



**6 Armour Blvd**  
**Toronto Ontario M5M 3C1**  
Toronto C04 Bedford Park-Nortown Toronto  
**Taxes:** \$8,521.18/2025  
**Sold Date:** 11/20/2025  
**SPIS:** N  
**Last Status:** SLD  
**DOM:** 17

**Sold: \$1,510,000**  
**List: \$1,548,800**  
**For:** Sale  
**% Dif:** 97

Detached  
**Link:** N  
2-Storey

**Fronting On:** N  
**Acreage:**  
40 x 110 Feet  
**Irreg:**

**Rms:** 8  
**Bedrooms:** 4  
**Washrooms:** 3  
1x4x2nd, 1x3xBsmt, 1x2xGround

**Dir/Cross St:** Avenue/401  
**Directions:** Avenue Rd/401

**MLS#:** C12501438  
**Legal:** PLAN 2571 LOT 697

**PIN#:** 101860167

**Kitchens:** 1  
**Fam Rm:** Y  
**Basement:** Finished  
**Fireplace/Stv:** Y  
**Heat:** Water / Gas  
**A/C:** Other, Wall Unit  
**Central Vac:** N  
**Apx Age:**  
**Year Built:** 1948  
**Yr Built Source:** MPAC  
**Apx Sqft:** 2000-2500  
**Lot Size Source:** MPAC  
**Roof:** Asphalt Rolled  
**Foundation:** Block  
**Assessment:** 2025 **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:**

**Exterior:** Brick  
**Gar/Gar Spcs:** Attached / 0  
**Park/Drive:**  
**Drive:**  
**Drive Park Spcs:** 2  
**Tot Prk Spcs:** 2  
**UFFI:**  
**Pool:** None  
**Prop Feat:** Family Room, Fireplace/Stove  
**Interior Feat:** None

**Zoning:**  
**Cable TV:**  
**Gas:**  
**Water:** Municipal  
**Water Supply Type:**  
**Sewer:** Sewers  
**Waterfront:**  
**Retirement:**  
**HST Applicable to** Included In  
**Sale Price:**  
**Farm/Agr:**  
**Oth Struct:**  
**Survey Type:** None  
**Spec Desig:** Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	17.49	x 12.99	Hardwood Floor	Crown Moulding	O/Looks Frontyard
2	Dining	Ground	19.85	x 11.58	Hardwood Floor	Crown Moulding	O/Looks Backyard
3	Kitchen	Ground	21.16	x 8.6	Combined W/Kitchen	Granite Counter	Breakfast Area
4	Pantry	Ground	21.16	x 8.6	Granite Counter	B/I Shelves	2 Pc Bath
5	Family	Ground	18.01	x 9.68	Sunken Room	Hardwood Floor	Bay Window
6	Prim Bdrm	2nd	13.09	x 11.75	Hardwood Floor	W/I Closet	O/Looks Frontyard
7	2nd Br	2nd	3.58	x 8.01	Hardwood Floor	W/I Closet	O/Looks Frontyard
8	3rd Br	2nd	16.17	x 9.58	Hardwood Floor	W/I Closet	O/Looks Backyard
9	4th Br	2nd	14.99	x 9.68	Hardwood Floor	W/I Closet	O/Looks Backyard
10	Rec	Bsmt	16.83	x 11.32	Above Grade Window		
11	Laundry	Bsmt	11.68	x 6.59	3 Pc Bath	Pot Lights	
12	Utility	Bsmt	11.75	x 11.52	Combined W/Workshop		

**Client Remks:** A great opportunity to own a home in the highly sought-after neighbourhood of Armour Heights - just steps from parks, top-rated schools, The Cricket Club, and Avenue Road's boutique shops and restaurants. Conveniently located minutes from Highway 401, the subway, and TTC access. This traditional two-storey residence offers four bedrooms, three bathrooms, a sunken family room, and a spacious living and dining area. The modern kitchen features a butler's pantry and a cozy eat-in nook overlooking a beautifully landscaped perennial garden. Lovingly maintained by its owners, this home combines warmth and character with potential for updates and personalization.  
**Inclusions:** window coverings, electric light fixtures, Living Room fireplace 'as is', Magic Chef microwave, built-in NuTone stove vent, built-in Kenmore stove, built-in Kenmore dishwasher, Kenmore front loading washer & dryer, Hydro Therm gas boiler, built-in workbench, storage cabinet in Utility Room, ductless mini spilt system.

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



<b>122 Wilson Ave</b> <b>Toronto Ontario M5M 3A1</b> Toronto C04 Bedford Park-Nortown Toronto <b>Taxes:</b> \$8,573.96/2025 <b>For:</b> Sale <b>% Dif:</b> 97 <b>Sold Date:</b> 11/26/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 20			<b>Sold: \$1,545,000</b> <b>List: \$1,589,000</b>
Detached <b>Link:</b> N 2-Storey	<b>Fronting On:</b> N <b>Acreage:</b> 41.72 x 107.83 Feet <b>Irreg:</b> And Being Irregularly Shaped	<b>Rms:</b> 6 + 2 <b>Bedrooms:</b> 3 + 1 <b>Washrooms:</b> 3 1x4x2nd, 1x3x2nd, 1x3xLower	
<b>Dir/Cross St:</b> Avenue & Wilson <b>Directions:</b> East of Avenue Rd, North Side of Wilson			

**MLS#:** C12518218      **PIN#:** 101860113  
**Legal:** PT LT 561-562 PL 2571 NORTH YORK AS IN TB609132; TORONTO (N YORK) , CITY OF TORONTO

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 1500-2000 <b>Lot Shape:</b> Irregular <b>Roof:</b> Shingles <b>Foundation:</b> Concrete <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Attached / 1 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Fireplace/Stove <b>Interior Feat:</b> Other	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	14.4	x 15.58	B/I Bookcase	Crown Moulding	Hardwood Floor
2	Kitchen	Main	11.75	x 19	Centre Island	Stainless Steel Appl	Hardwood Floor
3	Family	Main	15.26	x 18.18	W/O To Deck	Fireplace	B/I Shelves
4	Breakfast	Main	15.26	x 18.18	Combined W/Family	Window	Hardwood Floor
5	Prim Bdrm	2nd	15.26	x 14.17	3 Pc Ensuite	W/I Closet	Hardwood Floor
6	2nd Br	2nd	12.4	x 12.07	Closet	Window	Hardwood Floor
7	3rd Br	2nd	13.42	x 10.01	Closet	Window	Hardwood Floor
8	Rec	Lower	14.76	x 17.09	Window	Pot Lights	Laminate
9	Office	Lower	13.16	x 10.99	Closet	Laminate	
10	Laundry	Lower	10.66	x 10.99	Laundry Sink	Double Closet	Tile Floor

**Client Remks:** Welcome to this beautifully renovated detached home in the prestigious Cricket Club community, where timeless style meets modern comfort. The open-concept main floor features a large dining area with custom built-in cabinetry, a stunning contemporary kitchen with stone countertops, a large centre island with breakfast bar, and a built-in chef's desk offering exceptional storage. The bright and inviting living room boasts a gas fireplace, custom built-ins, and a walkout to a private backyard with a spacious deck and generous play area - perfect for entertaining or relaxing. Upstairs, the elegant primary suite offers a serene retreat with a stylish ensuite bath, excellent closet space, and a built-in vanity or workspace. Two additional bedrooms and a beautifully renovated main bath complete the upper level. The finished lower level provides flexible living with space for recreation, work, and play, along with a laundry room and a third bathroom. A truly special family home in one of Toronto's most sought-after neighbourhoods - just steps to The Cricket Club, TTC, and the fantastic shops and restaurants along Avenue Road. Zoned for Armour Heights PS and Lawrence Park Cl.

**Inclusions:** Refrigerator, Gas Range, Hood Vent, Dishwasher, Microwave, Washer, Dryer, Refrigerator in Lower Level, All Window Coverings (Except as Noted), All Electric Light Fixtures, Fireplace in Dining Room (As-Is), All Bathroom Mirrors, All Built-In Shelving & Organizers, All TV Brackets, TV in Lower Level, Security System (Monitoring Extra), Electric Garage Door Opener, BBQ, Exterior String Lights, Furnace & Central AC

**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD. 416-486-5588



<b>387 Elm Rd</b>			<b>Sold: \$1,665,000</b>
<b>Toronto Ontario M5M 3V9</b>			<b>List: \$1,710,000</b>
Toronto C04 Lawrence Park North Toronto			
<b>Taxes:</b> \$10,119.84/2024		<b>For:</b> Sale	<b>% Dif:</b> 97
<b>Sold Date:</b> 08/20/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 49	
Detached	<b>Fronting On:</b> E	<b>Rms:</b> 5 + 3	
<b>Link:</b> N	<b>Acreage:</b>	<b>Bedrooms:</b> 3 + 1	
Bungalow	35 x 105 Feet	<b>Washrooms:</b> 3	
	<b>Irreg:</b>	1x5xMain, 1x3xMain, 1x2xBsmt	
<b>Dir/Cross St:</b> Elm/Roe <b>Directions:</b> 387 Elm Rd. is southeast of Avenue Road.			

**MLS#:** C12257055      **PIN#:** 103530193  
**Legal:** PT LOT 58 PLAN 496E AS IN CA213256 ; TORONTO , CITY OF TORONTO


<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished / Separate Entrance <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Year Built:</b> 1939 <b>Apx Sqft:</b> 1100-1500 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Concrete Block <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick / Stone <b>Gar/Gar Spcs:</b> Built-In / 1 <b>Park/Drive:</b> Private <b>Drive:</b> Private, Available <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, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School <b>Exterior Feat:</b> Lawn Sprinkler System, Landscape Lighting, Privacy <b>Interior Feat:</b> Primary Bedroom - Main Floor, Storage, Workbench	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> Fence - Full, Storage, Workshop, Other <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.24	x 13.81	Bay Window	Marble Fireplace	Hardwood Floor
2	Dining	Main	10.93	x 10.17	Formal Rm	Wood Trim	Hardwood Floor
3	Kitchen	Main	14.07	x 8.79	Skylight	Eat-In Kitchen	Hardwood Floor
4	Prim Bdrm	Main	13.58	x 9.38	Ensuite Bath	His/Hers Closets	Large Window
5	2nd Br	Main	11.15	x 9.19	B/I Closet	Hardwood Floor	Window
6	3rd Br	3rd	15.81	x 9.88	Window	Hardwood Floor	
7	Family	Bsmt	19.72	x 10.4	Electric Fireplace	Window	Laminate
8	Laundry	Bsmt	11.35	x 8.04	Laundry Sink	Window	
9	Workshop	Bsmt	19.75	x 13.39	Window		

**Client Remks:** Welcome to this beautifully maintained detached bungalow with a built-in garage, located in the heart of the prestigious Cricket Club neighbourhood. Situated on a spacious 35 x 105 ft lot, this home features 3+1 bedrooms, 3 bathrooms, a formal living room, and a separate family/rec room perfect for comfortable living and entertaining. You'll also find ample storage throughout, along with a dedicated workshop space ideal for hobbies or creative projects. This move-in ready home is perfect for end-users, while also offering incredible potential for developers or builders to create a custom dream home on a premium lot. Ideally positioned near some of Toronto's top private schools UCC, BSS, Havergal College, TFS, and Crescent School as well as the highly rated John Wanless Junior Public School. Just steps from Avenue Road and minutes to shops, dining, the TTC subway, and major highways, this home combines convenience, comfort, and endless potential in one of the city's most desirable neighbourhoods.

**Inclusions:** Fridge, stove, built-in dishwasher, washer, dryer, air conditioning, Jacuzzi tub, remote-controlled gas fireplace, 200-amp electrical service, and all light fixtures, except the chandeliers in the dining room and the foyer ceiling light. Please note: The built-in microwave is included but currently not functioning.

**Listing Contracted With:** KELLER WILLIAMS ADVANTAGE REALTY 416-465-4545

	<b>7 Roe Ave</b> <b>Toronto Ontario M5M 2H6</b> Toronto C04 Lawrence Park North Toronto <b>Taxes:</b> \$9,795.59/2025 <b>Sold Date:</b> 08/01/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 37			<b>Sold: \$1,740,000</b> <b>List: \$1,788,000</b> <b>For:</b> Sale <b>% Dif:</b> 97				
	Detached <b>Link:</b> N 2-Storey		<b>Fronting On:</b> S <b>Acreage:</b> < .50 25.79 x 105.02 Feet <b>Irreg:</b>		<b>Rms:</b> 9 + 2 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 2 1x4x2nd, 1x4xBsmt			
	<b>Dir/Cross St:</b> Yonge/ Lawrence <b>Directions:</b> Yonge & Lawrence							
<b>MLS#:</b> C12245295 <b>Assignment:</b> N <b>Legal:</b> PT LT 84 PL 508E TORONTO AS IN CA409039; S/T CA409039; T/W CA217093; CITY OF TORONTO								
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Full / Finished <b>Fireplace/Stv:</b> N <b>Heat:</b> Radiant / Gas <b>A/C:</b> Wall Unit <b>Central Vac:</b> N <b>Apx Age:</b> 51-99 <b>Year Built:</b> 1930 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1500-2000 <b>Lot Shape:</b> Rectangular <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Block, Concrete Block <b>Assessment:</b> 2024 <b>POTL:</b> N <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower			<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> <b>Drive:</b> Available, Front Yard Parking <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Fenced Yard, Level, Park, Public Transit, School <b>Exterior Feat:</b> Landscaped, Patio, Year Round Living <b>Interior Feat:</b> Carpet Free, Floor Drain, Rough-In Bath, Storage, Upgraded Insulation <b>Security Feat:</b> None			<b>Zoning:</b> <b>Cable TV:</b> Y <b>Gas:</b> Y <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>Under Contract:</b> Hot Water Heater <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> Shed <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown		
<b>Topography:</b> Dry, Flat								
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>			
1	Foyer	Main	12.73	x 6.79	Heated Floor	Tile Ceiling		
2	Living	Main	17.65	x 12.43	Open Concept	Bay Window		
3	Dining	Main	11.88	x 9.45	Open Concept	Large Window		
4	Kitchen	Main	14.76	x 9.78	Quartz Counter	Open Concept		
5	Den	Main	9.32	x 6.66	Large Window	Hardwood Floor		
6	Prim Bdrm	Upper	12.76	x 13.12	Laminate	Large Window		
7	2nd Br	Upper	11.38	x 9.71	Laminate	O/Looks Backyard		
8	3rd Br	Upper	11.38	x 9.15	Laminate	Combined W/Sunroom		
9	Sunroom	Upper	8.96	x 11.78	Window	Laminate		
10	Rec	Bsmt	24.02	x 19.23	Laminate	O/Looks Backyard		
11	Other	Bsmt	3.48	x 7.71				
<b>Client Remks:</b> Welcome to 7 Roe Avenue, where modern elegance meets thoughtful design in one of Toronto's most sought-after neighborhoods of Lawrence Park. This fully renovated gem is ready to impress! Inside, an airy open-concept layout welcomes you with an abundance of natural light, gleaming hardwood floors, & sophisticated finishes through out. It starts at the front entry. From the heated tile entry, you can see the open and bright layout throughout the main floor showcasing the built-in living room wall unit, bay windows, large dining room & modern kitchen. The chefs kitchen is a showstopper, equipped with premium Bosch appliances including induction stove, sleek countertops, custom built cabinetry, & plenty of room to gather & entertain on the generous sized island. Past the kitchen is a bright office & access to the rear covered deck & yard. Upstairs is finished with brand new laminate floors 3 generous bedrooms & a sleek washroom. The primary bedroom offers loads of built-in closets w/a secondary closet & serenity for those much-needed retreats. The second & third bedrooms are generously sized with one having a large sunroom attached for a playroom or additional bed. The upper washroom is renovated with modern finishes, tile shower, & heated tile flooring. The basement is quite bright, fully finished & can be accessed via a separate entrance from the side door if needed. It has new laminate flooring throughout, a sleek renovated full bath with heated floors, & potential rough-in for an additional bath if need be. The storage & laundry room are large & functional. Outside, the beautifully landscaped backyard is your private retreat perfect for summer evenings or weekend brunches. Complete with a shed & large custom rear patio, you feel at home & at peace instantly. The superb location offers some of the best schools in the city, boutique shops, Yorkdale Mall, & walking distance to the subway, this home offers effortless style & turnkey comfort. It checks all the boxes <b>Inclusions:</b> Fridge, stove, dishwasher, hood fan, built-in microwave, washer, dryer, all window coverings, all Electric Light Fixtures.								
<b>Listing Contracted With:</b> ROYAL LEPAGE TERREQUITY REALTY416-485-2299								





<b>106 Brooke Ave</b>			<b>Sold: \$1,865,000</b>
<b>Toronto Ontario M5M 2K4</b>			<b>List: \$1,998,900</b>
Toronto C04 Bedford Park-Nortown Toronto			
<b>Taxes:</b> \$9,101.83/2025		<b>For:</b> Sale	<b>% Dif:</b> 93
<b>Sold Date:</b> 08/19/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 12	
Detached	<b>Fronting On:</b> N	<b>Rms:</b> 7 + 2	
<b>Link:</b> N	<b>Acreage:</b>	<b>Bedrooms:</b> 3 + 1	
2-Storey	30 x 130 Feet	<b>Washrooms:</b> 3	
	<b>Irreg:</b>	1x4x2nd, 1x2xGround, 1x3xBsmt	
<b>Dir/Cross St:</b> Yonge/Lawrence/Avenue/Wilson		<b>Directions:</b> West of Greer	

**MLS#:** C12330748

**PIN#:** 103530202

**Legal:** Part Lot 48, Plan 2523, as in CA416704; S/T & T/W CA416704 ; NORTH YORK , CITY OF TORONTO

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished / Separate Entrance <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>Year Built:</b> 1927 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1500-2000 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Concrete <b>Assessment:</b> 2024 <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick / Stucco/Plaster <b>Gar/Gar Spcs:</b> Other / 0 <b>Park/Drive:</b> Mutual <b>Drive:</b> Mutual <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room, Fireplace/Stove, Park, Place Of Worship, Public Transit, School, School Bus Route <b>Exterior Feat:</b> Deck, Patio, Landscaped <b>Interior Feat:</b> Other	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	18.18	x 12.6	Hardwood Floor	Fireplace	
2	Dining	Ground	12.66	x 11.32	Hardwood Floor	Coffered Ceiling	Wainscoting
3	Kitchen	Ground	12.04	x 8.43	Granite Counter		
4	Family	Ground	14.34	x 7.41	W/O To Deck	2 Pc Bath	
5	Prim Bdrm	2nd	12.99	x 12.01	Broadloom	Closet	
6	2nd Br	2nd	13.91	x 12.99	Hardwood Floor	Closet	
7	3rd Br	2nd	10.01	x 10.01	Hardwood Floor	Closet	
8	Rec	Bsmt	19.85	x 16.24	Broadloom	3 Pc Bath	
9	Br	Bsmt	10.17	x 8.43			

**Client Remks:** You'll absolutely LOVE this beauty, located in the desirable Cricket Club neighbourhood of North Toronto! Sitting on an oversized 30 X 130 lot with a very wide mutual driveway. The backyard is a beautiful oasis offering mature gardens, party sized deck, patio area and hot tub too!....Summertime living at its best! Enjoy your quiet mornings with coffee and summer evenings relaxing with and your favorite drink. The home offers a Perfect combination of generous sized rooms, beautiful charm along with attractive updates. Features include: 3+1 bedrooms, 2 1/2 bathrooms, Hardwood floors, wood burning fireplace, wainscoting, coffered ceiling, granite countertop, main floor family room overlooking the gorgeous backyard, pot lights, Bay window, main floor powder room, finished basement with BRAND NEW BROADLOOM. Basement separate/side entrance. Minutes to Armour Heights PS & Intermediate, Loretto Abby girls HS, Blessed Sacrament Catholic, Lawrence Park CI, Northern SS. (Note-Garage at rear converted and used as large shed/storage area). Additional recent improvements: Waterproofing entire length of east side of house, new PVC pipe construction in basement 2025.

**Inclusions:** Fridge, Stove, Microwave, Dishwasher, Washer , Dryer, Electric Light Fixtures, Window Coverings, Gas boiler, hot water tank

**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD.416-462-1888



<b>57 Belgrave Ave</b> <b>Toronto Ontario M5M 3S9</b> Toronto C04 Bedford Park-Nortown Toronto <b>Taxes:</b> \$9,132/2025 <b>For:</b> Sale <b>% Dif:</b> 98 <b>Sold Date:</b> 07/02/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 8			<b>Sold: \$2,148,800</b> <b>List: \$2,198,000</b>
Detached <b>Link:</b> N 2-Storey	<b>Fronting On:</b> E <b>Acreage:</b> 40 x 130.23 Feet <b>Irreg:</b>	<b>Rms:</b> 8 + 2 <b>Bedrooms:</b> 3 + 1 <b>Washrooms:</b> 2 1x4x2nd, 1x3xBsmt	
<b>Dir/Cross St:</b> Belgrave Ave & Wilson <b>Directions:</b> North of Wilson Ave, East side of Belgrave Ave			

**MLS#:** C12243106      **PIN#:** 101860151  
**Legal:** LT 646 PL 2571 NORTH YORK; TORONTO (N YORK), CITY OF TORONTO

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Radiant / Gas <b>A/C:</b> Wall Unit <b>Central Vac:</b> N <b>Apx Age:</b> <b>Year Built:</b> 1947 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1500-2000 <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Concrete Block <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Attached / 1 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 3 <b>Tot Prk Spcs:</b> 4 <b>UFFI:</b> <b>Pool:</b> Inground, Outdoor <b>Prop Feat:</b> Family Room, Fenced Yard, Fireplace/Stove, Golf, Library, Place Of Worship, Public Transit, School <b>Interior Feat:</b> None	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> Shed <b>Survey Type:</b> Available <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	13.25	x 15.16	Bay Window	Fireplace	Hardwood Floor
2	Family	Main	17.19	x 17.88	W/O To Pool	Sunken Room	Hardwood Floor
3	Kitchen	Main	21.06	x 15.22	Centre Island	Stainless Steel Appl	Pantry
4	Den	Main	9.06	x 10.4	Bay Window	B/I Desk	Hardwood Floor
5	Prim Bdrm	2nd	13.12	x 13.19	B/I Closet	Large Window	Hardwood Floor
6	2nd Br	2nd	10.63	x 12.24	O/Looks Backyard	Window	Hardwood Floor
7	3rd Br	2nd	10.1	x 9.12	Window	Closet	Hardwood Floor
8	4th Br	Bsmt	11.88	x 15.98	Closet	Laminate	
9	Office	Bsmt	8.86	x 11.19	Window	B/I Shelves	Laminate
10	Laundry	Bsmt	6.43	x 6.17	3 Pc Bath	Tile Floor	

**Client Remks:** Situated in the highly desirable Armour Heights neighbourhood, this wonderful detached 3 bedroom family home with an attached garage and private parking sits on a 40 x 130 lot. Beautifully renovated and maintained, the property features a thoughtfully designed open-concept living space with hardwood floors, great flow and an abundance of natural light. The gourmet kitchen features quartz countertops, lots of storage and built-in stainless steel appliances, seamlessly connecting to the dining rm. Perfect for entertaining. This home offers a main floor office and a spacious family room which has a gas fireplace and a walkout to a private mature garden and in-ground pool. The finished basement offers additional living space ideal for hosting guests, 3 pc bathroom and an office. Located just minutes from top schools, parks, public transit, the 401, Don Valley golf course and the Cricket Club, this home truly has it all.

**Inclusions:** Thermador (Stainless steel fridge, stove, dishwasher), beverage fridge, LG washer/dryer, all electrical light fixtures and all window coverings.

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



<b>42 McNairn Ave</b>			<b>Sold: \$2,230,000</b>
<b>Toronto Ontario M5M 2H5</b>			<b>List: \$2,450,000</b>
Toronto C04 Bedford Park-Nortown Toronto			
<b>Taxes:</b> \$10,941.81/2025		<b>For:</b> Sale	<b>% Dif:</b> 91
<b>Sold Date:</b> 11/07/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 43	
Detached	<b>Fronting On:</b> N	<b>Rms:</b> 6 + 2	
<b>Link:</b> N	<b>Acreage:</b>	<b>Bedrooms:</b> 3 + 1	
2-Storey	25 x 118.78 Feet	<b>Washrooms:</b> 3	
	<b>Irreg:</b>	1x5x2nd, 1x4x2nd, 1x3xLower	
<b>Dir/Cross St:</b> Yonge St/Yonge Blvd. <b>Directions:</b> Yonge St/Yonge Blvd.			

**MLS#:** C12427668      **PIN#:** 103550085  
**Legal:** PT LOT 19 PLAN 568E AS IN CA450133; S/T & T/W CA450133 ; TORONTO ; , CITY OF TORONTO

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished <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> <b>Year Built:</b> 1926 <b>Apx Sqft:</b> 1500-2000 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Shingles <b>Foundation:</b> Block <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick / Stucco/Plaster <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> Mutual <b>Drive:</b> Mutual, Front Yard Parking <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Central Vacuum, Family Room, Fireplace/Stove, Library, Park, Public Transit, School <b>Exterior Feat:</b> Deck, Landscaped, Patio <b>Interior Feat:</b> Carpet Free, Central Vacuum	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> Garden Shed <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	11.71	x 19.26	Hardwood Floor	Fireplace	Bay Window
2	Kitchen	Main	18.64	x 13.48	Centre Island	Custom Counter	Breakfast Bar
3	Living	Main	18.64	x 16.44	Fireplace	B/I Bookcase	W/O To Garden
4	Prim Bdrm	2nd	11.88	x 15.85	Juliette Balcony	W/I Closet	Ensuite Bath
5	2nd Br	2nd	18.64	x 9.91	Hardwood Floor	W/W Closet	Large Window
6	3rd Br	2nd	8.37	x 8.33	Hardwood Floor	Closet	Window
7	Br	Lower	15.06	x 13.98	Pot Lights	Double Closet	Above Grade Window
8	Rec	Lower	18.64	x 22.01	Pot Lights	Wood Floor	Above Grade Window

**Client Remks:** Nestled on a quiet, tree-lined street in the heart of Lawrence Park North, this fully renovated detached home offers timeless elegance paired with modern comfort. Located in the coveted John Wanless school district, this 3+1 bedroom, 3-bath residence is perfectly suited for family living. The gourmet kitchen is a chef's delight, featuring granite countertops, a 6-burner Wolf gas range, built-in dishwasher, and a breakfast bar for casual dining. A custom bar with a wine fridge makes entertaining effortless. Multiple fireplaces bring warmth and character throughout the home. Flooded with natural light, the expansive family room opens to a professionally landscaped garden retreat with a custom deck, landscape lighting, and irrigation system ideal for outdoor entertaining. The luxurious primary suite includes a walk-through closet, spa-inspired ensuite, and the convenience of its own washer/dryer. A finished basement adds versatility with a bedroom, full bath, and flexible space for a nanny suite, guest room, or office. Enjoy the best of city living with Yonge St shops, cafes, and restaurants just steps away, plus quick access to top schools, transit, and Hwy 401. This is a rare opportunity to own a move-in ready gem in one of Torontos most prestigious neighbourhoods.

**Inclusions:** Wolf 6 burner gas range, Dishwasher, Jennair double door fridge, Microwave, Wine fridge, TV in principal bedroom, all electric light fixtures, all window coverings, Weber BBQ, Two clothes washer and dryers, Central Vacuum and attachments, 2 gas fireplaces, wood burning fireplace (WETT inspection required).

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





<b>125 Joicey Blvd</b> <b>Toronto Ontario M5M 2T8</b> Toronto C04 Bedford Park-Nortown Toronto <b>Taxes:</b> \$15,074.20/2025 <b>For:</b> Sale <b>% Dif:</b> 99 <b>Sold Date:</b> 10/17/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 7			<b>Sold: \$2,725,000</b> <b>List: \$2,750,000</b>
Detached <b>Link:</b> N 2-Storey	<b>Fronting On:</b> S <b>Acreage:</b> 30.99 x 142.47 Feet <b>Irreg:</b> 134.87 East	<b>Rms:</b> 10 <b>Bedrooms:</b> 4 + 1 <b>Washrooms:</b> 4 1x2xMain, 1x5x2nd, 1x4x2nd, 1x4xLower	
<b>Dir/Cross St:</b> Avenue Rd/Wilson Ave <b>Directions:</b> Avenue Rd/Wilson Ave			

**MLS#:** C12456654      **PIN#:** 103530035  
**Legal:** Plan 2647 E, Part Lot 123

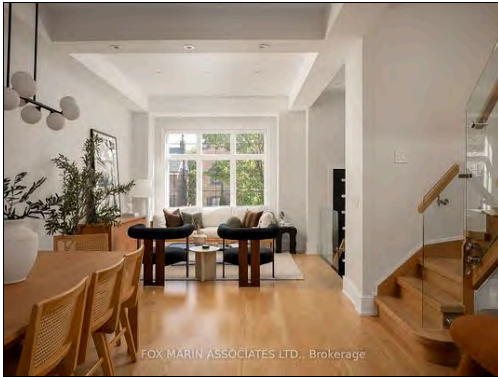
<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> 16-30 <b>Apx Sqft:</b> 2000-2500 <b>Roof:</b> Unknown <b>Foundation:</b> Unknown <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Stucco/Plaster <b>Gar/Gar Spcs:</b> Attached / 1 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 3 <b>UFFI:</b> No <b>Pool:</b> None <b>Prop Feat:</b> Family Room, Fireplace/Stove, Golf, Hospital, Park, Place Of Worship, Public Transit, School <b>Interior Feat:</b> Storage, Other <b>Security Feat:</b> Alarm System	<b>Zoning:</b> Residential <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Unknown <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.77	x 14.99	Gas Fireplace	Hardwood Floor	California Shutters
2	Dining	Main	14.86	x 15.78	Open Concept	Hardwood Floor	Crown Moulding
3	Kitchen	Main	14.01	x 11.58	Tile Floor	Crown Moulding	Stainless Steel Appl
4	Family	Main	20.93	x 10.89	Gas Fireplace	Hardwood Floor	W/O To Deck
5	Breakfast	Main	6.89	x 11.58	Hardwood Floor	Open Concept	Pantry
6	Prim Bdrm	2nd	14.63	x 16.99	5 Pc Ensuite	Hardwood Floor	W/I Closet
7	2nd Br	2nd	10.4	x 12.47	Hardwood Floor	Double Closet	B/I Desk
8	3rd Br	2nd	10.24	x 15.12	Hardwood Floor	Double Closet	California Shutters
9	4th Br	2nd	10.4	x 18.83	Hardwood Floor	Double Closet	California Shutters
10	Rec	Lower	19.72	x 13.98	Tile Floor	Window	
11	Laundry	Lower	9.61	x 6.33	Laundry Sink	Tile Floor	B/I Shelves
12	Br	Lower	9.74	x 9.97	Broadloom	Window	
13	Utility	Lower	7.28	x 5.09			

**Client Remks:** Forget The \$4M Price Tag You Normally See On Joicey. At 125 Joicey Blvd, You're Hitting That Rare Sweet Spot. Newer-Build Space And Layout, Coveted High Ceilings, And A Deep 142-Foot Lot With Over \$150,000 In Exterior Landscaping. No Rear Addition. New Built Space, Design & Ceiling Height. Perfectly Proportioned, With Four Spacious Bedrooms Plus A Separate Fifth And Three Beautifully Renovated Bathrooms That Bring A Fresh, Modern Feel Throughout. As You Step Inside You'll Immediately Notice The Quality And Flow. Bright Principal Rooms, A Functional Open-Concept Kitchen And Family Area That Walks Out To A Private Backyard Oasis With Elegant Details & Privacy Throughout. Its Smart Luxury Without Compromise, Set In One Of Toronto's Most Desired Neighbourhoods, Close To Avenue Road, Yonge Street, And The 401, Top Schools, And The Best Local Parks And Amenities. This Is That Home That Just Makes Sense.

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





<b>100 Roe Ave</b> <b>Toronto Ontario M5M 2H7</b> Toronto C04 Lawrence Park North Toronto <b>Taxes:</b> \$12,954/2024 <b>For:</b> Sale <b>% Dif:</b> 99 <b>Sold Date:</b> 09/22/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 7			<b>Sold: \$2,750,000</b> <b>List: \$2,785,000</b>
Detached <b>Link:</b> N 2-Storey	<b>Fronting On:</b> N <b>Acreage:</b> 24.04 x 111.41 Feet <b>Irreg:</b>	<b>Rms:</b> 9 + 3 <b>Bedrooms:</b> 4 + 1 <b>Washrooms:</b> 5 1x2xMain, 1x5x2nd, 1x4x2nd, 1x3x2nd, 1x3xBsmt	<b>Dir/Cross St:</b> Avenue Road x Lawrence <b>Directions:</b> North of Lawrence, East of Avenue Rd

**MLS#:** C12404448      **PIN#:** 103530191  
**Legal:** PT LOT 57 PLAN 496E

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished with Walk-Out / Full <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> 6-15 <b>Year Built:</b> 2017 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 2000-2500 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Unknown <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Upper	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Built-In / 1 <b>Park/Drive:</b> Private <b>Drive:</b> Private, Front Yard Parking <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 3 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room, Fireplace/Stove, Hospital, Park, Place Of Worship, Public Transit, School, School Bus Route <b>Exterior Feat:</b> Deck, Landscaped <b>Interior Feat:</b> Carpet Free, Auto Garage Door Remote, Water Heater <b>Security Feat:</b> Alarm System	<b>Zoning:</b> <b>Cable TV:</b> A <b>Gas:</b> Y <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	0	0	Heated Floor	Closet	Marble Floor
2	Living	Main	15.16	x 12.4	Hardwood Floor	Large Window	Open Concept
3	Dining	Main	14.01	x 13.16	Hardwood Floor	Open Concept	2 Pc Ensuite
4	Kitchen	Main	14.07	x 11.75	Stone Counter	Centre Island	B/I Appliances
5	Family	Main	17.09	x 13.16	Dry Bar	W/O To Terrace	Gas Fireplace
6	Prim Bdrm	2nd	17.16	x 12.17	W/I Closet	4 Pc Ensuite	Hardwood Floor
7	2nd Br	2nd	10.43	x 8.17	Closet	Large Window	Hardwood Floor
8	3rd Br	2nd	13.68	x 9.25	3 Pc Ensuite	W/I Closet	Large Window
9	4th Br	2nd	8.83	x 7.51	Closet	Hardwood Floor	Large Window
10	5th Br	Lower	9.25	x 8.83	Heated Floor	Swing Doors	Closet
11	Rec	Lower	16.99	x 16.24	3 Pc Bath	Heated Floor	W/O To Yard

**Client Remks:** Imagine, if you will, a grand residence tucked away among the venerable grandeur of Bedford Park; an abode so artfully created it seems destined to win your heart from the very first glance. Welcome to 100 Roe Avenue, a home whose every corner whispers elegance, and every room invites warmth and delight. Custom built in 2017, and newly enhanced beyond reproach, this is no ordinary dwelling. It is curated, refined, and truly move-in ready. With 4 + 1 Bedrooms and 5 baths, the house graciously offers space for dreams to be born, for laughter to echo, and for family to gather. You arrive under lofty ceilings ten feet tall, where light dances, walls breathe, and every room exudes a sense of open possibility. The foyer greets you with marble underfoot, warmed for your comfort, an introduction both elegant and welcoming. The kitchen is made for both artistry and conviviality. Equipped with Wolf, SubZero, and Bosch appliances, it promises culinary triumphs. From here, a walkout leads you to a private backyard perfect for serene morning coffees or spirited garden parties. For those of us who delight in comfort, note: the basement is more than a utility space. Heated floors, a bedroom, a full bath, and predominantly above grade recreation space that effortlessly walks out onto your backyard, this lower level is an invitation to linger. To reside at 100 Roe is to dwell among history, prestige, and leafy calm. The John Wanless School District is among the finest, and promises excellence for those looking for the best schooling for their children. Bedford Park and nearby neighbourhoods like Ledbury Park, Cricket Club, and Teddington Park offer gracious streets, mature trees, and a sense of privacy without seclusion; and yet, convenience is never sacrificed. In sum, 100 Roe is more than brick & mortar. It is aspiration made real. It is warmth in architecture, it's refinement in utility; and, it's where you can both settle softly into calm evenings and entertain with elegance.

**Inclusions:** Appliance Package: Subzero Fridge, Wolf Gas Cooktop Stove/Oven, Bosch Dishwasher, B/I Microwave, and Stackable Washer & Dryer. All Window Coverings including Motorized Blinds In Primary & Family Room, All Existing Electrical Lights Fixtures, Cameras, Alarm equipment, and Garage Door Opener.

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



<b>12 Dunblaine Ave</b> <b>Toronto Ontario M5M 2R7</b> Toronto C04 Bedford Park-Nortown Toronto <b>Taxes:</b> \$15,051.57/2025 <b>For:</b> Sale <b>% Dif:</b> 98 <b>Sold Date:</b> 10/14/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 22			<b>Sold: \$2,945,000</b> <b>List: \$2,999,000</b>
Detached <b>Link:</b> N 2-Storey	<b>Fronting On:</b> N <b>Acreage:</b> 30.9 x 109.42 Feet <b>Irreg:</b>	<b>Rms:</b> 9 + 2 <b>Bedrooms:</b> 4 + 1 <b>Washrooms:</b> 5 2x5x2nd, 1x4x2nd, 1x2xLower, 1x4xBsmt	<b>Dir/Cross St:</b> Avenue Rd & Dunblaine Ave <b>Directions:</b> East Of Avenue Rd and south of 401

**MLS#:** C12418945      **PIN#:** 103510126  
**Legal:** PT LOT 93 PLAN 2647 AS IN NY682734 ; NORTH YORK , CITY OF TORONTO

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished / Walk-Up <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 2500-3000 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Shingles <b>Foundation:</b> Concrete <b>Assessment:</b> 2024 <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Brick / Stone <b>Gar/Gar Spcs:</b> Built-In / 2.5 <b>Park/Drive:</b> <b>Drive:</b> <b>Drive Park Spcs:</b> 3 <b>Tot Prk Spcs:</b> 5.5 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room, Fenced Yard, Fireplace/Stove, Public Transit, School <b>Interior Feat:</b> Auto Garage Door Remote	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Unknown <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.26	x 12.8	Gas Fireplace	Hardwood Floor	O/Looks Dining
2	Dining	Main	13.12	x 11.81	Crown Moulding	Hardwood Floor	O/Looks Living
3	Breakfast	Main	27.89	x 12.47	Combined W/Kitchen	W/O To Deck	O/Looks Family
4	Kitchen	Main	27.89	x 12.47	Granite Counter	Centre Island	
5	Family	Main	18.04	x 9.84	Gas Fireplace	Hardwood Floor	
6	Prim Bdrm	2nd	19.52	x 12.8	5 Pc Ensuite	Hardwood Floor	W/I Closet
7	2nd Br	2nd	13.29	x 10.66	4 Pc Ensuite	Hardwood Floor	Coffered Ceiling
8	3rd Br	2nd	12.47	x 10.93	Semi Ensuite	Hardwood Floor	Coffered Ceiling
9	4th Br	2nd	11.32	x 10.99	Semi Ensuite	Hardwood Floor	Coffered Ceiling
10	Rec	Bsmt	18.21	x 16.4	Broadloom	4 Pc Bath	Walk-Up
11	Utility	Bsmt	8.53	x 6.07	Combined W/Laundry	Marble Floor	
12	5th Br	Bsmt	0	0	Broadloom		

**Client Remks:** On one of the most treasured streets in the prestigious Avenue/Lawrence Cricket Club neighborhood stands a residence that feels less like a house and more like a promise of comfort, of refinement, of a lifestyle that balances luxury with ease. Thoughtfully crafted by one of the areas most respected builders, this custom home offers over 3,500 sq. ft. of finely curated living space. Every detail reflects a quiet sophistication: soaring 10-foot ceilings on the main level, hand-finished millwork, and trim that whispers of timeless quality. At the heart of the home, the gourmet kitchen inspires both family moments and grand entertaining. With its granite and marble counters, an expansive center island with breakfast bar, and bespoke cabinetry, it is a chefs dream and a hosts delight. From here, doors open to a deck framed by mature trees a serene backdrop for summer evenings, casual barbecues, or a quiet glass of wine as the day winds down. Upstairs, four generous bedrooms and five beautifully appointed bathrooms provide comfort and privacy for the entire family. The primary suite is a retreat in itself, while each additional bedroom offers space designed for rest and personal expression. The finished walk-up basement extends the living experience, offering versatile space for gatherings, recreation, or quiet relaxation. It opens seamlessly to a landscaped backyard sanctuary where every season brings its own charm. Modern living is woven into the homes fabric, from the garage outfitted with an electric car charger to the meticulous craftsmanship that elevates every corner. The result is a residence where elegance meets practicality, and where family memories are meant to be made. This is more than just a home it is an invitation to live beautifully in one of Torontos most sought-after communities.

**Inclusions:** sub zero Fridge, wolf stove and oven , Asko dishwasher, washers, dryer, All electrical light fixtures , all window covering, garage door opener , EV Charger

**Listing Contracted With:** THE AGENCY 416-847-5288



<b>6 Esgore Dr</b>		<b>Sold: \$3,150,000</b>
<b>Toronto Ontario M5M 3R1</b>		<b>List: \$3,279,000</b>
Toronto C04 Bedford Park-Nortown Toronto		
<b>Taxes:</b> \$17,668/2025	<b>For:</b> Sale	<b>% Dif:</b> 96
<b>Sold Date:</b> 11/20/2025		
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 9
Detached	<b>Fronting On:</b> W	<b>Rms:</b> 10 + 3
<b>Link:</b> N	<b>Acreage:</b>	<b>Bedrooms:</b> 4 + 1
2-Storey	35 x 125 Feet	<b>Washrooms:</b> 5
	<b>Irreg:</b>	1x2xMain, 2x5x2nd, 1x4x2nd, 1x4xLower
<b>Dir/Cross St:</b> Avenue Rd & Brooke <b>Directions:</b> Avenue Rd & Brooke		

<b>MLS#:</b> C12532226		<b>PIN#:</b> 103530109	
<b>Assignment:</b> N		<b>Fractional Ownership:</b> N	
<b>Legal:</b> PT LOT 92 PLAN 2529 AS IN TB160144 ; NORTH YORK ; , CITY OF TORONTO			
<b>Kitchens:</b> 1	<b>N</b>	<b>Exterior:</b> Stone	<b>Zoning:</b>
<b>Fam Rm:</b> Y		<b>Gar/Gar Spcs:</b> Attached / 1.5	<b>Cable TV:</b> <b>Hydro:</b>
<b>Basement:</b> Finished		<b>Park/Drive:</b> Private	<b>Gas:</b> <b>Phone:</b>
<b>Fireplace/Stv:</b> Y		<b>Drive:</b> Private	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas		<b>Drive Park Spcs:</b> 4	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air		<b>Tot Prk Spcs:</b> 5	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N		<b>UFFI:</b> No	<b>Waterfront:</b>
<b>Apx Age:</b> 16-30		<b>Pool:</b> None	<b>Retirement:</b> N
<b>Year Built:</b> 2008		<b>Prop Feat:</b> Family Room, Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, School, School Bus Route	<b>Under Contract:</b> Hot Water Heater
<b>Yr Built Source:</b> MPAC		<b>Interior Feat:</b> None	<b>HST Applicable to</b> Included In
<b>Apx Sqft:</b> 2500-3000		<b>Security Feat:</b> Alarm System, Carbon Monoxide Detectors, Security System, Smoke Detector	<b>Sale Price:</b>
<b>Lot Size Source:</b> GeoWarehouse			<b>Farm/Agr:</b>
<b>Roof:</b> Cedar, Shingles			<b>Oth Struct:</b>
<b>Foundation:</b> Concrete			<b>Survey Type:</b> None
<b>Assessment:</b> 2025 <b>POTL:</b>			<b>Spec Desig:</b> Unknown
<b>POTL Mo Fee:</b>			
<b>Laundry lev:</b> Lower			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	5.91	x 7.87	Double Closet	Tile Floor	Heated Floor
2	Living	Main	13.45	x 14.11	Fireplace	Window	Hardwood Floor
3	Dining	Main	11.81	x 14.11	Hardwood Floor	Pot Lights	Window
4	Kitchen	Main	14.76	x 16.4	Breakfast Bar	Stainless Steel Appl	Pantry
5	Breakfast	Main	6.89	x 8.86	Bay Window	Hardwood Floor	Pot Lights
6	Family	Main	10.17	x 15.75	Fireplace	B/I Bookcase	Hardwood Floor
7	Prim Bdrm	2nd	13.78	x 14.76	5 Pc Ensuite	W/I Closet	Vaulted Ceiling
8	2nd Br	2nd	9.84	x 13.78	Semi Ensuite	Double Closet	Hardwood Floor
9	3rd Br	2nd	11.15	x 12.8	Semi Ensuite	Hardwood Floor	Double Closet
10	4th Br	2nd	9.84	x 13.12	Double Closet	Hardwood Floor	Window
11	Rec	Lower	14.76	x 17.06	B/I Shelves	Broadloom	Pot Lights
12	5th Br	Lower	9.19	x 13.12	B/I Closet	4 Pc Ensuite	Broadloom
13	Laundry	Lower	6.89	x 7.55	Double Closet		

**Client Remks:** Luxurious Cricket Club Home Exuding sophistication and timeless craftsmanship, this recently renovated by Walden Homes; 2008 custom-built masterpiece sits proudly on an expansive 35 x 125 ft lot in the heart of Bedford Park/Cricket Club on a quiet highly desirable street. Offering nearly 3,900 sq. ft. of refined living space, this residence perfectly blends grandeur, warmth, and functionality. Beyond its elegant facade lies a home designed for both lavish entertaining and comfortable family living. The main level showcases soaring ceilings, gleaming hardwood floors, radiant in-floor heating, and an effortless flow between the formal living and dining rooms. The sun-drenched family room, anchored by a gas fireplace and exquisite built-ins, opens seamlessly to a gourmet, chef-inspired kitchen. This culinary haven features premium appliances, a generous eat-in area, large pantry and servery, and an abundance of natural light-equally suited for intimate breakfasts or festive soirees. Upstairs, the sumptuous primary suite is a true retreat, complete with a walk-in closet and spa-like ensuite bath. Three additional spacious bedrooms include a Jack-and-Jill bathroom pairing-ideal for family living or guests. The lower level extends the home's versatility with a sprawling recreation room, bespoke cabinetry, a fifth bedroom or private office/gym, and a full laundry room. Outside, discover an exceptional "pool-sized" backyard-private, serene, and perfect for entertaining, play, or tranquil relaxation. With solid construction, radiant comfort, thoughtful updates, and impeccable finishes throughout, this is a residence that will evolve gracefully with its owners. Situated steps from renowned schools (including Lawrence Park Collegiate), boutique shops, parks, and transit-this is not just a home, but a statement of lifestyle and legacy. A truly rare opportunity to own a forever home in one of Toronto's most coveted neighbourhoods.

**Inclusions:** All existing window coverings, All EIFs (except those excluded), GDO, custom closets, heated floors on main. LG front load washer/dryer, subzero fridge/freezer, microwave, gas stove, trash compactor, dishwasher, main floor drink fridge, breakfast area banquette seating, basement rec room built ins.



Prepared By: MAGGIE LIND, Salesperson  
Phone: 416-925-9191  
Printed On: 12/01/2025 4:35:53 PM

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE  
1300 Yonge St Ground Flr, Toronto ON M4T1X3

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



<b>88 Yonge Blvd</b> <b>Toronto Ontario M5M 3G9</b> Toronto C04 Bedford Park-Nortown Toronto <b>Taxes:</b> \$17,560.35/2025 <b>For:</b> Sale <b>% Dif:</b> 98 <b>Sold Date:</b> 08/08/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 53			<b>Sold: \$3,425,000</b> <b>List: \$3,495,000</b>
Detached <b>Link:</b> N 2-Storey	<b>Fronting On:</b> W <b>Acreage:</b> 55 x 148.54 Feet <b>Irreg:</b>	<b>Rms:</b> 10 + 3 <b>Bedrooms:</b> 4 + 1 <b>Washrooms:</b> 5 1x6, 1x2, 1x3, 2x4	
<b>Dir/Cross St:</b> Yonge/Wilson <b>Directions:</b> Use Waze			

**MLS#:** C12223522      **PIN#:** 103540107  
**Legal:** Plan 1965 Lot 160

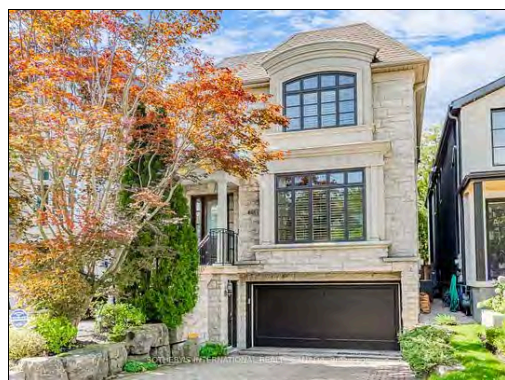
<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 3000-3500 <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Poured Concrete <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Built-In / 1.5 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 4 <b>Tot Prk Spcs:</b> 5 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room, Fireplace/Stove <b>Interior Feat:</b> Auto Garage Door Remote	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	16.4	x 12.47	Hardwood Floor	Fireplace
2	Dining	Main	16.4	x 14.11	Hardwood Floor	French Doors
3	Kitchen	Main	12.8	x 12.8	Hardwood Floor	Centre Island
4	Breakfast	Main	12.8	x 8.53	Hardwood Floor	Gas Fireplace
5	Family	Main	18.04	x 12.47	Hardwood Floor	Gas Fireplace
6	Sunroom	Main	12.47	x 9.19	Skylight	W/O To Garden
7	Office	Main	11.81	x 10.83	Hardwood Floor	B/I Bookcase
8	Prim Bdrm	2nd	19.69	x 14.76	5 Pc Ensuite	Gas Fireplace
9	Sitting	2nd	13.12	x 13.12	Broadloom	Step-Up
10	2nd Br	2nd	17.72	x 14.76	Broadloom	Double Closet
11	3rd Br	2nd	15.75	x 11.81	Broadloom	Double Closet
12	4th Br	2nd	13.78	x 13.45	Broadloom	Double Closet

**Client Remks:** Incredible Value!!! Fabulous Cricket Club! Great 4+1 bedroom, 5 washrooms, family home on large 55 x 149 foot West facing treed and landscaped lot. Main floor family room with 2-sided fireplace into kitchen, main floor office, and sunroom. Oversized primary bedroom with raised sitting area and gas fireplace to relax by. High ceilings throughout including fully finished basement. Large garage with walk-in to house.

**Inclusions:** Gaganau gas cook-top, Kitchen -Aid fridge freezer, kitchen-aid double oven, Miele dishwasher, LG washer and dryer, electric light fixtures, window coverings, carpet where laid, sprinkler system, alarm system, electric garage door, CVAC., child gates

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



446 Elm Rd			Sold: \$3,380,000
Toronto Ontario M3W 3W9			List: \$3,575,000
Toronto C04 Bedford Park-Nortown Toronto			
Taxes: \$16,258.12/2025		For: Sale	% Dif: 95
Sold Date: 10/10/2025			
SPIS: N	Last Status: SLD	DOM: 17	
Detached	Fronting On: W	Rms: 9 + 2	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	35 x 123 Feet	Washrooms: 4	
	Irreg:	1x5x2nd, 1x5x2nd, 1x2xMain, 1x3xLower	
Dir/Cross St: Elm Road North of Brooke Ave. Directions: Follow your GPS			

**MLS#:** C12422450      **PIN#:** 103500022

**Legal:** Plan 2529 S Pt Lot 9

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished with Walk-Out <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> 16-30 <b>Year Built:</b> 2004 <b>Apx Sqft:</b> 2500-3000 <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Concrete <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick / Stucco/Plaster <b>Gar/Gar Spcs:</b> Built-In / 2 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 4 <b>Tot Prk Spcs:</b> 6 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, Rec Centre, School <b>Exterior Feat:</b> Built-In-BBQ, Deck, Landscape Lighting, Landscaped, Lawn Sprinkler System, Lighting, Patio, Privacy <b>Interior Feat:</b> Auto Garage Door Remote, Central Vacuum, In-Law Capability, Rough-In Bath, Storage	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> Fence - Full <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.4	x 14.8	Hardwood Floor	B/I Bookcase	Gas Fireplace
2	Dining	Main	14.99	x 13.48	Hardwood Floor	Pocket Doors	O/Looks Living
3	Kitchen	Main	23.72	x 12.17	Limestone Flooring	Centre Island	W/O To Deck
4	Family	Main	12.99	x 19.19	Hardwood Floor	Pocket Doors	Gas Fireplace
5	Prim Bdrm	2nd	19.98	x 18.27	Gas Fireplace	W/I Closet	5 Pc Ensuite
6	2nd Br	2nd	11.09	x 11.09	B/I Shelves	Double Closet	Window
7	3rd Br	2nd	15.19	x 12.99	Broadloom	Picture Window	Double Closet
8	4th Br	2nd	12.6	x 11.98	Broadloom	Picture Window	Double Closet
9	Rec	Lower	23.98	x 11.98	W/O To Garden	Gas Fireplace	3 Pc Bath
10	5th Br	Lower	0	0	Double Closet	Window	
11	Laundry	Lower	0	0	B/I Shelves	Window	

**Client Remks:** Situated in the heart of the prestigious Cricket Club neighborhood, this sun-filled 4+1 bedroom home blends timeless elegance with modern comfort. Built by renowned builder Mark Rosenberg for his own family, 446 Elm Rd rests on a serene west-facing 35' x 123' property with lush, landscaped gardens providing an ideal private urban retreat. Inside, soaring ceilings, oversized windows and skylights flood the spacious principal rooms with natural light. Custom millwork, including a dramatic library with a rolling ladder in the Living Room. Four gas fireplaces, solid wood doors and detailed pocket doors, a spacious Dining Room and separate Family Room with gas fireplace highlight just some of this home's detailed character. The large Kitchen features maple cabinetry, stainless steel appliances, and double French doors opening to the deck, outdoor seating area and the mature, sundrenched garden. Upstairs, the airy layout continues with a luxurious Primary Suite boasting west facing garden views from the Bay Window, a spa-like five piece Ensuite and two walk-in closets, one with a window and rough in for plumbing for the 2nd Bedroom. Three incredibly spacious Bedrooms and a five-piece Bath complete this floor. The bright, finished Lower Level includes a Guest Room, separate entrance to walkout to the garden, three-piece Bath, large Laundry Room, plenty of storage and a Mudroom with direct access to the two-car garage and four-car driveway. Ideally located just steps to top schools, parks, Avenue Road Community Centre, the Cricket Club, public transportation, local shops/dining to experience and easy access to Highway 401, this exceptional residence offers the best of Family living in one of Toronto's most coveted Communities.

**Inclusions:** See Attachments for list of Inclusions. No Exclusions.

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





**85 Joicey Blvd**  
**Toronto Ontario M5M 2T4**  
Toronto C04 Bedford Park-Nortown Toronto  
**Taxes:** \$17,360/2024  
**Sold Date:** 08/19/2025  
**SPIS:** N  
**Last Status:** SLD  
**DOM:** 62

**Sold: \$3,330,000**  
**List: \$3,595,000**  
**For:** Sale  
**% Dif:** 93  
**Fronting On:** E  
**Acreage:** 50 x 127.5 Feet  
**Irreg:**  
**Rms:** 9 + 2  
**Bedrooms:** 4 + 1  
**Washrooms:** 4  
1x5x2nd, 1x4x2nd, 1x2xGround, 1x3xBsmt  
**Dir/Cross St:** Yonge Blvd **Directions:** east of Avenue Road

**MLS#:** C12229347  
**Legal:** Lot 211 Plan 1965; North York, City of Toronto

**Kitchens:** 1  
**Fam Rm:** Y  
**Basement:** Full / Finished  
**Fireplace/Stv:** Y  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** Y  
**Apx Age:**  
**Apx Sqft:** 3000-3500  
**Lot Shape:** Rectangular  
**Lot Size Source:** GeoWarehouse  
**Roof:** Unknown  
**Foundation:** Unknown  
**Assessment:** POTL:  
**POTL Mo Fee:**  
**Laundry lev:** Main

**Exterior:** Stucco/Plaster  
**Gar/Gar Spcs:** Built-In / 2  
**Park/Drive:**  
**Drive:** Private Double  
**Drive Park Spcs:** 2  
**Tot Prk Spcs:** 4  
**UFFI:**  
**Pool:** None  
**Prop Feat:** Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Golf, Library, Public Transit, Rec Centre, School  
**Exterior Feat:** Deck, Landscape Lighting, Landscaped, Lawn Sprinkler System  
**Interior Feat:** Auto Garage Door Remote, Central Vacuum, Sump Pump, Water Softener, Storage  
**Security Feat:** Security System, Smoke Detector

**Zoning:**  
**Cable TV:**  
**Gas:**  
**Water:**  
**Water Supply Type:**  
**Sewer:**  
**Waterfront:**  
**Retirement:**  
**HST Applicable to:** Included In  
**Sale Price:**  
**Farm/Agr:**  
**Oth Struct:**  
**Survey Type:** Unknown  
**Spec Desig:** Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	17.42	x 9.15	Wainscoting	Double Closet	Marble Floor
2	Living	Ground	15.09	x 13.09	Fireplace	B/I Bookcase	Hardwood Floor
3	Dining	Ground	17.59	x 13.16	Wainscoting	Crown Moulding	Hardwood Floor
4	Kitchen	Ground	22.08	x 14.99	Renovated	Breakfast Area	Centre Island
5	Family	Ground	20.73	x 11.84	W/O To Deck	Fireplace	Hardwood Floor
6	Laundry	Ground	8.01	x 7.91	Side Door	Double Closet	Tile Floor
7	Prim Bdrm	2nd	23	x 15.32	W/I Closet	Fireplace	Hardwood Floor
8	Bathroom	2nd	0	0	5 Pc Ensuite	Quartz Counter	Heated Floor
9	2nd Br	2nd	14.07	x 13.09	Double Closet	Hardwood Floor	
10	3rd Br	2nd	11.48	x 9.84	Double Closet	Hardwood Floor	
11	4th Br	2nd	14.07	x 12.99	Double Closet	Hardwood Floor	
12	Rec	Lower	17.32	x 15.32	W/W Closet	Pot Lights	Broadloom
13	5th Br	Lower	19.59	x 11.09	Pot Lights	Above Grade Window	Broadloom

**Client Remks:** This custom home, built by prestigious Sorenson Homes, is located on a quiet and desirable block in the Cricket Club. It features an exceptional layout with well-proportioned rooms, attention to detail, custom millwork, and 10 foot ceilings on the main floor. Center hall plan with the staircase discreetly designed to the side for a grand front hall with marble floor and wainscoting. The living room has a wood burning fireplace, built in cabinetry, formal dining room with wall sconces, an expansive Quartzite Tahj Mahl-topped centre island, premium appliances, built-in desk area, coffee/tea station, and a large breakfast area overlooking the garden. The family room with wood burning fireplace, walks out to multi-tiered composite deck and the garden. The main floor also includes a powder room, laundry room with cabinetry, double closet and side door entrance. Beautiful hardwood floors on the main and second floors. The second floor features four generously sized bedrooms, renovated 4 piece bathroom and a generous hallway with south facing window for maximum natural light. An extra-large primary suite with an exquisite marble fireplace, sitting area, custom built-in cabinetry, walk in closet and a recently renovated spa styled 5-piece ensuite bathroom with an oversized shower, deep soaker bathtub, two modern wall mounted vanities, wall mounted toilet, tiled wall, heated floor - luxury! The lower level offers a recreation area, an additional bedroom or home office, newer broadloom, 3 piece bathroom, large above-grade windows, plenty of storage and direct access to the double car garage. Beautifully landscaped with mature gardens, interlocking walkways, newer composite multi-tiered deck with glass railings. A short walk to excellent schools, "the Club", subway, vibrant shops and dining on Yonge Street. Every amenity and more for the busy cosmopolitan family to enjoy.  
**Inclusions:** Gas furnace, central air conditioning, LG refrigerator, Miele double ovens, KitchenAid dishwasher, garburator, Jenn-Air gas cook top, Panasonic microwave, LG washer & dryer, window coverings (except excluded), blinds, California shutters, central vacuum and related equipment, garage door opener, light fixtures, security system (as is), sprinkler system, garage racking, all attached televisions, intercom system (as is).

Prepared By: MAGGIE LIND, Salesperson  
Phone: 416-925-9191  
Printed On: 12/01/2025 4:35:53 PM

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE  
1300 Yonge St Ground Flr, Toronto ON M4T1X3

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



151 Yonge Blvd			Sold: \$3,520,000
Toronto Ontario M5M 3H3			List: \$3,850,000
Toronto C04 Bedford Park-Nortown Toronto			
Taxes: \$22,324.10/2024		For: Sale	% Dif: 91
Sold Date: 09/03/2025			
SPIS: N	Last Status: SLD	DOM: 42	
Detached	Fronting On: E	Rms: 10 + 4	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	50 x 140 Feet	Washrooms: 5	
	Irreg:	1x2xMain, 2x5x2nd, 1x4x2nd, 1x3xBsmt	
Dir/Cross St: Yonge Blvd and Wilson Directions: Yonge Blvd and Wilson			

**MLS#:** C12303451      **PIN#:** 103520066  
**Legal:** LOT 73 PLAN 2391; NORTH YORK, CITY OF TORONTO

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished with Walk-Out / 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> <b>Apx Sqft:</b> 3500-5000 <b>Roof:</b> Unknown <b>Foundation:</b> Concrete <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Brick / Stone <b>Gar/Gar Spcs:</b> Built-In / 2 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 4 <b>Tot Prk Spcs:</b> 6 <b>UFFI:</b> <b>Pool:</b> Inground <b>Prop Feat:</b> Central Vacuum, Family Room, Fireplace/Stove <b>Interior Feat:</b> Auto Garage Door Remote, Carpet Free, Central Vacuum, In-Law Suite	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Under Contract:</b> <b>HST Applicable to Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> <b>Spec Desig:</b>	<b>Hydro:</b> <b>Phone:</b> Municipal Sewers None Other Included In Unknown Unknown
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<b>Waterfront:</b> None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	21.1	x 14.57	2 Way Fireplace	Skylight	Hardwood Floor
2	Dining	Main	16.01	x 14.24	Open Concept	Formal Rm	Hardwood Floor
3	Kitchen	Main	16.67	x 13.85	B/I Appliances	Centre Island	Heated Floor
4	Breakfast	Main	14.57	x 6.82	Combined W/Kitchen	W/O To Deck	Hardwood Floor
5	Family	Main	21.49	x 12.34	2 Way Fireplace	O/Looks Backyard	Hardwood Floor
6	Office	Main	10.76	x 10.24	B/I Bookcase	Large Window	Hardwood Floor
7	Prim Bdrm	2nd	25.16	x 14.01	Ensuite Bath	2 Way Fireplace	Hardwood Floor
8	2nd Br	2nd	18.5	x 10.93	Ensuite Bath	W/O To Balcony	Hardwood Floor
9	3rd Br	2nd	19.26	x 11.91	Semi Ensuite	Large Window	Hardwood Floor
10	4th Br	2nd	15.49	x 10.6	Semi Ensuite	Double Closet	Hardwood Floor
11	Rec	Bsmt	22.18	x 21.33	W/O To Pool	Networked	Heated Floor
12	Breakfast	Bsmt	12.66	x 12.07	Ensuite Bath	Above Grade Window	Heated Floor

**Client Remks:** Welcome to 151 Yonge Blvd, an exquisitely designed contemporary home with an upbeat and elegant style! The light filled, eye-catching main floor features a seamlessly flowing open concept and sophisticated design elements. Soaring ceilings, walnut floors, double-sided fireplace and a gourmet kitchen with built-in appliances and European cabinetry make this an ideal home for family or entertaining. Follow the open staircase to the upper level where there are four spacious bedrooms, all with ensuites, including the Primary Suite featuring a double-sided fireplace and private balcony. The lower level boasts a wine cellar, theatre room and an expansive recreation room with heated floors that walks out to a backyard oasis. Set amongst mature trees, the private and serene backyard features an inground pool and spa, fire table, oversize deck and provides endless options for relaxing or entertaining. This home is a perfect blend of elegant style, luxurious comfort and a convenient and coveted location. Situated on a 50' X 150' oversized lot in the highly sought Cricket Club area and in close proximity to top rated private and public schools. Steps to TTC, restaurants, shops and services.

**Inclusions:** Miele, fridge/freezer, cooktop, dishwasher, microwave, exhaust fan. Sub Zero wine fridge, Miele washer and dryer. Central vac, theatre equipment, alarm system, mounted television in family room, gas barbecue

**Listing Contracted With:** ORION REALTY CORPORATION 416-733-7784





**179 Yonge Blvd**  
**Toronto Ontario M5M 3H5**  
 Toronto C04 Bedford Park-Nortown Toronto  
**Taxes:** \$19,871/2024 **For:** Sale **% Dif:** 91  
**Sold Date:** 08/13/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 97  
**Sold:** \$4,100,000  
**List:** \$4,500,000  
 Detached **Fronting On:** E **Rms:** 9 + 3  
**Link:** N **Acreage:** **Bedrooms:** 4 + 1  
 2-Storey 50 x 140 Feet **Washrooms:** 5  
**Irreg:** 1x2xGround, 1x5x2nd, 2x4x2nd,  
 1x3xBsmt  
**Dir/Cross St:** Wilson Ave & Yonge Blvd **Directions:** Wilson Ave & Yonge Blvd

**MLS#:** C12132586 **PIN#:** 103520081  
**Legal:** LOT 86 PLAN 2391 ; NORTH YORK ; CITY OF TORONTO

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished / 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> <b>Year Built:</b> 2008 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 3500-5000 <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Concrete <b>Assessment:</b> 2024 <b>POTL:</b> N <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Brick / Stone <b>Gar/Gar Spcs:</b> Built-In / 1 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 3 <b>Tot Prk Spcs:</b> 4 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Central Vacuum, Family Room, Fireplace/Stove <b>Interior Feat:</b> Air Exchanger, Generator - Full, Storage, Sump Pump, Auto Garage Door Remote, ERV/HRV, Central Vacuum	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> <b>Spec Desig:</b>
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	9.91	x 6.59	Tile Floor	B/I Closet	O/Looks Frontyard
2	Mudroom	Ground	11.52	x 6.76	Tile Floor	B/I Closet	Side Door
3	Living	Ground	13.91	x 15.26	Hardwood Floor	Fireplace	Large Window
4	Dining	Ground	13.91	x 15.26	Hardwood Floor	Crown Moulding	Window
5	Kitchen	Ground	12.7	x 20.67	Hardwood Floor	Breakfast Area	Large Window
6	Family	Ground	19.62	x 16.21	Hardwood Floor	Fireplace	O/Looks Backyard
7	Prim Bdrm	2nd	23	x 16.24	Hardwood Floor	5 Pc Ensuite	W/I Closet
8	2nd Br	2nd	13.78	x 14.53	Hardwood Floor	B/I Closet	Window
9	3rd Br	2nd	13.85	x 14.07	Hardwood Floor	B/I Closet	O/Looks Frontyard
10	4th Br	2nd	13.09	x 18.77	Hardwood Floor	4 Pc Ensuite	O/Looks Frontyard
11	5th Br	Bsmt	13.68	x 14.93	Tile Floor	B/I Closet	Window
12	Rec	Bsmt	23.65	x 18.77	Tile Floor	Fireplace	B/I Bar

**Client Remks:** Welcome to this exquisite custom-designed residence, where modern elegance meets practical luxury. Thoughtfully crafted for those who value superior craftsmanship and intentional design, this home features 4+1 generously sized bedrooms, soaring ceilings, and expansive open-concept living spaces that flood the interior with natural light. The chef-inspired kitchen is a culinary haven, complete with premium appliances, custom cabinetry, a large central island, and a cozy built-in breakfast nook ideal for both everyday living and entertaining. Set in a prestigious and tranquil neighborhood, this property offers a rare combination of sophistication, comfort, and convenience just minutes from the exclusive private Cricket Club and surrounded by renowned private schools. Perfect for those who enjoy an upscale lifestyle, the home is situated near fine dining, elite sports facilities, and vibrant social venues. Additional features include dual furnaces and central air conditioning systems, each equipped with air exchangers and HEPA filters for clean, healthy air throughout. A full-house backup generator ensures uninterrupted electricity, offering peace of mind in any weather.

**Inclusions:** Thermador side-by-side fridge/freezer, Thermador six burner gas stove (2020), LG microwave, Bosch dishwasher (2022), built-in banquet including cushions and kitchen table, hood fan, all window coverings, all electric light fixtures, family room and primary bedroom television, ceiling fan in primary bedroom, two LG front load washer and dryer in second floor laundry room and in basement, two gas burners, two central air conditioners, central vacuum system (2023), full house back-up generator! Hepa filter air exchange systems on both furnaces, outdoor lighting system (front and back of house) and irrigation system. Plus Karaok system in basement (include projector, screen, and audio syetem)

**Listing Contracted With:** RIGHT AT HOME REALTY, BROKERAGE 905-637-1700