



24 Yonge Blvd		Sold: \$1,350,000
Toronto Ontario M5M 3G5		List: \$1,395,000
Toronto C04 Lawrence Park North Toronto		
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	Gas:	A
Fireplace/Stv:	Y	Drive:	Mutual	Water:	Municipal
Heat:	Radiant / Gas	Drive Park Spcs:	3	Water Supply Type:	
A/C:	Wall Unit	Tot Prk Spcs:	3	Sewer:	Sewers
Central Vac:	N	UFFI:		Waterfront:	
Apx Age:		Pool:	None	Retirement:	
Apx Sqft:	1500-2000	Prop Feat:	Family Room, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, Rec Centre, School	HST Applicable to	Included In
Lot Shape:	Irregular	Interior Feat:	None	Sale Price:	
Lot Size Source:	GeoWarehouse			Farm/Agr:	
Roof:	Unknown			Oth Struct:	Garden Shed
Foundation:	Unknown			Survey Type:	Available
Assessment:	POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
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 Cant 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 Link: 2-Storey	Fronting On: N Acreage: 22.63 x 105 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 2 1x6x2nd, 1x6xBsmt
Dir/Cross St: Avenue & Lawrence Directions: Avenue & Lawrence		

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

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Private Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 3 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
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#	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: <u>COLLIERS</u> 416-777-2200					

	54 Mcnairn Ave		Sold: \$1,500,000
	Toronto Ontario M5M 2H5		List: \$1,599,000
	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	
Duplex	Fronting On: N	Rms: 10	
Link:	Acreage:	Bedrooms: 4	
2-Storey	25 x 117.04 Feet	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: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Year: 1988 Survey Type: Available Spec Desig: Unknown
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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 Remks: 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