



6 Armour Blvd Toronto Ontario M5M 3C1 Toronto C04 Bedford Park-Nortown Toronto Taxes: \$8,521.18/2025 For: Sale % Dif: 97 Sold Date: 11/20/2025 SPIS: N Last Status: SLD DOM: 17			Sold: \$1,510,000 List: \$1,548,800
Detached	Fronting On: N	Rms: 8	
Link: N	Acreage:	Bedrooms: 4	
2-Storey	40 x 110 Feet	Washrooms: 3	
Irreg: Dir/Cross St: Avenue/401 Directions: Avenue Rd/401			1x4x2nd, 1x3xBsmt, 1x2xGround

MLS#: C12501438

PIN#: 101860167

Legal: PLAN 2571 LOT 697

Kitchens: 1	Exterior: Brick	Zoning:	
Fam Rm: Y	Gar/Gar Spcs: Attached / 0	Cable TV:	Hydro:
Basement: Finished	Park/Drive:	Gas:	Phone:
Fireplace/Stv: Y	Drive:	Water:	Municipal
Heat: Water / Gas	Drive Park Spcs: 2	Water Supply Type:	
A/C: Other, Wall Unit	Tot Prk Spcs: 2	Sewer:	Sewers
Central Vac: N	UFFI:	Waterfront:	
Apx Age:	Pool: None	Retirement:	
Year Built: 1948	Prop Feat: Family Room, Fireplace/Stove	HST Applicable to	Included In
Yr Built Source: MPAC	Interior Feat: None	Sale Price:	
Apx Sqft: 2000-2500		Farm/Agr:	
Lot Size Source: MPAC		Oth Struct:	
Roof: Asphalt Rolled		Survey Type:	None
Foundation: Block		Spec Desig:	Unknown
Assessment: 2025 POTL:			
POTL Mo Fee:			
Laundry lev:			

#	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 Remarks: 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 split system.

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



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

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Lot Shape: Irregular Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Attached / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown	Hydro: Phone: Municipal Sewers
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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		Window	Hardwood Floor
7	3rd Br	2nd	13.42	x 10.01		Window	Hardwood Floor
8	Rec	Lower	14.76	x 17.09	Window	Pot Lights	Laminate
9	Office	Lower	13.16	x 10.99		Laminate	
10	Laundry	Lower	10.66	x 10.99	Laundry Sink	Double Closet	Tile Floor

Client Remarks: 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 CI.

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



**387 Elm Rd
Toronto Ontario M5M 3V9**
 Toronto C04 Lawrence Park North Toronto
Taxes: \$10,119.84/2024 **For:** Sale **% Dif:** 97
Sold Date: 08/20/2025 **SPIS:** N **Last Status:** SLD **DOM:** 49
 Detached **Fronting On:** E **Rms:** 5 + 3
 Link: N **Acreage:** **Bedrooms:** 3 + 1
 Bungalow 35 x 105 Feet **Washrooms:** 3
Irrig: 1x5xMain, 1x3xMain, 1x2xBsmt
Dir/Cross St: Elm/Roe **Directions:** 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

Kitchens: 1	Exterior: Brick / Stone	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Built-In / 1	Cable TV:
Basement: Finished / Separate Entrance	Park/Drive: Private	Hydro:
Fireplace/Stv: Y	Drive: Private, Available	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 2	Phone:
A/C: Central Air	Tot Prk Spcs: 2	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Year Built: 1939	Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public	Waterfront:
Apx Sqft: 1100-1500	Transit, Rec Centre, School	Retirement:
Lot Size Source: MPAC	Exterior Feat: Lawn Sprinkler System, Landscape Lighting, Privacy	HST Applicable to: Included In
Roof: Asphalt Shingle	Interior Feat: Primary Bedroom - Main Floor, Storage, Workbench	Sale Price:
Foundation: Concrete Block		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Fence - Full, Storage, Workshop, Other
Laundry lev: Lower		Survey Type: None
		Spec Desig: Unknown

#	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 Remarks: 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



7 Roe Ave Toronto Ontario M5M 2H6 Toronto C04 Lawrence Park North Toronto Taxes: \$9,795.59/2025 Sold Date: 08/01/2025 SPIS: N			Sold: \$1,740,000 List: \$1,788,000
Detached	Fronting On: S	Rms: 9 + 2	For: Sale
Link: N	Acreage: <.50	Bedrooms: 3	% Dif: 97
2-Storey	25.79 x 105.02 Feet	Washrooms: 2	
Irreg: Dir/Cross St: Yonge / Lawrence Directions: Yonge & Lawrence			1x4x2nd, 1x4xBsmt

MLS#: C12245295

Assignment: N

Legal: PT LT 84 PL 508E TORONTO AS IN CA409039; S/T CA409039; T/W CA217093; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV: Y
Basement: Full / Finished	Park/Drive:	Hydro: Y
Fireplace/Stv: N	Drive: Available, Front Yard Parking	Gas: Y
Heat: Radiant / Gas	Drive Park Spcs: 1	Water: Municipal
A/C: Wall Unit	Tot Prk Spcs: 1	Water Supply Type:
Central Vac: N	UFFI:	Sewer: Sewers
Apx Age: 51-99	Pool: None	Waterfront:
Year Built: 1930	Prop Feat: Fenced Yard, Level, Park, Public Transit, School	Retirement:
Yr Built Source: MPAC	Exterior Feat: Landscaped, Patio, Year Round Living	Under Contract: Hot Water Heater
Apx Sqft: 1500-2000	Interior Feat: Carpet Free, Floor Drain, Rough-In Bath, Storage, Upgraded Insulation	HST Applicable to: Included In
Lot Shape: Rectangular	Security Feat: None	Sale Price:
Lot Size Source: GeoWarehouse		Farm/Agr:
Roof: Asphalt Shingle		Oth Struct: Shed
Foundation: Block, Concrete Block		Survey Type: None
Assessment: 2024 POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev: Lower		

Topography: Dry, Flat

#	Room	Level	Length (ft)	Width (ft)	Description	
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		

Client Remarks: 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

Inclusions: Fridge, stove, dishwasher, hood fan, built-in microwave, washer, dryer, all window coverings, all Electric Light Fixtures.

Listing Contracted With: ROYAL LEPAGE TERREQUITY REALTY 416-485-2299



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

Kitchens: 1	Exterior: Brick / Stucco/Plaster	Zoning:	
Fam Rm: Y	Gar/Gar Spcs: Other / 0	Cable TV:	Hydro:
Basement: Finished / Separate Entrance	Park/Drive: Mutual	Gas:	Phone:
Fireplace/Stv: Y	Drive: Mutual	Water:	Municipal
Heat: Water / Gas	Drive Park Spcs: 1	Water Supply Type:	
A/C: Wall Unit	Tot Prk Spcs: 1	Sewer:	Sewers
Central Vac: N	UFFI:	Waterfront:	
Apx Age:	Pool: None	Retirement:	
Year Built: 1927	Prop Feat: Family Room, Fireplace/Stove, Park, Place Of Worship, Public Transit, School, School Bus Route	HST Applicable to	Included In
Yr Built Source: MPAC	Exterior Feat: Deck, Patio, Landscaped	Sale Price:	
Apx Sqft: 1500-2000	Interior Feat: Other	Farm/Agr:	
Lot Size Source: MPAC		Oth Struct:	
Roof: Asphalt Shingle		Survey Type:	None
Foundation: Concrete		Spec Desig:	Unknown
Assessment: 2024 POTL:			
POTL Mo Fee:			
Laundry lev: Lower			

#	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 Cl, 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



57 Belgrave Ave
Toronto Ontario M5M 3S9
 Toronto C04 Bedford Park-Nortown Toronto

Taxes: \$9,132/2025 **For:** Sale **% Dif:** 98
Sold Date: 07/02/2025

SPIS: N **Last Status:** SLD **DOM:** 8

Detached **Fronting On:** E **Rms:** 8 + 2
Link: N **Acreage:** **Bedrooms:** 3 + 1
2-Storey 40 x 130.23 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x3xBsmt

Dir/Cross St: Belgrave Ave & Wilson

Directions: 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

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Attached / 1	Cable TV:
Basement: Finished	Park/Drive: Private	Gas:
Fireplace/Stv: Y	Drive: Private	Water:
Heat: Radiant / Gas	Drive Park Spcs: 3	Water Supply Type:
A/C: Wall Unit	Tot Prk Spcs: 4	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: Inground, Outdoor	Retirement:
Year Built: 1947	Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Golf, Library, Place Of Worship, Public Transit, School	HST Applicable to Sale Price: Included In
Yr Built Source: MPAC	Interior Feat: None	Farm/Agr:
Apx Sqft: 1500-2000		Oth Struct: Shed
Lot Size Source: GeoWarehouse		Survey Type: Available
Roof: Asphalt Shingle		Spec Desig: Unknown
Foundation: Concrete Block		
Assessment: POTL:		
POTL Mo Fee:		
Laundry lev: Lower		

#	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 Remarks: 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



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

MLS#: C12427668

PIN#: 103550085

Legal: PT LOT 19 PLAN 568E AS IN CA450133; S/T & T/W CA450133 ; TORONTO ; , CITY OF TORONTO

Kitchens: 1	Exterior: Brick / Stucco/Plaster	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Park/Drive: Mutual	Hydro:
Fireplace/Stv: Y	Drive: Mutual, Front Yard Parking	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 1	Phone:
A/C: Central Air	Tot Prk Spcs: 1	Water: Municipal
Central Vac: Y	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Year Built: 1926	Prop Feat: Central Vacuum, Family Room, Fireplace/Stove, Library, Park, Public Transit, School	Waterfront:
Apx Sqft: 1500-2000	Exterior Feat: Deck, Landscaped, Patio	Retirement:
Lot Size Source: MPAC	Interior Feat: Carpet Free, Central Vacuum	HST Applicable to: Included In
Roof: Shingles		Sale Price:
Foundation: Block		Farm/Agr:
Assessment: POTL:		Oth Struct: Garden Shed
POTL Mo Fee:		Survey Type: None
Laundry lev: Lower		Spec Desig: Unknown

#	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 Remarks: 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 Toronto's 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



125 Joicey Blvd
Toronto Ontario M5M 2T8
 Toronto C04 Bedford Park-Nortown Toronto

Taxes: \$15,074.20/2025 **For:** Sale **% Dif:** 99
Sold Date: 10/17/2025

SPIS: N **Last Status:** SLD **DOM:** 7

Detached **Fronting On:** S **Rms:** 10
Link: N **Acreage:** **Bedrooms:** 4 + 1
2-Storey **30.99 x 142.47 Feet** **Washrooms:** 4
Irreg: 134.87 East 1x2xMain, 1x5x2nd, 1x4x2nd,
1x4xLower

Dir/Cross St: Avenue Rd/Wilson Ave **Directions:** Avenue Rd/Wilson Ave

MLS#: C12456654

PIN#: 103530035

Legal: Plan 2647 E, Part Lot 123

Kitchens: 1	Exterior: Stucco/Plaster	Zoning: Residential
Fam Rm: Y	Gar/Gar Spcs: Attached / 1	Cable TV: Hydro
Basement: Finished	Park/Drive: Private	Gas: Phone
Fireplace/Stv: Y	Drive: Private	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 3	Sewer: Sewers
Central Vac: N	UFFI: No	Waterfront:
Apx Age: 16-30	Pool: None	Retirement:
Apx Sqft: 2000-2500	Prop Feat: Family Room, Fireplace/Stove, Golf, Hospital, Park, Place Of Worship, Public Transit, School	HST Applicable to Included In
Roof: Unknown	Interior Feat: Storage, Other	Sale Price:
Foundation: Unknown	Security Feat: Alarm System	Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: Unknown
Laundry lev: Lower		Spec Desig: Unknown

#	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 Remarks: 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



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

MLS#: C12404448

Legal: PT LOT 57 PLAN 496E

PIN#: 103530191

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Built-In / 1	Cable TV:
Basement: Finished with Walk-Out / Full	Park/Drive: Private	A Hydro:
Fireplace/Stv: Y	Drive: Private, Front Yard Parking	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 2	Y Phone:
A/C: Central Air	Tot Prk Spcs: 3	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age: 6-15	Pool: None	Sewer: Sewers
Year Built: 2017	Prop Feat: Family Room, Fireplace/Stove, Hospital, Park, Place Of Worship, Public Transit, School, School Bus Route	Waterfront:
Yr Built Source: MPAC	Exterior Feat: Deck, Landscaped	Retirement:
Apx Sqft: 2000-2500	Interior Feat: Carpet Free, Auto Garage Door Remote, Water Heater	HST Applicable to Sale Price: Included In
Lot Size Source: MPAC	Security Feat: Alarm System	Farm/Agr:
Roof: Asphalt Shingle		Oth Struct:
Foundation: Unknown		Survey Type: None
Assessment: POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev: Upper		

#	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 Remarks: 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



12 Dunblaine Ave Toronto Ontario M5M 2R7			Sold: \$2,945,000 List: \$2,999,000
Toronto C04 Bedford Park-Nortown Toronto			
Taxes: \$15,051.57/2025	For: Sale		% Dif: 98
Sold Date: 10/14/2025			
SPIS: N	Last Status: SLD	DOM: 22	
Detached	Fronting On: N	Rms: 9 + 2	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	30.9 x 109.42 Feet	Washrooms: 5	
	Irreg:	2x5x2nd, 1x4x2nd, 1x2xLower, 1x4xBsm	
	Dir/Cross St: Avenue Rd & Dunblaine Ave	Directions: 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

Kitchens: 1	Exterior: Brick / Stone	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Built-In / 2.5	Cable TV:
Basement: Finished / Walk-Up	Park/Drive:	Gas:
Fireplace/Stv: Y	Drive:	Water:
Heat: Forced Air / Gas	Drive Park Spcs: 3	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 5.5	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 2500-3000	Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Public Transit, School	HST Applicable to Included In
Lot Size Source: MPAC	Interior Feat: Auto Garage Door Remote	Sale Price:
Roof: Shingles		Farm/Agr:
Foundation: Concrete		Oth Struct:
Assessment: 2024 POTL:		Survey Type: Unknown
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	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



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

MLS#: C12532226

PIN#: 103530109

Assignment: N

Fractional Ownership: N

Legal: PT LOT 92 PLAN 2529 AS IN TB160144 ; NORTH YORK ; , CITY OF TORONTO

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

#	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 Remarks: 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

 <small>FOREST HILL REAL ESTATE INC., 416-785-1500</small>	88 Yonge Blvd Toronto Ontario M5M 3G9 Toronto C04 Bedford Park-Nortown Toronto Taxes: \$17,560.35/2025 Sold Date: 08/08/2025 SPIS: N Last Status: SLD DOM: 53			Sold: \$3,425,000 List: \$3,495,000
	Detached Link: N 2-Storey	Fronting On: W Acreage: 55 x 148.54 Feet Irreg:	Rms: 10 + 3 Bedrooms: 4 + 1 Washrooms: 5 1x6, 1x2, 1x3, 2x4	For: Sale % Dif: 98 Dir/Cross St: Yonge/Wilson Directions: Use Waze
MLS#: C12223522	PIN#: 103540107			
Legal: Plan 1965 Lot 160				
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: 3000-3500 Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Built-In / 1.5 Park/Drive: Private Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 5 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Auto Garage Door Remote	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers None Unknown	
# Room Level Length (ft) Width (ft) Description				
1 Living	Main	16.4	x 12.47	Hardwood Floor
2 Dining	Main	16.4	x 14.11	Hardwood Floor
3 Kitchen	Main	12.8	x 12.8	Hardwood Floor
4 Breakfast	Main	12.8	x 8.53	Hardwood Floor
5 Family	Main	18.04	x 12.47	Hardwood Floor
6 Sunroom	Main	12.47	x 9.19	Skylight
7 Office	Main	11.81	x 10.83	Hardwood Floor
8 Prim Bdrm	2nd	19.69	x 14.76	5 Pc Ensuite
9 Sitting	2nd	13.12	x 13.12	Broadloom
10 2nd Br	2nd	17.72	x 14.76	Broadloom
11 3rd Br	2nd	15.75	x 11.81	Broadloom
12 4th Br	2nd	13.78	x 13.45	Broadloom
				Fireplace
				French Doors
				Centre Island
				Gas Fireplace
				Gas Fireplace
				W/O To Garden
				B/I Bookcase
				B/I Bookcase
				Gas Fireplace
				W/I Closet
				Step-Up
				Double Closet
				4 Pc Bath
				Double Closet
				4 Pc Bath

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
Toronto Ontario M3W 3W9

Toronto C04 Bedford Park-Nortown Toronto

Taxes: \$16,258.12/2025

For: Sale

Sold: \$3,380,000
List: \$3,575,000

Sold Date: 10/10/2025

% Dif: 95

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

Legal: Plan 2529 S Pt Lot 9

PIN#: 103500022

Kitchens: 1	Exterior: Brick / Stucco/Plaster	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Built-In / 2	Cable TV:
Basement: Finished with Walk-Out	Park/Drive: Private	Hydro:
Fireplace/Stv: Y	Drive: Private	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 4	Phone:
A/C: Central Air	Tot Prk Spcs: 6	Water: Municipal
Central Vac: Y	UFFI:	Water Supply Type:
Apx Age: 16-30	Pool: None	Sewer: Sewers
Year Built: 2004	Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, Rec Centre, School	Waterfront:
Apx Sqft: 2500-3000	Exterior Feat: Built-In-BBQ, Deck, Landscape Lighting, Landscaped, Lawn Sprinkler System, Lighting, Patio, Privacy	Retirement:
Roof: Asphalt Shingle	Interior Feat: Auto Garage Door	HST Applicable to Included In
Foundation: Concrete	Remote, Central Vacuum, In-Law Capability, Rough-In Bath, Storage	Sale Price:
Assessment: POTL:		Farm/Agr:
POTL Mo Fee:		Oth Struct: Fence - Full
Laundry lev: Lower		Survey Type: None
		Spec Desig: Unknown

#	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 Remarks: 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, sun-drenched 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: SOTHEBY'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			Sold: \$3,330,000 List: \$3,595,000
Detached	Fronting On: E	For: Sale	% Dif: 93
Link: N 2-Storey	Acreage: 50 x 127.5 Feet Irreg:	Rms: 9 + 2 Bedrooms: 4 + 1 Washrooms: 4 1x5x2nd, 1x4x2nd, 1x2xGround, 1x3xBsm	
Dir/Cross St: Yonge Blvd Directions: east of Avenue Road			

MLS#: C12229347

PIN#: 103540046

Legal: Lot 211 Plan 1965; North York, City of Toronto

Kitchens: 1	Exterior: Stucco/Plaster	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Built-In / 2	Cable TV:
Basement: Full / Finished	Park/Drive:	Gas:
Fireplace/Stv: Y	Drive: Private Double	Water:
Heat: Forced Air / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 4	Sewer:
Central Vac: Y	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 3000-3500	Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Golf, Library, Public Transit, Rec Centre, School	HST Applicable to Sale Price: Included In
Lot Shape: Rectangular	Exterior Feat: Deck, Landscape Lighting, Landscaped, Lawn Sprinkler System	Farm/Agr:
Lot Size Source: GeoWarehouse	Interior Feat: Auto Garage Door Remote, Central Vacuum, Sump Pump, Water Softener, Storage	Oth Struct:
Roof: Unknown	Security Feat: Security System, Smoke Detector	Survey Type: Unknown
Foundation: Unknown		Spec Desig: Unknown
Assessment: POTL:		
POTL Mo Fee:		
Laundry lev: Main		

#	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 Remarks: 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

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CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

1300 Yonge St Ground Flr, Toronto ON M4T1X3

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



151 Yonge Blvd Toronto Ontario M5M 3H3 Toronto C04 Bedford Park-Nortown Toronto Taxes: \$22,324.10/2024 Sold Date: 09/03/2025 SPIS: N			Sold: \$3,520,000 List: \$3,850,000 For: Sale % Dif: 91
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

Kitchens: 1	Exterior: Brick / Stone	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Built-In / 2	Cable TV:
Basement: Finished with Walk-Out / Full	Park/Drive: Private	Hydro:
Fireplace/Stv: Y	Drive: Private	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 4	Water:
A/C: Central Air	Tot Prk Spcs: 6	Water Supply Type:
Central Vac: Y	UFFI:	Sewer:
Apx Age:	Pool: Inground	Waterfront:
Apx Sqft: 3500-5000	Prop Feat: Central Vacuum, Family Room, Fireplace/Stove	Retirement:
Roof: Unknown	Interior Feat: Auto Garage Door	Under Contract: Other
Foundation: Concrete	Remote, Carpet Free, Central Vacuum, In-Law Suite	HST Applicable to Sale Price: Included In
Assessment: POTL:		Farm/Agr:
POTL Mo Fee:		Oth Struct:
Laundry lev:		Survey Type: Unknown
		Spec Desig: Unknown

Waterfront: 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 Remarks: 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			Sold: \$4,100,000 List: \$4,500,000
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	
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

Kitchens: 1	Exterior: Brick / Stone	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Built-In / 1	Cable TV:
Basement: Finished / Full	Park/Drive: Private	Hydro:
Fireplace/Stv: Y	Drive: Private	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 3	Phone:
A/C: Central Air	Tot Prk Spcs: 4	Water:
Central Vac: Y	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer:
Year Built: 2008	Prop Feat: Central Vacuum, Family Room, Fireplace/Stove	Waterfront:
Yr Built Source: MPAC	Interior Feat: Air Exchanger, Generator - Full, Storage, Sump Pump, Auto Garage Door Remote, ERV/HRV, Central Vacuum	Retirement:
Apx Sqft: 3500-5000		HST Applicable to Sale Price:
Lot Size Source: GeoWarehouse		Farm/Agr:
Roof: Asphalt Shingle		Oth Struct:
Foundation: Concrete		Survey Type:
Assessment: 2024 POTL:	N	Spec Desig:
POTL Mo Fee:		None
Laundry lev:		Unknown

#	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 Remarks: 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 system)

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