



24 Yonge Blvd Toronto Ontario M5M 3G5 Toronto C04 Lawrence Park North Toronto			Sold: \$1,350,000 List: \$1,395,000
Taxes: \$7,238/2024	For: Sale	% Dif: 97	
Sold Date: 09/11/2025			
SPIS: N	Last Status: SLD	DOM: 44	
Duplex	Fronting On: N	Rms: 11 + 2	
Link:	Acreage:	Bedrooms: 4 + 1	
2-Storey	29 x 120 Feet	Washrooms: 3	
	Irreg: Irregular At Rear	1x3xMain, 1x3x2nd, 1x3xLower	
	Dir/Cross St: Yonge Blvd and Yonge St	Directions: Yonge Blvd and Yonge St	

MLS#: C12313884

PIN#: 103550120

Legal: PT LTS 32 & 33, Plan 568E AS IN CT780935; S/T & T/W CT780935 ; TORONTO , CITY OF TORONTO

Kitchens: 2 + 1	Exterior: Brick / Stucco/Plaster	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV: A
Basement: Finished / Separate Entrance	Park/Drive: Mutual	Hydro: A
Fireplace/Stv: Y	Drive: Mutual	Gas: A
Heat: Radiant / Gas	Drive Park Spcs: 3	Phone: A
A/C: Wall Unit	Tot Prk Spcs: 3	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Apx Sqft: 1500-2000	Prop Feat: Family Room, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, Rec Centre, School	Waterfront:
Lot Shape: Irregular	Interior Feat: None	Retirement:
Lot Size Source: GeoWarehouse		HST Applicable to Sale Price: Included In
Roof: Unknown		Farm/Agr:
Foundation: Unknown		Oth Struct: Garden Shed
Assessment: POTL:		Survey Type: Available
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.45	x 13.85	Hardwood Floor	Large Window	Stained Glass
2	Dining	Main	11.15	x 12.57	Stained Glass	Hardwood Floor	Ceiling Fan
3	Kitchen	Main	10.86	x 15.32	Backsplash	Hardwood Floor	
4	Br	Main	8.43	x 7.94	Picture Window	Hardwood Floor	Closet
5	Office	Main	11.94	x 7.91	Walk-Out	Picture Window	Hardwood Floor
6	Kitchen	2nd	7.41	x 8.3	Hardwood Floor	Backsplash	
7	Living	2nd	9.25	x 15.03	Broadloom	Picture Window	B/I Shelves
8	Br	2nd	11.19	x 11.78	Closet	Hardwood Floor	Picture Window
9	Br	2nd	10.83	x 11.78	Hardwood Floor	Closet	Picture Window
10	Sunroom	2nd	11.94	x 7.94	Picture Window	Hardwood Floor	
11	Other	Lower	22.34	x 10.56	Tile Floor	Above Grade Window	Combined W/Kitchen
12	Br	Lower	9.94	x 10.17	Tile Floor	Above Grade Window	
13	Laundry	Lower	12.07	x 8.63	Tile Floor	B/I Shelves	

Client Remks: Incredible Opportunity In Sought-After Cricket Club! This Charming Legal Duplex Offers A Rare Chance To Live In, Invest, Modify To Suit Your Needs, Or Build New In One Of North Toronto's Most Prestigious Pockets. Featuring Two Above-Grade Dwellings And A Third Below, This Property Sits On A 29 X 120 Lot, Just Steps From Yonge Street, Transit, Parks, And Top-Tier Schools Including John Wanless, LPCI, Havergal, And Toronto French School. Whether You're Seeking A Future Dream Home, An Income Property, Or A Project To Renovate And Reimagine, This Is One Opportunity You Simply Can't Miss.

Inclusions: Main Flr: Fridge/Freezer, Stove/Oven. Second Lvl: Fridge/Freezer, Stove/Oven. Lower Lvl: Washer, Dryer, Mini Fridge. All Elfs, All Window Coverings.

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



380 Old Orchard Grve
Toronto Ontario M5M 2E9
 Toronto C04 Bedford Park-Nortown Toronto
Taxes: \$7,020.55/2025 **For:** Sale **% Dif:** 96
Sold Date: 07/21/2025
SPIS: N **Last Status:** SLD **DOM:** 4
 Semi-Detached **Fronting On:** N **Rms:** 6 + 2
Link: **Acreage:** **Bedrooms:** 3 + 1
 2-Storey 22.63 x 105 Feet **Washrooms:** 2
Irreg: 1x6x2nd, 1x6xBsmt
Dir/Cross St: Avenue & Lawrence **Directions:** Avenue & Lawrence

COLLIERS, Brokerage

MLS#: C12291609 **PIN#:** 103490031
Legal: PT LT 102, PLAN 1892, AS IN TB728487; NORTH YORK, CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	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: 3	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1100-1500	Prop Feat: Fireplace/Stove	HST Applicable to: Included In
Roof: Asphalt Shingle	Interior Feat: Other	Sale Price:
Foundation: Concrete Block		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Experience effortless elegance and turnkey living in this custom-renovated, designer-appointed semi nestled on one of Toronto's most coveted streets. Every inch of this sun-filled home has been thoughtfully reimagined with timeless sophistication and elevated functionality. Step inside to a stunning open-concept main floor featuring a sleek, custom kitchen with premium appliances, wide-plank white oak flooring, and a striking floating staircase that serves as a sculptural centerpiece. Natural light pours through oversized windows, highlighting the seamless flow of the space, ideal for both relaxed living and refined entertaining. Upstairs, retreat to your spa-inspired bathroom, where calming finishes and luxe details create a serene sanctuary. Smart home automation, including voice-activated lighting and motorized blinds on the main level and in the primary bedroom, offers next-level convenience at your fingertips. A rare private driveway with parking for up to three/four vehicles completes this home's exceptional offering. Located just steps from Avenue Road's boutique shops, top-rated schools, fine dining, and easy transit, this is refined city living at its best.					
Inclusions: Samsung Fridge/Freezer, Bosch Dishwasher, KitchenAid 5 Gas Burners Cooktop & Oven, KitchenAid Exhaust, Panasonic Microwave, Marvel Wine Cooler, 2 Fujitsu Wall-Mounted Air Conditioners, Frigidaire Front Load Washer, Frigidaire Front Load Dryer, All Existing Electric Light Fixtures and All Existing Window Coverings					
Listing Contracted With: COLLIERS416-777-2200					



54 McNairn Ave Toronto Ontario M5M 2H5 Toronto C04 Bedford Park-Nortown Toronto Taxes: \$7,812.35/2025 For: Sale % Dif: 94 Sold Date: 10/06/2025 SPIS: N Last Status: SLD DOM: 19			Sold: \$1,500,000 List: \$1,599,000
Duplex	Fronting On: N	Rms: 10	
Link: 2-Storey	Acreage: 25 x 117.04 Feet	Bedrooms: 4	Washrooms: 2
	Irreg:	1x3xMain, 1x3	

Dir/Cross St: Yonge Blvd/Yonge **Directions:** Use google maps

MLS#: C12408628

PIN#: 103550079

Legal: PLAN 568E PT LOT 22

Kitchens: 2 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Water / Gas A/C: Wall Unit Central Vac: N Apx Age: Year Built: 1928 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Shape: Rectangular Lot Size Source: Survey Roof: Asphalt Shingle Foundation: Unknown Assessment: \$1,036,000 / 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Right Of Way Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Cul De Sac, Golf, Public Transit, Ravine, School Interior Feat: Other Security Feat: Monitored	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Year: 1988 Survey Type: Available Spec Desig: Unknown	Hydro: Phone: Municipal Sewers
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Water Body Type: Lake

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.76	x 9.74	South View	Pot Lights	Laminate
2	Dining	Main	8.99	x 9.74	O/Looks Living	Pot Lights	Laminate
3	Kitchen	Main	9.32	x 9.74	Renovated	Breakfast Bar	Stainless Steel Appl
4	Prim Bdrm	Main	10.01	x 12.66	W/I Closet	O/Looks Backyard	Laminate
5	2nd Br	Main	11.75	x 7.74	Closet	East View	Laminate
6	Living	2nd	14.76	x 9.74	South View	B/I Shelves	W/O To Balcony
7	Dining	2nd	8.99	x 9.74	Combined W/Library	Pot Lights	Laminate
8	Kitchen	2nd	9.32	x 9.74	Renovated	Breakfast Bar	Stainless Steel Appl
9	Prim Bdrm	2nd	10.01	x 12.66	W/I Closet	O/Looks Backyard	Laminate
10	2nd Br	2nd	10.43	x 7.74	Closet	East View	Laminate

Client Remarks: Outstanding turn-key investment property in the Cricket Club! Extensively renovated two 2-bedroom suites and parking for up to four cars. Set just minutes from Yonge Street and within the John Wanless Public School district, this purpose built duplex offers just shy of 2000 square feet above-grade, and provides for immediate income potential within these two beautifully renovated suites. Large picture windows, new light flooring and crisp new drywall brightens both levels. The kitchens offer new cabinetry, quartz countertops, stainless appliances and large breakfast bars for everyday casual use. The primary bedroom in both suites has a tandem room which can be used as a home office, or perhaps customized as a walk-in closet. Bathrooms are completely renovated with heated floors, walk-in showers, new vanities, fixtures, and hardware. Parking is designed to allow each suite to have one garage space and one space outside of the garage. Sold with vacant possession for both suites to allow investor/owners to set market rents and maximize cap rates in this highly desirable residential pocket of luxury homes.

Inclusions: See schedule B

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