley Golf Course, & easy access to Highway 401.

Extras:
Listing Contracted With: MCCANN REALTY GROUP LTD.416-481-2355



348 Old Orchard Grve			Sold: \$2,160,000		
Toronto Ontario M5M 2E8			List: \$2,248,000		
Toronto C04 Lawrence Park North Toronto					
Taxes: \$7,589.22/2024			For: Sale		% Dif: 96
Sold Date: 02/14/2025					
SPIS: N		Last Status: SLD		DOM: 11	
Detached		Fronting On: N		Rms: 7	
Link: N		Acreage:		Bedrooms: 3	
2-Storey		25 x 105 Feet		Washrooms: 4	
		Irreg:		1x2xMain, 1x3x2nd, 1x4x2nd, 1x3xBsmt	
Dir/Cross St: Avenue Rd & Old Orchard Grove					

MLS#: C11953764	PIN#: 103490234
------------------------	------------------------

Kitchens: 1		Exterior: Brick		Zoning:	
Fam Rm: N		Drive: Front Yard		Cable TV:	
Basement: Finished		Gar/Gar Spcs: Detached / 1		Gas:	
Fireplace/Stv: Y		Drive Park Spcs: 2		Water:	
Heat: Forced Air / Gas		Tot Prk Spcs: 3		Water Supply:	
A/C: Central Air		UFFI:		Sewer: Sewers	
Central Vac: N		Pool: None		Waterfront:	
Apx Age:		Prop Feat: Fireplace/Stove		Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment: POTL:				Oth Struct:	
POTL Mo Fee:				Spec Desig: Unknown	
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	12.8	x 8.1	Pot Lights	Custom Backsplash	W/O To Deck
2	Breakfast	Main	6.07	x 8.6	Pot Lights	Open Concept	Hardwood Floor
3	Dining	Main	9.78	x 12.8	Pot Lights	Open Concept	
4	Living	Main	11.09	x 17.09	Pot Lights	Open Concept	Large Window
5	Prim Bdrm	2nd	11.38	x 13.09	Pot Lights	3 Pc Ensuite	
6	2nd Br	2nd	8.1	x 9.97	Pot Lights	Window	
7	3rd Br	2nd	10.07	x 8.99	Pot Lights	Window	

Client Remks: Welcome to 348 Old Orchard Grove, a fully renovated 3-bedroom, 4-bathroom gem in one of Toronto's most desirable neighborhoods. This exquisite home features custom quartzite countertops and backsplash in the modern kitchen, illuminated by sleek pot lights that add a warm ambiance. The kitchen opens up to a beautiful deck and backyard, perfect for outdoor entertaining or relaxing in a private setting. Hardwood floors flow seamlessly throughout the home, adding elegance to every room. The master bedroom offers a peaceful retreat with a 3-piece ensuite bathroom. With two convenient parking spots in the front yard and a prime location boasting an impressive Walk Score of 89, you're just steps from local shops, cafes, parks, and schools. Heres your chance to call the prestigious Lawrence Park North neighborhood home. Enjoy the lively atmosphere along Yonge Street, stretching from York Mills to Lawrence, where you'll find upscale fashion boutiques, children's stores, and sporting goods shops, as well as a diverse selection of restaurants, bakeries, and cafes. With easy access to downtown via Yonge Street and Mount Pleasant Road, or by subway from Lawrence Park Station, getting around is a breeze. For a peaceful retreat, be sure to visit the Alexander Muir Memorial Gardens and experience its beautiful, serene green spaces. In the school districts for John Wanless Jr PS, Glenview Sr PS & Lawrence Park CI, Havergal, TFS, & Crescent. In Close Proximity to Granite Club & Rosedale Golf Club. Whether it's the luxurious finishes, functional design, or unbeatable location, 348 Old Orchard Grove offers the best of modern living in Toronto. ****EXTRAS**** Hot Water Tank Owned

Extras:
Listing Contracted With: RE/MAX EXPERTS905-499-8800


218 Yonge Blvd
Toronto Ontario M5M 3H8

Toronto C04 Bedford Park-Nortown Toronto

Taxes: \$10,565/2024**For:** Sale**% Dif:** 97**Sold Date:** 02/04/2025**SPIS:** N**Last Status:** SLD**DOM:** 19

Detached

Fronting On: W**Rms:** 8 + 3**Link:** N**Acreage:****Bedrooms:** 3

2-Storey

45 x 100.52 Feet

Washrooms: 4**Irreg:**1x2xMain, 1x3x2nd, 1x4x2nd,
1x2xBsmt**Dir/Cross St:** Wilson / Avenue Road**MLS#:** C11926926**PIN#:** 101860099

Kitchens:	1	Exterior:	Brick / Stucco/Plaster	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Finished / Full	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	4	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	4	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fireplace/Stove, Golf, Library, Park, Public Transit, Rec Centre, School	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	Garden Shed
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.25	x 11.25	B/I Bookcase	Large Window	Hardwood Floor
2	Dining	Main	13.16	x 11.91	2 Way Fireplace	Crown Moulding	Hardwood Floor
3	Kitchen	Main	13.25	x 10.76	Stone Counter	Breakfast Bar	Pot Lights
4	Breakfast	Main	11.09	x 8.17	Eat-In Kitchen	W/O To Deck	Hardwood Floor
5	Family	Main	19.42	x 12.01	2 Way Fireplace	Pot Lights	Hardwood Floor
6	Mudroom	Main	0	0	2 Pc Bath	W/W Closet	Side Door
7	Prim Bdrm	2nd	22.57	x 10.43	Combined W/Sitting	W/I Closet	Hardwood Floor
8	Bathroom	2nd	0	0	3 Pc Ensuite	Separate Shower	Tile Floor
9	2nd Br	2nd	18.83	x 9.91	Double Closet	Window	Broadloom
10	3rd Br	2nd	14.76	x 11.32	Double Closet	Window	Broadloom
11	Bathroom	2nd	0	0	4 Pc Bath	Window	Tile Floor
12	Rec	Bsmt	16.08	x 11.58	Closet	2 Pc Bath	Wood Floor

Client Remks: Welcome to 218 Yonge Blvd, a home where the heart is! Located in a coveted North Toronto pocket, this bright and updated family home sits on a spacious lot with 45 ft frontage, boasting 3 levels of finished living space including large principal rooms, 3 sizeable bedrooms, and 4 bathrooms. Adorned with beautiful hardwood floors including custom red oak stairs, crown moulding, 8-inch baseboards, and large windows that flood rooms with natural light. Enjoy relaxing evenings in the living room overlooking the front gardens and host dinner parties in the showpiece dining room with a 2-sided gas fireplace. Plan movie nights in the inviting family room with an open-concept flow into the updated kitchen. The kitchen is the hub of the home with an eat-in area, a breakfast bar, and a walk-out to the deck for summer BBQs and outdoor dining. You'll love cooking with wrap-around stone counters, tile backsplash, ceiling-height cabinetry with undermount lighting, and pot lights. A sprawling primary bedroom with a seating area, two double closets, a walk-in closet, and a full 3-pc ensuite with a large shower. Two more spacious bedrooms with double closets share a large 4 piece bath. The 2024 renovated basement, complete with interior waterproofing and sump pump, includes a large rec room with sleek wood-style floors and crown moulding, ample storage, and a 2pc bathroom. The large workshop is a great space for hobbies or extra storage. A private backyard offers a tranquil retreat with a large deck, gas BBQ hookup, green space, and two garden sheds! Private 4-car driveway with easy access to the mudroom for easy everyday life. ****EXTRAS**** Fantastic location in a quiet neighbourhood, just steps to the Cricket Club, near top-rated schools, easy TTC access, shops and restaurants of Yonge St & Avenue Rd. Freshly painted and turnkey, this home is waiting for you!

Extras:**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD.416-494-7653


430 Elm Rd
Toronto Ontario M5M 3W7

Toronto C04 Bedford Park-Nortown Toronto

Taxes: \$11,551.91/2024**For:** Sale**Sold:** \$2,280,000**List:** \$2,488,000**Sold Date:** 03/04/2025**% Dif:** 92**SPIS:** N**Last Status:** SLD**DOM:** 38

Detached

Fronting On: W**Rms:** 8 + 2**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

35.05 x 125.16 Feet

Washrooms: 4**Irreg:** Regular Table Lot 2x4x2nd, 1x2xGround, 1x2xBsmt**Dir/Cross St:** East Of Avenue/ North Of Lawrence**MLS#:** C11940722**PIN#:** 103500063

Kitchens:	1	Exterior:	Stone / Stucco/Plaster	Zoning:	East of Avenue Rd, Top Ranking Schools
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	3	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apex Age:		Prop Feat:		Retirement:	
Apex Sqft:	2000-2500			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	Garden Shed
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	14.44	x 12.53	Hardwood Floor	Gas Fireplace	Bay Window
2	Dining	Ground	12.76	x 8.79	Hardwood Floor	Combined W/Living	Open Concept
3	Kitchen	Ground	13.65	x 8.99	Hardwood Floor	Pantry	Pot Lights
4	Family	Ground	22.15	x 13.32	Hardwood Floor	W/O To Garden	Pot Lights
5	Prim Bdrm	2nd	17.59	x 12.63	4 Pc Ensuite	W/I Closet	O/Looks Backyard
6	2nd Br	2nd	13.25	x 10.96	Cathedral Ceiling	Large Closet	O/Looks Frontyard
7	3rd Br	2nd	13.29	x 11.75	Cathedral Ceiling	Large Closet	East View
8	4th Br	2nd	10.4	x 10.1	Large Closet	North View	Broadloom
9	Great Rm	Bsmt	21.59	x 12.63	2 Pc Bath	Laminate	Window
10	Br	Bsmt	16.24	x 11.55	Pot Lights	Window	Broadloom

Client Remks: Fall In Love With This Charming Family Home Nestled In Prestigious Cricket Club Neighborhood * 35x125 Ft Wide Table Lot On East Of Avenue Rd * Approx. 2,200 Sqft Plus Finished Basement * 4+1 Bedrooms + 4 Bathrooms * Main Floor Balances a Bright Formal Living Room, Open Concept Dining Room, Modern Kitchen W/Ample Cabinet Storage/Brand New Countertop, S/S Backsplash & Spacious Family Room W/O to Backyard Birdwatching Garden * Heated Floor Foyer * Gas Fireplace * Pot Lights * Brand New Hardwood Staircase & Brand New Hardwood Floor On Main Floor * 2nd Floor Comes w/Newer Washrooms & Newer Hardwood Floor * Large Primary Bedroom w/Walk In Closet & Spa Like Ensuite, Plus Other 3 Bedrooms & Their Large Closets w/Built-in Organizer, Ensure Plenty Of Space For The Whole Family * Spacious Rec/Entertainment Room, Bedroom & 2Pc Washroom In Separate Entrance Basement * Large Wood Deck, Kids Playground in Fully Fenced Backyard * Long Private Driveway Can Fit 3 Cars * Close To Top Private (UCC, BSS, Havergal College, TFS & Crescent School) & Top Ranking Public Schools (Armour Heights PS, Lawrence Park CI) * Steps Away From Avenue Rd & All Its Amenities * Minutes to TTC/Subway & Highways * Rarely Offered * Best Value For 35 Ft Lot in Highly Sought-after Cricket Club ! **EXTRAS** \$\$\$ Spent In New Reno: Brand New Main Floor Hardwood Floor, Brand New Hardwood Staircase * Brand New Kitchen Countertops * Newer Roof(2018), Newer Appliances, No Survey Available, Home Sweet Home !

Extras:**Listing Contracted With:** FOREST HILL REAL ESTATE INC.416-929-4343


93 Esgore Dr
Toronto Ontario M5M 3S1

Toronto C04 Bedford Park-Nortown Toronto

Taxes: \$11,852/2024**For:** Sale**Sold:** \$2,402,900**List:** \$2,600,000**% Dif:** 92**Sold Date:** 05/30/2025**SPIS:** N**Last Status:** SLD**DOM:** 14

Detached

Fronting On: E**Rms:** 10**Link:** N**Acreage:****Bedrooms:** 4

2-Storey

55 x 100 Feet

Washrooms: 4**Irreg:**

3x4, 1x2

Dir/Cross St: Yonge Blvd & Wilson Ave**MLS#:** C12154083**PIN#:** 103520011

Kitchens:	1	Exterior:	Brick / Stucco/Plaster	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Attached / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fireplace/Stove	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		
1	Family	Main	14.01	x 12.24	Hardwood Floor	Open Concept	Combined W/Family
2	Kitchen	Main	21.95	x 10.83	Hardwood Floor	Breakfast Area	Combined W/Family
3	Dining	Main	13.02	x 11.25	Hardwood Floor	Crown Moulding	Large Window
4	Living	Main	22.47	x 12.2	Hardwood Floor	Fireplace	Crown Moulding
5	Office	Main	14.53	x 7.48	Hardwood Floor	B/I Shelves	B/I Desk
6	Prim Bdrm	2nd	24.15	x 12.5	Hardwood Floor	4 Pc Ensuite	His/Hers Closets
7	2nd Br	2nd	15.75	x 11.48	Hardwood Floor	Closet	Window
8	3rd Br	2nd	15.58	x 11.32	Hardwood Floor	Double Closet	Window
9	4th Br	2nd	12.47	x 10.4	Hardwood Floor	W/I Closet	Window
10	Rec	Bsmt	19.49	x 11.42	Fireplace	B/I Closet	4 Pc Bath

Client Remks: Prestigious Cricket Club Corner Lot 4 Bed, 4 Bath Exceptional Family Residence, Ideally Situated On Large 55' X 100' Prominent Corner Lot In Toronto's Highly Coveted Cricket Club Neighbourhood. Graced By Mature Trees And Manicured Lawns, Offers Rare Blend Of Classic Charm And Modern Comfort, Surrounded By Some Of The City's Finest Amenities And Green Spaces. Interior Hardwood Floors Throughout, Spacious Main Level Flows Seamlessly, Offering Abundant Natural Light And Flexible Living Spaces Perfect For Both Entertaining And Everyday Family Life. 4 Generously Sized Bedrooms, 4 Bathrooms Provide Ample Space And Privacy For The Whole Family. Prime Location Means You're Only Moments From The Lush Trails Of York Mills Valley Park, Scenic Don Valley Golf Course, Prestigious Rosedale Golf Club Ideal For Active Families And Golf Enthusiasts Alike. Upscale Shopping, Top Rated Schools: Armour Heights PS, Blessed Sacrament CES, Lawrence Park Collegiate, Steps To Toronto Cricket Skating And Curling Club, Gourmet Dining Are All Within Easy Reach, While Proximity To Highway 401 And Public Transit Ensures Effortless Access To Downtown And Beyond. Move In And Enjoy Immediately Or Take Advantage Of The Generous Lot To Customize Or Expand The Home To Suit Your Vision. Recent Updates Include Furnace (2018) And Air Conditioning System (2020). Rare Opportunity To Own A Distinguished Property In One Of Toronto's Most Desirable Neighbourhoods, A Community Known For Its Country Charm, Vibrant Lifestyle And Enduring Value.

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-487-4311



57 Sandringham Dr		Sold: \$2,467,500
Toronto Ontario M5M 3G4		List: \$2,595,000
Toronto C04 Bedford Park-Nortown Toronto		
Taxes: \$11,780.81/2024	For: Sale	% Dif: 95
Sold Date: 05/26/2025		
SPIS: N	Last Status: SLD	DOM: 96
Detached	Fronting On: W	Rms: 8 + 3
Link: N	Acreage:	Bedrooms: 4 + 1
2-Storey	98.08 x 174.64 Feet	Washrooms: 4
	Irreg: As per survey	1x2xMain, 2x4x2nd, 1x2xLower
Dir/Cross St: Yonge St & Yonge Blvd		

MLS#: C11979003	PIN#: 101860046
------------------------	------------------------

Kitchens: 1		Exterior: Brick		Zoning:	
Fam Rm: Y		Drive: Pvt Double		Cable TV:	
Basement: Finished		Gar/Gar Spcs: Built-In / 2		Gas:	
Fireplace/Stv: Y		Drive Park Spcs: 4		Water:	
Heat: Forced Air / Gas		Tot Prk Spcs: 6		Water Supply:	
A/C: Central Air		UFFI:		Sewer: Sewers	
Central Vac: N		Pool: Inground		Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft: 2000-2500		Family Room, Fireplace/Stove		Farm/Agr:	
Assessment: POTL:				Oth Struct:	
POTL Mo Fee:				Spec Desig: Unknown	
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	10.99	x 12.83	Combined W/Living	Hardwood Floor	Large Window
2	Family	Main	10.96	x 9.55	Combined W/Kitchen	Hardwood Floor	Walk-Out
3	Kitchen	Main	10.96	x 23.33	Stainless Steel Appl	Breakfast Bar	Walk-Out
4	Living	Main	13.12	x 18.93	Fireplace	O/Looks Frontyard	Hardwood Floor
5	Prim Bdrm	2nd	10.83	x 17.16	4 Pc Ensuite	Double Closet	Hardwood Floor
6	Br	2nd	10.83	x 13.98	Large Window	Double Closet	Hardwood Floor
7	3rd Br	2nd	13.45	x 10.43	Large Window	Double Closet	Hardwood Floor
8	4th Br	2nd	9.71	x 11.98	Large Window	Double Closet	Hardwood Floor
9	Rec	Lower	24.02	x 28.22	Broadloom	Fireplace	Pot Lights
10	Laundry	Lower	10.89	x 14.3			
11	Br	Lower	10.89	x 11.68	Broadloom	Closet	

Client Remks: Nestled on a sprawling lot in one of the city's most sought-after communities, this exquisite 4-bedroom, 4-bathroom family home offers the perfect blend of luxury, comfort, and functionality. Step into a private backyard oasis, an entertainer's dream, featuring a gorgeous patio, sparkling pool, and a sport court ideal for both relaxing and active family fun. Inside, you'll find an elegant formal living and dining room, providing a sophisticated setting for gatherings. The eat-in kitchen seamlessly flows into the inviting family room, creating a welcoming space for everyday living. A large, finished basement offers plenty of room for children to play or to create your ideal recreational space. With generous room sizes, ample natural light, and lovely finishes throughout, this home is truly designed for modern family living. Whether you're hosting friends, enjoying quiet time with loved ones, or spending summer days in your backyard paradise, this home offers it all. Located in the prestigious Cricket Club neighborhood, this home is just minutes from the 401, TTC, top schools, parks, and vibrant shopping and dining options. **EXTRAS** Sport Court, Saltwater Pool, Sonos music system, Telus security system (month to month)

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


257 Yonge Blvd
Toronto Ontario M5M 3J1

Toronto C04 Bedford Park-Nortown Toronto

Taxes: \$10,908.16/2024**For:** Sale**Sold:** \$2,475,000**List:** \$2,375,000**Sold Date:** 05/23/2025**% Dif:** 104**SPIS:** N**Last Status:** SLD**DOM:** 3

Detached

Fronting On: E**Rms:** 10 + 4**Link:** N**Acreage:****Bedrooms:** 4

2-Storey

50.16 x 175 Feet

Washrooms: 4**Irreg:**1x2xMain, 1x3x2nd, 1x4x2nd,
1x3xBsmt**Dir/Cross St:** Wilson Ave & Yonge Blvd**MLS#:** C12160443**PIN#:** 101860065

Kitchens:	1	Exterior:	Brick / Stone	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	A
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	Attached / 1	Gas:	Y
Fireplace/Stv:	N	Drive Park Spcs:	3	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	4	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	51-99	Prop Feat:	Family Room, Fenced Yard	Retirement:	
Apx Sqft:	2500-3000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	Shed
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	7.75	x 6.66	Closet	Tile Floor	
2	Living	Main	23.65	x 12.5	Window	Hardwood Floor	West View
3	Sunroom	Main	7.74	x 9.51	Window	Hardwood Floor	2 Pc Bath
4	Dining	Main	14.17	x 12.34	Window	Hardwood Floor	West View
5	Kitchen	Main	9.42	x 11.32	Stainless Steel Sink	Stone Counter	Pot Lights
6	Family	Main	16.77	x 22.41	W/O To Deck	Sliding Doors	Hardwood Floor
7	Prim Bdrm	2nd	14.17	x 22.18	Window	3 Pc Ensuite	Broadloom
8	2nd Br	2nd	21.75	x 12.5	Window	Closet	Hardwood Floor
9	3rd Br	2nd	10.99	x 11.32	Window	Closet	Hardwood Floor
10	Tandem	2nd	8.6	x 10.01	Window	Closet	Broadloom
11	4th Br	2nd	10.33	x 11.32	Window	Closet	Hardwood Floor
12	Mudroom	Lower	14.24	x 22.01	Window	Closet	Broadloom
13	Rec	Lower	23.43	x 19	3 Pc Bath	Window	Broadloom
14	Kitchen	Lower	7.74	x 10.99	Tile Floor	Breakfast Bar	
15	Other	Lower	9.74	x 11.15	Closet	B/I Shelves	Broadloom
16	Laundry	Lower	13.58	x 11.25	Laundry Sink	Window	

Client Remks: Detached 2-storey centre hall home in Armour Heights. Four bedrooms, four bathrooms, situated on a generous 50 x 175 ft property. Spacious family home offers lots of space and functionality. The main floor includes a formal dining room, kitchen, spacious living room, sunroom, a powder room, and a family room with a walkout to the deck and private oversized yard. The second floor features a spacious primary bedroom with a three-piece ensuite, plus three additional bedrooms, each with closets. One bedroom has a tandem study. The lower level offers great ceiling height and is suitable as an in-law suite, complete with a kitchenette, side entrance, and abundant storage. Private mature garden, attached one-car garage and private drive with parking for three additional cars. Top-rated schools include Armour Heights Public School and Lawrence Park Collegiate Institute. Walking distance to the Cricket Club, TTC bus stop, York Mills subway station, and shops on Yonge Street and Avenue Road, quick access to Highway 401.

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



93 Esgore Dr Toronto Ontario M5M 3S1 Toronto C04 Bedford Park-Nortown Toronto Taxes: \$11,852.34/2024 Sold Date: 01/27/2025 SPIS: N Last Status: SLD DOM: 11			Sold: \$2,720,000 List: \$2,698,000 % Dif: 101		
Detached Link: N 2-Storey	Fronting On: E Acreage: 55 x 100 Feet Irreg:	Rms: 10 Bedrooms: 4 Washrooms: 4 3x4, 1x2	Dir/Cross St: Yonge & Wilson		

MLS#: C11928244	PIN#: 103520011
------------------------	------------------------

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2500-3000 Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stucco/Plaster Drive: Private Gar/Gar Spcs: Attached / 0 Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove	Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown	Hydro: Phone: Municipal
---	---	--	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Family	Main	29.4	x 21.19	Combined W/Kitchen	Hardwood Floor	
2	Kitchen	Main	29.4	x 21.19	Combined W/Family	Breakfast Area	Hardwood Floor
3	Dining	Main	12.73	x 11.06	Hardwood Floor		
4	Living	Main	11.75	x 21.62	Hardwood Floor	Fireplace	
5	Office	Main	7.25	x 14.07	B/I Desk	B/I Shelves	Hardwood Floor
6	Prim Bdrm	2nd	15.75	x 11.84	4 Pc Ensuite	Hardwood Floor	
7	2nd Br	2nd	11.71	x 10.04	Hardwood Floor	Closet	
8	3rd Br	2nd	11.09	x 15.12	Hardwood Floor	Closet	
9	4th Br	2nd	11.32	x 14.7	Hardwood Floor	Closet	
10	Rec	Bsmt	11.25	x 19.13	Fireplace		

Client Remks: Large Corner Lot Nestled In The Prestigious Cricket Club neighborhood. This Beautiful House Features 4 Beds And 4 Baths With Hardwood Floors Throughout. Close To York Mills Valley Park, Don Valley Golf Course, Rosedale Golf Club, Highway 401 And Public Transit. This Home Can Be Lived In, Customized Or Expanded. The Furnace And AC Replaced Within Last 5 Years. No Survey.							
Extras: Fridge, Stove, B/I Oven, B/I Dishwasher, B/I Microwave, Washer/Dryer, Basement Freezer, All Window Coverings, All Elfs,							
Listing Contracted With: HOMELIFE LANDMARK REALTY INC.905-305-1600							


34 Joicey Blvd
Toronto Ontario M5M 2S7

Toronto C04 Bedford Park-Nortown Toronto

Taxes: \$13,488/2025**For:** Sale**% Dif:** 95**Sold Date:** 06/09/2025**SPIS:** Y**Last Status:** SLD**DOM:** 20

Detached

Fronting On: W**Rms:** 9 + 2**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

25.16 x 118.79 Feet

Washrooms: 5**Irreg:**

1x2xMain, 1x6xUpper, 1x5xUpper,

Regular- Fenced- Deck

1x4xUpper, 1x3xBsmt

Dir/Cross St: Yonge/Lawrence**MLS#:** C12162039**PIN#:** 103540204

Kitchens:	1	Exterior:	Brick Front / Stucco/Plaster	Zoning:	Residential
Fam Rm:	Y	Drive:	Private	Cable TV:	Hydro:
Basement:	Fin W/O	Gar/Gar Spcs:	Built-In / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	3	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fireplace/Stove	Retirement:	
Apx Sqft:	2000-2500			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.14	x 12.8	Hardwood Floor	Panelled	Pot Lights
2	Dining	Main	9.51	x 12.14	Hardwood Floor	Coffered Ceiling	Pot Lights
3	Family	Main	11.15	x 18.37	Hardwood Floor	B/I Bookcase	W/O To Deck
4	Kitchen	Main	9.19	x 14.11	Hardwood Floor	Centre Island	Stainless Steel Appl
5	Breakfast	Main	14.11	x 9.19	Hardwood Floor	Open Concept	Pot Lights
6	Prim Bdrm	Upper	13.45	x 18.04	Hardwood Floor	Vaulted Ceiling	6 Pc Ensuite
7	2nd Br	Upper	8.86	x 9.84	Hardwood Floor	Closet	Semi Ensuite
8	3rd Br	Upper	9.19	x 14.11	Hardwood Floor	Closet	Semi Ensuite
9	4th Br	Upper	8.53	x 13.45	Hardwood Floor	Closet	4 Pc Ensuite
10	Rec	Lower	4.27	x 6.89	Heated Floor	Wet Bar	W/O To Yard
11	5th Br	Lower	8.86	x 10.17	Heated Floor	Closet	3 Pc Ensuite

Client Remks: In the heart of Bedford Park, near the prestigious Cricket Club. This stunning custom-built Transitional home, completed in 2018, checks all the boxes for refined family living. Thoughtfully designed and filled with natural light, it offers 4+1 bedrooms, 5 bathrooms, and approx. 3,000 sq ft of beautifully finished space on a generous 25 x 119 ft lot. Step inside to find elegant oak hardwood flooring, custom millwork, coffered ceilings, and a layout that truly works. The main floor features spacious living and dining areas, a chef-worthy kitchen with Jenn-Air appliances and quartz counters, and a bright family room with a gas fireplace, stylish built-ins, and walkout to a private backyard oasis with a large deck and BBQ gas line, perfect for entertaining. Upstairs, the primary retreat impresses with vaulted ceilings, a walk-in closet with organizers, and a luxurious ensuite with heated floors, double vanity, and oversized glass shower. Three additional bedrooms, one with its ensuite and two connected by a jack-and-jill bath, ensure everyone has their own space. The finished lower level offers even more flexibility with radiant heated floors, a walk-up to the backyard, a large rec room with a wet bar, a guest/nanny suite, and rough-ins for laundry and a wine fridge. Whether hosting, relaxing, or working from home, this level delivers. Additional features include smart home automation, built-in speakers, security cameras, an irrigation system, an Indian Lime stone facade, and direct access from the built-in garage with a mutual drive. Located in the highly regarded John Wanless PS and Lawrence Park CI school districts, and just steps from Yonge Street shops, dining, shops, parks & TTC. This is a forever home that blends luxury, practicality, and prime location.

Extras:**Listing Contracted With:** RE/MAX ESCARPMENT REALTY INC. 905-842-7677


3 Mason Blvd
Toronto Ontario M5M 3C6

Toronto C04 Bedford Park-Nortown Toronto

Taxes: \$12,353.04/2024**For:** Sale**Sold:** \$2,875,000**List:** \$2,999,000**Sold Date:** 06/17/2025**% Dif:** 96**SPIS:** N**Last Status:** SLD**DOM:** 19

Detached

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

2-Storey

50 x 101 Feet

Washrooms: 4**Irreg:**

2x4x2nd, 1x2xGround, 1x3xLower

East Rear 138.19 Feet

survey attached

Dir/Cross St: YONGE ST. & YONGE BOULEVARD**MLS#:** C12182001**PIN#:** 103550170

Kitchens:	1	Exterior:	Stone	Zoning:	
Fam Rm:	N	Drive:		Cable TV:	Y
Basement:	Fin W/O / Sep Entrance	Gar/Gar Spcs:	Attached / 1	Gas:	Y
Fireplace/Stv:	Y	Drive Park Spcs:	5	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	6	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove, Golf, Hospital, Park, Place	Retirement:	
Apx Sqft:	3000-3500		Of Worship, Public Transit, School	Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	0	0	Double Closet	Marble Floor	2 Pc Bath
2	Living	Ground	25	x 13.25	Fireplace	W/O To Patio	Hardwood Floor
3	Dining	Ground	14.34	x 11.98	Hardwood Floor	O/Looks Garden	Plate Rail
4	Kitchen	Ground	14.34	x 14.07	Granite Counter	W/O To Porch	B/I Appliances
5	Prim Bdrm	2nd	17.98	x 13.35	W/I Closet	4 Pc Ensuite	Hardwood Floor
6	2nd Br	2nd	11.98	x 11.94	Hardwood Floor	Closet	B/I Desk
7	3rd Br	2nd	14.53	x 11.84	Hardwood Floor	Led Lighting	4 Pc Ensuite
8	4th Br	2nd	11.55	x 10.83	Hardwood Floor	Closet	4 Pc Ensuite
9	Office	Lower	0	0	Hardwood Floor	B/I Shelves	B/I Desk
10	Family	Lower	24.87	x 13.06	Hardwood Floor	Fireplace	Led Lighting
11	5th Br	Lower	14.4	x 13.78	3 Pc Ensuite	W/O To Yard	Led Lighting
12	Laundry	Lower	14.4	x 12.11	Quartz Counter	Stainless Steel Appl	Led Lighting

Client Remks: At the elegant curve of Mason Blvd, proudly situated at the end of Brooke Ave., stands a home of rare distinction. Built in 1941 and once home to a decorated WW11 RCAF flying ace, this stone Cape Cod-style residence blends timeless architecture with modern opportunity. Classic hand-laid stonework and gracious proportions greet you on arrival. Inside, generous principal rooms balance warmth and sophistication. The light filled living room features three exposures, a stately gas fireplace, and a walk-out to a private stone patio. Across the hall, the formal dining room flows into a custom eat-in kitchen with cherry cabinetry, granite counters, high-end appliances, and a French door to a large west-facing verandah, perfect for seamless indoor-outdoor living. A discreet powder room completes the main floor. Upstairs are four beautifully scaled bedrooms and two updated bathrooms, preserving heritage charm with thoughtful renovations. The steeply pitched roofline offers potential for a third-floor addition (subject to approvals), and the rear wing invites a seamless extension. The finished lower level includes a second fireplace, a 5th bedroom, office; full bath, storage, and bright walk-out to the garden. Ideal for guests, recreation, or nanny suite. Professionally landscaped with mature greenery, stone pathways, and privacy throughout. Large private drive parks 5 cars, plus 1 in the garage. Steps to Yonge St., subway, top schools and shops. A home to love, live-in, and one day pass on.

Extras:**Listing Contracted With:** SOTHEY'S INTERNATIONAL REALTY CANADA 416-960-9995



34 Deloraine Ave S		Sold: \$2,900,000
Toronto Ontario M5M 2A7		List: \$3,100,000
Toronto C04 Lawrence Park North Toronto		
Taxes: \$12,252.90/2024	For: Sale	% Dif: 94
Sold Date: 03/31/2025		
SPIS: N	Last Status: SLD	DOM: 40
Detached	Fronting On: N	Rms: 7 + 1
Link: N	Acreage:	Bedrooms: 3
2-Storey	25 x 125 Feet	Washrooms: 4
	Irreg:	1x2xMain, 1x5x2nd, 1x5x2nd, 1x3xBsmt
Dir/Cross St: Yonge & Yonge BLVD		

MLS#: C11978252	PIN#: 211440043
------------------------	------------------------

Kitchens: 1		Exterior:		Zoning:	
Fam Rm: Y		Stone / Stucco/Plaster		Cable TV:	
Basement: Finished		Drive: Private		Hydro:	
Fireplace/Stv: Y		Gar/Gar Spcs: Attached / 1		Gas:	
Heat: Forced Air / Gas		Drive Park Spcs: 2		Water:	
A/C: Central Air		Tot Prk Spcs: 3		Water Supply:	
Central Vac: Y		UFFI:		Sewer: Sewers	
Apx Age:		Pool: None		Waterfront:	
Apx Sqft:		Prop Feat:		Retirement:	
Assessment: POTL:		Central Vacuum, Family Room,		Farm/Agr:	
POTL Mo Fee:		Fireplace/Stove		Oth Struct:	
Laundry lev:				Spec Desig: Unknown	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	26.08	x 14.24	Wainscoting	Pot Lights	Hardwood Floor
2	Dining	Main	26.08	x 14.24	Wainscoting	Crown Moulding	Hardwood Floor
3	Family	Main	16.99	x 11.25	B/I Shelves	W/O To Deck	Fireplace
4	Kitchen	Main	11.15	x 10.76	B/I Appliances	Centre Island	Built-In Speakers
5	Prim Bdrm	2nd	17.32	x 18.5	Hardwood Floor	Fireplace	5 Pc Ensuite
6	2nd Br	2nd	17.65	x 10.99	Broadloom	Double Closet	Crown Moulding
7	3rd Br	2nd	11.58	x 9.32	Broadloom	W/I Closet	Pot Lights
8	Rec	Bsmt	16.34	x 19.59	3 Pc Bath	Fireplace	W/O To Patio

Client Remks: Welcome to 34 Deloraine Ave., an exquisite custom detached home nestled in the heart of idyllic Lawrence Park. Integrating everyday comfort with a sophisticated stage for entertaining, this upgraded residence has been meticulously maintained. Step inside a stunning foyer with custom Ridley door and discover a bright, open-concept living and dining area with windows large enough to fill the main floor with natural light. This family-friendly home sculpting a large and luxurious footprint with interior clearance greater than the typical 25-foot lot, wows with beautiful wood floors and stunning detailed custom woodwork. Ten-foot ceilings glorify the homes open concept and dazzle upon arrival. The gourmet chef's kitchen with centre island, top-of-the-line appliances, custom cabinetry and charming breakfast nook. Combined with the family room, this is truly the heart of the home. Built-in speakers ensure an engaging ambiance, gas fireplace offers warmth both literal and figurative. Ascend the handsome staircase to three generous sized bedrooms including the primary retreat with a gas fireplace, coffered ceiling, ample closet space, and a 5 piece ensuite featuring a skylight and large soaker tub. The lower level is complete with spacious rec room, built-in surround speakers, 3-piece bath and gas fireplace. A walk-out to an expansive composite deck with sitting area offers a place to relax or entertain. Calling all pickle-ball & basketball enthusiasts, the professional built-in sports court for the family to enjoy is an impressive fixture. Private drive, parking for 3 cars and direct home access from garage. One of the best catchments in the city : John Wanless PS, Lawrence Park CI and Northern SS. Steps away from a varied collection of shops and eateries along Yonge Street, close to the TTC and Hwy. 401.

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


203 Old Orchard Grve
Toronto Ontario M5M 2E6

Toronto C04 Lawrence Park North Toronto

Taxes: \$11,931.02/2024**For:** Sale**% Dif:** 96**Sold Date:** 04/30/2025**SPIS:** N**Last Status:** SLD**DOM:** 14

Detached

Fronting On: S**Rms:** 9 + 3**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

25 x 106.83 Feet

Washrooms: 4**Irreg:**1x2xMain, 1x4x2nd, 1x5x2nd,
1x3xLower**Dir/Cross St:** Yonge & Lawrence**MLS#:** C12086118**PIN#:** 211460109


Kitchens:	1	Exterior:	Brick / Stone	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Attached / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	16-30	Prop Feat:		Retirement:	
Apx Sqft:	2000-2500	Electric Car Charger, Family Room,		Farm/Agr:	
Assessment:	POTL:	Fireplace/Stove, Park, Place Of Worship,		Oth Struct:	Shed
POTL Mo Fee:		Public Transit, School		Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.34	x 15.45	Gas Fireplace	Large Window	Hardwood Floor
2	Office	Main	10.83	x 10.1	Hardwood Floor	Large Window	
3	Kitchen	Main	12.8	x 10.01	Centre Island	Granite Counter	Stainless Steel Appl
4	Dining	Main	11.25	x 8.01	W/O To Balcony	Open Concept	Hardwood Floor
5	Family	Main	17.09	x 9.58	Gas Fireplace	B/I Bar	Hardwood Floor
6	Prim Bdrm	2nd	21.26	x 19.62	4 Pc Ensuite	W/I Closet	Hardwood Floor
7	2nd Br	2nd	10.17	x 8.99	Hardwood Floor	Large Window	Closet
8	3rd Br	2nd	13.65	x 8.99	5 Pc Ensuite	Large Window	Double Closet
9	4th Br	2nd	15.32	x 10.83	Hardwood Floor	Large Window	Closet
10	Rec	Lower	19.55	x 12.47	Above Grade Window	Recessed Lights	Broadloom
11	Exercise	Lower	12.24	x 9.88	Above Grade Window	Open Concept	Broadloom
12	5th Br	Lower	11.78	x 7.97	Above Grade Window	Large Closet	Broadloom
13	Laundry	Lower	9.38	x 6.5	Laundry Sink	Granite Counter	B/I Shelves

Client Remks: Nestled on a corner lot in one of Torontos most sought-after neighbourhoods, this beautifully maintained 4 +1 bedroom, 3.5 bathroom home is the perfect blend of classic charm and modern comfort. Located within the highly desirable John Wanless Public School catchment, this home offers a rare opportunity for families looking to settle into a vibrant, community-focused area. Step inside to discover a bright and spacious interior filled with large windows and an abundance of natural light. The main floor features a welcoming entry, generously sized principal rooms, ideal for both entertaining and everyday living. A modern kitchen is open to a spacious breakfast area with walk-out to a south facing patio and access to the garden, as well as a cozy family room. Upstairs, you'll find four well-appointed bedrooms, renovated family bathroom and a serene primary suite with its own ensuite bath and walk-in closet. The finished basement offers above grade windows and high ceilings, a versatile large recreation room perfect for a media lounge, family space or playroom as well as a spacious walk-in closet, office area, 5th bedroom, 3-piece bathroom and spacious laundry room. Outside, enjoy the elevated patio and landscaped garden. Steps to top-rated schools, parks, shops, and transit. Move-in ready and perfectly located, this home checks every box for families looking to grow in a premier Toronto neighbourhood.

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



	92 Felbrigg Ave			Sold: \$3,050,000
	Toronto Ontario M5M 2M4			List: \$2,998,000
	Toronto C04 Bedford Park-Nortown Toronto			
	Taxes: \$14,806.48/2025		For: Sale	% Dif: 102
	Sold Date: 06/16/2025			
	SPIS: N	Last Status: SLD	DOM: 27	
	Detached	Fronting On: N	Rms: 8 + 2	
	Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	30 x 130 Feet	Washrooms: 5		
	Irreg:	1x2xMain, 1x5x2nd, 2x4x2nd, 1x3xBsmt		
Dir/Cross St: Avenue Rd. and Felbrigg Ave				

MLS#: C12161853

PIN#: 103530085

Kitchens:	1	Exterior:	Brick	Zoning:	Hydro: Phone: Municipal
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Fin W/O	Gar/Gar Spcs:	Built-In / 1	Gas:	Water: Water Supply:
Fireplace/Stv:	Y	Drive Park Spcs:	3	Sewer: Sewers	
Heat:	Forced Air / Gas	Tot Prk Spcs:	4	Waterfront:	Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown
A/C:	Central Air	UFFI:			
Central Vac:	N	Pool:	None		
Apx Age:		Prop Feat:			
Apx Sqft:	2500-3000		Family Room, Fenced Yard, Fireplace/Stove, Golf, Park, Public Transit, Rec Centre, School		
Assessment:	POTL:				
POTL Mo Fee:					
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.99	x 10.01	Limestone Flooring	Double Closet	2 Pc Bath
2	Living	Main	20.18	x 11.32	Wainscoting	Pot Lights	Hardwood Floor
3	Dining	Main	14.07	x 11.25	Wainscoting	Built-In Speakers	Hardwood Floor
4	Kitchen	Main	22.01	x 11.15	Centre Island	Stainless Steel Appl	B/I Desk
5	Family	Main	16.99	x 11.15	Gas Fireplace	W/O To Deck	Hardwood Floor
6	Prim Bdrm	2nd	20.24	x 14.17	5 Pc Ensuite	W/I Closet	
7	2nd Br	2nd	12.93	x 10.93	4 Pc Ensuite	Double Closet	Closet Organizers
8	3rd Br	2nd	17.42	x 10.99	Semi Ensuite	Double Closet	Closet Organizers
9	4th Br	2nd	10.5	x 10.43	Semi Ensuite	Closet Organizers	Hardwood Floor
10	Mudroom	Bsmt	17.42	x 6.56	Access To Garage	3 Pc Bath	Laundry Sink
11	Rec	Bsmt	22.93	x 21.49	Gas Fireplace	W/O To Garden	Heated Floor
12	5th Br	Bsmt	10.93	x 8.5	Double	Closet Organizers	Heated Floor

Client Remks: Looking for a home that's equal parts classy and comfy? Congratulations you've just found it. This Georgian-style beauty serves nearly 3,900 sq.ft. of fabulousness in the heart of the prestigious Cricket Club, a neighbourhood so charming even your in-laws will be impressed. Step inside and you're greeted by 10-foot ceilings, oversized principal rooms, and built-in speakers because even your Tuesday night pasta deserves a soundtrack. The Downsview kitchen island is a chefs dream (or at least it makes you look like one), with a massive island that doubles as a prep station, snack bar, and unofficial gathering spot for every party you'll ever host. Upstairs, the primary suite brings the drama with cathedral ceilings and a spa-like ensuite featuring heated floors perfect for pretending you live in a luxury hotel. Four more bedrooms mean there's room for kids, guests, or just your extensive throw pillow collection. And lets not forget the walk-up basement ideal for movie nights, teen hangouts, or hiding from your responsibilities. Bonus: a mudroom so big and organized it practically deserves its own reality show.

Extras:

Listing Contracted With: KELLER WILLIAMS REFERRED URBAN REALTY416-572-1016


198 Brooke Ave
Toronto Ontario M5M 2K6

Toronto C04 Bedford Park-Nortown Toronto

Taxes: \$15,078.30/2025**For:** Sale**% Dif:** 101**Sold Date:** 05/09/2025**SPIS:** N**Last Status:** SLD**DOM:** 1

Detached

Fronting On: N**Rms:** 9 + 2**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

30 x 130 Feet

Washrooms: 5**Irreg:**1x7x2nd, 1x2xMain, 2x3x2nd,
1x3xBsmt**Dir/Cross St:** Avenue/Lawrence**MLS#:** C12134186**PIN#:** 103500110

Kitchens:	1	Exterior:	Stone / Stucco/Plaster	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Fin W/O	Gar/Gar Spcs:	Built-In / 2	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	5	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fireplace/Stove	Retirement:	
Apx Sqft:	2500-3000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Other
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.99	x 8.33	Tile Floor	Double Closet	
2	Living	Main	29	x 14.01	Hardwood Floor	Bay Window	Fireplace
3	Dining	Main	29	x 14.01	Hardwood Floor	Large Window	Combined W/Living
4	Kitchen	Main	15.75	x 9.84	Hardwood Floor	Stainless Steel Appl	Stone Counter
5	Breakfast	Main	9.09	x 12.01	Hardwood Floor	Large Window	Combined W/Kitchen
6	Family	Main	16.4	x 12.83	Hardwood Floor	Fireplace	B/I Shelves
7	Prim Bdrm	2nd	14.83	x 14.67	Hardwood Floor	5 Pc Ensuite	W/I Closet
8	2nd Br	2nd	12.01	x 10.24	Hardwood Floor	Semi Ensuite	Closet
9	3rd Br	2nd	16.01	x 11.25	Hardwood Floor	Semi Ensuite	Closet
10	4th Br	2nd	14.99	x 11.25	Hardwood Floor	Double Closet	Picture Window
11	Rec	Lower	13.25	x 21.26	Hardwood Floor	Walk-Out	B/I Shelves
12	Br	Lower	13.42	x 9.09	Hardwood Floor	Closet	Above Grade Window
13	Laundry	Lower	10.83	x 5.51	Tile Floor	Laundry Sink	B/I Shelves

Client Remks: This Bedford Park beauty checks all the boxes!! It is beautifully designed 11-years-young light filled and modern. Featuring 4+1 Bedrooms, 5-bathrooms sitting on a generous 30 x 130 lot offering an impressive 3600 sq ft of thoughtfully designed living space. The main floor is made for living and entertaining, featuring hardwood throughout two fireplaces and a layout that works: generous living and dining rooms, a bright family room with stylish built-ins, and a large eat-in kitchen that's both functional and inviting. The chefs kitchen is made for real-life-light-filled, well-equipped, and ready for everything from pancakes to parties. Upstairs, the primary suite delivers with a walk-in closet and a spacious ensuite. Three more large bedrooms two connected by a Jack-and-Jill bath, plus an additional family bathroom, mean there's no fighting over sinks in the morning. The lower level adds even more flexibility with a walk-out rec room (more built-ins!), a separate bedroom or office, full laundry room, Plus plenty of storage space to keep life organized and direct access to the backyard. And not just any yard this ones "pool-sized", private, and perfect for entertaining, play, or just soaking up the sun. A true two-car tandem garage with direct access to the house plus parking for three more in the private drive rounds it all out. Solid construction, great flow, and the kind of space that grows with you all in a top-tier neighbourhood close to excellent schools both private and public did I mention Lawrence Park Collegiate, shops, parks and transit are all just steps away. This is a forever kind of home refined, relaxed, and ready to welcome you. Hurry Home!!

Extras:**Listing Contracted With:** ROYAL LEPAGE SIGNATURE REALTY416-443-0300



187 Roe Ave
Toronto Ontario M5M 2J1
Toronto C04 Bedford Park-Nortown Toronto
Taxes: \$0/2024
Sold Date: 06/10/2025
SPIS: N
Last Status: SLD
DOM: 15

Sold: \$3,225,000
List: \$3,395,000
% Dif: 95
For: Sale
Rms: 9 + 1
Bedrooms: 4
Washrooms: 5
1x2xMain, 1x7x2nd, 1x5x2nd,
1x4x2nd, 1x3xLower
Dir/Cross St: Avenue and Lawrence Ave W

MLS#: C12173276

PIN#: 103490005

Kitchens: 1	Exterior: Stone / Wood	Zoning:
Fam Rm: Y	Drive: Private	Cable TV: A
Basement: Fin W/O	Gar/Gar Spcs: Built-In / 2	Gas: A
Fireplace/Stv: Y	Drive Park Spcs: 4	Hydro: A
Heat: Forced Air / Gas	Tot Prk Spcs: 6	Phone: A
A/C: Central Air	UFFI:	Water: Municipal
Central Vac: Y	Pool: None	Water Supply: Sewers
Apx Age:	Prop Feat:	Sewer:
Apx Sqft: 2500-3000	Central Vacuum, Family Room,	Waterfront:
Assessment: POTL:	Fireplace/Stove	Retirement:
POTL Mo Fee:		Farm/Agr:
Laundry lev: Upper		Oth Struct:
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.28	x 13.91	Large Window	Hardwood Floor	Pot Lights
2	Dining	Main	20.73	x 8.86	Built-In Speakers	Hardwood Floor	Combined W/Living
3	Office	Main	9.71	x 9.88	Glass Doors	Hardwood Floor	Pot Lights
4	Kitchen	Main	12.57	x 19.52	Breakfast Bar	Pantry	Breakfast Area
5	Family	Main	15.35	x 17.29	Built-In Speakers	Walk-Out	Electric Fireplace
6	Prim Bdrm	2nd	14.67	x 17.29	Hardwood Floor	7 Pc Ensuite	W/I Closet
7	2nd Br	2nd	10.24	x 9.71	Semi Ensuite	Double Closet	Hardwood Floor
8	3rd Br	2nd	14.6	x 15.32	Semi Ensuite	Double Closet	Picture Window
9	4th Br	2nd	13.02	x 15.32	Ensuite Bath	W/I Closet	Hardwood Floor
10	Rec	Lower	25.56	x 28.02	Wet Bar	Walk-Out	Heated Floor
11	Laundry	Lower	5.74	x 18.34	Laundry Sink	Porcelain Floor	Pot Lights

Client Remks: A Striking Blend Of Modern Design And Superior Craftsmanship, 187 Roe Ave Is A Home That Stands Out In Bedford Park! The Main Floor Boasts A Seamless, Open-Concept Layout With Oak Hardwood Floors, Custom Millwork, And Built-In Speakers, Creating An Inviting Atmosphere. The Chefs Kitchen Is A Showpiece, Featuring A Porcelain Waterfall Island, High-End Appliances, And A Butlers Pantry For Effortless Entertaining! The Family Room, Centered Around A Sleek Electric Fireplace And Entertainment Unit, Opens To A Private Deck And Landscaped Yard. Plus, Work From Home In Your Main Floor Study! Upstairs, The Primary Suite Is A True Retreat With A Large Walk-In Closet And A Lavish 7-Piece Ensuite Complete With A Soaker Tub, Heated Floors, And A Smart Toilet. Three Additional Bedrooms Offer Generous Space, All With Ensuites, Plus A Laundry Closet! The Lower Level Is Designed For Relaxation And Entertainment, Showcasing A Spacious Rec Room With A Built-In Wet Bar, Heated Porcelain Tile Floors, Wine Fridge, And A Walkout To An Interlocked Patio. Plus, A Second Laundry Room In The Lower Level! Completing This Exceptional Offering Are Thoughtful Touches Like A Heated Driveway And Front Porch, A Built-In Double Garage, Ecobee Thermostat, 4-Zone Irrigation System With Rain Sensors, And Security Cameras. Ideally Located In The Coveted Yonge And Lawrence Neighbourhood, This Home Offers Easy Access To Great Schools, Boutique Shops, Fine Dining, Parks, And Transit, Making It Perfect For Families And Professionals Alike. Must Be Seen!

Extras:

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

**187 Roe Ave****Toronto Ontario M5M 2J1**

Toronto C04 Bedford Park-Nortown Toronto

SPIS: N**Taxes:** \$0/2024**List: \$3,395,000 For: Sale****DOM: 43**

Detached

Link: N

2-Storey

Front On: S**Acre:****Rms:** 9 + 1**Bedrooms:** 4**Washrooms:** 5

1x2xMain, 1x7x2nd, 1x5x2nd,

1x4x2nd, 1x3xLower

Lot: 35 x 105 Feet Irreg:**Dir/Cross St:** Avenue and Lawrence Ave W**MLS#:** C12023970**PIN#:** 103490005**Possession Remarks:** TBA

Kitchens:	1	Exterior:	Stone / Wood	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Fin W/O	Gar/Gar Spcs:	Built-In / 2	Hydro:	
Fireplace/Stv:	Y	Drive Park Spcs:	4	Gas:	
Heat:	Forced Air / Gas	Tot Prk Spcs:	6	Phone:	
A/C:	Central Air	UFFI:		Water:	Municipal
Central Vac:	Y	Pool:	None	Water Supply:	
Apx Age:		Energy Cert:		Sewer:	Sewers
Apx Sqft:	2500-3000	Cert Level:		Spec Desig:	Unknown
Assessment:	2024	GreenPIS:		Farm/Agr:	
POTL:	N	Prop Feat:		Waterfront:	
POTL Mo Fee:		Central Vacuum, Family Room,		Retirement:	
Elevator/Lift:	N	Fireplace/Stove		Oth Struct:	
Laundry Lev:	Upper				
Phys Hdcap-Eqp:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.28	x 13.91	Large Window	Hardwood Floor	Pot Lights
2	Dining	Main	20.73	x 8.86	Built-In Speakers	Hardwood Floor	Combined W/Living
3	Office	Main	9.71	x 9.88	Glass Doors	Hardwood Floor	Pot Lights
4	Kitchen	Main	12.57	x 19.52	Breakfast Bar	Pantry	Breakfast Area
5	Family	Main	15.35	x 17.29	Built-In Speakers	Walk-Out	Electric Fireplace
6	Prim Bdrm	2nd	14.67	x 17.29	Hardwood Floor	7 Pc Ensuite	W/I Closet
7	2nd Br	2nd	10.24	x 9.71	Semi Ensuite	Double Closet	Hardwood Floor
8	3rd Br	2nd	14.6	x 15.32	Semi Ensuite	Double Closet	Picture Window
9	4th Br	2nd	13.02	x 15.32	Ensuite Bath	W/I Closet	Hardwood Floor
10	Rec	Lower	25.56	x 28.02	Wet Bar	Walk-Out	Heated Floor
11	Laundry	Lower	5.74	x 18.34	Laundry Sink	Porcelain Floor	Pot Lights

Client Remks: A Striking Blend Of Modern Design And Superior Craftsmanship, 187 Roe Ave Is A Home That Stands Out In Bedford Park! The Main Floor Boasts A Seamless, Open-Concept Layout With Oak Hardwood Floors, Custom Millwork, And Built-In Speakers, Creating An Inviting Atmosphere. The Chefs Kitchen Is A Showpiece, Featuring A Porcelain Waterfall Island, High-End Appliances, And A Butlers Pantry For Effortless Entertaining! The Family Room, Centered Around A Sleek Electric Fireplace And Entertainment Unit, Opens To A Private Deck And Landscaped Yard. Plus, Work From Home In Your Main Floor Study! Upstairs, The Primary Suite Is A True Retreat With A Large Walk-In Closet And A Lavish 7-Piece Ensuite Complete With A Soaker Tub, Heated Floors, And A Smart Toilet. Three Additional Bedrooms Offer Generous Space, All With Ensuities, Plus A Laundry Closet! The Lower Level Is Designed For Relaxation And Entertainment, Showcasing A Spacious Rec Room With A Built-In Wet Bar, Heated Porcelain Tile Floors, Wine Fridge, And A Walkout To An Interlocked Patio. Plus, A Second Laundry Room In The Lower Level! Completing This Exceptional Offering Are Thoughtful Touches Like A Heated Driveway And Front Porch, A Built-In Double Garage, Ecobee Thermostat, And Security Cameras. Ideally Located In The Coveted Yonge And Lawrence Neighbourhood, This Home Offers Easy Access To Great Schools, Boutique Shops, Fine Dining, Parks, And Transit, Making It Perfect For Families And Professionals Alike. Must Be Seen!

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

**24 McGlashan Crt****Toronto Ontario M5M 4M6**

Toronto C04 Bedford Park-Nortown Toronto

Taxes: \$17,839.30/2024**For:** Sale**Sold:** \$3,600,000**List:** \$3,495,000**Sold Date:** 04/01/2025**% Dif:** 103**SPIS:** N**Last Status:** SLD**DOM:** 8

Detached

Fronting On: N**Rms:** 10**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

70 x 126.18 Feet

Washrooms: 4**Irreg:**

1x2xMain, 2x5x2nd, 1x3xLower

Widens to 74.44 feet at

rear. See survey

Dir/Cross St: Yonge Blvd & Wilson**MLS#:** C12038464**PIN#:** 103550238

Kitchens:	1	Exterior:	Brick	Zoning:	Private ravine lot.
Fam Rm:	Y	Drive:	Private	Cable TV:	Hydro:
Basement:	Finished / W/O	Gar/Gar Spcs:	Attached / 2	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	4	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	6	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	3000-3500		Cul De Sac, Family Room, Fireplace/Stove,	Farm/Agr:	
Assessment:	POTL:		Public Transit, Ravine, School,	Oth Struct:	
POTL Mo Fee:			Wooded/Treed	Spec Desig:	Unknown
Laundry lev:	Main				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.24	x 12.83	Gas Fireplace	Picture Window	Hardwood Floor
2	Dining	Main	16.83	x 12.83	Formal Rm	French Doors	Hardwood Floor
3	Kitchen	Main	18.5	x 12.83	Eat-In Kitchen	Centre Island	W/O To Deck
4	Family	Main	23.65	x 13.32	Fireplace	O/Looks Ravine	W/O To Deck
5	Mudroom	Main	12.11	x 6.4	W/O To Garage	2 Pc Bath	Tile Floor
6	Prim Bdrm	2nd	19.42	x 12.83	O/Looks Backyard	5 Pc Ensuite	W/I Closet
7	2nd Br	2nd	13.29	x 12.99	Double Closet	O/Looks Garden	Broadloom
8	3rd Br	2nd	17.42	x 12.83	Double Closet	O/Looks Backyard	Broadloom
9	4th Br	2nd	17.42	x 10.6	Double Closet	O/Looks Backyard	Broadloom
10	Rec	Lower	22.83	x 18.01	Fireplace	Above Grade Window	W/O To Yard
11	Br	Lower	17.65	x 12.76	Double Closet	3 Pc Bath	Broadloom

Client Remks: Turning onto McGlashan Court, the noise and pace of the city melts away. This private cul-de-sac in North Toronto offers a sanctuary amongst the trees, yet minutes to Yonge Street and the world class amenities that surrounds this home. 24 McGlashan Court is a very special red brick Georgian home that proudly offers a turn-key four bedroom centre hall floor plan, ideally designed for active families to enjoy. From the curbside it is evident how meticulously well maintained this home is, echoing the resounding pride of ownership that can be felt amongst the residents on this court. Stepping into the home, a grand foyer inspires confidence & offers sight lines around the centre hall design in every direction. The grand living and dining rooms are illuminated by deep south-facing Georgian windows overlooking the quiet streetscape, providing your first awareness to how much light fills every room of this home. In the kitchen, custom cabinetry line three of the four walls, stainless appliances are recessed within them, and granite tops the counters and centre island. A breakfast room overlooks the ravine backdrop and has a walk-out to the durable composite deck to enjoy your morning coffee or alfresco dining in the summer. The huge main floor family room holds 1/3 fireplaces in this house, and again is illuminated by the ravine beyond the windows. A combination mud room/laundry room has direct access to the side of the home and the attached two-car garage, and is the catch-all for outdoor gear for the whole family coming in. On the second floor, four huge bedrooms are present including the king-sized primary suite with a large walk-in closet and five-piece ensuite. The lower level is mostly at-grade and the recreation room walks out to the widened table land at the rear of this home. There is a guest suite, and multiple storage rooms that can be finished to your preferences. On the exterior, grounds are maintained with the same pride as the interiors. This is a must see!

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


38 Mason Blvd
Toronto Ontario M5M 3C7

Toronto C04 Bedford Park-Nortown Toronto

Taxes: \$26,816.10/2024**For:** Sale**Sold:** \$5,150,000**List:** \$5,500,000**Sold Date:** 04/03/2025**% Dif:** 94**SPIS:** N**Last Status:** SLD**DOM:** 9

Detached

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

2-Storey

50 x 125 Feet

Washrooms: 7**Irreg:**1x7x2nd, 3x3x2nd, 1x2xMain,
1x2xBsmt, 1x4xBsmt**Dir/Cross St:** YONGE & YONGE BLVD**MLS#:** C12039719**PIN#:** 103550059

Kitchens:	1	Exterior:	Brick / Stone	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	Built-In / 2	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	4	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	6	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:	0-5	Prop Feat:	Central Vacuum, Family Room, Fireplace/Stove	Retirement:	
Apx Sqft:	3500-5000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.16	x 18.01	Picture Window	Gas Fireplace	Built-In Speakers
2	Dining	Main	13.68	x 21.49	W/O To Terrace	Gas Fireplace	O/Looks Garden
3	Family	Main	18.01	x 18.18	W/O To Terrace	Gas Fireplace	Large Window
4	Library	Main	15.16	x 21.59	B/I Shelves	B/I Bookcase	Large Window
5	Kitchen	Main	9.68	x 18.18	Centre Island	Pantry	Breakfast Area
6	Breakfast	Main	13.48	x 18.18	Open Concept	Combined W/Kitchen	Built-In Speakers
7	Prim Bdrm	2nd	19.16	x 21.49	Picture Window	Gas Fireplace	W/I Closet
8	2nd Br	2nd	13.68	x 12.01	3 Pc Ensuite	Hardwood Floor	B/I Closet
9	3rd Br	2nd	14.34	x 13.16	3 Pc Ensuite	O/Looks Frontyard	B/I Closet
10	4th Br	2nd	12.83	x 14.01	3 Pc Ensuite	Picture Window	W/I Closet
11	5th Br	Lower	12.99	x 11.52	4 Pc Ensuite	Heated Floor	W/I Closet
12	Rec	Lower	19.75	x 17.32	Wet Bar	B/I Fridge	Heated Floor

Client Remks: Welcome to 38 Mason Blvd, a stunning custom-built home in the desirable Cricket Club neighbourhood, designed by Lorne Rose. Offering 6,700 sqft of luxurious living space with 4,766 sqft on the main levels and about 2,000 sqft in the basement, this home blends modern design with exceptional craftsmanship. Featuring 4+1 bedrooms and 7 baths, it is located on a quiet, tree-lined street with minimal traffic. The striking Indiana limestone facade, complemented by premium brickwork and EcoStar synthetic slate roof, enhances this homes presence, set on a spacious, landscaped corner lot filled with natural light. Inside, enjoy soaring ceilings, fine millwork, glass railings, premium fixtures, oak staircase, site-finished oak floors, and 4 fireplaces. The expansive living room is perfect for entertaining, while the chefs kitchen boasts custom cabinetry, Caesarstone countertops, a large island, tall wine cooler, and premium Wolf and Subzero appliances, plus a walk-in pantry. The dining room and open-concept family room lead to a natural stone BBQ terrace and pool-sized garden. The private office with built-ins seamlessly blends with the homes design. The primary suite, approximately 440 sqft in size, includes an 11' tray ceiling, built-ins, linear fireplace, dual walk-in closets with one sized like a room for her, and a luxurious 7-piece bath. Three additional bedrooms with tray ceilings, spacious closets, and ensuites complete the second level, along with a laundry room and relaxation lounge. The lower level features a huge home theatre, nanny suite with private bath, and a recreation room with wet bar, marble waterfall countertop, Subzero fridge, DW, and cooktop. Heated floors throughout the basement, primary bath, and main hallway add extra comfort. Equipped with Control4 Smart Home technology, the home offers seamless control over lighting, security, and entertainment. Located in a top school district, close to Cricket Club, Rosedale Golf Club, subway, and amenities.

Extras:**Listing Contracted With:** FOREST HILL REAL ESTATE INC. 416-785-1500



108 Mason Blvd		Sold: \$5,200,000
Toronto Ontario M5M 3E3		List: \$5,495,000
Toronto C04 Bedford Park-Nortown Toronto		
Taxes: \$21,244.08/2024	For: Sale	% Dif: 95
Sold Date: 03/18/2025		
SPIS: N	Last Status: SLD	DOM: 28
Detached	Fronting On: W	Rms: 11 + 6
Link: N	Acreage:	Bedrooms: 4 + 1
2-Storey	50 x 139 Feet	Washrooms: 6
	Irreg:	1x7x2nd, 1x5x2nd, 2x4x2nd, 1x4xBsmt, 1x2xMain
Dir/Cross St: Yonge Blvd & Wilson Ave		

MLS#: C11975769	PIN#: 103520144
------------------------	------------------------

Kitchens: 1	Exterior: Brick / Stone	Zoning:
Fam Rm: Y	Drive: Pvt Double	Cable TV: Y Hydro: Y
Basement: Finished / Full	Gar/Gar Spcs: Built-In / 2	Gas: Y Phone: Y
Fireplace/Stv: Y	Drive Park Spcs: 6	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 8	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: Y	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Apx Sqft: 3500-5000	Central Vacuum, Family Room, Fenced	Farm/Agr:
Assessment: POTL:	Yard, Fireplace/Stove, Golf, Park, Public	Oth Struct:
POTL Mo Fee:	Transit, Rec Centre, School	Spec Desig: Unknown
Laundry lev: Upper		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	21	x 6.59	Marble Floor	Double Closet	2 Pc Bath
2	Study	Main	14.07	x 12.83	Hardwood Floor	B/I Desk	Picture Window
3	Dining	Main	20.51	x 11.75	Fireplace	Hardwood Floor	Pot Lights
4	Kitchen	Main	21.26	x 17.32	Open Concept	Breakfast Area	Centre Island
5	Great Rm	Main	19.91	x 15.75	Combined W/Kitchen	Fireplace	W/O To Yard
6	Prim Bdrm	2nd	19.65	x 19.26	Vaulted Ceiling	W/I Closet	Hardwood Floor
7	Bathroom	2nd	16.99	x 10.66	7 Pc Ensuite	Marble Floor	Separate Shower
8	2nd Br	2nd	13.91	x 13.48	Hardwood Floor	W/I Closet	4 Pc Ensuite
9	3rd Br	2nd	18.5	x 13.91	5 Pc Ensuite	Hardwood Floor	Double Closet
10	4th Br	2nd	15.32	x 12.93	Hardwood Floor	Double Closet	4 Pc Ensuite
11	Rec	Bsmt	26.51	x 21.1	Wet Bar	Gas Fireplace	Hardwood Floor
12	Exercise	Bsmt	13.16	x 12.07	Pot Lights	Window	Open Concept

Client Remks: Welcome to 108 Mason Blvd, a stunning custom-built home located on a quiet, tree-lined street in the prestigious Cricket Club neighbourhood. Designed and owned by an interior designer, this residence offers a wealth of custom finishes and thoughtful features that elevate it above the rest. The home combines timeless craftsmanship with modern functionality, featuring 4+1 bedrooms, 6 bathrooms, and approximately 5,613 Sq. Ft. of total living space on a professionally landscaped 50' x 139' lot. The Indiana limestone facade, Belden Brick, Ridley Norwood windows, and Da Vinci composite slate roof exude elegance, while the main level showcases 93 ceilings, European-engineered 7 1/2" white oak floors, and an oak staircase with glass railings. At its heart lies the chef's kitchen, with custom cabinetry, quartz countertops, a quartzite center island, and premium appliances. The bright great room boasts a double-sided Dimplex water fireplace and floor-to-ceiling windows, with Kolbe sliding doors leading to a west-facing patio ideal for entertaining. An elegant dining room, a private study with custom built-ins, and a functional upper-level laundry room enhance the homes appeal. The second-floor features four spacious bedrooms, each with spa-like ensuite bathrooms. The primary suite offers a vaulted ceiling, a custom walk-in closet, and a luxurious seven-piece ensuite with heated marble floors, a soaker tub, and a rain shower. The lower level includes a large recreation room with a gas fireplace, wet bar, gym, and additional bedroom. Situated in top-rated school districts and near many of the city's best private schools, the home is walking distance to the Toronto Cricket Club and also near the Rosedale Valley Golf Club. It is a short walk to the York Mills Subway Station and close to Avenue Rd and Yonge St amenities.

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