



26 Martin Rd
Toronto Ontario M4S 2V2
Sold: \$1,050,000
List: \$949,900

Toronto C10 Mount Pleasant East Toronto

Taxes: \$7,102.82/2024

For: Sale

% Dif: 111

Sold Date: 04/26/2025

SPIS: N

Last Status: SLD

DOM: 3

Detached

Fronting On: W

Rms: 6 + 2

Link: N

Acreage:

Bedrooms: 2

2-Storey

19.3 x 107.08 Feet

Washrooms: 1

Irreg:

1x4x2nd

Dir/Cross St: Davisville Ave/Bayview Ave

MLS#: C12099150

PIN#: 211250690


Kitchens:	1	Exterior:	Alum Siding / Brick	Zoning:	
Fam Rm:	Y	Drive:	Mutual	Cable TV:	Hydro:
Basement:	Part Fin	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	1100-1500	Family Room, Library, Park, Place Of		Farm/Agr:	
Assessment:	POTL:	Worship, Public Transit, Rec Centre,		Oth Struct:	
POTL Mo Fee:		School		Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.6	x 9.15	Large Window	Hardwood Floor	Open Concept
2	Dining	Main	9.15	x 9.15	Large Window	Hardwood Floor	Open Concept
3	Kitchen	Main	12.76	x 8.92	Open Concept		
4	Family	Main	13.58	x 12.6	W/O To Deck	Large Window	
5	Prim Bdrm	2nd	12.76	x 10.5	Large Window	Closet	
6	2nd Br	2nd	11.75	x 7.58	Window	Closet	
7	Rec	Lower	10.93	x 9.74	Window	Closet	
8	Laundry	Lower	12.24	x 12.01	Window	Laundry Sink	

Client Remks: Making it on Martin! Calling all Renovators, Investors & Dreamers - a prime opportunity awaits in the heart of Davisville Village! Offered for the first time in over 20 years, this spacious two-storey home is brimming with potential and ready for its next exciting chapter. Whether you're looking to renovate, build new, or simply invest in one of Toronto's most desirable neighbourhoods, this is your chance. See Building Potential Report and Garden Suite Report attached for inspiration! Enjoy unbeatable access to top-rated schools, Davisville subway station, TTC, and even closer to future Eglinton LRT - reportedly opening this September - finally! Scenic parks, shopping, restaurants, Farm Boy, Loblaws, and all the vibrant amenities of Bayview and Mt. Pleasant are just steps from your door. This is your moment to create something special. Come and imagine the endless possibilities. **Please note: some photos are virtually staged** Property is being sold "as is, where is".

Extras:

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

	<div><div>148 Davisville Ave</div><div>Toronto Ontario M4S 1E8</div><div>Toronto C10 Mount Pleasant East Toronto</div><div>Taxes: \$6,724/2024</div><div>Sold Date: 05/14/2025</div><div>SPIS: N</div></div> <div><div>For: Sale</div><div>% Dif: 94</div></div> <div><div>Sold: \$1,225,000</div><div>List: \$1,299,000</div></div> <div><div>Last Status: SLD</div><div>DOM: 16</div></div>						
	<div><div>Detached</div><div>Link: N</div><div>Bungalow</div></div> <div><div>Fronting On: N</div><div>Acreage:</div><div>25 x 152.91 Feet</div><div>Irreg:</div></div> <div><div>Rms: 6 + 4</div><div>Bedrooms: 2 + 2</div><div>Washrooms: 2</div><div>1x4xMain, 1x3xBsmt</div></div> <div><div>Dir/Cross St: Btwn Mt Pleasant & Yonge</div></div>						
MLS#: C12109588							
PIN#: 211240285							
<div><div>Kitchens:</div><div>Fam Rm:</div><div>Basement:</div><div>Fireplace/Stv:</div><div>Heat:</div><div>A/C:</div><div>Central Vac:</div><div>Apx Age:</div><div>Apx Sqft:</div><div>Assessment:</div><div>POTL Mo Fee:</div><div>Laundry lev:</div></div> <div><div>1</div><div>N</div><div>Fin W/O</div><div>N</div><div>Radiant / Gas</div><div>Window Unit</div><div>N</div><div></div><div>700-1100</div><div>2024 POTL:</div><div></div></div>			<div><div>Exterior:</div><div>Drive:</div><div>Gar/Gar Spcs:</div><div>Drive Park Spcs:</div><div>Tot Prk Spcs:</div><div>UFFI:</div><div>Pool:</div><div>Prop Feat:</div></div> <div><div>Brick</div><div>Private</div><div>None / 0</div><div>3</div><div>3</div><div></div><div>None</div><div></div></div>			<div><div>Zoning:</div><div>Cable TV:</div><div>Gas:</div><div>Water:</div><div>Water Supply:</div><div>Sewer:</div><div>Waterfront:</div><div>Retirement:</div><div>Farm/Agr:</div><div>Oth Struct:</div><div>Spec Desig:</div></div> <div><div></div><div></div><div></div><div>Municipal</div><div></div><div>Sewers</div><div></div><div></div><div></div><div>Unknown</div></div>	
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.78	x 14.14	Hardwood Floor	Large Window	Open Concept
2	Dining	Main	11.48	x 8.04	Hardwood Floor	Large Window	Open Concept
3	Kitchen	Main	13.45	x 7.78	Tile Floor	Galley Kitchen	Window
4	Prim Bdrm	Main	12.34	x 10.73	Hardwood Floor	Large Window	4 Pc Bath
5	2nd Br	Main	10.99	x 10.04	Hardwood Floor	Window	Closet
6	Sunroom	Main	18.73	x 10.5	Vinyl Floor	Window Flr to Ceil	O/Looks Backyard
7	3rd Br	Bsmt	9.45	x 9.51	Broadloom	Above Grade Window	3 Pc Bath
8	4th Br	Bsmt	11.45	x 7.84	Vinyl Floor	Double Closet	Walk-Out
9	Rec	Bsmt	20.54	x 10.83	Broadloom	Above Grade Window	Pot Lights
10	Laundry	Bsmt	8.07	x 12.04	Concrete Floor	Laundry Sink	Window
<div><div>Client Remks:</div><div>Pay atntion, there aren't many of these lovely little bungalows left in the heart of Davisville Village! Ideal for a young family starting out or active midtown retirees wanting to give this family home a second life with a loving reno, or a contractor seeing an opportunity to renovate more substantially or even build. And if you're looking for this great bungalow, if you drive by too fast you might miss it. With its 153 ft lot, this little gem was built far away from the bustling curbside of Davisville and the extra long private drive allows parking for multiple cars. This bungalow packs a mighty punch with 2 bdrm on the main floor plus a seasonal solarium in tandem to the primary bedroom and a 4 PC bathroom on the main floor. Plus 2 more bdrms in the basement and a 3 PC bath as well as a large rec room with above ground windows and a separate walk-out to the FRONT of the property from the basement. Ideal for converting the 6 ft+ basement into an in-law suite (not retrofitted for that use at this time). The hardwood floors are beautiful and the non-functional fireplace was removed for more living space and pot lights were installed throughout. This home has been well maintained and updated for over 50 years by the current owner. Steps away from June Rowlands Park with its splash pad for the little ones, picnic tables and tennis courts. And let's not forget the AppleTree Farmers' Market in summer. You're a 10 min walk to the June Rowlands Greenbelt access on Merton with its bike/walking trails that connect across the city. The Davisville subway station is a 7 min walk. And you can walk to the local shops, services and restaurants along Mt Pleasant and Yonge St. NOTE: This property is sold via a Power of Attorney and as such is sold in "As Is" condition.</div></div>							
<div><div>Extras:</div><div>Listing Contracted With: BOSLEY REAL ESTATE LTD.416-322-8000</div></div>							



52 Belcourt Rd
Toronto Ontario M4S 2T9
 Toronto C10 Mount Pleasant East Toronto
Taxes: \$7,148.74/2025 **For:** Sale **% Dif:** 97
Sold Date: 06/17/2025
SPIS: N **Last Status:** SLD **DOM:** 5
 Detached **Fronting On:** W **Rms:** 4
Link: N **Acreage:** **Bedrooms:** 1 + 1
 Bungalow 25 x 125 Feet **Washrooms:** 1
Irreg: 1x4xGround
Dir/Cross St: Btwn Manor & Belsize

MLS#: C12214905**PIN#:** 211300310

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Mutual	Cable TV:	Hydro:
Basement:	Sep Entrance / Unfinished	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	100+	Prop Feat:		Retirement:	
Apx Sqft:	700-1100	Fireplace/Stove, Grnbelt/Conserv, Library,		Farm/Agr:	
Assessment:	POTL:	Park, Place Of Worship, Public Transit,		Oth Struct:	
POTL Mo Fee:		School		Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.93	x 12.57	L-Shaped Room	Large Window	Fireplace
2	Dining	Main	10.93	x 10.93	Hardwood Floor	Large Window	Open Concept
3	Kitchen	Main	7.02	x 12.5	Hardwood Floor	Large Window	
4	Prim Bdrm	Main	7.12	x 12.63	L-Shaped Room	4 Pc Ensuite	W/I Closet

Client Remks: Builders, contractors and buyers wanting to build your dream home take notice! Rarely available detached bungalow on a 25 x 125 ft lot on Belcourt Rd. This one block street between Manor & Belsize is a family friendly, quiet street, right around the corner from the great shops & fashionable restaurants of Bayview. We could say the same for the shops, services & restaurants on Mount Pleasant as well, which are minutes away. This serene neighbourhood is walking distance to all the services you may need including the TTC. This well loved bungalow was converted to a 1 bdrm by turning the 2nd bedroom into an oversized bathroom complete with skylight and a walk-in closet/dressing room. And being in the much sought after Maurice Cody school district, this property is destined to become a family's perfect home for years to come. Note the owners parked their small car at the back of the driveway and there is also a front yard parking (no permit). Please do not walk the property without an appt.

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



306 Manor Rd E			Sold: \$1,265,000		
Toronto Ontario M4S 1S2			List: \$1,199,000		
Toronto C10 Mount Pleasant East Toronto					
Taxes: \$7,818/2024		For: Sale		% Dif: 106	
Sold Date: 05/22/2025					
SPIS: N		Last Status: SLD		DOM: 7	
Detached		Fronting On: N		Rms: 7 + 2	
Link: N		Acreage:		Bedrooms: 3	
2-Storey		25 x 122 Feet		Washrooms: 2	
		Irreg:		1x1xMain, 1x4x2nd	
Dir/Cross St: Mt Pleasant & Eglinton					

MLS#: C12150746			PIN#: 211290498		
Assignment: N			Fractional Ownership: N		

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Front Yard	Cable TV:	Hydro:
Basement:	Part Fin / Sep Entrance	Gar/Gar Spcs:	Carport / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Municipal
Heat:	Forced Air / Electric	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	N
Apx Sqft:	1100-1500	Fenced Yard, Fireplace/Stove		Farm/Agr:	
Assessment:	2024			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.58	x 13.16	Hardwood Floor	Fireplace	South View
2	Dining	Main	9.58	x 12.24	Hardwood Floor	Separate Rm	O/Looks Backyard
3	Kitchen	Main	8.6	x 12.24	Ceramic Floor	Galley Kitchen	Double Sink
4	Mudroom	Main	8.6	x 8.07	Ceramic Floor	Separate Shower	W/O To Deck
5	Prim Bdrm	2nd	11.52	x 13.32	Hardwood Floor	B/I Closet	South View
6	2nd Br	2nd	11.52	x 9.91	Hardwood Floor	Closet	North View
7	3rd Br	2nd	8.17	x 9.84	Hardwood Floor	B/I Bookcase	South View
8	Workshop	Bsmt	8.01	x 7.58	Vinyl Floor	Separate Rm	Swing Doors
9	Rec	Bsmt	8.01	x 11.68	Vinyl Floor	Separate Rm	Swing Doors
10	Laundry	Bsmt	8.01	x 4.49			

Client Remks: Tucked in the heart of beloved Davisville Village, this 3-bedroom detached home offers the perfect opportunity to create something truly special. Located within the Maurice Cody school district, this is your chance to put down roots in one of Midtown Torontos most family-friendly neighbourhoods. This well-loved home features formal living and dining rooms, original charm throughout, and a cozy wood-burning fireplace a nod to its classic character. Whether you're looking to renovate and restore or dreaming of a custom rebuild, this property has the solid foundation and lot size to bring your vision to life. Step outside into a deep backyard oasis, perfect for entertaining, gardening, or simply enjoying peaceful moments outdoors. With a Walk Score that puts Bayview and Mount Pleasant just minutes away, you'll love being close to local cafes, shops, and green spaces. 306 Manor Rd E isn't just a home; it's an opportunity to create lasting memories in a community that feels like home from day one.

Extras:
Listing Contracted With: KELLER WILLIAMS PORTFOLIO REALTY 416-864-3888



85 Belsize Dr		Sold: \$1,299,000
Toronto Ontario M4S 1L3		List: \$1,299,900
Toronto C10 Mount Pleasant West Toronto		
Taxes: \$7,632/2024	For: Sale	% Dif: 100
Sold Date: 03/26/2025		
SPIS: N	Last Status: SLD	DOM: 16
Detached	Fronting On: S	Rms: 10
Link: N	Acreage:	Bedrooms: 4
2 1/2 Storey	25 x 128 Feet	Washrooms: 2
	Irreg:	1x3x2nd, 1x3x3rd
Dir/Cross St: Yonge Street		

MLS#: C12011814	PIN#: 211240169
Assignment: N	Fractional Ownership: N

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Drive:	Cable TV: Y Hydro: Y
Basement:	Gar/Gar Spcs: None / 0	Gas: Y Phone: Y
Fireplace/Stv: Y	Drive Park Spcs: 1	Water: Municipal
Heat: Water / Gas	Tot Prk Spcs: 1	Water Supply:
A/C: None	UFFI: No	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement: N
Apx Sqft:	Family Room, Fireplace/Stove	Farm/Agr:
Assessment: 2024 POTL: N		Oth Struct:
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

Topography: Flat						
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Main	14.47	x 12.66	Hardwood Floor	Window
2	Living	Main	13.78	x 12.99	Fireplace	Hardwood Floor Bay Window
3	Dining	Main	18.6	x 10.17	Hardwood Floor	O/Looks Backyard
4	Kitchen	Main	17.72	x 8.66	W/O To Deck	O/Looks Backyard
5	Den	2nd	15.68	x 11.09	Closed Fireplace	Wood Floor
6	2nd Br	2nd	12.93	x 7.61	Wood Floor	Closet
7	Br	2nd	12.47	x 10.07	Closet	W/O To Sunroom
8	Sunroom	3rd	14.86	x 13.62	O/Looks Backyard	
9	Br	3rd	15.35	x 20.05	Closet	
10	Laundry	Bsmt	12.99	x 8.56		

Client Remks: This well loved 2 1/2 Storey Home in the Davisville Area was built in 1913 (According to MPAC), Talking about walking into History!! Nice size Living room with Bay Windows, Hardwood floors and Fireplace. Elegant Dining Room overlooking the backyard. The Kitchen definitely could use some updating and renovation. From the Kitchen there is a walk-out to a small deck overlooking the backyard. I loved the rich wood stair case to the second and third floors. The Bedrooms have Wooden Plank Floors . From one of the 3rd Floor Bedroom there is a walk-out to the Sunroom overlooking the Back yard. The 3pce bathroom on the 2nd floor is complete with clawfoot tub. This is a fabulous home, great bones in need of a new Owner who is ready to renovate and update this home to their own taste. Please note: the Buyer MUST assume the Tenant, who is on a month to month lease. Property is being sold in as is condition.

Extras:
Listing Contracted With: REALTY EXECUTIVES PLUS LTD416-621-2300



165 Hillsdale Ave E Toronto Ontario M4S 1T4 Toronto C10 Mount Pleasant West Toronto Taxes: \$7,710.82/2025 Sold Date: 04/14/2025 SPIS: N Last Status: SLD DOM: 11			Sold: \$1,410,000 List: \$1,499,000 For: Sale % Dif: 94		
Detached Link: N 2-Storey Dir/Cross St: Yonge/Eglinton			Fronting On: S Acreage: 25 x 136 Feet Irreg: Regular Rms: 6 Bedrooms: 3 Washrooms: 3 1x4x2nd, 1x2xMain, 1x3xBsmt		

MLS#: C12058939			PIN#: 211330079					
Kitchens: 1 Fam Rm: N Basement: Part Fin / Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: Assessment: 2024 POTL: POTL Mo Fee: Laundry lev:			Exterior: Brick / Vinyl Siding Drive: Mutual Gar/Gar Spcs: Detached / 1 Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Hospital, Library, Park, Public Transit, School			Zoning: 301-Single-Family Detached Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: N Farm/Agr: Oth Struct: Spec Desig: Unknown		
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Living	Ground	11.19	x 9.35	Laminate	Combined W/Dining	Large Window	
2	Dining	Ground	17.75	x 11.42	Bay Window	Laminate		
3	Kitchen	Ground	16.83	x 9.84	Breakfast Area	Laminate	W/O To Patio	
4	Laundry	Ground	9.51	x 5.84	Laminate	Casement Windows		
5	Prim Bdrm	2nd	12.17	x 11.25	Laminate	W/I Closet	Window	
6	2nd Br	2nd	11.35	x 11.02	Laminate	Window	B/I Closet	
7	3rd Br	2nd	11.02	x 9.78	Laminate	W/I Closet		
Client Remks: Unique Opportunity In One Of Toronto's Best Neighborhoods! This Home Is Steps Away From Yonge & Eglinton, Offering An Array of Shopping, Restaurants, and Entertainment, As Well As Access To Public Transit, Toronto's Top-Ranked Public Schools, Parks, and More. South-Facing Property In Good Condition With Home Inspection Report Available And Recently Upgraded Windows, Laminate Flooring, Furnace, And AC/ Legal Front Parking/ For Renovators, Landlords, And Builders, Create Your Own Vision: Update, Renovate, Or Build Your Custom Home/								
Extras:								
Listing Contracted With: RIGHT AT HOME REALTY416-391-3232								



39 Tilson Rd
Toronto Ontario M4S 1P3
 Toronto C10 Mount Pleasant East Toronto
Taxes: \$7,457.92/2025 **For:** Sale **% Dif:** 99
Sold Date: 06/20/2025
SPIS: N **Last Status:** SLD **DOM:** 23
 Detached **Fronting On:** S **Rms:** 6
Link: N **Acreage:** **Bedrooms:** 3
 2-Storey 25 x 100 Feet **Washrooms:** 1
Irreg: 1x4x2nd
Dir/Cross St: Mt Pleasant Road and Davisville Ave

MLS#: C12179431**PIN#:** 211310263

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive: Front Yard	Cable TV:
Basement: Unfinished	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: N	Drive Park Spcs: 1	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Apx Sqft: 1500-2000		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	12.01	x 15.42	Pot Lights	Hardwood Floor	Closed Fireplace
2	Dining	Ground	9.84	x 13.71	Pot Lights	Hardwood Floor	W/O To Yard
3	Kitchen	Ground	8.83	x 13.71	Open Concept	Granite Counter	O/Looks Garden
4	Prim Bdrm	2nd	9.78	x 12.93	Double Closet	B/I Shelves	Hardwood Floor
5	2nd Br	2nd	9.65	x 11.52	Closet	B/I Shelves	Hardwood Floor
6	3rd Br	2nd	8.73	x 9.19	Closet	O/Looks Backyard	Hardwood Floor

Client Remks: Updated and move-in ready! Welcome to Davisville Village's coveted Tilson Road, the ultimate child-friendly street in the Maurice Cody P. S. neighbourhood. This handsome detached family home sits on a south facing lot with legal front pad parking, a pretty perennial front garden and a cozy covered porch. Inside, enjoy a wonderfully spacious main floor with recently refinished floors and pot lights throughout. The kitchen is open to the dining room and has plenty of storage for the gourmet in the family. The dining room walks out to the sunny backyard for your summer BBQ season. Upstairs you will find the large and bright bathroom boasting heated floors, a primary bedroom with a double closet and built-in organizer, 2 additional bedrooms and a linen closet. A convenient separate side door entrance leads to the basement with access to laundry and storage. This is your blank canvas to create your future recreation room and additional bathroom. Walk to Bayview & Mount Pleasant shops, restaurants and TTC. Don't miss this fantastic family home!

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



680 Merton St			Sold: \$1,624,000		
Toronto Ontario M4S 1B8			List: \$1,649,700		
Toronto C10 Mount Pleasant East Toronto					
Taxes: \$7,009.33/2024			For: Sale		% Dif: 98
Sold Date: 05/15/2025					
SPIS: N		Last Status: SLD		DOM: 10	
Detached		Fronting On: W		Rms: 7	
Link: N		Acreage:		Bedrooms: 3	
2-Storey		25 x 176 Feet		Washrooms: 2	
		Irreg:		1x2xMain, 1x4x2nd	
Dir/Cross St: Mt Pleasant & Bayview					

MLS#: C12125751	PIN#: 211260160
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Kitchens: 1		Exterior:		Zoning:	
Fam Rm: Y		Alum Siding / Vinyl Siding		Cable TV: Y	
Basement: Half		Drive: Front Yard		Gas: Y	
Fireplace/Stv: Y		Gar/Gar Spcs: None / 1		Water: Municipal	
Heat: Forced Air / Gas		Drive Park Spcs: 1		Water Supply:	
A/C: Wall Unit		Tot Prk Spcs: 1		Sewer: Sewers	
Central Vac: N		UFFI:		Waterfront:	
Apx Age:		Pool: None		Retirement:	
Apx Sqft: 1100-1500		Prop Feat:		Farm/Agr:	
Assessment: POTL:		Family Room, Fireplace/Stove		Oth Struct:	
POTL Mo Fee:				Spec Desig: Unknown	
Laundry lev:					

Topography: Flat						
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	14.07	x 13.16	Hardwood Floor Gas Fireplace	
2	Dining	Main	13.25	x 13.09	Hardwood Floor Closet	
3	Kitchen	Main	12.6	x 9.68	Hardwood Floor Combined W/Family	
4	Family	Main	12.6	x 9.65	Hardwood Floor Combined W/Kitchen W/O To Deck	
5	Prim Bdrm	2nd	13.88	x 12.01	Hardwood Floor Closet	
6	2nd Br	2nd	13.12	x 12.01	Hardwood Floor Closet	
7	3rd Br	2nd	9.28	x 6.56	Hardwood Floor Closet	

Client Remks: The best example of a modern farmhouse. High ceilings, great room sizes. 2 piece on main. Large kitchen, family room with walk-out to deck, overlooks 176 ft landscaped lot. Living room with beautiful wood-carved mantel with gas fireplace. The large, elegant dining room is large enough for most family celebrations. 2nd floor primary with 2nd bed and 3rd bedroom currently used as an office. The basement could be underpinned and expanded, and is currently a half-basement for laundry and storage. Front pad parking license \$343.00 yearly						
Extras:						

Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED416-925-9191


34 Taunton Rd
Toronto Ontario M4S 2P1

Toronto C10 Mount Pleasant East Toronto

Taxes: \$7,903.95/2024**For:** Sale**% Dif:** 104**Sold Date:** 05/24/2025**SPIS:** N**Last Status:** SLD**DOM:** 4

Detached

Fronting On: W**Rms:** 7 + 3**Link:** N**Acreage:****Bedrooms:** 3 + 1

2-Storey

20.67 x 150 Feet

Washrooms: 4**Irreg:**

1x2xGround, 1x5x2nd, 1x4x2nd,

Attach Survey To All

1x2xBsmt

Offers

Dir/Cross St: Btwn Soudan & Eglinton**MLS#:** C12158320**PIN#:** 211350081

Kitchens:	1	Exterior:	Brick / Vinyl Siding	Zoning:	
Fam Rm:	Y	Drive:	Front Yard	Cable TV:	
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	51-99	Prop Feat:	Family Room, Fireplace/Stove	Retirement:	
Apx Sqft:	1500-2000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	Shed
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	15.35	x 13.91	Hardwood Floor	Gas Fireplace	Large Window
2	Dining	Ground	12.66	x 10.66	Hardwood Floor	Large Window	2 Pc Bath
3	Kitchen	Ground	15.35	x 9.25	Hardwood Floor	Stainless Steel Appl	O/Looks Family
4	Family	Ground	15.35	x 11.55	Hardwood Floor	Fireplace	W/O To Deck
5	Prim Bdrm	2nd	15.35	x 24.28	W/I Closet	Electric Fireplace	5 Pc Ensuite
6	2nd Br	2nd	9.32	x 10.43	Broadloom	Window	4 Pc Bath
7	3rd Br	2nd	15.35	x 38.06	Broadloom	Closet	East View
8	4th Br	Bsmt	12.01	x 15.32	Broadloom	Above Grade Window	2 Pc Bath
9	Rec	Bsmt	15.35	x 19.09	Broadloom	Above Grade Window	Pot Lights
10	Laundry	Bsmt	15.35	x 32.74	Tile Floor	Laundry Sink	Open Concept

Client Remks: Fabulous renovated detached 3+1 bdrm, 4 bathroom home in Davisville with an addition on all floors including the bsmt! As you walk-in the living rm boasts a large window and a lovely gas fireplace for cozy eveinings in. The open concept living & dining room is warm & inviting with hardwood floors, wood trim all around and another large window in the dining rm for lot's of natural light throughout. The main floor pwwr rm is just one more 'must have' that you'll enjoy. The kitchen was renovated and offers SS appliances, lots of cupboard & counter space while overlooking the family room with a lovely wood burning fireplace, a wall-mounted tv, a large bay window + a glass door walk-out to the large 335 SF deck & a great big backyard (this home boasts a 150 ft deep lot). Then on the upper level, the oversized primary bdrm delivers on everything you need with extra large windows, an electric fireplace, a wall-mounted tv, walk in closet and a 5PC ensuite with separate glass shower stall! The other two bdrms share a 4 PC bath on the 2nd floor. The bsmt provides for a 4th bdrm for an overnight stay and a 2 PC bath. The rec room boasts 7 ft ceilings with lots of light from the side entrance looking into the lower level and above ground windows. It doesn't feel like a bsmt. The front yard parking pad is licensed. And refer to the Laneway Housing Advisors' Report for the possibility of building a Garden Suite in the back. This home is in the much sought after Maurice Cody elementary & Northern secondary school catchements. Walk to the Eglinton subway and the great restaurants, shops & services on Mt Pleasant and Yonge St. The LRT will soon be right around the corner at Mt Pleasant. Or walk to the Eglinton Centre for some shopping or for a movie. Really, this family home has it all in the heart of midtown and can't be missed!

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



1 Martin Cres
Toronto Ontario M4S 2V3
 Toronto C10 Mount Pleasant East Toronto
Taxes: \$6,166/2024 **For:** Sale **% Dif:** 96
Sold Date: 05/23/2025
SPIS: N **Last Status:** SLD **DOM:** 36
 Detached **Fronting On:** E **Rms:** 6
Link: N **Acreage:** **Bedrooms:** 3
 2-Storey 20 x 90 Feet **Washrooms:** 2
Irreg: 1x3xBsmt, 1x4x2nd
Dir/Cross St: Bayview & Davisville

MLS#: C12089272**PIN#:** 211250875

Kitchens: 1
Fam Rm: N
Basement: Finished / Sep Entrance
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: 1100-1500
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Drive: Private
Gar/Gar Spcs: None / 0
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat:
 Fenced Yard, Hospital, Park, Public
 Transit, Rec Centre, School

Zoning:
Cable TV: **Hydro:**
Gas: **Phone:**
Water: Municipal
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.01	x 10.17	Hardwood Floor	Picture Window	Pot Lights
2	Dining	Main	12.07	x 10.24	Hardwood Floor	Combined W/Living	Pot Lights
3	Kitchen	Main	14.5	x 14.17	Centre Island	Large Window	Stainless Steel Appl
4	Prim Bdrm	2nd	15.58	x 11.91	Vaulted Ceiling	B/I Closet	Large Window
5	2nd Br	2nd	14.6	x 9.68	Hardwood Floor	Large Window	Double Closet
6	3rd Br	2nd	10.83	x 9.42	Hardwood Floor	Window	

Client Remks: Step into luxury living with this stunning, designer-inspired home that seamlessly blends style, comfort, and convenience. From the moment you walk through the door, you're welcomed by a bright, open-concept main floor filled with natural light. The gorgeous eat-in kitchen features a large island perfect for entertaining, built-in shelving, high-end appliances, and automatic blinds throughout for that sleek, modern touch. Cleverly designed window bench storage offers both functionality and charm. Need more storage? There's a large closet under the stairs with built-in shelving. Off the kitchen, you'll find a convenient side entrance leading to the backyard, a fully fenced, natural stone patio landscaped oasis featuring a sprinkler system, a private parking spot, and a garden shed. Whether entertaining, gardening, or just soaking in the fresh air, this space will surely impress. Upstairs, you'll find three spacious bedrooms, including a primary bedroom retreat featuring a large window, vaulted ceilings, wall-to-wall built-in closets, and a beautifully appointed 4-piece bath that completes this level. The well-thought-out lower level provides a side entrance from the private drive and backyard, leading to a mudroom with heated floors perfect for those chilly Toronto days. There's ample space for a home office, workout area, or additional storage, plus a sleek 3-piece bathroom to round out the space. Location? It's unbeatable. In this Davisville gem, you're just steps away from Bayview shops, restaurants, TTC, parks, community centre, and tennis courts. Plus, you're surrounded by top-rated public schools, including highly rated Maurice Cody, with everything you need right at your doorstep. Meet your match on Martin Crescent, a home truly made for you.

Extras:**Listing Contracted With:** ROYAL LEPAGE SUPREME REALTY416-535-8000


**488 Merton St
Toronto Ontario M4S 1B3**

Toronto C10 Mount Pleasant East Toronto

Taxes: \$7,031.29/2024**For:** Sale**Sold:** \$1,715,000**List:** \$1,749,000**Sold Date:** 02/27/2025**% Dif:** 98**SPIS:** N**Last Status:** SLD**DOM:** 7

Detached

Fronting On: N**Rms:** 6 + 2**Link:** N**Acreage:****Bedrooms:** 3

2-Storey

22 x 176 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x3xLower

Dir/Cross St: Merton St Between Bayview & Mt Pleasant**MLS#:** C11980154**PIN#:** 211250053

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Mutual	Cable TV:	Hydro:
Basement:	Finished / Full	Gar/Gar Spcs:	Carport / 0	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Radiant / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Wall Unit	UFFI:	Yes	Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:		Fenced Yard, Fireplace/Stove, Hospital,		Farm/Agr:	
Assessment:	2024 POTL:	Park, Public Transit, School		Oth Struct:	Other
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.24	x 12.93	Bay Window	Pot Lights	Hardwood Floor
2	Dining	Main	14.24	x 11.58	Open Concept	Hardwood Floor	Pot Lights
3	Kitchen	Main	13.09	x 11.84	W/O To Deck	Modern Kitchen	Stainless Steel Appl
4	Prim Bdrm	2nd	14.01	x 11.52	Double Closet	Large Window	Hardwood Floor
5	2nd Br	2nd	11.84	x 9.91	Hardwood Floor	Closet	Window
6	3rd Br	2nd	11.09	x 9.09	Large Window	Hardwood Floor	B/I Closet
7	Bathroom	2nd	0	0	4 Pc Bath	Laminate	Pot Lights
8	Laundry	Lower	23.16	x 12.6	Laminate	Electric Fireplace	Pot Lights
9	Rec	Lower	23.16	x 12.6	Laminate	Window	Window
10	Bathroom	Lower	0	0	3 Pc Bath	Tile Floor	Window
11	Utility	Lower	8.66	x 3.18	Laminate	Window	
12	Study	Ground	12.99	x 9.28	Hardwood Floor	Pot Lights	Walk-Out

Client Remks: Beautifully Renovated 3 Bedroom, 2 Bathroom Detached Home in Coveted Maurice Cody School District. Welcome to this stunning home featuring an open-concept main-floor living area with a chef's kitchen. The kitchen boasts quartz countertops, a large eat-in peninsula, stainless steel appliances including a gas range, custom cabinetry, and a walk-out to a spacious rear deck. The large principal rooms throughout the home have hardwood floors and plenty of natural light. Upstairs, you'll find three well-proportioned bedrooms, including the primary suite, plus a nicely appointed 4-piece family bath. The fully finished lower level features a large recreation room, a 3-piece bath with heated floors, a laundry room with a full-sized washer and dryer (2019), a secondary fridge and freezer, and plenty of built-in storage for easy convenience. The professionally landscaped backyard is an oasis, featuring a 4-season studio (2022) perfect for a work-from-home or flex space. The garden is beautifully maintained, with lush green lawns and mature trees that perfectly frame two separate stone patios, creating an ideal setting for outdoor dining, recreation and relaxation. The extra deep 176-foot lot also includes proper two-car parking with a newer carport. Additional features include Owned wall-mounted hot water tank/combo boiler (2022), Ductless mini-split heat pump system (2022), Pergola and back patio (2024), Stainless steel kitchen refrigerator (2024) & New driveway (2023). Offers Anytime.

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

1x4xMain, 1x4x2nd, 1x4xBsmt



518 Merton St
Toronto Ontario M4S 1B3
 Toronto C10 Mount Pleasant East Toronto
Taxes: \$9,520/2024 **For:** Sale **% Dif:** 100
Sold Date: 05/15/2025
SPIS: N **Last Status:** SLD **DOM:** 8
 Detached **Fronting On:** N **Rms:** 8 + 3
Link: N **Acreage:** **Bedrooms:** 3 + 2
 2-Storey 25 x 176.5 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x3xBsmt
Dir/Cross St: Mount Pleasant Rd/Eglinton Ave E

MLS#: C12131002**PIN#:** 211250063

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Front Yard	Cable TV:	Hydro:
Basement:	Fin W/O	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	N	Drive Park Spcs:	2	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	1500-2000	Family Room, Fenced Yard, Library, Park,		Farm/Agr:	
Assessment:	POTL:	Public Transit, School		Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.99	x 9.84	French Doors	Open Concept	Crown Moulding
2	Dining	Main	12.01	x 9.84	Crown Moulding	Hardwood Floor	
3	Family	Main	23	x 16.57	Open Concept	Hardwood Floor	Pot Lights
4	Kitchen	Main	12.01	x 8.83	Hardwood Floor	Stainless Steel Appl	
5	Breakfast	Main	8.96	x 9.48	Combined W/Solarium	Tile Floor	Open Concept
6	Prim Bdrm	2nd	12.01	x 11.15	B/I Closet	Hardwood Floor	Crown Moulding
7	2nd Br	2nd	12.99	x 8.99	Hardwood Floor	Window	B/I Closet
8	3rd Br	2nd	10.01	x 9.58	Closet	Hardwood Floor	Window
9	4th Br	Bsmt	11.68	x 9.84			
10	Office	Bsmt	12.17	x 10.5			
11	5th Br	Bsmt	10.76	x 8.99			
12	Laundry	Bsmt	9.42	x 8.99			

Client Remks: Rare Gem in Prime Davisville Village! Welcome to this beautifully updated two-storey home with a fully finished walk-out basement and private entrance, nestled on an impressive 176.5-foot deep, pool-sized lot in one of Toronto's most sought-after neighbourhoods. Meticulously maintained, this exceptional property offers a seamless blend of modern upgrades and timeless charm perfect for families, professionals, or investors. Step inside to a spacious, sun-filled layout featuring generous principal rooms, tasteful finishes, and thoughtful design throughout. The open-concept main floor flows effortlessly from living to dining, while a bright and expansive family room with a skylight and charming solarium overlooks the deep, landscaped private backyard offering an abundance of natural light and a serene retreat for relaxing or entertaining. The award-winning chefs kitchen is a standout, complete with quartz countertops and high-end stainless steel appliances. The fully finished walk-out basement, with its own separate entrance, provides incredible versatility ideal for a recreation room, home office, in-law suite, or potential rental income. Located just steps from top-rated schools, vibrant shops, popular restaurants, and all essential amenities. Enjoy unmatched convenience with quick access to the TTC subway and major routes making your daily commute a breeze. Don't miss your opportunity to own this turnkey home in a prime Midtown location!

Extras:**Listing Contracted With:** SOLTANIAN REAL ESTATE INC.416-901-8881



18 Belle Ayre Blvd
Toronto Ontario M4S 2P7
Sold: \$1,808,000
List: \$1,199,000

Toronto C10 Mount Pleasant East Toronto

Taxes: \$8,383.19/2024

For: Sale

% Dif: 151

Sold Date: 04/30/2025

SPIS: N

Last Status: SLD

DOM: 2

Detached

Fronting On: W

Rms: 5 + 2

Link: N

Acreage:

Bedrooms: 2 + 1

2-Storey

25 x 95.5 Feet

Washrooms: 3

Irreg:

1x2xMain, 1x3x2nd, 1x4xLower

Dir/Cross St: Mt Pleasant & Davisville

MLS#: C12108361

PIN#: 211250547

Assignment: N

Fractional Ownership: N

Kitchens:

1

Fam Rm:

Y

Basement:

Fin W/O

Fireplace/Stv:

N

Heat:

Forced Air / Gas

A/C:

Central Air

Central Vac:

N

Apx Age:

700-1100

Apx Sqft:

700-1100

Assessment:

POTL:

N

POTL Mo Fee:

Laundry lev:

Exterior:

Brick

Drive:

Gar/Gar Spcs:

Detached / 1

Drive Park Spcs:

1

Tot Prk Spcs:

2

UFFI:

Pool:

None

Prop Feat:

Family Room

Zoning:

Cable TV:

Gas:

Water:

Water Supply:

Sewer:

Waterfront:

Retirement:

Farm/Agr:

Oth Struct:

Spec Desig:

Hydro:

Phone:

Municipal

Sewers


Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	8.66	x 18.73	Hardwood Floor	Fireplace	Large Window
2	Dining	Main	8.66	x 11.25	Large Window	Pot Lights	Open Concept
3	Kitchen	Main	8.92	x 13.42	Renovated	Eat-In Kitchen	O/Looks Dining
4	Br	2nd	17.59	x 12.3	Hardwood Floor	Closet	Large Window
5	2nd Br	2nd	11.22	x 10.66	Hardwood Floor	Closet	
6	3rd Br	Lower	16.17	x 18.7	Vinyl Floor	Window	4 Pc Ensuite
7	Utility	Lower	7.25	x 8.79	Unfinished		

Client Remks: Welcome to 18 Belle Ayre Blvd, a charming detached home nestled in Leaside, brimming with luxurious upgrades. This inviting designer residence features bright, open-concept living and dining areas perfect for comfortable gatherings. The spacious eat-in kitchen opens directly onto a welcoming deck overlooking an expansive backyard - ideal for entertaining or relaxing. Upstairs, find generously sized bedrooms and a conveniently situated four-piece bath. The completely finished lower level offers additional versatility, featuring a recreation area, heated floors, extra ceiling height and a convenient three-piece bath. With a mutual drive providing parking for one car, convenience is assured. Located within sought-after Maurice Cody PS, Hodgson, and Northern school districts, just steps from Bayviews vibrant shopping and dining scene yet peacefully removed from bustling TTC routes, this home represents an extraordinary opportunity for discerning buyers seeking both tranquility and prime location.

Extras:

Listing Contracted With: PROPERTY.CA INC. 416-583-1660



47 Manor Rd E
Toronto Ontario M4S 1P9
Toronto C10 Mount Pleasant West Toronto
Taxes: \$8,312/2024
Sold Date: 04/08/2025
SPIS: N
Last Status: SLD
DOM: 7

Sold: \$1,817,000
List: \$1,499,000
% Dif: 121
For: Sale
Fronting On: S
Acreage: 30 x 125 Feet
Irreg:
Dir/Cross St: Yonge St/Eglinton Ave E

Rms: 10 + 1
Bedrooms: 5
Washrooms: 2
1x4xMain, 1x4x2nd

MLS#: C12054535

PIN#: 211330157

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive: Front Yard	Cable TV:
Basement: Unfinished	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 1	Water:
Heat: Radiant / Gas	Tot Prk Spcs: 1	Water Supply:
A/C: None	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat: Fireplace/Stove	Retirement:
Apx Sqft: 2500-3000		Farm/Agr:
Assessment: 2024 POTL:		Oth Struct:
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.56	x 10.14	French Doors	Stained Glass	
2	Living	Main	16.21	x 11.88	Fireplace	Stained Glass	Combined W/Dining
3	Dining	Main	16.73	x 11.88	O/Looks Backyard	W/O To Sundeck	Combined W/Kitchen
4	Kitchen	Main	7.84	x 10.14	O/Looks Backyard	W/O To Sundeck	
5	Prim Bdrm	2nd	17.09	x 12.47	Large Window	Closet	O/Looks Backyard
6	2nd Br	2nd	14.93	x 12.6	Large Window	Closet	
7	3rd Br	2nd	11.78	x 9.84	Hardwood Floor	Closet	O/Looks Backyard
8	4th Br	2nd	10.01	x 9.68	Hardwood Floor	Closet	O/Looks Backyard
9	5th Br	3rd	13.02	x 13.98	Skylight	Closet	O/Looks Backyard
10	Study	3rd	13.02	x 13.98	Wet Bar	Closet	O/Looks Backyard
11	Laundry	Bsmt	39.17	x 21.26	Laundry Sink		

Client Remks: Renovate or rebuild to create your dream home in one of Toronto's most sought-after neighbourhoods! This rarely offered 2 storey, 5 bedroom, 2 bath mid-town home has endless potential. The spacious main level features original trim, stained glass windows and french doors, along with 10ft ceilings and generous adjoining rooms - ample space to bring your architectural aspirations to life. Three bedrooms on the second floor including a large primary with dressing room rounds out this floor. Two more bedrooms on the top level would also make a perfect future office or den. Everything is just a short walk away, which is why people rarely move from this established community. Only 5 minutes to Eglinton station and Crosstown, neighbourhood eateries, cafes and grocery stores. Enjoy your weekends at Dunfield park, June Rowlands park, the Beltline or the soon to be completed Aquatic Centre. Located within the catchment area for top-rated schools such as Davisville Junior P.S., North Toronto C.I. and many private schools, this location is perfect for families. Seize this opportunity to create something truly remarkable in Davisville!

Extras:

Listing Contracted With: RE/MAX PROFESSIONALS INC.416-232-9000


429 Manor Rd E
Toronto Ontario M4S 1T2

Toronto C10 Mount Pleasant East Toronto

Taxes: \$9,931.33/2025**For:** Sale**Sold:** \$1,850,013**List:** \$1,499,999**Sold Date:** 06/11/2025**% Dif:** 123**SPIS:** N**Last Status:** SLD**DOM:** 7

Detached

Fronting On: S**Rms:** 8 + 1**Link:** N**Acreage:****Bedrooms:** 3 + 1

2-Storey

25 x 112 Feet

Washrooms: 3**Irreg:**

1x2xMain, 1x4xUpper, 1x3xLower

Dir/Cross St: Bayview/Eglinton**MLS#:** C12194414**PIN#:** 211270080

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Sep Entrance	Gar/Gar Spcs:	Detached / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fireplace/Stove	Retirement:	
Apx Sqft:	1500-2000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Other
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	15.26	x 13.91	Fireplace	Bay Window
2	Dining	Main	14.01	x 8.99	Open Concept	Window
3	Kitchen	Main	14.27	x 8.69	Stainless Steel Appl	Pantry
4	Family	Main	16.24	x 11.98	Large Window	Open Concept
5	Prim Bdrm	Upper	16.99	x 11.88	Large Window	Hardwood Floor
6	Den	Upper	11.81	x 9.97	Window	Closet
7	2nd Br	Upper	13.09	x 10.99	Double Closet	Large Window
8	3rd Br	Upper	10.79	x 8.6	Closet	Window
9	Rec	Lower	13.81	x 7.71	Laminate	
10	Laundry	Lower	11.19	x 7.71	Tile Floor	

Client Remks: Welcome to 429 Manor Road East - a beautifully updated detached family home in the heart of Davisville Village, just steps from the highly sought-after Maurice Cody Public School. This exceptional residence features a bright open-concept layout with freshly painted interiors and new flooring throughout, offering true move-in-ready convenience. Relax by the wood-burning fireplace in the inviting living room, cook with ease in the spacious kitchen with ample storage, and gather for movie nights in the comfortable family room complete with a convenient two-piece powder room on the main floor. Upstairs, the generous primary bedroom overlooks the backyard and includes an adjoining den, ideal as a home office. Two additional bedrooms and a modern family bathroom with both a walk-in shower and separate bathtub complete the upper level. The fully finished basement - with a separate entrance - offers a large laundry area, additional bathroom, and flexible living space. Enjoy the convenience of a private driveway with a detached garage. The sunny, south-facing backyard features a spacious deck - perfect for entertaining and enjoying the outdoors. All of this, just steps to Bayview's shops and restaurants, and a quick drive downtown via the Bayview Extension. This is a property you won't want to miss. Open House Sat/Sun 2 - 4 pm.

Extras:**Listing Contracted With:** RIGHT AT HOME REALTY 416-391-3232


343 Balliol St
Toronto Ontario M4S 1E1

Toronto C10 Mount Pleasant East Toronto

Taxes: \$10,514.77/2024**For:** Sale**Sold:** \$1,880,000**List:** \$1,899,000**Sold Date:** 05/12/2025**% Dif:** 99**SPIS:** N**Last Status:** SLD**DOM:** 2

Detached

Fronting On: S**Rms:** 6**Link:** N**Acreage:****Bedrooms:** 3

2-Storey

25.03 x 175.6 Feet

Washrooms: 3**Irreg:**

1x2xMain, 1x4xUpper, 1x3xLower

Dir/Cross St: Davisville & Mount Pleasant**MLS#:** C12139744**PIN#:** 211250179

Kitchens:	1	Exterior:	Alum Siding / Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	None
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	1500-2000		Central Vacuum, Fireplace/Stove, Hospital,	Farm/Agr:	
Assessment:	POTL:		Library, Park, Public Transit, Rec Centre,	Oth Struct:	Aux Residences, Shed
POTL Mo Fee:			School	Spec Desig:	Unknown
Laundry lev:	Lower				

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
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Client Remks: Beauty on Balliol! Located in the Coveted Maurice Cody School District, this beautifully updated 3-bedroom, 2+1 bathroom home blends stylish design with ultimate functionality. The moment you enter, you're greeted by a stunning built-in bar that flows seamlessly into the open-concept dining room, featuring a Sub-Zero 59-bottle wine fridge the ideal space for entertaining. The chef's kitchen is a culinary dream, with high-end finishes and a walkout to your own private backyard oasis. Enjoy summer evenings on the deck, soak in the hot tub, and unwind in the deep 175.6-ft lot that features an all-season outbuilding with heat & A/C (2021) ideal for a home office, gym or creative space. The main floor also features a designer finished powder room, adding a touch of luxury to everyday living. Enjoy the convenience of 2 dedicated parking spots in the front. Recent upgrades include 200 amp electrical service, high-efficiency furnace (2021), central A/C (2017), and natural gas water heater (2016). Enjoy smart home features like remote-monitoring security and Wi-Fi enabled lighting. This home truly checks all the boxes with thoughtful updates, a functional layout, and an unbeatable location. Located in family-friendly Davisville Village, you're steps to top-rated schools, parks, shops, and the vibrant Yonge & Eglinton corridor. A rare opportunity to own a move-in ready home in one of Toronto's most desirable neighbourhoods!

Extras:**Listing Contracted With:** PSR416-360-0688


51 Hillsdale Ave E
Toronto Ontario M4S 1T4

Toronto C10 Mount Pleasant West Toronto

Taxes: \$9,420.36/2024**For:** Sale**Sold:** \$1,900,000**List:** \$1,599,000**% Dif:** 119**Sold Date:** 04/25/2025**SPIS:** N**Last Status:** SLD**DOM:** 9

Detached

Fronting On: N**Rms:** 12 + 0**Link:** N**Acreage:****Bedrooms:** 3 + 0

2-Storey

28 x 135 Feet

Washrooms: 3**Irreg:**

1x3x2nd, 1x3x2nd, 1x3xBsmt

Dir/Cross St: Yonge And Eglinton**MLS#:** C12086614**PIN#:** 211330045**Assignment:** N**Fractional Ownership:** N

Kitchens: 1 + 0
Fam Rm: N
Basement: Finished / Sep Entrance
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age: 100+
Apx Sqft: 1500-2000
Assessment: **POTL:** N
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick / Vinyl Siding
Drive: Mutual
Gar/Gar Spcs: Detached / 1
Drive Park Spcs: 0
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat: Fenced Yard, Fireplace/Stove, Library, Park, Public Transit

Zoning:
Cable TV: **Hydro:** Y
Gas: Y **Phone:** N
Water: Municipal
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.09	x 10.5	Hardwood Floor	Open Concept	
2	Dining	Main	14.34	x 8.6	Hardwood Floor	Open Concept	Crown Moulding
3	Den	Main	10.5	x 6	Hardwood Floor	Vaulted Ceiling	Skylight
4	Kitchen	Main	11.32	x 8.99	Hardwood Floor	Stainless Steel Appl	
5	Breakfast	Main	11.42	x 7.74	Hardwood Floor	W/O To Deck	Combined W/Kitchen
6	Prim Bdrm	2nd	16.17	x 11.32	Hardwood Floor	3 Pc Ensuite	W/I Closet
7	2nd Br	2nd	12.83	x 8.83	Hardwood Floor	Double Closet	Closet Organizers
8	3rd Br	2nd	11.52	x 8.66	Hardwood Floor	Closet	O/Looks Frontyard
9	Media/Ent	Bsmt	13.29	x 25.98	Heated Floor	B/I Bookcase	Imitation Fireplace
10	Bathroom	2nd	10.5	x 7.87	3 Pc Ensuite		
11	Bathroom	2nd	10.5	x 5.97	3 Pc Bath		
12	Bathroom	Bsmt	10.5	x 5.97	3 Pc Bath		

Client Remks: Nestled In The Heart Of Yonge and Eglinton On A Quiet Street, This Extremely Well-maintained Move-in Ready Home Offers 9 ft Ceilings, A Warm Open Concept Resulting In A Perfect Blend Of History & Modern luxury. Three Minute Walk To The Eglinton Subway Station, Shops And Restaurants. Top-rated Shools Are Near By. Three Large BR Gem Boasts A Spaciousness, An Impeccable Layout & Natural Light. It's The Perfect Mix Of Original Design & Thoughtful Renovations. Hardwood Flooring On The Main Floor (2018) And A Modern Kitchen (2018), Second Bathroom (2018). The Main Floor Opens To A Private Backyard, Reminiscent Of A Secret English Garden. French Doors Open To a Spacious Deck (2022). A Must-see Basement, with over \$200K Spent, Professionally Underpinned and Waterproofed with a Dimplex Membrane system, Resulting In A Spectacular Finished Large Area With Heated Porcelain Floors with a Gorgeous Herringbone Layout, A Black and White Crisp Marble Bathroom For A timeless Look, and a Luxurious Shower. Too Good To Describe, Featured In the Globe and Mail, Home and Design Section on January 24, 2017. You'll appreciate the convenience of a one-car garage, which Can Fit an SUV (A VW Tiguan 2020 SUV Parked Inside). Top-rated Local Schools, Numerous Large Parks, & Recreational Facilities Complete This Exceptional Offering. Chimney For the Main Floor Fireplace Terminates Just Above the Roof Line. No Knob and Tube Wiring

Extras:**Listing Contracted With:** HOMELIFE LANDMARK REALTY INC. 905-305-1600



248 Hillsdale Ave E
Toronto Ontario M4S 1T6
 Toronto C10 Mount Pleasant West Toronto
Taxes: \$9,120/2025 **For:** Sale **% Dif:** 97
Sold Date: 04/12/2025
SPIS: N **Last Status:** SLD **DOM:** 18
 Detached **Fronting On:** N **Rms:** 7 + 2
Link: N **Acreage:** **Bedrooms:** 3 + 1
 2-Storey 25 x 124 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x3xBsmt
Dir/Cross St: Mt. Pleasant & Eglinton

MLS#: C12040513**PIN#:** 211340316**Assignment:** N**Fractional Ownership:** N

Kitchens:	1	Exterior:	Brick / Stucco/Plaster	Zoning:	
Fam Rm:	N	Drive:	Front Yard	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	1	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	1500-2000	Fenced Yard, Hospital, Park, Public		Farm/Agr:	
Assessment:	2025 POTL:	Transit, School		Oth Struct:	None
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.75	x 12.37	Hardwood Floor	Picture Window	Double Closet
2	Dining	Main	17.49	x 10.2	Hardwood Floor	Open Concept	Window
3	Kitchen	Main	17.68	x 12.76	Hardwood Floor	Centre Island	W/O To Deck
4	Den	Main	12.66	x 6.73	Hardwood Floor	Large Window	Separate Rm
5	Prim Bdrm	Main	12.73	x 11.98	Hardwood Floor	W/I Closet	4 Pc Ensuite
6	2nd Br	Main	10.89	x 8.53	Hardwood Floor	Closet	W/O To Sundeck
7	3rd Br	Main	10.86	x 8.56	Hardwood Floor	Closet	W/O To Sundeck
8	Family	Bsmt	18.41	x 17.49	Broadloom	3 Pc Bath	Above Grade Window
9	4th Br	Bsmt	17.68	x 12.76	Broadloom	Pot Lights	Closet
10	Other	Bsmt	13.16	x 6.99	W/I Closet	B/I Shelves	
11	Laundry	Bsmt	9.25	x 0.66	Tile Floor	Separate Rm	

Client Remks: Prime Davisville Village detached home. Gut renovation in 2013. This spacious family home has 3 +1 bedrooms plus a main floor office that could be used as a 5th bedroom /work at home space. Also featuring 2 bathrms, an open concept main floor offering great living space flexibility & walk-out to a sunny deck and deep garden. The Primary bedroom has 4 pc semi-ens., a walk-in closet + double closet. The 2nd & 3rd bedrooms W/O to a large sundeck. The basement is finished with a 3pc. bathroom & large 4th bedroom with a large W/I closet, perfect for an active family. Legal front pad parking. Close to Mt. Pleasant & Yonge St. shops, restaurants, schools & TTC!

Extras:**Listing Contracted With:** RE/MAX ULTIMATE REALTY INC.416-487-5131



273 Davisville Ave
Toronto Ontario M4S 1H1
 Toronto C10 Mount Pleasant East Toronto
Taxes: \$9,878.14/2024 **For:** Sale **% Dif:** 99
Sold Date: 01/12/2025
SPIS: N **Last Status:** SLD **DOM:** 5

Detached **Fronting On:** S **Rms:** 8 + 3
Link: N **Acreage:** **Bedrooms:** 4 + 1
 2-Storey 20 x 145 Feet **Washrooms:** 4
Irreg: 1x4x2nd, 1x3x2nd, 1x3xBsmt

Dir/Cross St: Mt. Pleasant And Davisville

MLS#: C11910243

PIN#: 211250298

Kitchens: 1	Exterior: Stucco/Plaster	Zoning:
Fam Rm: Y	Drive: Pvt Double	Cable TV:
Basement: Finished	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: N	Drive Park Spcs: 2	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 2	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat: Family Room	Retirement:
Apx Sqft:		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Spec Desig: Other
Laundry lev:		


#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.9	x 14.6	Hardwood Floor	Open Concept	Walk-Out
2	Family	Main	18.86	x 14.6	Hardwood Floor	Open Concept	
3	Dining	Main	9.78	x 14.6	Hardwood Floor	Open Concept	
4	Kitchen	Main	12.99	x 14.6	Hardwood Floor	Open Concept	Breakfast Bar
5	Prim Bdrm	2nd	20.77	x 14.6	Hardwood Floor	3 Pc Bath	Large Window
6	2nd Br	2nd	11.02	x 14.6	Hardwood Floor	3 Pc Bath	
7	3rd Br	2nd	9.81	x 7.81	Hardwood Floor	Double Closet	
8	4th Br	2nd	11.75	x 10.37	Hardwood Floor	Closet	
9	Rec	Bsmt	18.04	x 14.6	Vinyl Floor		
10	Office	Bsmt	8.14	x 9.28	Vinyl Floor		
11	Exercise	Bsmt	19.39	x 14.6			

Client Remks: Newly built extension in 2023 (added 1050 sqft + landscaped backyard) plus a full renovation in 2018 including new roof. Total approx 3000 sqft 4 bed + 4 bath incl 1000 sqft bsmt with storage space, office, and family room. Walk to top schools: Hodgson middle school or Maurice Cody elementary. Walk to the subway, bus, top rated restaurants / Michelin star Kappo Sato, and famous parks and trails (Beltline trail connects to Evergreen Brickworks). Across the street you can skate at Hodgson ice rink or get your exercise at the Goodlife gym.

Extras: All Appliances Including, Washer, Dryer, Fridge, Stove, Dishwasher, All Electrical Light Fixtures, Cac, Hwt, Furnaces

Listing Contracted With: DREAM HOME REALTY INC. 905-604-6855



	485 Davisville Ave			Sold: \$2,050,000
	Toronto Ontario M4S 1J2			List: \$2,149,000
	Toronto C10 Mount Pleasant East Toronto			
	Taxes: \$10,236/2024		For: Sale	% Dif: 95
	Sold Date: 06/12/2025			
	SPIS: N	Last Status: SLD	DOM: 13	
	Detached	Fronting On: S	Rms: 10 + 4	
	Link: N	Acreage:	Bedrooms: 3 + 1	
	2-Storey	25.04 x 123.72 Feet	Washrooms: 4	
	Irreg:	1x2xMain, 1x4x2nd, 1x5x2nd, 1x4xLower		
Dir/Cross St: Bayview and Davisville				

MLS#: C12184628	PIN#: 211260083
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Kitchens: 1		Exterior:		Zoning:	
Fam Rm: Y		Stone / Stucco/Plaster		Cable TV:	
Basement: Fin W/O / Sep Entrance		Drive: Front Yard		Hydro:	
Fireplace/Stv: Y		Gar/Gar Spcs: None / 0		Gas:	
Heat: Forced Air / Gas		Drive Park Spcs: 1		Water:	
A/C: Central Air		Tot Prk Spcs: 1		Water Supply:	
Central Vac: Y		UFFI:		Sewer: Sewers	
Apx Age: 16-30		Pool: None		Waterfront:	
Apx Sqft: 2000-2500		Prop Feat:		Retirement:	
Assessment: 2024 POTL:		Central Vacuum, Family Room,		Farm/Agr:	
POTL Mo Fee:		Fireplace/Stove, Hospital, Park, Public		Oth Struct:	
Laundry lev: Upper		Transit, Rec Centre, School		Spec Desig: Unknown	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	7.25	x 5.92	Marble Floor	Double Closet	
2	Living	Main	11.91	x 10.93	Hardwood Floor	2 Way Fireplace	Large Window
3	Dining	Main	15.85	x 15.42	Hardwood Floor	2 Way Fireplace	Open Concept
4	Kitchen	Main	15.91	x 9.91	Hardwood Floor	O/Looks Backyard	Breakfast Bar
5	Family	Main	14.67	x 10.01	Hardwood Floor	W/O To Deck	Open Concept
6	Prim Bdrm	2nd	20.01	x 12.34	Hardwood Floor	4 Pc Ensuite	W/I Closet
7	2nd Br	2nd	12.17	x 9.68	Hardwood Floor	Double Closet	
8	3rd Br	2nd	11.91	x 9.42	Hardwood Floor	Double Closet	
9	4th Br	Bsmt	13.42	x 7.91	Broadloom	4 Pc Ensuite	Above Grade Window
10	Media/Ent	Bsmt	15.91	x 13.68	Broadloom	Pot Lights	
11	Exercise	Bsmt	17.09	x 11.52	Above Grade Window	Pot Lights	
12	Office	Bsmt	12.24	x 8.33	Tile Floor	W/O To Garden	

Client Remks: Welcome to this beautifully appointed detached home, custom-built in 2006, ideally situated on a tree-lined street in the heart of Davisville Village. Designed with families in mind, this 3130 sq' residence offers a spacious, thoughtfully laid-out floor plan with high ceilings and premium finishes throughout. The renovated kitchen is the heart of the home, flowing seamlessly into a bright and inviting main floor family room with a walkout to a large south-facing deck, perfect for outdoor entertaining. Upstairs, you'll find three generously sized bedrooms, including an impressive primary retreat, with vaulted ceilings, that spans the entire back of the home, offering space, privacy, and an abundance of natural light. The finished lower level features high ceilings, a fourth bedroom suite, home gym, recreation room, and dedicated office. Enjoy the outdoors with your very own full-size sport court, perfect for basketball, pickleball, or neighbourhood games. Located in the highly sought-after Maurice Cody School District, and just a short stroll to the shops, cafes, and restaurants of Bayview Avenue, this home offers the perfect blend of convenience, community, and comfort. Don't miss your chance to own a turn-key family home in one of Torontos most desirable neighbourhoods!

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



37 Tilson Rd
Toronto Ontario M4S 1P3
 Toronto C10 Mount Pleasant East Toronto
Taxes: \$7,517.69/2024 **For:** Sale **% Dif:** 102
Sold Date: 03/31/2025
SPIS: N **Last Status:** SLD **DOM:** 6
Dir/Cross St: Mt Pleasant Rd & Davisville Ave

Sold: \$2,100,013
List: \$2,049,000

Detached **Fronting On:** S **Rms:** 8 + 1
Link: N **Acreage:** **Bedrooms:** 4
 3-Storey 25 x 100 Feet **Washrooms:** 3
Irreg: 1x4x2nd, 1x4x3rd, 1x3xBsmt

MLS#: C12039868**PIN#:** 211310262

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Drive: Front Yard	Cable TV:
Basement: Part Fin / Sep Entrance	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 1	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Apx Sqft:	Family Room, Fireplace/Stove	Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.71	x 15.03	Fireplace	Crown Moulding	Hardwood Floor
2	Dining	Main	9.61	x 13.25	B/I Shelves	Crown Moulding	Hardwood Floor
3	Kitchen	Main	10.1	x 21.36	Breakfast Bar	O/Looks Family	Hardwood Floor
4	Family	Main	8.23	x 14.44	W/O To Deck	O/Looks Garden	Hardwood Floor
5	2nd Br	2nd	12.07	x 11.32	Closet	Hardwood Floor	
6	3rd Br	2nd	12.07	x 12.83	Closet	Hardwood Floor	
7	Office	2nd	8.46	x 9.65	B/I Desk	Hardwood Floor	
8	Prim Bdrm	3rd	11.38	x 12.63	W/W Closet	Hardwood Floor	
9	4th Br	3rd	11.32	x 10.56	B/I Shelves	Hardwood Floor	
10	Rec	Bsmt	13.29	x 16.77	B/I Shelves	Hardwood Floor	
11	Utility	Bsmt	9.61	x 11.15			
12	Furnace	Bsmt	18.14	x 10.99			

Client Remks: Davisville Village's coveted Tilson Road is the ultimate child-friendly street in the Maurice Cody P. S. neighbourhood. Wonderfully spacious and filled with character, this rarely available 4-bedroom family home sits on a south facing lot with legal front pad parking. The property offers a spacious layout across three floors with a family room and basement extension off the back of the home. The main floor features a formal living room and a large dining room with a custom-built buffet, perfect for hosting gatherings. The sun-filled, eat-in kitchen and adjacent family area lead out to a deck and pretty yard, providing a seamless transition between indoor and outdoor. The second level includes two well-sized bedrooms, bathroom and a versatile open-concept work-from-home space. The third level offers two additional bedrooms and a bathroom, which can also be configured as a private retreat. The basement has a recreation room with custom-built entertainment shelving, a third bathroom both with heated floors, and ample storage. Refer to the floor plan to imagine the potential of this amazing property. Walk to Bayview & Mount Pleasant shops, restaurants and TTC. This is midtown-life perfection! Open House Sat & Sun 2:00 to 4:00.

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


23 Cleveland St
Toronto Ontario M4S 2V9

Toronto C10 Mount Pleasant East Toronto

Taxes: \$9,656.40/2024**For:** Sale**Sold:** \$2,250,000**List:** \$1,995,000**Sold Date:** 02/18/2025**% Dif:** 113**SPIS:** N**Last Status:** SLD**DOM:** 8

Detached

Fronting On: E**Rms:** 6 + 2**Link:** N**Acreage:****Bedrooms:** 2 + 1

3-Storey

24.93 x 99.94 Feet

Washrooms: 4**Irreg:**

1x2xMain, 2x4x2nd, 1x4xLower

Dir/Cross St: Bayview/Davisville**MLS#:** C11965697**PIN#:** 211260135

Kitchens:	1	Exterior:	Stucco/Plaster	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	Hydro:
Basement:	Fin W/O	Gar/Gar Spcs:	Built-In / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	3	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	16-30	Prop Feat:	Family Room, Fireplace/Stove	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Elevator:	Y				
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.6	x 12.93	Fireplace	Bay Window	Crown Moulding
2	Dining	Main	17.09	x 12.37	Crown Moulding	Open Concept	Hardwood Floor
3	Kitchen	Main	13.16	x 9.06	Modern Kitchen	Stainless Steel Appl	B/I Desk
4	Family	Main	13.16	x 11.32	W/O To Deck	Fireplace	Bay Window
5	Prim Bdrm	2nd	18.47	x 13.29	4 Pc Ensuite	W/I Closet	Skylight
6	2nd Br	2nd	15.12	x 13.16	3 Pc Ensuite	Fireplace	W/I Closet
7	3rd Br	Lower	15.03	x 13.75	4 Pc Ensuite	Bay Window	W/I Closet
8	Laundry	Lower	9.19	x 7.35	Laundry Sink	Tile Floor	

Client Remks: Welcome to 23 Cleveland St. Nestled in the heart of Davisville Village, within the sought-after Maurice Cody School District, this architectural gem is a rare find. Custom-built in 1989 by Ardnam for its original owner, this distinguished French Empire-style residence blends timeless elegance with modern updates throughout. Spanning three stories, this charming detached home features 2+1 bedrooms, easily convertible to three above-grade bedrooms, including a spacious primary suite with a custom-built closet. The sun-filled eat-in kitchen, equipped with commercial-grade appliances, flows seamlessly into the bright living room, which opens onto a private deck ideal for entertaining. Designed with convenience in mind, the home also boasts a main-floor powder room and an elevator. 3 gas fireplaces add warmth and character to the inviting interiors, while a secluded above-grade guest suite with a separate walk-out offers flexibility and privacy. Outside, enjoy a fully fenced backyard, a private heated driveway, and a professionally finished garage. Located just a short walk from shopping, restaurants, parks, and all essential amenities, this home offers the perfect blend of charm, comfort, and convenience. Don't miss this incredible opportunity make it yours today!

Extras:**Listing Contracted With:** RE/MAX HALLMARK BATOR GROUP INC.416-485-7575


1 Le May Rd
Toronto Ontario M4S 2X2

Toronto C10 Mount Pleasant East Toronto

Taxes: \$9,613.49/2024**For:** Sale**Sold:** \$2,250,000**List:** \$2,388,000**Sold Date:** 02/24/2025**% Dif:** 94**SPIS:** N**Last Status:** SLD**DOM:** 42

Detached

Fronting On: E**Rms:** 8 + 2**Link:** N**Acreage:** < .50**Bedrooms:** 3 + 2

2-Storey

26 x 100 Feet

Washrooms: 4**Irreg:**1x2xMain, 1x5x2nd, 1x5x2nd,
1x3xLower**Dir/Cross St:** Bayview & Davisville**MLS#:** C11921117**PIN#:** 211260285

Kitchens:	1	Exterior:	Stucco/Plaster	Zoning:	Residential
Fam Rm:	Y	Drive:	Private	Cable TV:	A
Basement:	Finished	Gar/Gar Spcs:	Detached / 1	Gas:	Y
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Municipal
Heat:	Radiant / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	None
Apx Age:		Prop Feat:	Family Room, Fenced Yard,	Retirement:	N
Apx Sqft:			Fireplace/Stove, Park, Public Transit, Rec	Farm/Agr:	
Assessment:	POTL:		Centre, School	Oth Struct:	Garden Shed
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Upper				

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
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Client Remks: Welcome to 1 Le May Road, an exquisitely renovated detached home nestled in the desirable heart of Davisville. Designed to blend everyday comfort with sophisticated entertaining, this residence boasts an open-concept main floor featuring a chef-inspired kitchen at its heart, alongside a spacious family room with built-in shelving and French doors that lead out to a beautiful back deck and yard perfect for enjoying those warm summer evenings in the city. The luxurious primary suite offers a generous ensuite bathroom and multiple closets for added convenience. The expansive, fully finished lower level provides even more living space, with a large recreation room, a fourth bedroom with an en-suite bathroom, and an office encompassing three levels of refined living. Thanks to its bright, sunny corner lot, the home is bathed in natural light from the east, west, and south. Completing the picture, the property includes a detached garage and storage shed for extra functionality. If you're looking to move right in and enjoy a perfect blend of style, comfort, and convenience in one of the city's most coveted neighborhoods, this home is your ideal choice! **EXTRAS** Steps To Bayview Shops & Restaurants, Itc, Parks, Community Centre, Tennis Courts, Many Excellent Public And Private Schools; Detached Garage And Garden Shed, Side Yard For Bins & Storage.

Extras:**Listing Contracted With:** JDL REALTY INC. 905-731-2266



163 Belsize Dr			Sold: \$2,310,000
Toronto Ontario M4S 1L9			List: \$2,495,000
Toronto C10 Mount Pleasant West Toronto			
Taxes: \$10,843.78/2024		For: Sale	% Dif: 93
Sold Date: 04/18/2025			
SPIS: N	Last Status: SLD	DOM: 15	
Detached	Fronting On: S	Rms: 9 + 2	
Link: N	Acreage:	Bedrooms: 4	
2-Storey	25 x 125 Feet	Washrooms: 4	
	Irreg:	1x2xMain, 1x3x2nd, 1x4x2nd, 1x3xLower	
Dir/Cross St: Mt Pleasant and Davisville			

MLS#: C12060691 **PIN#:** 211240376

Kitchens: 1 + 1	Exterior: Stucco/Plaster / Wood	Zoning:
Fam Rm: Y	Drive: Mutual	Cable TV: A Hydro: A
Basement: Fin W/O / Sep Entrance	Gar/Gar Spcs: None / 0	Gas: A Phone: A
Fireplace/Stv: N	Drive Park Spcs: 1	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Apx Sqft: 1500-2000	Family Room, Fenced Yard, Library, Park, Place Of Worship, Public Transit, Rec Centre	Farm/Agr:
Assessment: POTL:		Oth Struct: Workshop
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Upper		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.63	x 15.39	Hardwood Floor	Picture Window	Combined W/Dining
2	Dining	Main	8.27	x 15.39	Combined W/Living	Hardwood Floor	Wall Sconce Lighting
3	Office	Main	9.97	x 10.53	Pocket Doors	Hardwood Floor	Picture Window
4	Kitchen	Main	9.55	x 15.62	Centre Island	Breakfast Bar	Stainless Steel Appl
5	Family	Main	10.73	x 15.62	W/O To Deck	Picture Window	Tile Floor
6	Prim Bdrm	2nd	14.93	x 14.17	Ensuite Bath	W/I Closet	W/O To Balcony
7	2nd Br	2nd	9.42	x 11.65	Hardwood Floor	Closet	Picture Window
8	3rd Br	2nd	9.42	x 14.21	Hardwood Floor	Closet	Picture Window
9	4th Br	2nd	9.15	x 13.81	Hardwood Floor	Double Closet	Picture Window
10	Laundry	2nd	5.02	x 6.96	Laundry Sink	Tile Floor	Backsplash
11	Rec	Lower	19	x 22.51	Heated Floor	Walk-Out	Pot Lights
12	Other	Lower	12.27	x 26.21	Heated Floor	Combined W/Kitchen	Above Grade Window

Client Remks: This Home Checks Every Box! Detached Home In The Heart Of Coveted Davisville Village. With 4 Spacious Bedrooms, 4 Bathrooms, And Almost 3,000 Sq Ft Of Beautifully Finished Living Space With Soaring High Ceilings. Complete With Floor-To-Ceiling, Wall-To-Wall Windows Flood The Home With Natural Light On All Three Levels, Complemented By Skylights And Warm White Oak Floors. The Open-Concept Main Level Is Perfect For Entertaining, While The Walk-Out To The Deck Off The Kitchen And The Walkout Basement With Radiant Floors And A Full Separate-Entry Basement Apartment In The Front Half, And A Walk-Out Family Space At The Back Is Sure To Please! The Detached Garage Has Been Converted Into A Fully Powered, Insulated And Drywalled Studio - Ideal As A Home Office, Gym, Art Space, Or Teen Retreat. The Deep Backyard Offers Privacy And Tranquility With Many Mature Trees In Neighbouring Backyard For Privacy And Greenery. While Solar Panels Mean You Not Only Never See A Hydro Bill Again, But You Can Expect Some Checks Instead! The Primary Suite With Walk-In Closet, Spa-Inspired Ensuite, And A Private Balcony Is Made For Relaxing. Parking For One, With Potential To Expand To Two Like Neighbours Have. Located On One Of The Most Desirable Streets In The Neighborhood - Steps To Belsize Parkette, June Rowlands Park, And Davisville Tennis Club. Just A 9-Minute Walk To Davisville Subway Station And Surrounded By Top-Ranked Schools, Including French Immersion Options. Enjoy The Incredible Lifestyle Of Midtown Toronto With Mount Pleasants Shops, Cafes, And Restaurants Right Around The Corner. Do Not Miss This One!

Extras:

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


26 Tilson Rd
Toronto Ontario M4S 1P4

Toronto C10 Mount Pleasant East Toronto

Taxes: \$10,879.54/2024**For:** Sale**Sold:** \$2,390,000**List:** \$2,179,000**Sold Date:** 05/09/2025**% Dif:** 110**SPIS:** N**Last Status:** SLD**DOM:** 7

Detached

Fronting On: N**Rms:** 6 + 2**Link:** N**Acreage:****Bedrooms:** 3 + 1

2-Storey

25.03 x 125.17 Feet

Washrooms: 4**Irreg:**1x2x1n Betwn, 1x6x2nd, 1x4x2nd,
1x4xBsmt**Dir/Cross St:** Mount Pleasant Rd/Davisville Ave.**MLS#:** C12121249**PIN#:** 211310239


Kitchens:	1	Exterior:		Zoning:	
Fam Rm:	Y	Drive:	Rt-Of-Way	Cable TV:	
Basement:	Finished / Walk-Up	Gar/Gar Spcs:	Detached / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apex Age:	31-50	Prop Feat:		Retirement:	
Apex Sqft:	1500-2000	Central Vacuum, Clear View, Family Room,		Farm/Agr:	
Assessment:	POTL:	Fenced Yard, Fireplace/Stove, Park, Place		Oth Struct:	
POTL Mo Fee:		Of Worship, Public Transit, School		Spec Desig:	Unknown
Laundry lev:					

Topography: Level

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	9.42	x 4.66	Double Closet	Marble Floor	
2	Living	Ground	19.42	x 12.17	Casement Windows	Fireplace	Hardwood Floor
3	Dining	Ground	12.5	x 11.15	Formal Rm	Casement Windows	Open Concept
4	Kitchen	Ground	9.25	x 16.4	Family Size Kitchen	Modern Kitchen	Pot Lights
5	Family	Ground	11.75	x 13.48	Breakfast Area	O/Looks Backyard	W/O To Garden
6	Prim Bdrm	2nd	14.01	x 17.42	O/Looks Frontyard	Casement Windows	6 Pc Ensuite
7	2nd Br	2nd	10.99	x 11.15	O/Looks Backyard	His/Hers Closets	Hardwood Floor
8	3rd Br	2nd	9.84	x 8.99	West View	Closet	California Shutters
9	Rec	Bsmt	30.41	x 15.42	Above Grade Window	Fireplace	Walk-Up
10	4th Br	Bsmt	10.99	x 12.01	Above Grade Window	Double Closet	Broadloom

Client Remks: The one you have been waiting for! Quiet sought-after street in Davisville Village. This is a very elegant, custom home built in the 90's with high ceilings on all levels. It is very bright with numerous lofty windows through-out and open concept areas. It has been meticulously maintained by a single owner for 24 years! Numerous improvements, include newer landscaping and backyard fencing completed just last year. Freshly painted through-out with neutral colours and updated pot lights have just been installed. Shows extremely well. A key feature, is the bright basement with a large expanse of above ground windows overlooking the back garden with walk-up access. Many possibilities! Laundry area is conveniently located on the second level. The detached garage at the rear exits to a right-of-way lane and does not interfere with backyard enjoyment. Do not miss this ideally located gem, close to excellent schools, nearby parks, TTC access, great shopping and restaurants on Mount Pleasant and Bayview!

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



394 Balliol St
Toronto Ontario M4S 1E2
Toronto C10 Mount Pleasant East Toronto
Taxes: \$12,975/2024
Sold Date: 05/10/2025
SPIS: N
Last Status: SLD
DOM: 15

Sold: \$2,480,000
List: \$2,595,000
For: Sale
% Dif: 96

Detached
Link: N
2-Storey

Fronting On: N
Acreage:
21.75 x 145 Feet
Irreg:

Rms: 8 + 2
Bedrooms: 3 + 1
Washrooms: 5
1x2xMain, 2x3x2nd, 1x4x2nd, 1x3xBsmt

Dir/Cross St: Davisville and Mount Pleasant

MLS#: C12111847

PIN#: 211250226

Fractional Ownership: N

Kitchens: 1	Exterior: Stone / Stucco/Plaster	Zoning:
Fam Rm: Y	Drive:	Cable TV:
Basement: Finished	Gar/Gar Spcs: Detached / 2	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 0	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 2	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Apx Sqft: 2000-2500	Family Room, Fireplace/Stove	Farm/Agr:
Assessment: 2024 POTL: N		Oth Struct:
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		


#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	52.49	x 45.28	Hardwood Floor	Fireplace	O/Looks Frontyard
2	Dining	Main	44.95	x 59.71	Hardwood Floor	Combined W/Living	
3	Kitchen	Main	37.73	x 59.71	Hardwood Floor	Quartz Counter	Open Concept
4	Family	Main	40.03	x 45.6	Hardwood Floor	Combined W/Kitchen	O/Looks Backyard
5	Prim Bdrm	2nd	42.65	x 60.37	Hardwood Floor	W/I Closet	4 Pc Bath
6	2nd Br	2nd	47.9	x 29.53	Hardwood Floor	3 Pc Ensuite	Cathedral Ceiling
7	3rd Br	2nd	43.01	x 29.2	Hardwood Floor	Window	Pot Lights
8	Office	2nd	29.53	x 31.17	Hardwood Floor	Skylight	Pot Lights
9	Exercise	Bsmt	45.28	x 60.37	3 Pc Bath	Pot Lights	B/I Closet
10	Media/Ent	Bsmt	45.93	x 60.37	Above Grade Window	Pot Lights	

Client Remks: Welcome to 394 Balliol Street, a rare opportunity to own a beautiful detached lot in the highly sought-after Mount Pleasant neighbourhood. This beautifully maintained, custom-built residence sits on a sunny, south-facing lot and offers over 2200 square feet of thoughtfully designed living space. From the moment you step inside, you'll appreciate the well-planned layout, high ceilings, and bountiful natural light from oversized windows and two expansive skylights that brighten every corner of the home. The open-concept main floor provides seamless flow between the living, dining, and kitchen area, ideal for everyday family life and entertaining. A convenient main floor powder room adds both practicality and style. Upstairs, the spacious master bedroom features a walk-in closet and a luxurious ensuite bath, creating the perfect place to unwind. With two ensuite bathrooms and generously sized bedrooms throughout, this home is well-suited for growing families or those needing flexible living space. A stunning den is the backdrop for those working from home. The backyard is a private oasis perfect for summer BBQs or a quiet escape from the city. A rare two-car laneway garage offers secure and convenient parking, a true asset in this urban neighbourhood with the opportunity to build a generous laneway suite. Located just a 10-minute walk from Davisville subway station and nestled between the vibrant Mount Pleasant and Bayview corridors, you'll be surrounded by some of Toronto's best restaurants, cafes, and boutique shops. Enjoy a true pedestrian lifestyle with access to nearby ravine trails, the upcoming Mount Pleasant LRT station, and weekend strolls to local markets. Families will also appreciate the proximity to top-ranked schools, including Maurice Cody Elementary, Hodgson Middle School, Northern Secondary, and Greenwood College. Blending traditional charm with modern comfort, 394 Balliol Street is an exceptional home in one of Toronto's most desirable neighbourhoods.

Extras:

Listing Contracted With: COLDWELL BANKER THE REAL ESTATE CENTRE416-284-8732



	24 Le May Rd		Sold: \$2,495,024
	Toronto Ontario M4S 2X3		List: \$1,899,880
	Toronto C10 Mount Pleasant East Toronto		
	Taxes: \$11,981.10/2024	For: Sale	% Dif: 131
	Sold Date: 02/27/2025		
SPIS: N		Last Status: SLD	DOM: 8
Detached		Fronting On: W	Rms: 10 + 1
Link: N		Acreage:	Bedrooms: 3 + 1
2-Storey		25.42 x 146.66 Feet	Washrooms: 4
		Irreg:	1x2xGround, 1x4x2nd, 1x5x2nd, 1x3xBsmt
Dir/Cross St: BAYVIEW/DAVISVILLE			

MLS#: C11978545	PIN#: 211260257
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Kitchens: 1	Exterior: Brick	Zoning:	
Fam Rm: Y	Drive: Mutual	Cable TV:	Hydro:
Basement: Finished / Sep Entrance	Gar/Gar Spcs: Detached / 1	Gas:	Phone:
Fireplace/Stv: Y	Drive Park Spcs: 0	Water:	Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply:	
A/C: Central Air	UFFI:	Sewer:	Sewers
Central Vac: Y	Pool: None	Waterfront:	
Apx Age: 51-99	Prop Feat:	Retirement:	
Apx Sqft: 2500-3000	Central Vacuum, Family Room,	Farm/Agr:	
Assessment:	Fireplace/Stove	Oth Struct:	
POTL:		Spec Desig:	Unknown
POTL Mo Fee:			
Laundry lev: Lower			

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	16.31	x 18.34	
2	Kitchen	Main	17.85	x 18.34	
3	Dining	Main	12.47	x 13.29	
4	Prim Bdrm	2nd	16.37	x 12.6	
5	Bathroom	2nd	14.7	x 5.35	
6	Bathroom	2nd	9.35	x 6.56	
7	3rd Br	2nd	14.7	x 9.38	
8			14.73	x 8.6	
9	Rec	Bsmt	33.2	x 18.31	
10	Exercise	Bsmt	10.3	x 6.69	
11	Laundry	Bsmt	6.1	x 8.63	
12	Cold/Cant	Bsmt	7.38	x 18.34	

Client Remks: Nestled in a coveted family-friendly enclave, this exceptional 3-bedroom, 4-bathroom residence seamlessly blends modern luxury with thoughtful design. A striking 146.66-ft deep lot sets the stage for an expansive interior spanning nearly 3,000 sq ft. A natural stone-clad front porch welcomes you into a refined main level, where 9 ceilings, a built-in sound system, and a gas fireplace enhance the inviting living spaces. The chefs kitchen boasts a Wolf dual fuel range, an oversized 4x8 island, and seamless access to the backyards two private patio spaces with a natural gas BBQ hookup. Upstairs, the serene primary retreat features a generous walk-in closet and spa-inspired ensuite with a jetted soaker tub and heated floors. Two additional bedrooms are complemented by a skylit hallway with a spacious linen closet. The finished lower level impresses with a vast recreation room, a versatile den/gym with potential as a fourth bedroom, a full bath with heated floors, and extensive storage, including a cantina. A detached garage with power, street permit parking access, and proximity to Maurice Cody P.S., parks, and transit complete this distinguished offering.

Extras:
Listing Contracted With: RARE REAL ESTATE416-233-2071


243 Belsize Dr
Toronto Ontario M4S 1M5

Toronto C10 Mount Pleasant East Toronto

Taxes: \$10,543.30/2024**For:** Sale**Sold:** \$2,650,000**List:** \$2,495,000**Sold Date:** 01/15/2025**% Dif:** 106**SPIS:** N**Last Status:** SLD**DOM:** 2

Detached

Fronting On: S**Rms:** 8 + 3**Link:** N**Acreage:****Bedrooms:** 3 + 1

2-Storey

25 x 125 Feet

Washrooms: 4**Irreg:**1x2xMain, 1x4x2nd, 1x3x2nd,
1x4xLower**Dir/Cross St:** Belsize Drive & Harwood Road**MLS#:** C11920480**PIN#:** 211250368

Kitchens:	1	Exterior:	Brick	Zoning:	Single Family Residential
Fam Rm:	Y	Drive:	Front Yard	Cable TV:	A Hydro: Y
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Y Phone: Y
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	Inground	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	3000-3500		Central Vacuum, Family Room, Fenced	Farm/Agr:	
Assessment:	POTL:		Yard, Fireplace/Stove, Hospital, Library,	Oth Struct:	Garden Shed
POTL Mo Fee:			Park, Public Transit, School	Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	7.25	x 5.68	Double Closet	Picture Window	Tile Floor
2	Living	Main	16.57	x 10.33	Fireplace	Large Window	Hardwood Floor
3	Dining	Main	10.83	x 9.25	B/I Closet	Combined W/Living	Hardwood Floor
4	Kitchen	Main	13.75	x 11.84	Breakfast Bar	Centre Island	Hardwood Floor
5	Family	Main	18.18	x 10.6	Gas Fireplace	Combined W/Kitchen	W/O To Pool
6	Prim Bdrm	2nd	18.18	x 16.77	4 Pc Ensuite	Juliette Balcony	Hardwood Floor
7	2nd Br	2nd	13.75	x 8.76	Double Closet	Large Window	Hardwood Floor
8	3rd Br	2nd	10.66	x 8.99	Double Closet	Large Window	Hardwood Floor
9	4th Br	Lower	12.4	x 9.09	Double Closet	3 Pc Bath	Broadloom
10	Rec	Lower	16.83	x 15.49	Gas Fireplace	Above Grade Window	Broadloom
11	Laundry	Lower	14.17	x 4.07	B/I Shelves	Laundry Sink	Tile Floor

Client Remks: A rare offering on one of the best blocks in Davisville Village, 243 Belsize Drive is the detached family home that you've been waiting for. Sitting atop a 25-foot-by-125-foot south-facing lot with over 3000 total square feet, this fabulous dwelling features a three-storey addition, an open-concept main floor with a powder room, a primary retreat with an ensuite bathroom and walk-in closet, and a glorious backyard oasis with a pool. Perfectly poised on the south side of Glebe Manor Square parkette, this property enjoys a lush, serene setting in the heart of a beloved urban neighbourhood. Enjoy a fully pedestrian lifestyle within walking distance to ravine trails, the shops and restaurants of Mount Pleasant and Bayview, and the Mt. Pleasant LRT Station. Within close proximity to some of the city's best schools, 243 Belsize Drive is an 8-minute walk to Maurice Cody Elementary School, a 2-minute walk to the future-built Hodgson Middle School (and outdoor ice rink!), a 15-minute walk to Northern Secondary School and an 8-minute walk to Greenwood School. 243 Belsize Drive offers the perfect blend of modern conveniences and traditional charm in one of Toronto's most sought-after neighbourhoods - an unparalleled opportunity to live, grow, and thrive in Davisville Village.

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



56 Marmot St
Toronto Ontario M4S 2T5
 Toronto C10 Mount Pleasant East Toronto
Taxes: \$12,050.31/2025 **For:** Sale **% Dif:** 117
Sold Date: 05/27/2025
SPIS: N **Last Status:** SLD **DOM:** 7
Sold: \$2,695,000
List: \$2,299,000
 Detached **Fronting On:** W **Rms:** 6 + 1
Link: N **Acreage:** **Bedrooms:** 3
 2-Storey 32.09 x 150.11 Feet **Washrooms:** 4
Irreg: 1x2xMain, 1x3x2nd, 1x5x2nd,
 1x3xBsmt
Dir/Cross St: Mount Pleasant and Eglinton

MLS#: C12159899**PIN#:** 211290147

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Drive:	Cable TV:
Basement: Fin W/O	Gar/Gar Spcs: Built-In / 1	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 1	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 2	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool:	Waterfront:
Apex Age:	Prop Feat: Family Room, Fireplace/Stove	Retirement:
Apex Sqft: 2000-2500		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	14.27	x 18.57	Stainless Steel Appl	Hardwood Floor	Large Window
2	Family	Main	19.59	x 15.09	Hardwood Floor	W/O To Deck	Pot Lights
3	Dining	Main	19.59	x 11.38	Hardwood Floor	Combined W/Family	Separate Rm
4	Prim Bdrm	2nd	15.39	x 24.67	W/I Closet	5 Pc Ensuite	Broadloom
5	2nd Br	2nd	9.71	x 14.27	Broadloom	Window	Ceiling Fan
6	3rd Br	2nd	9.71	x 14.27	Broadloom	Window	Ceiling Fan
7	Rec	Bsmt	18.8	x 19.88	Broadloom	W/O To Yard	Pot Lights
8	Exercise	Bsmt	18.8	x 19.88	Broadloom	Combined W/Rec	W/O To Yard
9	Laundry	Bsmt	8.99	x 7.15			

Client Remks: Every so often, a home hits the market that truly stands out and this is that home. Nestled in the sought-after Davisville Village and Cody school district, this stunning 3-bedroom, 4-bathroom detached gem checks all the boxes and then some. Thoughtfully reimagined, the main floor ditches the underused formal living room for a functional and stylish layout. Step into a welcoming front foyer that flows into a chefs dream kitchen with a massive centre island, abundant storage, and light. The large dining area connects seamlessly to a sunken family room with soaring ceilings, a cozy gas fireplace, and walkout to a spectacular 150-ft deep backyard. Upstairs, skylights bathe the space in natural light. The primary retreat is your private oasis, featuring two separate walk-in closets and a sexy, spa-inspired 5-piece ensuite. Two additional spacious bedrooms offer custom closet organizers and share a beautifully updated 4-piece bathroom. The fully finished lower level includes a huge rec room, with additional space for a home gym, office, or playroom, a separate laundry room, a renovated 3-piece bathroom, garage access, and a second walkout to the backyard. And oh - that backyard! Facing west for optimal sunlight, its an entertainer's paradise with private deck, hot tub area, couch seating and fire pit under a pergola, grassy play area for pets or kids and a sport court, ideal for basketball, pickleball, golf, or badminton! Other highlights include: 2-car parking (1 in garage), a quiet, kid- friendly street a short walk to Cody, Northern, the new LRT, TTC, Bayview, Mt. Pleasant, and Yonge & Eglinton. Above average home inspection available by email. Open Houses: Saturday/Sunday: 1:00 PM 4:00 PM. To the lucky buyer welcome home!

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



426 Balliol St
Toronto Ontario M4S 1E2
Sold: \$3,205,000
List: \$3,195,000

Toronto C10 Mount Pleasant East Toronto

Taxes: \$13,776/2024

For: Sale

% Dif: 100

Sold Date: 06/07/2025

SPIS: N

Last Status: SLD

DOM: 4

Detached

Fronting On: N

Rms: 8 + 2

Link: N

Acreage:

Bedrooms: 4 + 1

2-Storey

25.03 x 145.66 Feet

Washrooms: 4

Irreg:

1x2xMain, 1x4x2nd, 1x3x2nd,
1x3xBsmt

Dir/Cross St: Balliol & Mt. Pleasant

MLS#: C12193860

PIN#: 211250237

Kitchens:	1	Exterior:	Concrete / Stone	Zoning:	
Fam Rm:	Y	Drive:	None	Cable TV:	Y
Basement:	Fin W/O	Gar/Gar Spcs:	Detached / 2	Gas:	Y
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:	6-15	Prop Feat:	Central Vacuum, Family Room, Fenced	Retirement:	
Apx Sqft:	2000-2500		Yard, Fireplace/Stove, Public Transit,	Farm/Agr:	
Assessment:	POTL:		School	Oth Struct:	Additional Garage(s)
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	21.42	x 13.68	Combined W/Dining	Electric Fireplace	Hardwood Floor
2	Kitchen	Main	17.49	x 14.07	Pantry	Centre Island	Stainless Steel Appl
3	Family	Main	18.41	x 12.66	B/I Bookcase	O/Looks Garden	Electric Fireplace
4	Prim Bdrm	2nd	16.77	x 12.66	4 Pc Ensuite	W/I Closet	Vaulted Ceiling
5	2nd Br	2nd	11.58	x 9.25	Closet Organizers	Window	Hardwood Floor
6	3rd Br	2nd	13.09	x 9.74	Closet Organizers	South View	Hardwood Floor
7	4th Br	2nd	14.6	x 9.25	Closet Organizers	South View	Hardwood Floor
8	Laundry	2nd	4.92	x 4.07	Ceramic Floor	French Doors	
9	Media/Ent	Bsmt	27.66	x 16.93	B/I Bookcase	Hardwood Floor	W/O To Terrace
10	5th Br	Bsmt	14.07	x 9.09	Closet	Window	Hardwood Floor
11	Utility	Bsmt	8.43	x 4.92	Wet Bar	Quartz Counter	Ceramic Floor
12	Other	Bsmt	11.58	x 5.74			

Client Remks: Exceptional Davisville Home with Uncompromising Quality and Design! This four-bedroom detached residence stands apart in the neighbourhood distinguished by its superior construction, quality finishes, and highly functional layout. Built in 2014 and set on the quietest stretch of Balliol Street, the home offers over 3,000 square feet of thoughtfully designed living space with soaring ceilings throughout, including 10'5" on the main floor. The bright, open-concept main floor is ideal for both everyday living and entertaining, featuring a large kitchen with high-end appliances, a generous island, and walk-in pantry. The family room, positioned at the rear of the home, overlooks a professionally landscaped, low-maintenance garden with terrace and a detached two-car garage. Upstairs, four spacious bedrooms enjoy ceiling heights over 9.5 feet, a dramatic skylight, and vaulted ceilings in the primary suite. The primary bedroom also includes a walk-in closet and ensuite bath, while a stylish family bath and second-floor laundry add comfort and convenience. The light-filled lower level offers a large recreation/media room with built-in cabinetry and sliding doors to the garden. A guest or nanny suite includes a kitchenette and full bath, alongside a custom climate-controlled wine cellar with walnut racking and additional storage. Perfectly located just steps from Mt. Pleasant and Bayview shops, top-rated Maurice Cody and Greenwood School.

Extras:

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