

15 Whitewood Rd
Toronto Ontario M4S 2X8
Toronto C10 Mount Pleasant East Toronto
Taxes: \$7,397.30/2025
Sold Date: 11/11/2025
SPIS: N
Last Status: SLD
DOM: 49

Sold: \$1,025,000
List: \$1,099,000
For: Sale
% Dif: 93

Detached
Link: N
Bungalow

Fronting On: E
Acreage:
28 x 125 Feet
Irreg:

Rms: 4 + 2
Bedrooms: 1 + 1
Washrooms: 2
1x4xMain, 1x3xBsmt

Dir/Cross St: Bayview Ave & Davisville Ave
Directions: One street west of Davisville Ave & Bayview Ave Intersection

MLS#: C12421399
Legal: PT LT 140-141 PL 590E TORONTO AS IN CT612619; S/T & T/W CT612619; CITY OF TORONTO

PIN#: 211260316

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: 700-1100
Roof: Asphalt Shingle
Foundation: Block
Assessment: POTL:
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Gar/Gar Spcs: Detached / 1
Park/Drive: Mutual
Drive: Mutual
Drive Park Spcs: 0
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat: Fireplace/Stove
Interior Feat: None

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.83	x 14.17	Fireplace	Large Window	Broadloom
2	Dining	Main	10.6	x 9.84	Broadloom	Window	
3	Kitchen	Main	10.6	x 8.5	Window		
4	Prim Bdrm	Main	10.01	x 18.77	His/Hers Closets	Hardwood Floor	
5	Br	Lower	10.17	x 8.83	Double Closet	Window	
6	Rec	Lower	21.16	x 18.41	Double Closet	Window	

Client Remks: A wonderful opportunity on one of Davisvilles best streets. This 28 x 125 foot bungalow has been loved by one family for a generation, and is now ready for the next family to make it their own. Generously sized living and dining rooms, and spacious bedroom (was originally 2 bedrooms), and a lower level with separate entrance from the side. Private back garden and separate single car garage. A fantastic location where everything you need is just outside your door. Steps to all the great shops and amenities of Bayview, and quick access to TTC. With the best neighbours you could have in this city, 15 Whitewood Road is a special location for the next owner to write their next chapter.

Inclusions: Existing Refrigerator, Stove, Washer, Dryer, All Existing Light Fixtures, All Existing Window Coverings.

Listing Contracted With: BOSLEY REAL ESTATE LTD.416-322-8000



387 Millwood Rd Toronto Ontario M4S 1K3 Toronto C10 Mount Pleasant East Toronto Taxes: \$6,845.32/2024 Sold Date: 07/24/2025 SPIS: N Last Status: SLD DOM: 8			Sold: \$1,381,000 List: \$1,299,000 For: Sale % Dif: 106
Detached Link: N 2-Storey	Fronting On: S Acreage: 25 x 127.83 Feet Irreg:	Rms: 8 + 1 Bedrooms: 4 Washrooms: 3 1x4x2nd, 1x4xBsmt, 1x2xBsmt	Dir/Cross St: Millwood/Mt Pleasant Directions: Between Mt Pleasant and Bayview

MLS#: C12287690 **PIN#:** 211250467
Legal: PT LT 173 PL 1787 TORONTO AS IN CT772789; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment Fireplace/Stv: Y Heat: Radiant / Other A/C: None Central Vac: N Apx Age: Year Built: 1924 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Unknown Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Detached / 0 Park/Drive: Drive: Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Sump Pump	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		
1	Living	Main	14.4	x 10.24	Hardwood Floor	Large Window	Fireplace
2	Dining	Main	13.39	x 8.83	Hardwood Floor	O/Looks Backyard	Open Concept
3	Kitchen	Main	13.65	x 8.89			
4	Sunroom	Main	10.14	x 7.48	W/O To Yard		
5	Prim Bdrm	2nd	14.67	x 9.15	Hardwood Floor	Large Window	Closet
6	2nd Br	2nd	13.75	x 9.22	Hardwood Floor	Large Window	Closet
7	3rd Br	2nd	9.81	x 9.65	Hardwood Floor	Window	
8	4th Br	2nd	12.4	x 8.66	Hardwood Floor	Window	Closet
9	Other	Bsmt	18.24	x 17.32	Carpet Free	4 Pc Bath	Centre Island
10	Laundry	Bsmt	17.75	x 6.07	Window		

Client Remks: This detached, 4-bedroom, family home offers incredible possibilities! With a garage and parking for three cars, this property is perfect for renovation or rebuilding to create your dream home. Situated on a desirable corner lot, it benefits from south and west exposures, providing an abundance of natural light. One of its most appealing features is it backs onto Hodgson skating rink, a vibrant community hub that transforms into tennis courts in the warmer months. Imagine the joy of walking through your back gate, spending the day skating, and then cozying up in front of your wood-burning fireplace with hot chocolate. This location is a paradise for sports enthusiasts and outdoor lovers alike. Enjoy a short walk to the Davisville Tennis Club and June Rowlands Park, or explore the Kay Gardner Beltline for cycling, running, or simply enjoying nature. Conveniently located between Bayview Avenue and Yonge Street for all your shopping, dining, and entertainment needs. This property truly combines the tranquility of a family-friendly neighbourhood with unparalleled access to recreational activities and urban amenities.

Inclusions: Mini fridge (main floor), fridge and stove in basement, washer and dryer.
Listing Contracted With: UNION REALTY BROKERAGE INC.416-686-9618



531 Soudan Ave Toronto Ontario M4S 1X1 Toronto C10 Mount Pleasant East Toronto Taxes: \$8,151.68/2025 For: Sale % Dif: 102 Sold Date: 10/14/2025 SPIS: N Last Status: SLD DOM: 13			Sold: \$1,380,000 List: \$1,349,000
Detached Link: N 2-Storey	Fronting On: S Acreage: 25 x 145 Feet Irreg:	Rms: 7 + 2 Bedrooms: 4 Washrooms: 2 1x3xGround, 1x4x2nd	Dir/Cross St: between Forman and Cleveland Directions: Bayview & Eglinton

MLS#: C12438481 **PIN#:** 211290313
Legal: PT LT 2 PL 1028 NORTH TORONTO AS IN EN110820; S/T & T/W EN110820; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Unfinished Fireplace/Stv: Y Heat: Forced Air / Oil A/C: None Central Vac: N Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 0 Park/Drive: Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Arts Centre, Family Room, Fireplace/Stove, Hospital, Library, Place Of Worship, Public Transit, Rec Centre Interior Feat: None	Zoning: Cable TV: A Gas: Hydro: Y Water: Phone: A Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.73	x 13.88	Hardwood Floor	Leaded Glass	Fireplace
2	Dining	Main	10.04	x 13.75	Hardwood Floor	Open Concept	
3	Kitchen	Main	8.73	x 10.17	Breakfast Bar	Ceramic Back Splash	
4	Family	Main	9.38	x 13.75	Hardwood Floor	W/O To Deck	
5	4th Br	Main	9.06	x 13.39	Hardwood Floor	4 Pc Bath	
6	Prim Bdrm	2nd	14.47	x 12.43	W/I Closet		
7	2nd Br	2nd	9.32	x 11.45			
8	3rd Br	2nd	9.12	x 11.45			
9	Sitting	2nd	18.77	x 13.68			
10	Rec	Lower	17.52	x 28.35			

Client Remks: Davisville Village is a highly sought-after Midtown Toronto neighbourhood known for its family-friendly atmosphere, top-rated schools, and vibrant walkable amenities. This extra deep 25 x 145 ft south-facing lot on leafy Soudan Avenue presents an exceptional canvas for renovators looking to update a solidly built home or builders to create a dream custom home in a prime location. Zoned for coveted Maurice Cody PS, the property is ideal for families looking to lay long term roots in a top mid-town neighbourhood. Surrounded by a rich blend of green spaces and urban conveniences, the area offers easy access to several parks, including June Rowlands Park and the Beltline Trail, perfect for outdoor recreation. A short stroll leads to the shops, cafes, and restaurants along Mount Pleasant and Bayview Avenues, while proximity to transit makes commuting seamless. Front pad parking permit is \$315.45 + HST annually.

Inclusions: All existing appliances, systems, light fixtures and window coverings are included and in "as is" condition.

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



246 Forman Ave
Toronto Ontario M4S 2S5
 Toronto C10 Mount Pleasant East Toronto
Taxes: \$7,968/2024 **For:** Sale **% Dif:** 110
Sold Date: 09/17/2025
SPIS: N **Last Status:** SLD **DOM:** 8
Fronting On: W
Acreage: 52.75 x 26.64 Feet
Rms: 7 + 1
Bedrooms: 3
Washrooms: 2
 1x4x2nd, 1x3xBsmt
Irreg: W(53.09)N(31.30)-Irregular
 - See Survey
Dir/Cross St: Mt. Pleasant Rd & Eglinton Ave East
Directions: Please use Google Maps or Waze.

MLS#: C12390351 **PIN#:** 211350346
Legal: Plan 866 Pt Lot 142

Kitchens: 1 Fam Rm: Y Basement: Finished / Separate Entrance Fireplace/Stv: N Heat: Water / Gas A/C: Wall Unit Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Hospital, Park, Place Of Worship, Public Transit, School Exterior Feat: Deck, Landscape Lighting, Lawn Sprinkler System Interior Feat: On Demand Water Heater, Separate Heating Controls, Water Heater Owned, Water Purifier	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Year: 2011 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	12.63	x 11.98	Hardwood Floor	Pot Lights	Picture Window
2	Dining	Ground	10.17	x 8.99	Hardwood Floor	Open Concept	Picture Window
3	Kitchen	Ground	11.91	x 8.5	Heated Floor	Open Concept	Centre Island
4	Sunroom	Ground	17.65	x 9.91	Heated Floor	French Doors	W/O To Terrace
5	Prim Bdrm	2nd	11.84	x 8.46	Hardwood Floor	4 Pc Bath	
6	2nd Br	2nd	11.15	x 9.15	Hardwood Floor	Large Closet	
7	3rd Br	2nd	8.99	x 7.91	Hardwood Floor	B/I Shelves	
8	Rec	Bsmt	21.82	x 14.17	Heated Floor	Broadloom	Pot Lights
9	Laundry	Bsmt	8.66	x 8.23	Heated Floor	B/I Shelves	Pot Lights

Client Remks: Beautifully Renovated Family Home In Davisville Village! This detached two-storey, three bedroom, two bathroom home with private driveway and built-in garage has been thoughtfully renovated inside and out. Every level of the house has been updated to blend style, comfort, and convenience. The main floor centres around a brand new kitchen with Bosch appliances, slab backsplash with backlighting, custom cabinetry, a large sink with filtered water, and new flooring. The adjoining family room is filled with natural light from wall-to-wall windows and opens directly onto a private cedar deck that has a direct gas line for a BBQ. The yard is fully fenced, professionally designed with exterior lighting, and maintained by an automated irrigation system. The finished basement offers 7.5 foot ceilings, a separate entrance, spa-inspired bathroom, mudroom, built-in desk area, radiant heated floors, and an advanced water system that provides both full-home filtration and unlimited hot water on demand. Upstairs you will find new natural red oak flooring and fully redesigned bedrooms. The primary suite includes a floor-to-ceiling built-in closet, while the other bedrooms feature custom cabinetry and a large closet. Spa-inspired bathroom. Additional highlights include a new stone driveway, garden path and outdoor access to patio, a new cedar front porch with integrated lighting, and an updated security system with cellular monitoring. Set in one of Toronto's most desirable family neighbourhoods, this home is located in the Maurice Cody, Hodgson, and Northern school districts. Steps to shops and restaurants on Mount Pleasant and Bayview, close to the subway, TTC transit, and the upcoming LRT. With a welcoming community and wonderful neighbours, this is truly a place to settle in and call home.

Inclusions: Bosch appliances: dishwasher, refrigerator, induction range & hood fan. Samsung Silvercare washer and dryer, built-in speakers (Panasonic/Sonos system), custom window coverings, electric light fixtures, Ring doorbell, 2 Mitsubishi ductless air conditioners, hot water on demand system with domestic hot water tank & automated irrigation system. Window screens have been removed and are in the garage.

Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC.416-966-0300



25 Carey Rd Toronto Ontario M4S 1N9 Toronto C10 Mount Pleasant West Toronto Taxes: \$9,720.18/2025 For: Sale % Dif: 118 Sold Date: 08/13/2025 SPIS: N Last Status: SLD DOM: 6			Sold: \$1,772,000 List: \$1,499,000
Detached Link: N 2-Storey	Fronting On: S Acreage: 27.32 x 123.45 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Yonge St & Davisville Ave Directions: Yonge St & Manor Rd E

MLS#: C12329707 **PIN#:** 211330256
Legal: PT LT 76 PL 1789 TORONTO AS IN CA510989; T/W & S/T CA510989; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished with Walk-Out / Separate Entrance Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: N Apx Age: Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: Inground Prop Feat: Family Room, Fireplace/Stove Interior Feat: Bar Fridge, Built-In Oven, Countertop Range, Floor Drain, Water Heater, Water Heater Owned, Water Meter	Zoning: Residential Dwelling Cable TV: Gas: Y Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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Waterfront: None					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	22.47	x 9.48	Hardwood Floor
2	Dining	Main	11.88	x 14.9	Hardwood Floor
3	Kitchen	Main	9.58	x 15.09	
4	Br	2nd	12.7	x 12.7	Hardwood Floor Large Closet
5	Bathroom	2nd	0	0	4 Pc Bath
6	2nd Br	2nd	11.09	x 11.68	Hardwood Floor
7	3rd Br	2nd	9.38	x 12.7	Hardwood Floor
8		Bsmt	21.49	x 13.39	
9	Laundry	Bsmt	8.5	x 7.28	
10	Bathroom	Bsmt	0	0	3 Pc Bath

Client Remks: This one is better than Mariah! This Carey is in the heart of Davisville Village just a short stroll to Yonge Street and the vibrant Davisville Farmers Market in June Rowlands Park. Inside, you'll find three massive, sun-soaked bedrooms each one a contender for best in show. But the real showstopper? A private backyard paradise featuring an in-ground pool, built-in outdoor kitchen, and perfectly manicured landscaping that turns summer into a staycation. Step inside to a luxury kitchen decked out with stone countertops and high-end appliances. The functional basement offers bonus space with a 3-piece washroom and walkout access to your backyard oasis. Your search ends here because this Carey hits all the right notes

Inclusions: S/S Fridge, Built-in Oven, Micro, B/I Dishwasher, W&D. Heated Floors in Kitchen and Second Floor Bathroom. Towel Heating

Listing Contracted With: WALLACE TAYLOR REALTY INC. 416-461-0686



16 Gresham Rd		Sold: \$1,620,000
Toronto Ontario M4S 2X9		List: \$1,639,000
Toronto C10 Mount Pleasant East Toronto		
Taxes: \$7,902.83/2025	For: Sale	% Dif: 99
Sold Date: 07/03/2025		
SPIS: N	Last Status: SLD	DOM: 1
Detached	Fronting On: W	Rms: 6 + 1
Link: N	Acreage:	Bedrooms: 3
2-Storey	22.75 x 125 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x3xLower
Dir/Cross St: Bayview / Millwood Directions: Bayview / Millwood		

MLS#: C12255212 **PIN#:** 211270104
Legal: PT LT 84 PL 1788 TORONTO AS IN CA202343; S/T & T/W CA202343

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Park/Drive: Mutual	Gas:
Fireplace/Stv: N	Drive: Front Yard Parking, Mutual	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 1	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1100-1500	Prop Feat: Interior Feat: Water Heater	HST Applicable to Included In
Roof: Asphalt Shingle		Sale Price:
Foundation: Concrete		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: Unknown
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.54	x 10.2	Large Window	Hardwood Floor	Pot Lights
2	Dining	Main	14.07	x 8.33	Open Concept	W/O To Deck	Crown Moulding
3	Kitchen	Main	12.01	x 7.84	Stainless Steel Appl	Large Window	Stone Counter
4	Prim Bdrm	2nd	15.75	x 9.51	Hardwood Floor	Large Closet	O/Looks Frontyard
5	2nd Br	2nd	10.89	x 10.89	Hardwood Floor	Large Window	
6	3rd Br	2nd	11.45	x 11.22	Hardwood Floor	Large Window	O/Looks Backyard
7	Rec	Lower	16.31	x 20.18	3 Pc Ensuite	Broadloom	Pot Lights

Client Remks: Welcome To 16 Gresham Road, A Beautifully Maintained And Tastefully Updated Detached Turnkey Home Nestled On Quiet, Tree-Lined Street In The Vibrant Davisville Neighbourhood! Abundant Charm, Classic Character And Modern Comfort Throughout, Offering A Warm And Inviting Atmosphere Ideal For Growing Families. The Main Floor Features A Foyer With Stained Glass Windows, A Spacious And Light-Filled Living Room, A Separate Dining Room Perfect For Entertaining, And A Renovated Kitchen With Stainless Steel Appliances And Ample Storage. Upstairs, You Will Find Three Generously Sized Bedrooms Including A Primary Retreat With Loads of Built-In Storage / Closet Space, And An Updated Spa-Like 4pc Bathroom With Convenient Built-in Linen Closet / Storage. A Finished Lower Level Provides Additional Versatile Space With A Large Recreation Room (Perfect For a Kid's Play Area, TV Lounge or Home Office), A 3pc Bathroom, And Laundry. Outside, Enjoy A Deep, Private Backyard Oasis With Comfortable Deck and Lush, Mature Trees - Ideal For Relaxation And Summer Gatherings. Located Just Steps From Coveted Top-Rated Schools (Including Maurice Cody PS and Northern), Beautiful Parks, Boutique Shops, World Class Dining, Transit, And More! This Is A Rare Opportunity To Own A Truly Exceptional Home In A Prime Location - Just Move In and Enjoy The Best Of Both Davisville And Leaside Communities Outside Your Door. Walkscore of 92/100.

Inclusions: Stainless Steel Appliances (Refrigerator, Stove, Hood Fan, Microwave With Built-In Hood Fan, Dishwasher), Stained Glass Windows In Foyer, Washer / Dryer, All Window Coverings (Except Where Excluded), All Electric Light Fixtures, All Built-In Storage, Central Air Conditioning, And Garden Shed.

Listing Contracted With: CORE ASSETS REAL ESTATE 416-398-5035



61 Banff Rd			Sold: \$1,500,000
Toronto Ontario M4S 2V6			List: \$1,695,000
Toronto C10 Mount Pleasant East Toronto			
Taxes: \$7,465.46/2025		For: Sale	% Dif: 88
Sold Date: 07/14/2025			
SPIS: N	Last Status: SLD	DOM: 39	
Detached	Fronting On: E	Rms: 5 + 2	
Link: N	Acreage:	Bedrooms: 2	
Bungalow	28.83 x 150 Feet	Washrooms: 2	
	Irreg:	1x4xGround, 1x3xBsmt	
Dir/Cross St: Bayview & Eglinton			
Directions: South of Eglinton between Mt Pleasant & Bayview			

MLS#: C12199211	PIN#: 211290225
Legal: PLAN 694 BLK O PT LOT 14	

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished	Park/Drive: Private	Gas:
Fireplace/Stv: Y	Drive: Private	Water: Municipal
Heat: Water / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 2	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 700-1100	Prop Feat: Fenced Yard, Fireplace/Stove	HST Applicable to: Included In
Roof: Asphalt Shingle	Interior Feat: In-Law Capability, Primary Bedroom - Main Floor	Sale Price:
Foundation: Block		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	14.5	x 15.32	Bay Window	Fireplace	Hardwood Floor
2	Dining	Ground	10.99	x 9.97	Wainscoting	Hardwood Floor	
3	Kitchen	Ground	8.53	x 13.85	Pot Lights		
4	Prim Bdrm	Ground	10.6	x 10.73	Hardwood Floor	Ceiling Fan	Closet
5	2nd Br	Ground	8.92	x 10.73	Hardwood Floor	Ceiling Fan	Closet
6	Rec	Bsmt	19.78	x 10.79	Hardwood Floor	Panelled	Above Grade Window
7	Games	Bsmt	8.66	x 19.23	3 Pc Bath		

Client Remks: Attention builders! Over 28 feet of frontage and 150 foot depth sandwiched between two new homes!!! Gorgeous classic two bedroom bungalow on a premium street in prime Davisville Village! Enormous lot size with a fully fenced yard, mature gardens and private drive let you enjoy this beautiful home now, renovate or build your dream home in the future!Pristine and unspoiled wood details, leaded glass and large bay window on the front of the house retain all of the charm and beauty of an older home. Updated mechanics, central air and a fully finished basement enable living here comfortably today! The huge lot with a private drive lends itself to the potential of down-the-road development, while being in a perfect location in district for Maurice Cody PS and only a short stroll to the TTC, the upcoming LRT and the shops and restaurants on Bayview!This spacious two bedroom bungalow boasts large principal room sizes for gracious living and a finished basement with a second bathroom, recreation room and great storage! This opportunity is not to be missed! Carson Dunlop home inspection summary attached to listing. Be sure to check out the 3D virtual tour and floor plans attached.

Inclusions: fridge, stove, microwave, washer & dryer, basement fridge, basement chest freezer, all electric light fixtures, all window coverings, central air

Listing Contracted With: SAGE REAL ESTATE LIMITED416-483-8000



358 Millwood Rd			Sold: \$1,896,000		
Toronto Ontario M4S 1K1			List: \$1,899,000		
Toronto C10 Mount Pleasant East Toronto					
Taxes: \$7,412.68/2025		For: Sale	% Dif: 100		
Sold Date: 08/07/2025					
SPIS: N	Last Status: SLD	DOM: 36			
Detached	Fronting On: N	Rms: 8 + 3			
Link: N	Acreage:	Bedrooms: 4			
2-Storey	25 x 125 Feet	Washrooms: 3			
	Irreg:	1x2xMain, 1x4x2nd, 1x3xBsmt			
Dir/Cross St: Davisville/Mt. Pleasant			Directions: Davisville/Mt. Pleasant		

MLS#: C12256608	PIN#: 211250409
Legal: Part Lot 131, Plan 1787	

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV: Y
Basement: Separate Entrance / Finished	Park/Drive:	Gas: Y
Fireplace/Stv: Y	Drive: Front Yard Parking	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 1	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1500-2000	Prop Feat: Family Room, Fireplace/Stove	Under Contract: On Demand Water Heater
Lot Size Source: GeoWarehouse	Exterior Feat: Deck, Porch	HST Applicable to: Not Subject to HST
Roof: Asphalt Shingle	Interior Feat: On Demand Water Heater	Sale Price:
Foundation: Concrete		Farm/Agr:
Assessment: 2024 POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Ground	10.83	x 6.73	Hardwood Floor
2	Living	Ground	15.98	x 11.48	Hardwood Floor
3	Dining	Ground	13.65	x 9.97	Hardwood Floor
4	Kitchen	Ground	12.99	x 7.97	Hardwood Floor
5	Family	Ground	13.98	x 12.99	Hardwood Floor
6	Prim Bdrm	2nd	14.73	x 8.99	Hardwood Floor
7	2nd Br	2nd	12.99	x 9.97	Hardwood Floor
8	3rd Br	2nd	12.99	x 7.97	Hardwood Floor
9	4th Br	2nd	12.99	x 8.99	Hardwood Floor
10	Laundry	Bsmt	7.32	x 6.99	Tile Floor
11	Rec	Bsmt	17.98	x 12.99	Broadloom
12	Utility	Bsmt	9.97	x 9.97	Concrete Floor

Client Remks: Welcome Home! Great Central Location in the Davisville Village Neighbourhood. Wonderful Rare Detached 4 Bedroom Family Home with 3 bath, 4th room ideal for office or bedroom. Main Floor Family Room with French Doors can act as an Office or Lounge Area which opens to a Large Outdoor Deck, Main floor Washroom. Enclosed Private Garden and plenty of space for the Family to enjoy the Outdoors. Garden Shed for Extra Storage. Bright, Fresh, Open space in Finished Basement for Recreation, Office, Kids Playroom or Bedroom. Separate Entrance to Basement. Legal Pad Parking and Mutual Drive. Close to Prestigious Schools Maurice Cody P.S., Northern Secondary School and Many Private Schools. Steps to Mt. Pleasant Shops & Restaurants, June Rowlands Park and Davisville Tennis Club. Walk to TTC future Eglinton Crosstown LRT or Yonge Subway. This is your place to come home to create memories!

Inclusions: New Roof (2023), New flooring in basement broadloom and tiles (2023), Sewer back water valve and pipes to the City line installed (2023), Fridge, Stove, Dishwasher, B/I microwave (2025), Washer (2022), Dryer, On- Demand Hot Water Rental \$59.19+ HST/MO (Can Be Discharged): Garden Shed. Electrical Light Fixtures excluding Dining Room Chandalier, Window Blinds, Curtain Rods, Forced Air Gas Furnace, Central Air Equipment, Appliances As Is. Legal Front Parking Pad.

Listing Contracted With: KW Living Realty 416-223-8833



17 Tullis Dr		Sold: \$2,111,000
Toronto Ontario M4S 2E2		List: \$1,999,000
Toronto C10 Mount Pleasant West Toronto		
Taxes: \$10,105/2025	For: Sale	% Dif: 106
Sold Date: 11/15/2025		
SPIS: N	Last Status: SLD	DOM: 2
Detached	Fronting On: E	Rms: 6 + 1
Link: N	Acreage:	Bedrooms: 3 + 1
2-Storey	28 x 155 Feet	Washrooms: 3
	Irreg:	1x2xMain, 1x3x2nd, 1x3xBsmt
Dir/Cross St: Yonge & Belsize Directions: Yonge & Belsize		

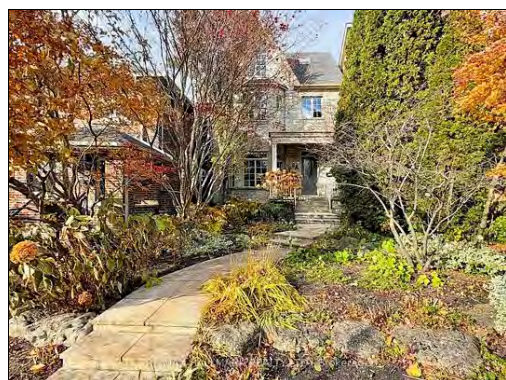
MLS#: C12542660 **PIN#:** 211330279
Legal: PT LT 69 PL 1789 TORONTO AS IN CA182659; T/W & S/T CA182659; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Park/Drive:	Gas:
Fireplace/Stv: Y	Drive: Front Yard Parking	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 1	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age: 100+	Pool: None	Retirement:
Year Built: 1923	Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, School	HST Applicable to: Included In
Yr Built Source: MPAC	Exterior Feat: Deck, Landscape Lighting, Landscaped, Lawn Sprinkler System, Lighting, Patio, Privacy	Sale Price:
Apx Sqft: 1100-1500	Interior Feat: None	Farm/Agr:
Roof: Asphalt Shingle	Security Feat: Alarm System	Oth Struct: Shed
Foundation: Block		Survey Type: None
Assessment: POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev: Lower		

Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.27	x 3.74	Ceramic Floor	Closet	
2	Living	Main	13.32	x 11.25	Gas Fireplace	Coffered Ceiling	West View
3	Dining	Main	12.17	x 8.17	Open Concept	Hardwood Floor	O/Looks Family
4	Family	Main	9.91	x 9.32	Hardwood Floor	French Doors	O/Looks Garden
5	Prim Bdrm	2nd	13.68	x 11.09	Double Closet	Combined W/Office	West View
6	2nd Br	2nd	10.76	x 9.68	Hardwood Floor	Closet	East View
7	Office	2nd	9.09	x 6.27	Hardwood Floor	East View	Closet
8	4th Br	Lower	14.6	x 8.33	Broadloom	B/I Closet	
9	Laundry	Lower	7.35	x 5.09	Laundry Sink	Ceramic Floor	

Client Remks: Quietly sophisticated and timeless in its design, this elegant three-bedroom home sits on coveted and quiet Tullis Drive - a small, low-traffic street with only a handful of homes, just steps from Yonge Street and Mt. Pleasant. With lovely curb appeal and a beautifully balanced interior, it has been thoughtfully designed and detailed to offer refined living with an effortless sense of comfort. A home with a cultivated sense of style - each detail considered and composed with a tastemaker's eye. The main floor is defined by graceful flow and ambient light. A sophisticated living room with coffered ceiling opens to a well-proportioned dining area positioned between the living and family rooms, with lovely views through to the professionally landscaped, low-maintenance garden. The adjoining kitchen balances form and function with stone counters, island seating, and solid crafted cabinetry. At the rear, the inviting family room - finished in soft, moody tones - opens to the private garden that spans over 150 feet in depth, and includes a well-situated powder room tucked discreetly to the side. Upstairs, three serene bedrooms include a spacious primary with a large picture window framing treetop views and generous closet storage. The third bedroom, currently used as an office, would make an ideal nursery or study. The lower level extends the living space with a comfortable guest suite and full bath. The garden is a private retreat - lush yet low-maintenance, with stone pathways, a tranquil water feature, soft landscape lighting, and a charming garden shed. Its remarkable depth provides exceptional privacy and year-round beauty. Beautifully landscaped front and back to create lasting appeal. Located just a short walk to Eglinton subway station and neighbourhood favourites including Tabule, Little Sister, and Orretta. A home that quietly combines elegance, practicality, and enduring style - a rare offering in Davisville Village.

Inclusions: See Schedule B
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191



6A Carey Rd Toronto Ontario M4S 1N8 Toronto C10 Mount Pleasant West Toronto Taxes: \$12,615.87/2025 For: Sale % Dif: 110 Sold Date: 11/24/2025 SPIS: N Last Status: SLD DOM: 5			Sold: \$2,200,000 List: \$1,999,000
Detached Link: N 2 1/2 Storey	Fronting On: N Acreage: 25 x 113 Feet Irreg: Sub To Right Of Way	Rms: 7 + 2 Bedrooms: 3 + 1 Washrooms: 5 1x5x2nd, 1x4x2nd, 1x4x3rd, 1x2xMain, 1x4xLower	
Dir/Cross St: Yonge & Manor Directions: One block south of Manor Rd & one block east of Yonge St.			

MLS#: C12557908 **PIN#:** 211330223
Legal: PT LT 86 PL 1789 TORONTO PT 1 & 2 64R16241; T/W & S/T CA613564

Kitchens: 1 Fam Rm: Y Basement: Finished with Walk-Out Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: 16-30 Apx Sqft: 2000-2500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete, Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Stone / Stucco/Plaster Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Right Of Way Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove Interior Feat: Central Vacuum, Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Tank-Gas 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		
1	Living	Main	13.32	x 11.15	Gas Fireplace	Hardwood Floor	2 Pc Bath
2	Dining	Main	13.62	x 12.01	Open Concept	Hardwood Floor	
3	Kitchen	Main	20.8	x 14.01	Combined W/Family	Hardwood Floor	O/Looks Backyard
4	Family	Main	20.8	x 14.01	Gas Fireplace	O/Looks Backyard	Combined W/Kitchen
5	Prim Bdrm	2nd	46.62	x 45.96	5 Pc Ensuite	W/I Closet	O/Looks Backyard
6	2nd Br	2nd	12.93	x 19.82	Gas Fireplace	O/Looks Frontyard	Broadloom
7	3rd Br	3rd	21.39	x 11.58	4 Pc Ensuite	Cathedral Ceiling	Pot Lights
8	Rec	Lower	19.82	x 19.82	Walk-Out	Broadloom	Pot Lights
9	4th Br	Lower	10.99	x 10.99	W/I Closet	Broadloom	

Client Remks: Originally designed as a four-bedroom, this newer 2.5-storey detached home offers remarkable space, smart design, and a layout that truly lives large. With three oversized bedrooms (plus 1 below), five bathrooms, and a family room, there is room here to grow, host, or simply spread out in comfort. The main level features high ceilings, a bright family room, and effortless flow through the living and dining areas. Upstairs, the bedrooms are exceptionally scaled and the top-floor suite provides a quiet, airy escape with cathedral ceilings, oversized windows and treetop views. The lower level with walk-out, adds even more versatility with a large recreation room and a generous guest suite or additional bedroom, ideal for extended family or flexible use. A detached garage, quiet street setting, and a location just one block from Yonge-perfectly positioned between Davisville and Eglinton Stations-complete this standout home in a coveted Midtown pocket.

Inclusions: See schedule B

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



458 Millwood Rd		Sold: \$2,160,000
Toronto Ontario M4S 1K2		List: \$1,999,900
Toronto C10 Mount Pleasant East Toronto		
Taxes: \$10,248.04/2025	For: Sale	% Dif: 108
Sold Date: 07/22/2025		
SPIS: N	Last Status: SLD	DOM: 8
Detached	Fronting On: N	Rms: 7 + 3
Link: N	Acreage:	Bedrooms: 3 + 1
2-Storey	25 x 100 Feet	Washrooms: 4
	Irreg:	1x5x2nd, 1x5x2nd, 1x3xBsmt, 1x2xGround
Dir/Cross St: Mt. Pleasant Rd. Directions: Between Bayview & Mt. Pleasant		

MLS#: C12282276 **PIN#:** 211250441
Legal: PT LT149 PL 1787 TORONTO AS IN CA616916; S/T & T/W CA616916; CITY OF TORONTO

Kitchens: 1	Exterior: Stucco/Plaster	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished with Walk-Out	Park/Drive:	Hydro:
Fireplace/Stv: Y	Drive: Front Yard Parking	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water: Municipal
A/C: Central Air	Tot Prk Spcs: 1	Water Supply Type:
Central Vac: Y	UFFI: No	Sewer: Sewers
Apx Age: 16-30	Pool: None	Waterfront:
Apx Sqft: 1500-2000	Prop Feat: Central Vacuum, Family Room, Fireplace/Stove	Retirement:
Roof: Asphalt Shingle	Interior Feat: Central Vacuum, Sump Pump	HST Applicable to: Included In
Foundation: Concrete Block		Sale Price:
Assessment: POTL:		Farm/Agr:
POTL Mo Fee:		Oth Struct: Garden Shed
Laundry lev: Upper		Survey Type: Available
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	18.01	x 21	Crown Moulding	Fireplace	California Shutters
2	Kitchen	Ground	18.01	x 12.7	Centre Island	Stainless Steel Appl	Corian Counter
3	Dining	Ground	7.12	x 12.99	Crown Moulding	Pot Lights	W/O To Deck
4	Family	Ground	11.38	x 12.99	Crown Moulding	California Shutters	B/I Bookcase
5	Prim Bdrm	2nd	16.96	x 12.63	Cathedral Ceiling	Picture Window	5 Pc Ensuite
6	2nd Br	2nd	10.76	x 11.06	Hardwood Floor	Casement Windows	Pot Lights
7	3rd Br	2nd	11.02	x 12.47	Cathedral Ceiling	Hardwood Floor	California Shutters
8	Rec	Lower	17.49	x 21.46	Broadloom	Pot Lights	W/O To Garden
9	Br	Lower	8.79	x 13.12	Vinyl Floor	Double Closet	3 Pc Bath
10	Cold/Cant	Lower	9.51	x 6.2			
11	Utility	Bsmt	8.1	x 7.51			

Client Remks: Look No Further, You Have Found Your Family Their Perfect Home. This 1949 Sq.Ft. 3 + 1 Bedroom, 4 Bath Home Is In The Heart Of Davisville Village & Maurice Cody School District. Elegant Formal Living Room With Fireplace, Cornice Moulding & California Shutters. Open Concept Kitchen With Centre Island, Bamboo Cupboards, Corian Counters, Stainless Steel Appliances & Great Storage, Adjoining Main Floor Family Room & Dining Room, With Walk Out To Deck W/Quick Connect Natural Gas BBQ Hook Up. Large Skylight Over Stairs Leads To Second Floor Offering A Stunning Primary Bedroom With Wall To Wall Closet & 5 Piece Ensuite With Heated Floors. Cathedral Windows & Ceilings In Front & Back Bedrooms. A Third Bedroom, 5 Pce Family Bathroom & 2nd Floor Laundry Completes Upper Level. Spacious Finished Basement With Bedroom, 3 Pce Bathroom, Temperature Controlled Wine Cellar, Pot Lights, Double Doors Leading To Professionally Landscaped Garden W/ Sprinkler System. An Oasis Of Greenery & Privacy. Legal Front Pad Parking (\$356.46 2025 Annual Fee). See Virtual Tour, Floor Plans, Survey & Attached List Of Added Features of This Lovely Home & Neighbourhood. Home Inspection Available.

Inclusions: Stainless Steel Appliances Include Jenn-Air Gas Convection Range, Microwave/Exhaust Fan Combo, New Smart Refrigerator (Jan.25) & Dishwasher. Samsung Front Load Washer & Dryer, All Electric Light Fixtures, All Window Blinds & Shutters, Gas Burner & Equipment, CVAC & Equipment, Security System & 4 Cameras Included, (Monthly Cost Of Monitoring Not Included)

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



43 Manor Rd E Toronto Ontario M4S 1P9 Toronto C10 Mount Pleasant West Toronto Taxes: \$8,547.50/2025 For: Sale % Dif: 93 Sold Date: 08/19/2025 SPIS: N Last Status: SLD DOM: 69		
Detached Link: N 2-Storey	Fronting On: S Acreage: 25 x 124.92 Feet Irreg:	Rms: 7 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt
Dir/Cross St: Yonge and Eglinton Directions: Follow your GPS		

MLS#: C12213789 **PIN#:** 211330155
Legal: Plan 1789, Part Lot 95

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: 1100-1500 Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove, Hospital, Park, Place Of Worship, Public Transit, Rec Centre, School Interior Feat: None	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		
1	Living	Main	15.75	x 11.35	Hardwood Floor	Brick Fireplace	Stained Glass
2	Dining	Main	13.45	x 10.4	Hardwood Floor	French Doors	Plate Rail
3	Kitchen	Main	12.63	x 8.2	Breakfast Area	W/O To Deck	
4	Prim Bdrm	2nd	13.22	x 9.88	Hardwood Floor	Double Closet	
5	2nd Br	2nd	13.22	x 9.55	Hardwood Floor	Double Closet	
6	3rd Br	2nd	9.71	x 9.12	Hardwood Floor	Closet	
7	Den	2nd	9.19	x 9.22	Hardwood Floor	Closet	

Client Remks: Beautifully Renovated 3+1 Bedroom 2 Bathroom Home in Prime Midtown Location! Stunning, move-in ready home just minutes to Davisville Village and Yonge and Eglinton. This stylish property offers a perfect blend of modern upgrades and classic charm. Featuring a Nexus built-in music system with in-room controls, hardwood floors throughout, and a cozy wood-burning fireplace. Enjoy a sun-filled, south-facing backyard with a built-in deck and a freestanding 12x14 four-season gazebo ideal for entertaining year-round. Custom California closets and built-in storage in the rec room and laundry room maximize space and functionality. Bathrooms feature custom vanities and high-end finishes. Beautiful landscaping includes a front yard magnolia tree and a fruit-bearing apple tree in the tranquil private backyard. Legal front pad parking. Located a short walk to the sought-after Davisville school district. Steps to amazing restaurants and shops. A rare opportunity in a prime location! >>> OPEN HOUSE SAT. JUNE 14 and SUNDAY JUNE 5th - 2:00 - 4:00 PM <<<

Inclusions: Appliances : LG washer and dryer; Jenn-Air Gas Stove/Oven; Built-in Sub Zero Fridge; Built-in Miele Dishwasher; Hydropool 7 seater hot tub (in "as is" condition - needs repair or replace)

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



103 Cleveland St Toronto Ontario M4S 2W4 Toronto C10 Mount Pleasant East Toronto		Sold: \$2,100,000 List: \$2,225,000
Taxes: \$11,100.16/2025	For: Sale	% Dif: 94
Sold Date: 10/28/2025		
SPIS: N	Last Status: SLD	DOM: 8
Detached Link: N 3-Storey	Fronting On: E Acreage: 25.8 x 117.86 Feet Irreg: 15.8 X117.86 X 25.8 X123.34 X 9.83	Rms: 8 + 3 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x5x2nd, 1x3xLower
Dir/Cross St: Bayview & Eglinton Directions: South of Millwood		

MLS#: C12471267

PIN#: 211260231

Legal: As per sched B

Kitchens: 1 + 1 Fam Rm: Y Basement: Finished with Walk-Out Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 31-50 Year Built: 1990 Apx Sqft: 2000-2500 Lot Shape: Irregular Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Stucco/Plaster Gar/Gar Spcs: None / 0 Park/Drive: Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Public Transit, Rec Centre, School Interior Feat: Built-In Oven, In-Law Capability	Zoning: single family residential Cable TV: Gas: Hydro: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	22.83	x 18.01	Hardwood Floor	Fireplace	Combined W/Dining
2	Dining	Main	22.83	x 18.01	Hardwood Floor	California Shutters	Combined W/Living
3	Kitchen	Main	17.75	x 10.66	Hardwood Floor	Eat-In Kitchen	W/O To Deck
4	Family	Main	12.34	x 11.91	Hardwood Floor	Vaulted Ceiling	Fireplace
5	Prim Bdrm	2nd	16.83	x 12.01	Juliette Balcony	Double Closet	5 Pc Ensuite
6	2nd Br	2nd	12.99	x 9.32	Hardwood Floor	Double Closet	California Shutters
7	3rd Br	2nd	12.07	x 9.32	Hardwood Floor	California Shutters	Combined W/Laundry
8	Loft	3rd	34.84	x 12.07	Skylight	Broadloom	
9	Kitchen	Lower	20.18	x 17.85	B/I Appliances	Heated Floor	Combined W/Living
10	Living	Lower	20.18	x 17.85	Combined W/Kitchen	Walk-Out	3 Pc Bath
11	4th Br	Lower	13.58	x 10.24	Heated Floor	Double Closet	
12	Laundry	Lower	7.91	x 6.66			
13	Utility	Lower	6.92	x 6.92			

Client Remks: Prime Davisville Village detached home with main floor family room and separate lower apartment suitable for extended family. Thoughtfully rebuilt in 1990. Welcoming foyer features 2 PC bathroom and double closet, easy maintenance stone tiles. Architectural detailed archway opens to spacious living/dining area with wood-burning fireplace. Kitchen with eat-in area overlooks sun-drenched family room with wood-burning fireplace and vaulted ceiling. Walk out to secluded fenced-in garden. 3 spacious bedrooms on 2nd level - 3rd level is suitable for extra bedroom, study, or studio. Lower (non-retrofit) suite has dedicated staircase at the front of the home and another from inside the home. Open concept suite features heated floors, 3 PC bathroom and full sized laundry room. Separate bedroom overlooks rear garden. Please see attachments for floor plan, features and upgrades and website for more photos. Legal front pad parking for one - will accomodate two comfortably. Additional laundry on 2nd floor. Walking distance to schools, shops, restos.

Inclusions: As per sched b

Listing Contracted With: RE/MAX HALLMARK KATHY MCLACHLAN GROUP REALTY LTD, 416-486-6565



93 Soudan Ave Toronto Ontario M4S 1V5 Toronto C10 Mount Pleasant West Toronto			Sold: \$2,236,500 List: \$2,295,000
Taxes: \$9,600/2024	For: Sale	% Dif: 97	
Sold Date: 10/22/2025			
SPIS: N	Last Status: SLD	DOM: 33	
Detached Link: N 2-Storey	Fronting On: S Acreage: 25 x 147 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 + 1 Washrooms: 4 1x5x2nd, 1x4x2nd, 1x2xGround, 1x3xBsmt	
Dir/Cross St: Yonge And Eglinton Directions: n/a			

MLS#: C12416176 **PIN#:** 211340227
Legal: PT LT 12 BLK A PL 53 NORTH TORONTO AS IN CA585692; T/W & S/T CA585692


Kitchens: 1 Fam Rm: Y Basement: Walk-Out / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Front Yard Parking Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Electric Car Charger, Family Room, Fireplace/Stove, Park, Place Of Worship, Public Transit, School Exterior Feat: Deck, Built-In-BBQ Interior Feat: Water Heater, Water Meter Security Feat: Alarm System	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers N Included In Unknown Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	16.67	x 11.84	Open Concept	Modern Kitchen	Centre Island
2	Dining	Main	0	0	Combined W/Family	Open Concept	W/O To Deck
3	Family	Main	18.93	x 16.83	Combined W/Dining	Open Concept	Fireplace
4	Office	Main	10.01	x 9.09	Bay Window	Hardwood Floor	
5	Prim Bdrm	2nd	14.01	x 11.58	5 Pc Ensuite	W/I Closet	Juliette Balcony
6	2nd Br	2nd	15.32	x 9.91	Bay Window	Large Closet	Hardwood Floor
7	3rd Br	2nd	11.52	x 8.99	Double Closet	Skylight	Hardwood Floor
8	Rec	Bsmt	18.24	x 17.49	Walk-Out	Pot Lights	Laminate
9	4th Br	Bsmt	11.09	x 8.99	Window	Closet	Laminate

Client Remks: SELLER HAS A 36 HOUR ESCAPE CLAUSE - DO NOT HESITATE TO SHOW!!!! Modern Elegance meets City Convenience in this stunning Midtown Gem! Step into an Open-Concept Main Floor Featuring: a Showpiece Kitchen with Top-Tier Appliances, a rare Sun-Filled Main Floor Office, and a Luxurious Primary Suite! Enjoy Evenings in a Serene Backyard Oasis with a Huge New Deck with Built-in Cabinets with an Entertainers Size BBQ and Designer Lighting - Ideal for Family Time and Entertaining - Your own Private Escape in the City! Walk to Yonge & Eglinton's Trendy Cafes, Shopping and the Subway - All that Uptown has to offer! Legal Front Pad Parking for 2 Cars. 2023 Survey available upon request.

Inclusions: Existing: Gas Range, Panelled Fridge, Exhaust Fan, Built-in Microwave, Washer, Dryer, Basement Fridge, Electric Car Hook-up, Outdoor New Gorgeous Entertainer's Size Two-Tier Deck with Stainless Steel Built-in 5 Burner BBQ set in Custom Cabinetry with stone Countertop, Custom Lighting! Storage Cabinets in front and rear of property! Pizza Oven, Built-in Cabinetry.

Listing Contracted With: SUTTON GROUP-ADMIRAL REALTY INC.416-739-7200

	470 Merton St Toronto Ontario M4S 1B3 Toronto C10 Mount Pleasant East Toronto Taxes: \$11,029.76/2024 Sold Date: 10/15/2025 SPIS: N Last Status: SLD DOM: 13		Sold: \$2,136,250 List: \$2,299,000 For: Sale % Dif: 93				
	Detached Link: N 2 1/2 Storey		Fronting On: N Acreage: 19.67 x 176.5 Feet Irreg: Rms: 8 + 3 Bedrooms: 4 + 2 Washrooms: 5 1x2xMain, 2x4x2nd, 1x3xBsmt, 1x2x3rd				
	Dir/Cross St: Mt Pleasant Road & Merton Street Directions: Merton St between MT Pleasant & Bayview Ave						
	MLS#: C12441361 Legal: PLAN M5 PT LOT 68						
		PIN#: 211250045					
Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2000-2500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:		Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: None / 0 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free		Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: On Demand Water Heater HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed, Shed Survey Type: None Spec Desig: Unknown			
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	4.82	x 4.59	Tile Floor	Large Closet	
2	Dining	Ground	12.17	x 8.76	Hardwood Floor	Bay Window	Open Concept
3	Kitchen	Ground	18.67	x 9.68	Centre Island	Quartz Counter	Pantry
4	Living	Ground	24.9	x 13.75	Open Concept	Hardwood Floor	Pot Lights
5	Den	Ground	24.9	x 13.75	Open Concept	W/O To Deck	Hardwood Floor
6	Prim Bdrm	2nd	13.85	x 12.99	W/I Closet	Hardwood Floor	4 Pc Ensuite
7	Bathroom	2nd	8.6	x 6.76	Skylight	Double Sink	
8	2nd Br	2nd	14.4	x 11.25	Vaulted Ceiling	Skylight	B/I Closet
9	3rd Br	2nd	9.58	x 9.25	Hardwood Floor		
10	4th Br	3rd	18.34	x 13.85	Hardwood Floor	2 Pc Ensuite	
11	Rec	Bsmt	12.93	x 12.17	Hardwood Floor	B/I Shelves	Above Grade Window
12	5th Br	Bsmt	11.15	x 7.74	Hardwood Floor	Above Grade Window	B/I Closet
13	Br	Bsmt	12.34	x 9.32	Hardwood Floor		
Client Remks: This completely rebuilt and reimagined home blends modern design with thoughtful function across every level, creating a private urban retreat in the heart of Davisville Village. Enjoy a beautiful front porch overlooking the quiet tree lined street. Inside, open-concept living spaces are filled with natural light from oversized windows, skylights, and a striking glass staircase that anchors the home and connects all four levels. The chef-inspired kitchen with a statement island, double wall ovens, and custom storage connects seamlessly to the living area and out to a tranquil, tree-framed backyard. Here, a deep 176-foot lot offers a flagstone patio, expansive deck, and a detached studio perfect for work or creativity, all enveloped in greenery that feels worlds away from the city. Upstairs, the primary suite provides a serene retreat with custom closets, spa-like ensuite, and its own private outlook, while secondary bedrooms, and a third floor space that can work as either a family room or fourth bedroom with treetop views adapt effortlessly to family life. A finished lower level with increased ceiling height from underpinning adds additional bedrooms, a rec room, and a full bath, ensuring every need is met with style, comfort, and flexibility. Located in the highly sought-after Maurice Cody School district, this home is perfect for families seeking a vibrant, walkable neighbourhood close to parks, schools, transit, and all the amenities of Bayview and Mount Pleasant. Inclusions: Stainless steel appliances: ThinQ fridge, Bosch wall oven, Bosch 5 burner gas stove, hood vent, Bosch Built-in Microwave, Bosch dishwasher. Electrolux front load washer and dryer.							
Listing Contracted With: KELLER WILLIAMS PORTFOLIO REALTY416-864-3888							



39 Acacia Rd			Sold: \$2,375,000		
Toronto Ontario M4S 2K6			List: \$2,495,000		
Toronto C10 Mount Pleasant West Toronto					
Taxes: \$9,780.51/2025		For: Sale	% Dif: 95		
Sold Date: 08/13/2025					
SPIS: N	Last Status: SLD	DOM: 34			
Detached	Fronting On: N	Rms: 8 + 3			
Link: N	Acreage:	Bedrooms: 4 + 1			
2-Storey	27.17 x 109 Feet	Washrooms: 3			
	Irreg:	1x4x2nd, 2x3xLower			
Dir/Cross St: Mt Pleasant/Davisville			Directions: Mt Pleasant/Davisville		

MLS#: C12275977 **PIN#:** 211240370
Legal: PT LT 263 PL 1789 TORONTO AS IN CA512377; T/W CA512377; CITY OF TORONTO


Kitchens: 1 + 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, Private Double	Water: Municipal
Heat: Water / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Wall Unit	Tot Prk Spcs: 3	Sewer: Sewers
Central Vac: Y	UFFI: No	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1500-2000	Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Hospital, Park, Place Of Worship, Public Transit, School	HST Applicable to: Included In
Roof: Shingles	Exterior Feat: Deck, Lawn Sprinkler System, Privacy, Landscaped	Sale Price:
Foundation: Unknown	Interior Feat: Storage, Water Heater, Carpet Free, Central Vacuum, Auto Garage Door Remote	Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: Available
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.16	x 12.01	Hardwood Floor	Bay Window	Fireplace
2	Dining	Main	10.14	x 9.65	Hardwood Floor	W/O To Deck	Open Concept
3	Kitchen	Main	8.92	x 21.65	Renovated	Hardwood Floor	Stainless Steel Appl
4	Family	Main	21.56	x 15.26	Hardwood Floor	Fireplace	Open Concept
5	Prim Bdrm	2nd	11.68	x 12.2	Large Window	Hardwood Floor	Closet
6	2nd Br	2nd	14.14	x 11.15	Hardwood Floor	Window	
7	3rd Br	2nd	14.9	x 9.68	Hardwood Floor	Window	Closet
8	4th Br	2nd	11.42	x 14.27	Window	Fireplace	Hardwood Floor
9	Br	Lower	11.88	x 9.32	Above Grade Window	Hardwood Floor	Closet
10	Kitchen	Lower	9.35	x 9.02	Stainless Steel Appl	Hardwood Floor	Pot Lights
11	Living	Lower	19.19	x 12.43	Hardwood Floor	Pot Lights	Open Concept

Client Remks: Welcome to this distinguished, sun-filled home on a prominent corner lot, across from a beautiful park, a short walk to both Yonge St & Mount Pleasant Rd. Entering, you are greeted with hardwood flrs that flow into a cozy living rm. With a charming wood-burning fireplace, this warm, welcoming space features a bay window that overlooks a beautifully landscaped perennial garden, complete with in-ground irrigation system, with year-round visual appeal & lots of natural light. The heart of the home is a spacious open-concept area that combines kitchen, dining & family rm into one expansive & inviting room, perfect for both daily living & entertaining. Floor-to-ceiling double glass doors span the rear wall, providing indoor/outdoor living & unobstructed garden views. The kitchen boasts a centre island with breakfast bar, stainless steel appliances, ample cabinetry & built-in desk area. Upstairs, you'll find 4 comfortably sized bdrms & 4-piece bathrm. The fully renovated lower level offers exceptional versatility. Currently a self-contained suite with its own entrance, spacious bdrm, 3-piece bathrm, full kitchen with stainless steel appliances, in-suite laundry & comfortable living area, ideal for in-laws, nanny, or as potential income-generating rental, the layout can easily be reintegrated into the main home to suit your family's needs. Step outside to a stunning back deck that overlooks a fully-fenced, private yard bursting with summer blooms, and garage & private drive for 3 cars. Located across from June Rowlands Park, with tennis courts, playground, splash pad & green space, this home is situated in the highly sought-after Davisville Jr PS and North Toronto CI school areas & close to several of Toronto's top private schools. Enjoy the convenience of a short walk to TTC, Davisville Stn & vibrant shops & fine dining along Mt Pleasant & Yonge. Don't miss this rare opportunity to own a truly exceptional home in one of Toronto's most desirable neighbourhoods.

Inclusions: Gas Stove Top Range, Fridge, Oven, Microwave, Dishwasher, Washer & Dryer, All Electric Light Fixtures (see exclusions), All Window Coverings, Stacked Washer & Dryer in Basement Unit, All Separate Basement Unit Kitchen Appliances (Fridge, Stove, Microwave, Dishwasher), Automatic Garage Door Opener with Remote, Central Vacuum System, Sprinkler System in the Front Yard, B/I Speakers

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



104 Manor Rd E
Toronto Ontario M4S 1P8
Toronto C10 Mount Pleasant West Toronto
Taxes: \$7,352.35/2025
Sold Date: 07/22/2025
SPIS: N
Last Status: SLD
DOM: 12

Sold: \$2,785,000
List: \$2,849,000
For: Sale
% Dif: 98
Fronting On: N
Acreage: 25 x 131 Feet
Irreg:
Rms: 6 + 2
Bedrooms: 3 + 1
Washrooms: 4
1x2xMain, 1x5x2nd, 1x4x2nd, 1x3xLower
Dir/Cross St: Mt Pleasant / Manor Rd E **Directions:** Between Yonge and Mt Pleasant

MLS#: C12276281
Legal: PT LT 165 PL 1789 TORONTO AS IN CT680453; T/W & S/T CT680453; CITY OF TORONTO

PIN#: 211330131

Kitchens: 1 + 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Metal, Flat, Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Front Yard Parking Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Central Vacuum, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, Rec Centre, School Interior Feat: Other, Sump Pump, Central Vacuum Security Feat: Security System	Zoning: Cable TV: A Gas: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	15.42	x 12.8	Hardwood Floor	Pot Lights	Picture Window
2	Kitchen	Main	18.37	x 16.08	Centre Island	Quartz Counter	B/I Appliances
3	Living	Main	19.69	x 16.4	W/O To Deck	B/I Bookcase	Gas Fireplace
4	Prim Bdrm	2nd	12.14	x 16.08	W/I Closet	Ensuite Bath	Picture Window
5	2nd Br	2nd	8.86	x 19.03	Picture Window	Pot Lights	Hardwood Floor
6	3rd Br	2nd	9.19	x 19.36	Picture Window	Closet	Hardwood Floor
7	Rec	Lower	17.72	x 20.34	Combined W/Kitchen	Heated Floor	Pot Lights
8	Br	Lower	13.12	x 14.11	Above Grade Window	Heated Floor	Pot Lights
9	Laundry	Lower	7.87	x 6.89	Laundry Sink	Above Grade Window	Tile Floor

Client Remks: Welcome To 104 Manor Road East - Where Sophistication Meets Functionality. This Architecturally Striking Custom Home Is The Epitome Of Modern Luxury In The Heart Of Midtown Toronto. Thoughtfully Designed And Masterfully Built By One Of The City's Top-Tier, High-End Builders, No Detail Has Been Overlooked. From The Moment You Enter, You're Greeted With Wide-Plank White Oak Floors, Floating Underlit Open-Riser Stairs, And Sleek Glass Railings, Setting A Bold Tone Of Refinement. The Show-Stopping Kitchen Is A True Entertainers Dream, Featuring An Oversized Island That Must Be Seen To Be Believed, Integrated Jennair Appliances, White Quartz Counters, And White Oak Millwork That Continues Into The Open-Concept Living Space. Floor-To-Ceiling Sliding Doors, Worthy Of A Selling Sunset Feature, Create A Seamless Transition To Your Private Outdoor Oasis. The Upper Level Offers A Serene Primary Retreat With A Walk-In Closet And A Spa-Inspired Ensuite Sanctuary. Secondary Bedrooms Are Generously Sized And Complemented By A Stylish Kids Bathroom And Convenient Second-Floor Laundry. The Finished Lower Level Boasts Soaring 10-Foot Ceilings (Yes, Really!), Roughed-In Heated Floors, A Full Second Kitchen, Spacious Nanny/In-Law Suite, Full Bathroom, And Second Laundry, Plus A Private Side Entrance For Ultimate Flexibility. This 3+1 Bedroom, 4-Bathroom Executive Residence Is Located On One Of Midtowns Most Desirable Streets, Just Steps To Top Schools, Parks, And Transit. This Is The Luxury Home You've Been Waiting For. Come See It Today - This One Wont Last!

Inclusions: Jenn-Air Fridge, Jenn-Air Dishwasher, Jenn-Air Gas Cooktop, Jenn-Air Wall Oven, Jenn-Air Microwave, Lower-Level Fridge, Lower-Level Oven, Lower-Level Microwave, Washer & Dryer (Second Floor), Security System with Cameras, Central Vacuum System, All Light Fixtures.

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



397 Soudan Ave Toronto Ontario M4S 1W6 Toronto C10 Mount Pleasant East Toronto Taxes: \$12,818/2024 For: Sale % Dif: 93 Sold Date: 10/17/2025 SPIS: N Last Status: SLD DOM: 32		
Detached Link: N 2-Storey	Fronting On: S Acreage: 25 x 150 Feet Irreg:	Rms: 9 + 2 Bedrooms: 4 + 1 Washrooms: 5 1x8x2nd, 2x3x2nd, 1x2xMain, 1x4xBsmt
Dir/Cross St: Eglinton Ave E/Mt Pleasant Rd Directions: South of Eglinton Ave E/East of Mt. Pleasant Rd		

MLS#: C12403689 **PIN#:** 211350292
Legal: PT LT 16 PL 751 NORTH TORONTO AS IN CT257060; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 2016 Apx Sqft: 2500-3000 Roof: Metal, Flat Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Stucco/Plaster Gar/Gar Spcs: Built-In / 1 Park/Drive: Drive: Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Built-In Oven, Auto Garage Door Remote	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	Window	Closet
1	Foyer	Main	0	0	Pot Lights	Window	Closet
2	Living	Main	15.58	x 14.34	Electric Fireplace	Led Lighting	Bay Window
3	Dining	Main	14.17	x 10.6	Combined W/Living	Pot Lights	
4	Kitchen	Main	16.34	x 9.32	B/I Appliances	Centre Island	Custom Counter
5	Family	Main	19.09	x 10.76	Hardwood Floor	Led Lighting	W/O To Deck
6	Prim Bdrm	2nd	19.42	x 11.84	Ensuite Bath	Picture Window	W/I Closet
7	Office	2nd	11.15	x 8.83	Glass Doors	Skylight	Hardwood Floor
8	3rd Br	2nd	14.93	x 10.76	3 Pc Ensuite	Picture Window	W/I Closet
9	4th Br	2nd	12.93	x 8.43	Hardwood Floor	Picture Window	Closet
10	Rec	Bsmt	19.32	x 18.41	Hardwood Floor	Pot Lights	W/O To Yard
11	5th Br	Bsmt	8.6	x 8.07	Hardwood Floor	Closet Organizers	

Client Remks: An Awe-Inspiring Modern Architectural Masterpiece Ideally Situated in the Heart of Davisville Village, Within the Coveted Maurice Cody, Hodgson, and Northern School Districts. Built in 2016 on a Professionally Landscaped South-Facing Lot Measuring 25 by 150 Feet, This Exceptional Residence Offers Approximately 3,427 Square Feet of Thoughtfully Designed Living Space. Floor-to-Ceiling Windows Bathe the Home in Natural Light, Highlighting Finely Curated Finishes Throughout. The Gourmet Chefs Kitchen Boasts a Top-of-the-Line Thermador Appliance Package, Wide Claw-Groove Hardwood Floors, and Sleek Stainless Steel and Glass Railings That Connect All Levels with Style. Enjoy Soaring 10-Foot Ceilings on the Main Floor and Two Luxurious Ensuite Bathrooms, Including an 8-Piece Spa-Inspired Primary Retreat. Step Outside to a Resort-Like Backyard Oasis Featuring a Built-In Hot Tub and Expansive Deck Perfect for Entertaining or Unwinding in Style. Modern Living at Its Absolute Finest.

Inclusions: Thermador 36" French Door Fridge/Freezer, Oven, Gas Cooktop & Microwave, Dw, Exhaust Fan, LG Washers/Dryer's, Sony Flat Screen TV and Related Equipment, Samsung Curved TV and Related Equipment, Tools Cabinet and Closet In Garage.

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



114 Belsize Dr Toronto Ontario M4S 1L7 Toronto C10 Mount Pleasant West Toronto Taxes: \$16,516/2024 For: Sale % Dif: 93 Sold Date: 11/19/2025 SPIS: N Last Status: SLD DOM: 30		
Detached Link: N 2-Storey	Fronting On: N Acreage: 28.5 x 127.34 Feet Irreg:	Rms: 7 + 4 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x5x2nd, 1x4x2nd, 1x4xLower
Dir/Cross St: Mount Pleasant and Davisville Directions: In between Mount Pleasant and Yonge St		

MLS#: C12472252

PIN#: 211320238

Legal: See Schedule B

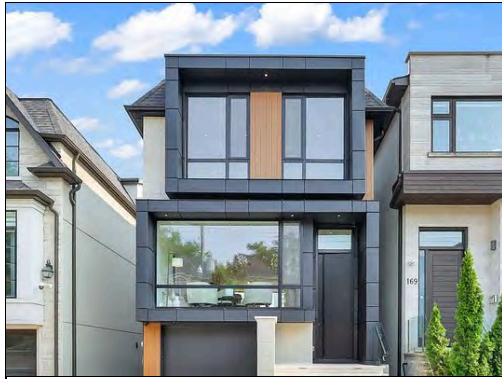
Kitchens: 1 Fam Rm: Y Basement: Finished / Separate Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: 16-30 Year Built: 2005 Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Shingles Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Electric Car Charger, Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, Rec Centre, School Interior Feat: Central Vacuum, In-Law Capability, Sump Pump, Water Heater Owned, Auto Garage Door Remote	Zoning: Cable TV: A Gas: A 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
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.42	x 13.25	Hardwood Floor	Crown Moulding	O/Looks Dining
2	Dining	Main	16.93	x 13.25	Hardwood Floor	Coffered Ceiling	Gas Fireplace
3	Kitchen	Main	17.59	x 8.83	Hardwood Floor	Centre Island	Open Concept
4	Family	Main	17.65	x 12.34	Hardwood Floor	Floor/Ceil Fireplace	W/O To Patio
5	Prim Bdrm	2nd	21.16	x 14.34	Hardwood Floor	Vaulted Ceiling	5 Pc Ensuite
6	2nd Br	2nd	14.67	x 10.93	Hardwood Floor	Double Closet	Crown Moulding
7	3rd Br	2nd	15.85	x 9.84	Hardwood Floor	Double Closet	Crown Moulding
8	4th Br	Lower	16.17	x 12.6	Tile Floor	W/I Closet	Large Window
9	Rec	Lower	20.41	x 17.16	Heated Floor	Large Window	

Client Remks: A rare blend of architectural substance and refined design, 114 Belsize is a newer custom-built home with nearly 30 feet of frontage on one of Davisville Villages most coveted streets. Surprisingly spacious at almost 4,000 total square feet, this residence combines elegance and scale in equal measure. Three bedrooms upstairs plus a spacious 4th bedroom with full bath on the lower level. With an elegant brick facade, copper detailing, and a solid oak front door, this residence makes a striking first impression and continues to impress throughout. Inside, 10-foot ceilings, wide-plank oak floors, and intricate millwork create a sophisticated yet welcoming atmosphere. The chef's kitchen is both functional and beautiful, featuring SubZero, Wolf, and Miele appliances, custom Scavolini cabinetry, and seamless flow to a sunlit family room with floor-to-ceiling windows and walkout to the landscaped garden. The formal living and dining rooms are ideal for entertaining, anchored by a dramatic double-sided fireplace clad in black flamed granite and framed with decorative columns and cove ceilings. Upstairs, the primary suite feels like a private retreat with 15-foot vaulted ceilings, a romantic brick balcony, double walk-in closets, and a spa-like ensuite with heated travertine, a glass-enclosed rain shower, and private water closet. Two additional bedrooms with generous closets and thoughtful detailing complete the second floor. The lower level features heated porcelain floors, a spacious rec room, fourth bedroom, full bath, and a walk-in wine or cold cellar. Outside, enjoy lush landscaping, Wiarton-style stone, irrigation, and a fully fenced backyard. An oversized two-car garage with an EV charger adds convenience and future-ready functionality. Just steps to Yonge, Mount Pleasant, top schools, the Beltline Trail, and Davisville Station, this is a home that delivers on every level.

Inclusions: See Schedule B

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM 416-424-4910



171 Belsize Dr			Sold: \$3,150,000
Toronto Ontario M4S 1L9			List: \$3,359,000
Toronto C10 Mount Pleasant West Toronto			
Taxes: \$0/2025		For: Sale	% Dif: 94
Sold Date: 09/23/2025			
SPIS: N	Last Status: SLD	DOM: 15	
Detached	Fronting On: S	Rms: 8	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	25 x 125 Feet	Washrooms: 5	
	Irreg:	1x2xMain, 1x6x2nd, 1x4x2nd, 1x3x2nd, 1x3xLower	
Dir/Cross St: W of Mt Pleasant & Belsize Directions: Mt Pleasant & Eglinton			

MLS#: C12389744 **PIN#:** 211240380
Legal: PT LT 254 PL 1789 TORONTO AS IN CA600987; T/W & S/T CA600987; CITY OF TORONTO

Kitchens: 1		Exterior:	Zoning:
Fam Rm: Y		Stone / Stucco/Plaster	Cable TV: A Hydro: A
Basement: Finished with Walk-Out		Gar/Gar Spcs: Built-In / 1	Gas: A Phone: A
Fireplace/Stv: Y		Park/Drive: Private	Water: Municipal
Heat: Forced Air / Gas		Drive: Private	Water Supply Type:
A/C: Central Air		Drive Park Spcs: 2	Sewer: Sewers
Central Vac: Y		Tot Prk Spcs: 3	Waterfront:
Apx Age:		UFFI:	Retirement:
Year Built: 2025		Pool: None	HST Applicable to Included In
Apx Sqft: 2000-2500		Prop Feat: Central Vacuum, Family	Sale Price:
Lot Size Source: MPAC		Room, Fenced Yard, Fireplace/Stove,	Farm/Agr:
Roof: Asphalt Shingle, Flat		Park, Place Of Worship, Public Transit	Oth Struct:
Foundation: Poured Concrete		Exterior Feat: Controlled Entry, Deck,	Survey Type: Unknown
Assessment: POTL:		Landscaped, Lawn Sprinkler System,	Spec Desig: Unknown
POTL Mo Fee:		Lighting, Patio, Porch	
Laundry lev: Upper		Interior Feat: Auto Garage Door	
		Remote, Built-In Oven, Carpet Free,	
		Central Vacuum, Guest Accommodations,	
		On Demand Water Heater, Sump Pump,	
		Storage	
		Security Feat: Security System, Alarm	
		System	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.68	x 11.61	Hardwood Floor	Picture Window	Pot Lights
2	Dining	Main	18.73	x 6.79	Hardwood Floor	Built-In Speakers	Pot Lights
3	Kitchen	Main	18.73	x 18.5	Centre Island	Open Concept	Quartz Counter
4	Family	Main	18.73	x 16.8	Walk-Out	Hardwood Floor	Electric Fireplace
5	Prim Bdrm	2nd	11.94	x 16.24	Ensuite Bath	W/I Closet	Picture Window
6	2nd Br	2nd	10.2	x 8.99	Double Closet	Hardwood Floor	Picture Window
7	3rd Br	2nd	9.19	x 15.68	Double Closet	Ensuite Bath	Picture Window
8	4th Br	2nd	9.22	x 11.98	Double Closet	Hardwood Floor	Picture Window
9	Rec	Lower	18.73	x 20.37	Wet Bar	Walk-Out	Heated Floor
10	Br	Lower	11.25	x 11.25	Above Grade Window	Heated Floor	Pot Lights
11	Laundry	Lower	7.15	x 8.92	Pot Lights	Laundry Sink	

Client Remks: Brand New Luxury Home Built By The Reputable Lawrence Park Developments. This Is Essentially A Four Million Dollar Lawrence Park Home, Tucked Into The Heart Of Coveted Davisville Village. Featuring Ceilings From Nine To Thirteen Feet Across All Levels, Wide Plank White Oak Floors, Oversized Sliders, Wall-To-Wall Windows And Skylights That Fill The Home With Natural Light. Every Detail Has Been Curated To Impress, Including Matte Quartz Waterfall Counters, Integrated Miele Appliances, Custom Millwork, Indirect Lighting, Floating Stairs, Radiant Floor Heating In The Basement, And Heated Floors In All Bathrooms. The Floor Plan Is Designed For Modern Family Living, Offering Four Generous Bedrooms Upstairs, A Rare Find In This Area, And Five Bathrooms In Total. The Lower Level Provides A Fully Finished Space With A Separate Entrance And A Beautifully Appointed Nanny Or Guest Suite, Perfect For Multigenerational Living Or Visitors. Enjoy The Convenience Of A Built-In Garage And A Wide Driveway With Parking For Three Vehicles. Outside, Freshly Laid Sod And A Full Irrigation System In Both The Front And Back Yards Create A Lush, Low-Maintenance Setting. Located Just Minutes From Davisville Subway Station, This Home Offers Quick Access To Downtown While Being Nestled On A Quiet, Family-Friendly, Tree-Lined Street. Steps To The Local Tennis Club, Top-Rated Schools, Beautiful Parks, The Kay Gardiner Beltline Trail, And The Amenities Of Yonge Street, Mount Pleasant, And Bayview. For Those Who Love The Character Of Midtown But Want The Space, Light, And Clean Lines Of A Modern Build, This Is The Best Of Both Worlds.

Inclusions: Miele Built-In Fridge/Freezer (Paneled), Miele Dishwasher, Miele Oven, Miele Gas Cooktop, Miele Microwave, Miele Hood Exhaust, LG Washer And Dryer, LG Washer And Dryer (Lower-Level), Central Vacuum & Equipment, Security Camera System And Alarm System, Built-In Speakers With Volume Controls Where Laid.

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



625 Soudan Ave Toronto Ontario M4S 1X7 Toronto C10 Mount Pleasant East Toronto		Sold: \$3,220,000 List: \$3,493,000
Taxes: \$12,940/2025	For: Sale	% Dif: 92
Sold Date: 10/15/2025		
SPIS: N	Last Status: SLD	DOM: 2
Detached	Fronting On: S	Rms: 9 + 1
Link: N	Acreage:	Bedrooms: 4 + 1
2-Storey	25 x 148 Feet	Washrooms: 5
	Irreg:	1x5x2nd, 1x4x2nd, 1x3x2nd, 1x2xGround, 1x3xBsmt
Dir/Cross St: Bayview/Eglinton Directions: Lockbox		

MLS#: C12459157 **PIN#:** 211280248
Legal: PT LT 18 PL 1028 NORTH TORONTO AS IN EN99821; CITY OF TORONTO

Kitchens: 1 + 0 Fam Rm: Y Basement: Finished with Walk-Out Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: 0-5 Year Built: 2023 Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Veneer Gar/Gar Spcs: Built-In / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove Interior Feat: Central Vacuum	Zoning: Cable TV: Gas: Y Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	21.98	x 12.8	Hardwood Floor	Large Window	Combined W/Dining
2	Dining	Main	21.98	x 3.28	Hardwood Floor	Pot Lights	Combined W/Living
3	Kitchen	Main	16.01	x 13.85	Centre Island	B/I Appliances	Custom Counter
4	Family	Main	19.26	x 18.86	B/I Bookcase	Large Window	W/O To Deck
5	Prim Bdrm	2nd	15.26	x 12.5	5 Pc Ensuite	W/I Closet	O/Looks Backyard
6	2nd Br	2nd	12.99	x 9.68	Hardwood Floor	B/I Closet	Semi Ensuite
7	3rd Br	2nd	11.98	x 8.69	Hardwood Floor	B/I Closet	Semi Ensuite
8	4th Br	2nd	13.52	x 10.01	W/I Closet	3 Pc Ensuite	Large Window
9	Powder Rm	Main	4.99	x 4.99	Ceramic Floor	2 Pc Bath	B/I Vanity
10	5th Br	Bsmt	11.98	x 9.61	Ceramic Floor	3 Pc Ensuite	Pot Lights
11	Rec	Bsmt	17.09	x 16.11	Heated Floor	Wet Bar	Fireplace

Client Remks: Spectacular Custom-Built Home with Stunning Open Concept Layout Nestled in Heart of Prestigious Bayview/Eglinton Enclave. Over 3,500 Sqft Living Space (Incl finished bsmt) With Concrete Panelled Front Facade. Elegant Design & Masterpiece Finishes. 4 Bedrooms with Ensuites. Control4 Smart Home with Built-in Speakers, Motion Detectors & Alarm System. Bright and Spacious Large Skylight, Heated Master Washroom Floor & Bsmt Rec. Area. Elegant Modern Eat-In Kitchen. Central Island With Architectural Marble Counter Tops. B/I Paneled Wolf Sub-Zero Refrigerator & Freezer, 6-Burner Wolf Gas Stove. High End Custom Cabinet. Wet Bar & Wine Display Shelves, In Law Nanny Room With Ensuite. Much More...

Inclusions: Panelled WOLF Sub-Zero Fridge&Freezer! WOLF Stoves&Oven, S/S Ranghood! Panelled Dishwasher.F/L Washer&Dryer.Security Cameras.Cvac, Furnaces and A/C! Gas Fireplaces, All Existing Elfs,Led Lighting&Chandeliers! B/I Speakers!

Listing Contracted With: HOMELIFE NEW WORLD REALTY INC.416-490-1177