



464 Hillsdale Ave E		Sold: \$1,000,000
Toronto Ontario M4S 1V2		List: \$899,000
Toronto C10 Mount Pleasant East Toronto		
Taxes: \$6,620.88/2024	For: Sale	% Dif: 111
Sold Date: 06/17/2025		
SPIS: N	Last Status: SLD	DOM: 8
Semi-Detached	Fronting On: N	Rms: 6
Link:	Acreage:	Bedrooms: 2
2-Storey	19.33 x 120 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x2xMain
Dir/Cross St: Mount Pleasant & Eglinton		

MLS#: C12206979	PIN#: 211290389
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Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Apx Sqft: 1100-1500 Assessment: POTL: Laundry lev: Main	Exterior: Brick / Stucco/Plaster Drive: Front Yard Gar/Gar Spcs: None / 0 Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove	Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig:	Hydro: Phone: Municipal Sewers Shed Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	10.6	x 14.6	Hardwood Floor
2	Dining	Main	10.07	x 14.6	Hardwood Floor
3	Kitchen	Main	16.5	x 10.99	Breakfast Bar
4	Mudroom	Main	6	x 8.76	South View
5	Prim Bdrm	2nd	10.6	x 14.6	Closet
6	2nd Br	2nd	10.33	x 14.6	Closet

Client Remks: A Little Jewel Box In The City. Spacious Semi, Lovingly Maintained By The Same Owner For Over 40 Years. Situated In A Dynamic Community, Steps From Mount Pleasant/Bayview And Eglinton, This Property Offers Timeless Character, Exceptional Location, And Access To The Coveted Maurice Cody Public School, Hodgson Middle School And Northern Secondary School. Walk To Shops On Bayview And Mount Pleasant; Cumbraes, Alex Farm Cheese, Badali's Fruit Market. Warmth And Charm Hardwood Floors, Trim, Plate Rail. A Thoughtfully Designed Kitchen Addition Provides Extra Space And Function With The Added Bonus Of Main Floor Laundry And An Ingenious Two Piece Bathroom On The Main Floor. Stunning Perennial Garden Front And Back, Ideal For Green Thumbs And Backyard Bbq's. A True Oasis In The City. The Home Is Solidly Built And Well Maintained, With Strong Mechanical Systems. Enjoy The Quiet Of A Mature, Tree-Lined Street While Being Just Minutes To Shops, Restaurants, Transit, And Parks. Saving The Best For Last...Legal Front Pad Parking!

Extras:
Listing Contracted With: BOSLEY REAL ESTATE LTD.416-530-1100



5 Forsyth Rd			Sold: \$1,100,000		
Toronto Ontario M4S 2P8			List: \$1,150,000		
Toronto C10 Mount Pleasant East Toronto					
Taxes: \$6,352/2024			For: Sale		% Dif: 96
Sold Date: 05/24/2025					
SPIS: N		Last Status: SLD		DOM: 25	
Semi-Detached		Fronting On: E		Rms: 5	
Link:		Acreage:		Bedrooms: 2	
2-Storey		21.08 x 188 Feet		Washrooms: 1	
		Irreg:		1x4x2nd	
Dir/Cross St: Mt Pleasant/Davisville/Balliol					

MLS#: C12109830	PIN#: 211250755
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Kitchens:	1	Exterior:	Brick / Shingle	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	Hydro:
Basement:	Part Fin	Gar/Gar Spcs:	None / 0	Gas:	Phone:
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:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove	Retirement:	
Apx Sqft:	700-1100			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	15.09	x 8.53	Hardwood Floor
2	Dining	Main	11.15	x 9.84	Hardwood Floor
3	Kitchen	Main	11.15	x 9.51	
4	Br	2nd	11.15	x 10.17	Hardwood Floor
5	Br	2nd	11.15	x 7.55	Hardwood Floor
6	Rec	Bsmt	14.44	x 12.8	

Client Remks: Rare Opportunity in Prime Davisville Village! Offered for the first time in 40 years, this charming semi-detached home presents a unique chance to renovate or reimagine your dream residence in one of Toronto's most sought-after neighbourhoods. Ideally situated on a picturesque, treelined street, this property features 2 well-proportioned bedrooms, a spacious and deep lot with garden suite potential, and a private driveway - an exceptional find in the area. Located within the highly regarded Maurice Cody School catchment, this home is just steps from vibrant Mount Pleasant, boutique shops, cafes, restaurants, and convenient TTC access. Embrace the lifestyle and community spirit that make Davisville Village a top choice for families and professionals alike. Don't miss this incredible opportunity to create your perfect home in a dynamic, family friendly neighbourhood.

Extras:

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY416-205-0355

	28 Cleveland St Toronto Ontario M4S 2W1 Toronto C10 Mount Pleasant East Toronto Taxes: \$5,829.61/2024 Sold Date: 06/13/2025 SPIS: N Last Status: SLD DOM: 9					Sold: \$1,150,000 List: \$1,025,000 For: Sale % Dif: 112		
	Semi-Detached Link: 2-Storey		Fronting On: W Acreage: 17.83 x 109 Feet Irreg:		Rms: 6 Bedrooms: 3 Washrooms: 2 1x2xMain, 1x4x2nd			
	Dir/Cross St: Bayview Ave & Balliol St							
MLS#: C12196046							PIN#: 211250103	
Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Assessment: POTL: N POTL Mo Fee: Laundry lev:			Exterior: Brick / Shingle Drive: Front Yard Gar/Gar Spcs: None / 0 Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove			Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown Hydro: Municipal		
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Living	Main	10.01	x 12.99	W/O To Yard	Open Concept	Fireplace	
2	Dining	Main	12.83	x 9.74	Open Concept	Broadloom		
3	Kitchen	Main	12.01	x 8.99	Galley Kitchen	Hardwood Floor	Breakfast Area	
4	Prim Bdrm	2nd	9.42	x 12.99	Hardwood Floor	Large Window	Closet	
5	2nd Br	2nd	9.32	x 12.99	Hardwood Floor	B/I Shelves	Closet	
6	3rd Br	2nd	9.42	x 7.58	Hardwood Floor	Window	Double Closet	
Client Remks: Exceptional opportunity to land in one of the city's most desirable neighbourhoods. Set on a pretty part of Cleveland Street, this 3 bedroom home has been lovingly maintained by the current owner for nearly 40 years. The main floor has an open concept living and dining room with walk out to a beautiful west facing garden, a nice space to relax and entertain with great sunsets. The galley kitchen has plenty of storage and a great breakfast nook which looks out onto the street where you can watch the world go by whilst you have your morning coffee! The second floor has 3 good-sized bedrooms and original character hardwood flooring throughout. The principal bedroom overlooks the front garden. Second bedroom has built in bookcases and overlooks the garden. The main 4 piece bath has built in vanity with great storage. Lower level is a blank slate to make your own. Legal front pad parking. In the coveted Maurice Cody PS district, with quick TTC access, and steps to the best part of Bayview, 28 Cleveland Street is a fantastic possibility to move into this neighbourhood and put your own stamp on this home.								
Extras:								
Listing Contracted With: BOSLEY REAL ESTATE LTD.416-322-8000								



584 Balliol St
Toronto Ontario M4S 1E5
 Toronto C10 Mount Pleasant East Toronto
Taxes: \$5,942.62/2025 **For:** Sale **% Dif:** 107
Sold Date: 06/09/2025
SPIS: N **Last Status:** SLD **DOM:** 6
Sold: \$1,150,000
List: \$1,029,000
 Semi-Detached **Fronting On:** N **Rms:** 7 + 1
Link: **Acreage:** **Bedrooms:** 3
 2-Storey 17.92 x 100 Feet **Washrooms:** 2
Irreg: 1x2xBsmt, 1x4x2nd
Dir/Cross St: Mount Pleasant and Davisville

MLS#: C12191617**PIN#:** 211250737

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive: Mutual	Cable TV:
Basement: Finished	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: N	Drive Park Spcs: 0	Water:
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	Fenced Yard, Library, Park, Public Transit,	Farm/Agr:
Assessment: POTL:	Rec Centre, School	Oth Struct:
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.12	x 17.72	Hardwood Floor	Picture Window	Fireplace
2	Dining	Main	9.84	x 10.17	Hardwood Floor	Combined W/Living	Open Concept
3	Kitchen	Main	12.8	x 8.86	Walk-Out	Picture Window	Eat-In Kitchen
4	2nd Br	2nd	12.8	x 8.86	O/Looks Backyard	Closet	Hardwood Floor
5	3rd Br	2nd	7.87	x 12.14	Hardwood Floor	Closet	Window
6	Prim Bdrm	2nd	12.47	x 10.5	Fireplace	O/Looks Frontyard	B/I Closet
7	Rec	Lower	12.47	x 7.22	Pot Lights	Laminate	2 Pc Bath
8	Utility	Lower	12.8	x 18.7			

Client Remks: Welcome to this charming and well-loved 3-bedroom, 2-bath semi-detached home nestled in the heart of Davisville Village, one of Toronto's most sought-after family neighbourhoods. Located within the highly coveted Maurice Cody school district, this home offers a perfect blend of character, comfort, and convenience. Step inside to 584 Balliol to discover a freshly painted interior that feels bright and welcoming, with timeless details and thoughtful updates throughout. The inviting living room features a cozy fireplace, perfect for curling up on cool evenings, while the adjoining dining area offers a great space for entertaining family and friends. The kitchen provides plenty of storage and a walk-out to the beautifully landscaped and fenced backyard ideal for kids and pets alike. Upstairs, you'll find three comfortable bedrooms with ample natural light, plus a full bathroom. Primary bedroom complete with built-in storage and decorative fireplace. The finished basement offers flexibility for a family room, home office, guest space, along with a second bathroom and laundry. Plenty of storage in the utility room. A new roof adds peace of mind, and the mutual driveway provides practical access to the rear of the home. Enjoy being part of a vibrant, walkable community with everything you need close at hand top-rated schools, parks, cafes, shops along Bayview and Mount Pleasant, and easy access to TTC. Whether you're a young family, downsizer, or someone looking for a home with heart in a prime location, this is an opportunity not to be missed. Move right in and enjoy all that 584 Balliol Street has to offer.

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

	22 Banff Rd Toronto Ontario M4S 2V5 Toronto C10 Mount Pleasant East Toronto Taxes: \$6,953/2024 Sold Date: 05/24/2025 SPIS: N Last Status: SLD DOM: 29			Sold: \$1,150,000 List: \$1,225,000 For: Sale % Dif: 94		
	Semi-Detached Link: 2-Storey Dir/Cross St: Bayview & Eglinton		Fronting On: W Acreage: 21.75 x 150 Feet Irreg:		Rms: 6 Bedrooms: 3 Washrooms: 1 1x4x2nd	
MLS#: C12103481 PIN#: 211290194						
Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Water / Gas A/C: Window Unit Central Vac: N Apx Age: 51-99 Apx Sqft: 1100-1500 Assessment: \$972,000 / 2024 POTL: POTL Mo Fee: Laundry lev: Lower			Exterior: Brick Drive: Mutual Gar/Gar Spcs: Detached / 0 Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat:		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	17.68	x 10.01	Hardwood Floor Bay Window	
2	Dining	Main	13.81	x 8.1	Hardwood Floor Window	
3	Kitchen	Main	13.81	x 7.19	B/I Dishwasher W/O To Yard	
4	Prim Bdrm	2nd	12.6	x 9.91	Hardwood Floor Window Closet	
5	2nd Br	2nd	14.7	x 8.07	Hardwood Floor Window Closet	
6	3rd Br	2nd	10.5	x 7.09	Hardwood Floor Window Closet	
7	Other	Bsmt	29	x 16.57		
Client Remks: Location, Location, Location! This 3 bedroom, 1 Bathroom home is located conveniently close to many shops, restaurants, transit and parks. It is within the coveted Maurice Cody school district and boasts a Walk Score of 92! Move in condition with endless possibilities to make it your own. The 150 foot lot allows for the dream of one day building a master suite and family room off the back of the house. Come and see it for yourself!						
Extras:						
Listing Contracted With: REAL ESTATE HOMEWARD416-698-2090						



408 Balliol St			Sold: \$1,175,000		
Toronto Ontario M4S 1E2			List: \$1,099,000		
Toronto C10 Mount Pleasant East Toronto					
Taxes: \$6,294.55/2024		For: Sale		% Dif: 107	
Sold Date: 04/25/2025					
SPIS: N		Last Status: SLD		DOM: 9	
Semi-Detached		Fronting On: N		Rms: 6	
Link:		Acreage: < .50		Bedrooms: 3	
2-Storey		15.75 x 145 Feet		Washrooms: 1	
		Irreg:		1x4x2nd	
Dir/Cross St: Mt Pleasant Rd & Balliol St					

MLS#: C12085754	PIN#: 211250231
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Kitchens: 1		Exterior: Brick		Zoning:	
Fam Rm: N		Drive: Lane		Cable TV:	
Basement: Unfinished		Gar/Gar Spcs: Detached / 1		Gas:	
Fireplace/Stv: Y		Drive Park Spcs: 0		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: 700-1100		Fireplace/Stove, Hospital, Library, Park,		Farm/Agr:	
Assessment: POTL:		Place Of Worship, Public Transit, School		Oth Struct:	
POTL Mo Fee:				Spec Desig: Unknown	
Laundry lev: Lower					

Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.19	x 7.84	Hardwood Floor	Fireplace	O/Looks Frontyard
2	Dining	Main	11.94	x 10.33	Hardwood Floor	Large Window	Open Concept
3	Kitchen	Main	9.74	x 7.55	Ceramic Floor	Backsplash	B/I Shelves
4	Prim Bdrm	2nd	11.94	x 11.15	Hardwood Floor	Large Window	Closet
5	2nd Br	2nd	13.88	x 9.81	Hardwood Floor	O/Looks Frontyard	Closet
6	3rd Br	2nd	10.6	x 6.92	Hardwood Floor	O/Looks Backyard	Open Concept

Client Remks: Welcome to 408 Balliol Street, nestled in the prime Toronto. Calling all investors and builders! This bright home offers endless potential, awaiting your personal touch with its unbeatable location. Featuring large windows that flood the space with natural light, hardwood floors throughout, and a layout with separate living and dining areas, complete with a cozy fireplace. The kitchen boasts ample cabinetry, appliances, backsplash, and built-in shelves, with a convenient separate door leading to the backyard and basement. Upstairs, you will find three generous bedrooms with plenty of closet space and a 4-piece bathroom with a tub. Located in the heart of Davisville Village, you are just steps away from schools, scenic parks, Davisville subway station, TTC, shopping, restaurants, Farm Boy, Loblaws, and all the amenities of Yonge Street. An ideal opportunity to renovate, build, or invest in a sought-after neighbourhood! ***EXTRAS*** Listing contains virtually staged photos.							
Extras:							
Listing Contracted With: <u>SUTTON GROUP-ADMIRAL REALTY INC.</u> 416-739-7200							



671 Millwood Rd
Toronto Ontario M4S 1L2
 Toronto C10 Mount Pleasant East Toronto
Taxes: \$5,128.62/2024 **For:** Sale **% Dif:** 95
Sold Date: 05/09/2025
SPIS: N **Last Status:** SLD **DOM:** 58
Semi-Detached **Fronting On:** S **Rms:** 6 + 1
Link: **Acreage:** **Bedrooms:** 3
2-Storey **18 x 116.5 Feet** **Washrooms:** 2
Irreg: **1x4x2nd, 1x3xBsmt**
Dir/Cross St: Bayview Ave & Millwood Rd

MLS#: C12014987**PIN#:** 211260307

Kitchens:	1	Exterior:	Brick	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:	Fenced Yard, Hospital, Park, School	Retirement:	
Apx Sqft:	700-1100			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	Garden Shed
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.72	x 12.76	Hardwood Floor	Large Window	Combined W/Dining
2	Dining	Main	10.1	x 9.84	Hardwood Floor	Window	Hardwood Floor
3	Kitchen	Main	10.07	x 12.7	Hardwood Floor	W/O To Deck	Stainless Steel Appl
4	Prim Bdrm	2nd	11.78	x 10.2	Hardwood Floor	Double Closet	Window
5	2nd Br	2nd	8.79	x 12.7	Hardwood Floor	Window	
6	3rd Br	2nd	11.58	x 7.25	Hardwood Floor	Window	
7	Rec	Bsmt	28.05	x 12.01	Broadloom	Above Grade Window	

Client Remks: An Exceptional Value in Mount Pleasant East - A rare opportunity to buy into one of Toronto's most established neighbourhoods, with a price that reflects both market entry and long-term potential. Mount Pleasant East is known for its strong schools, excellent transit access, walkable amenities, and long-term market performance. Its a neighbourhood where inventory moves quickly and value holds firm over time. This property represents a rare opportunity to secure a spot in the area with flexibility in budget - Ideal for buyers who prioritize location and potential over perfection. If you're looking for a smart, strategic move into a well-established community, this one checks the boxes: convenient access to Bayview shops and services, nearby parks, and a short drive to the DVP, Sunnybrook, and Evergreen Brickworks. For those who can look past minor compromises in setting, the upside is clear - space, functionality, and a foothold in a top-tier neighbourhood. Don't miss this opportunity!

Extras:**Listing Contracted With:** KELLER WILLIAMS ADVANTAGE REALTY416-465-4545



26 Forsyth Cres Toronto Ontario M4S 2R1 Toronto C10 Mount Pleasant East Toronto Taxes: \$6,401.83/2024 Sold Date: 01/19/2025 SPIS: N Last Status: SLD DOM: 5			Sold: \$1,200,000 List: \$1,195,000 For: Sale % Dif: 100		
Semi-Detached Link: 2-Storey		Fronting On: N Acreage: 18 x 93.41 Feet Irreg: IRREGULAR - PIES OUT LARGER AT REAR Dir/Cross St: DAVISVILLE & FORMAN		Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x2xBsmt	

MLS#: C11922373	PIN#: 211250627
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Kitchens: 1 Fam Rm: N Basement: Part Fin Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: N Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Laundry lev:		Exterior: Brick / Wood Drive: Mutual Gar/Gar Spcs: None / 0 Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Cul De Sac		Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown		Hydro: Phone: Municipal	
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Ground	11.42	x 14.04	Hardwood Floor	Open Concept
2	Dining	Ground	12.27	x 10.73	Hardwood Floor	Open Concept
3	Kitchen	Ground	13.81	x 11.78	Eat-In Kitchen	W/O To Deck
4	Prim Bdrm	2nd	15.32	x 12.11	Hardwood Floor	
5	2nd Br	2nd	9.94	x 11.78	Hardwood Floor	
6	3rd Br	2nd	15.32	x 9.42	Hardwood Floor	
7	4th Br	Bsmt	11.25	x 7.68		
8	Rec	Bsmt	15.52	x -68.9	Pot Lights	2 Pc Bath

Client Remks: Spectacular location at the end of a cul-de-sac with unlimited possibilities! This special three bedroom semi-detached home is a gem waiting for its next owner to make it their own. The open concept living and dining rooms are spacious and filled with light. The eat-in kitchen walks out to the deck and huge backyard. This lot pies out at the rear with lots of space and a large newer shed. There are three gracious bedrooms upstairs and a main four-piece bath. The lower level is partially finished with another bedroom, a recreation room and a two-piece bath. Use your imagination and make this your dream home! The mutual drive leads to parking for one car. Perfectly located in district for Maurice Cody PS, Hodgson and Northern, a short stroll to the Bayview shops and restaurants and quietly tucked away from the TTC, this home is a fabulous opportunity for a most discerning buyer.						
Extras: This property is being sold in "as-is, where-is" condition. Carson Dunlop home inspection available upon request. Contact LA for a copy of report. Offers Sun Jan 19th. No pre-emptive offers please -elderly seller needs to collect family						
Listing Contracted With: SAGE REAL ESTATE LIMITED 416-483-8000						


243 Soudan Ave
Toronto Ontario M4S 1W2

Toronto C10 Mount Pleasant West Toronto

Taxes: \$6,575.63/2024**For:** Sale**Sold:** \$1,210,000**List:** \$1,249,000**Sold Date:** 06/17/2025**% Dif:** 97**SPIS:** N**Last Status:** SLD**DOM:** 7

Semi-Detached

Fronting On: S**Rms:** 9 + 1**Link:****Acreage:****Bedrooms:** 4

2-Storey

19.92 x 154 Feet

Washrooms: 1**Irreg:**

1x4x2nd

Dir/Cross St: Soudan & Mt Pleasant**MLS#:** C12209650**PIN#:** 211340172

Kitchens:	1	Exterior:	Alum Siding / Brick	Zoning:	
Fam Rm:	N	Drive:	Front Yard	Cable TV:	
Basement:	Sep Entrance / Unfinished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	0	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:	100+	Prop Feat:	Grnbelt/Conserv, Library, Park, Place Of	Retirement:	
Apx Sqft:	1100-1500		Worship, Public Transit, School	Farm/Agr:	
Assessment:	POTL:			Oth Struct:	Garden Shed, Fence - Full
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Mudroom	Main	14.93	x 7.55	Vinyl Floor	Large Window	Walk-Out
2	Living	Main	10.7	x 12.24	Hardwood Floor	Electric Fireplace	Stained Glass
3	Dining	Main	14.93	x 11.88	Hardwood Floor	Open Concept	Window
4	Kitchen	Main	14.93	x 10.63	Eat-In Kitchen	Country Kitchen	Stainless Steel Appl
5	Mudroom	Main	7.09	x 7.28	Vinyl Floor	Large Window	W/O To Deck
6	Prim Bdrm	2nd	14.93	x 11.61	Hardwood Floor	W/W Closet	4 Pc Bath
7	2nd Br	2nd	9.28	x 12.01	Hardwood Floor	Closet	Large Window
8	3rd Br	2nd	10.89	x 10.7	Hardwood Floor	Window	
9	4th Br	2nd	7.09	x 9.12	Broadloom	Large Window	
10	Common Rm	Bsmt	14.9	x 35.4	Concrete Floor	Window	

Client Remks: Let this lovely Davisville home surprise you! From the outside you would never guess there's 4 bdrms and a fabulous landscaped garden straight from the pages of Better Homes & Gardens! Walk into the covered veranda/mudroom which is great for the kids to shed their outdoor gear in winter and in summer. The open concept living & dining room with its electric stove/fireplace, stained-glass windows and lots of windows create a warm & inviting family home. The kitchen boasts a large eat-in kitchen perfect for the kids' homework & family breakfasts. The SS appliances include a gas stove and lots of lovely Hanover style cupboards & large pantry. From the kitchen you go down to the basement where with a bit of imagination you can see this large open room turn into a laundry room, furnace room and a large rec room, maybe even a small bdrm. The rough-in is even in place for a 2nd bathroom. The 2nd story delivers a big primary bdrm at the front of the house with a his/hers & theirs closet (3 x double door closets covering most of one wall) and a large window. The middle bdrm is a good size and currently used as an office. The 3rd & 4th bdrms face the stunning & tranquil garden. The 4th bdrm was a nursery and is now used as a sitting/sunroom for a quiet cup of tea & good book. And last but not least, the walkout from the kitchen to the rear glassed-in mudroom leads to a gorgeous oversized deck and a fully fenced backyard with a lovingly landscaped garden with different flower bushes in many colors amongst all the different shades of greens. Enjoy the scent of all the flowers as you walk through this huge backyard (154 ft deep lot) and its illusion of vastness. Entertain family & friends on the deck for a BBQ then sit back and relax in one of the sitting areas in the rest of the backyard. Dont forget the widened driveway is permitted for parking. And you can walk to the Mt Pleasant Village shops & restos, same for Yonge St and the Y&E subway & shops. This home is a real gem!

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



395 Davisville Ave
Toronto Ontario M4S 1H4
 Toronto C10 Mount Pleasant East Toronto
Taxes: \$5,372/2024 **For:** Sale **% Dif:** 100
Sold Date: 04/07/2025
SPIS: N **Last Status:** SLD **DOM:** 18
Semi-Detached **Fronting On:** S **Rms:** 7 + 2
Link: **Acreage:** **Bedrooms:** 3 + 1
 2-Storey 17.42 x 100 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x4xBsmt
Dir/Cross St: Pleasant Rd and Davisville Ave

MLS#: C12030506**PIN#:** 211250772

Kitchens: 1	Exterior: Brick / Other	Zoning:
Fam Rm: N	Drive:	Cable TV:
Basement: Finished	Gar/Gar Spcs: None / 1	Gas: Hydro:
Fireplace/Stv: Y	Drive Park Spcs: 1	Water: Phone:
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply: Sewer:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Apx Sqft: 700-1100	Fenced Yard, Fireplace/Stove, Hospital,	Farm/Agr:
Assessment: 2024 POTL:	Park, Public Transit	Oth Struct:
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	13.48	x 12.93	Hardwood Floor	Open Concept	Large Window
2	Dining	Ground	10.83	x 9.91	Hardwood Floor	Open Concept	Large Window
3	Kitchen	Ground	10.76	x 12.93	Granite Counter	W/O To Deck	Tile Floor
4	Prim Bdrm	2nd	17.26	x 13.58	Double Closet	Laminate	Large Window
5	2nd Br	2nd	9.25	x 13.58	Laminate	B/I Closet	Large Window
6	3rd Br	2nd	10.01	x 7.58	Laminate	B/I Closet	Window
7	Rec	Bsmt	20.01	x 12.34	Laminate	Above Grade Window	4 Pc Bath

Client Remks: Priced to sell! A charming 3-Bed 2-Baths semi-detached starter home in the heart of Davisville. Walk to Maurice Cody Public School. Open concept ground floor full of natural light. Updated kitchen with granite countertops and walk-out to deck overlooking the fully fenced backyard. Finished basement with large above-grade window and the 2nd 4 Pv bath for extra living space. Family-friendly neighborhood. Steps to TTC bus stop. Walking distance to banks, restaurants, shops, and cafes along Mt. Pleasant Rd. and Bayview Ave., parks, great schools, and a short drive/bus ride to York University and Sunnybrook. With a little TLC make it into your dream home! Offers Any Time!

Extras:

Listing Contracted With: COLDWELL BANKER THE REAL ESTATE CENTRE 905-737-5700



28 Banff Rd Toronto Ontario M4S 2V5 Toronto C10 Mount Pleasant East Toronto Taxes: \$7,195.81/2024 Sold Date: 06/07/2025 SPIS: N Link: 2-Storey Dir/Cross St: Bayview/Eglinton			Sold: \$1,260,000 List: \$1,299,900 For: Sale % Dif: 97 Last Status: SLD DOM: 10 Fronting On: W Acreage: 21.92 x 150 Feet Irreg: Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt		
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MLS#: C12181701	PIN#: 211290197
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Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Wall Unit Central Vac: N Apx Age: Apx Sqft: 1100-1500 Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Drive: Rt-Of-Way Gar/Gar Spcs: None / 0 Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove	Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.06	x 9.88	Bay Window	Imitation Fireplace	Hardwood Floor
2	Dining	Main	13.62	x 8.73	O/Looks Backyard	Hardwood Floor	
3	Kitchen	Main	13.52	x 6.99	Granite Counter	W/O To Yard	Galley Kitchen
4	Prim Bdrm	2nd	12.27	x 9.51	Closet Organizers	Hardwood Floor	Window
5	2nd Br	2nd	10.3	x 7.64	Closet Organizers	Hardwood Floor	Window
6	3rd Br	2nd	14.14	x 7.87	Closet Organizers	Hardwood Floor	Window
7	Bathroom	2nd	6.1	x 4.27	4 Pc Bath		
8	Rec	Bsmt	28.87	x 16.08	3 Pc Bath	Combined W/Laundry	Laminate

Client Remks: OPN WKND 2-4 Feel right at home in this contemporary, light-filled extra-large semi in the heart of Bayview & Eglinton. Just a 5-minute walk to the LRT and moments from vibrant shops, beautiful parks, and some of Toronto's top-rated schools. It features 3 well-proportioned bedrooms, 2 bathrooms, and a sun-drenched living room with a bay window architectural feature, crown mouldings, and hardwood flooring. The dining room comfortably seats 8 to 10 and overlooks an incredible backyard oasis. The renovated galley kitchen boasts stone countertops, high-end appliances, and ample custom cabinetry opening onto a two-tiered flagstone patio and a landscaped perennial garden you wont want to leave. Set on a private 150-foot-deep lot, the backyard is fully enclosed for safe play, pet fun, gardening, and entertaining. A detached spacious shed for outdoor storage keeps your gear organized. The 4-piece family bathroom includes built-in cabinetry & countertop. The fully finished lower level offers a separate side-door entrance and a versatile space perfect for a recreation room, play area & or home office. This is more than a house, it is a home that delivers space, comfort, and flexibility on a premium street with friendly neighbours and a welcoming community. A perfect opportunity for those who want it all: a vibrant location, peaceful family comfort, and a home built for lasting memories.

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



19 McCord Rd
Toronto Ontario M4S 2T7
Toronto C10 Mount Pleasant East Toronto
Taxes: \$5,942.41/2025
Sold Date: 06/02/2025
SPIS: N
Last Status: SLD
DOM: 7

Sold: \$1,277,000
List: \$1,029,000
For: Sale
% Dif: 124

Semi-Detached
Link:
2-Storey

Fronting On: E
Acreage:
17.58 x 100 Feet
Irreg:

Rms: 6
Bedrooms: 2
Washrooms: 1
1x4x2nd

Dir/Cross St: Bayview Ave & Davisville Ave

MLS#: C12172852

PIN#: 211250851

Kitchens: 1
Fam Rm: N
Basement: Unfinished
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:

Exterior: Brick
Drive: Front Yard
Gar/Gar Spcs: None / 0
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat:

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

Hydro:
Phone: Municipal

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	25	x 12.66	Hardwood Floor
2	Dining	Main	25	x 12.66	Hardwood Floor
3	Kitchen	Main	9.74	x 12.66	Quartz Counter
4	Prim Bdrm	2nd	12.83	x 11.25	Hardwood Floor
5	2nd Br	2nd	8.66	x 13.25	Hardwood Floor
6	Den	2nd	8.17	x 8.6	Hardwood Floor


Combined W/Dining
Combined W/Living
W/O To Garden
Large Closet
Window
B/I Bookcase


Window
Glass Block Window
Stainless Steel Appl
West View

Client Remks: Set on one of the neighbourhood's quietest streets, this classic Davisville home is brimming with charm and character, and has been meticulously maintained and updated by the current owner. The wide front porch is the perfect space to enjoy a summer evening and watch the world go by. Open concept living and dining room offer plenty of space to entertain. The renovated kitchen has quartz counters, plenty of storage, and a walkout to a large deck and the pretty garden. Originally a three bedroom home, the second floor has two sizable bedrooms, a spacious main bath with soaker tub and oversized vanity, and a fantastic office space for working from home. The principal bedroom overlooks the front garden and has a large double closet. Second bedroom has views of the back garden. Updated oak floors on the main and refinished on the second means this home has a traditional look without the squeak of old floors. Fully waterproofed lower level with solid cement floor (2024) is a blank canvas to create a recreation space and add in another bath. While there is a legal front pad parking space, there is little need for a car in this location, where everything you need is right around the corner. There is so much to love about this location - easy walk to the best parts of Mount Pleasant and Bayview for everything you need. Serviced by great amenities such as library, TTC, and quick access to downtown by car. Maurice Cody PS catchment, and fantastic neighbours in this close-knit community. 19 McCord Road is all you could ask for in one of the city's best neighbourhoods. Come and see!

Extras:

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

	75 Manor Rd E Toronto Ontario M4S 1R1 Toronto C10 Mount Pleasant West Toronto Taxes: \$6,402/2024 Sold Date: 06/11/2025 SPIS: N Last Status: SLD DOM: 57			Sold: \$1,300,000 List: \$1,349,000 For: Sale % Dif: 96			
	Semi-Detached Link: 2-Storey Dir/Cross St: Yonge St & Manor Rd E		Fronting On: S Acreage: 24.17 x 100 Feet Irreg:		Rms: 8 Bedrooms: 4 Washrooms: 1 1x4x2nd		
MLS#: C12082819			PIN#: 211330165				
Kitchens: 0 Fam Rm: Y Basement: Unfinished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Assessment: 2024 POTL: POTL Mo Fee: Laundry lev:		Exterior: Brick Drive: Mutual Gar/Gar Spcs: Detached / 1 Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove		Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown			
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	14.93	x 13.12	Fireplace	Window	Hardwood Floor
2	Dining	Ground	14.93	x 10.99	Window	Hardwood Floor	
3	Kitchen	Ground	13.12	x 7.87	Stainless Steel Appl	Window	Vinyl Floor
4	Breakfast	Ground	7.38	x 9.35	O/Looks Backyard	Window	Hardwood Floor
5	Prim Bdrm	2nd	15.09	x 11.65	Window	Closet	Hardwood Floor
6	2nd Br	2nd	16.73	x 9.84	Window	Closet	Hardwood Floor
7	3rd Br	2nd	12.63	x 8.69	Window	Closet	Hardwood Floor
8	4th Br	2nd	7.87	x 10.33	O/Looks Backyard	Window	Hardwood Floor
Client Remks: This warm and welcoming family home features a July 2024 WETT-inspected wood-burning fireplace, beautiful oak hardwood floors, and a range of recent upgrades: new roof (2023), fully updated ESA-inspected electrical system (2023), new Lennox A/C (2023), and new hot water tank (2023). Includes a single-car garage. Situated just a 7-minute walk to Eglinton subway station and located within top-rated school catchments Davisville Jr. Public School and North Toronto Collegiate Institute. Extras: Enjoy being steps from Yonge & Eglinton, Mount Pleasant shops, fantastic restaurants, vibrant cafes, and both public and private schools. Dunfield Park is a 3-minute walk away, June Rowlands Park just 5 minutes, and the new Aqua Centre is coming soon. This is your opportunity to get into Davisville Village and enjoy everything this incredible neighbourhood has to offer!							
Extras:							
Listing Contracted With: ROYAL LEPAGE ESTATE REALTY416-690-5100							

	33 LeMay Rd Toronto Ontario M4S 2X2 Toronto C10 Mount Pleasant East Toronto Taxes: \$6,122.88/2024 For: Sale % Dif: 94 Sold Date: 06/15/2025 SPIS: N Last Status: SLD DOM: 20 Sold: \$1,300,000 List: \$1,390,000				
	Semi-Detached Fronting On: E Rms: 6 Link: Acreage: Not Appl Bedrooms: 3 2-Storey 17.75 x 125 Feet Washrooms: 1 Irreg: 1x4x2nd Dir/Cross St: Bayview/Davisville				
MLS#: C12172390		PIN#: 211260274			
Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 51-99 Apx Sqft: 1100-1500 Assessment: \$856,000 / 2024 POTL: POTL Mo Fee: Laundry lev: Lower		Exterior: Brick Drive: Mutual Gar/Gar Spcs: None / 0 Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat:		Zoning: R(d0.6*930) 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	14.76	x 12.8	
2	Dining	Main	11.15	x 9.51	
3	Kitchen	Main	13.45	x 11.15	
4	Foyer	Main	5.25	x 4.92	
5	Prim Bdrm	2nd	11.81	x 11.48	
6	Br	2nd	12.47	x 10.83	
7	Br	2nd	10.83	x 7.55	
8	Rec	Bsmt	14.44	x 12.8	
9	Laundry	Bsmt	13.12	x 11.48	
Client Remks: Charming Toronto home at 33 Lemay Rd! Features 3 bedrooms, 1 updated (2017) bath with built-in storage and deep tub, and a stylish kitchen (renovated Oct 2019) with breakfast bar, pantry drawers, and Vicostone counters, plus walk-out to a mature garden and deck. Enjoy open-concept living/dining and a composite front porch in a vibrant neighbourhood. Prime location with a Walk Score of 91, steps to TTC, banks, restaurants, cafes, grocery stores, and the library. Built 1925. Offers Anytime.					
Extras:					
Listing Contracted With: ONE PERCENT REALTY LTD,888-966-3111					



288 Forman Ave
Toronto Ontario M4S 2S7
 Toronto C10 Mount Pleasant East Toronto
Taxes: \$5,865.38/2024 **For:** Sale **% Dif:** 123
Sold Date: 04/22/2025
SPIS: N **Last Status:** SLD **DOM:** 8
Semi-Detached **Fronting On:** W **Rms:** 5 + 2
Link: **Acreage:** **Bedrooms:** 2 + 1
2-Storey **20.54 x 100.13 Feet** **Washrooms:** 2
Irreg: **1x4x2nd, 1x3xBsmt**
Dir/Cross St: Mt Pleasant and Eglinton


MLS#: C12080436**PIN#:** 211350241

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Front Yard	Cable TV:	Hydro:
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Phone:
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:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove	Retirement:	
Apx Sqft:	700-1100			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.16	x 12.53	Hardwood Floor	Gas Fireplace	Window
2	Dining	Main	6.59	x 11.45	Hardwood Floor	B/I Shelves	W/O To Deck
3	Kitchen	Main	10.14	x 11.71	Hardwood Floor	Centre Island	Renovated
4	Prim Bdrm	2nd	13.78	x 9.02	Hardwood Floor	Closet	Window
5	2nd Br	2nd	8.04	x 9.02	Hardwood Floor	Closet	Window
6	3rd Br	Bsmt	8.07	x 10.96	Broadloom	B/I Closet	B/I Shelves
7	Rec	Bsmt	12.7	x 11.78	Broadloom	Pot Lights	3 Pc Bath

Client Remks: Welcome to this stunning 2+1 bedroom, semi detached home in the heart of Davisville and the highly coveted Maurice Cody SD! This home underwent a total interior renovation 5 years ago (over \$250K spent), complete with new flooring throughout, a mudroom with heated floor and cubbies to greet you, a new quartz kitchen with centre island, new banquette style dining room with loads of built-in shelving for incredible storage and a walkout to the back deck, two new full baths (the basement bath with heated floors) and glass-walled showers, new staircase to second floor with glass railing. Exterior improvements includes new interlocking brick in driveway and down the side of the house, new siding in the front and back, new door, new front deck made from composite for durability, new back deck with privacy siding, gas line for barbecue and a new shed in backyard with shelves on concrete pad, so it is winterized and dry. Not an inch of wasted space, this sleek and stylish home is perfect for those wanting to get into the Davisville market or for those wanting to downsize to this convenient location which is a short walk to the TTC, the shops, restaurants and conveniences of Yonge, Mt Pleasant and Bayview and hopping on the Bayview extension gets you downtown in 10 mins! Your teenage kids can roll out of bed late and still get to Northern on time as it's a 5 min walk! Amazing neighbours and amazing community! Above average home inspection available by email. Open Saturday and Sunday 1:00-4:00.

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

	355 Belsize Dr Toronto Ontario M4S 1M7 Toronto C10 Mount Pleasant East Toronto Taxes: \$6,873.93/2024 Sold Date: 02/21/2025 SPIS: N Last Status: SLD DOM: 23			Sold: \$1,360,000 List: \$1,450,000 For: Sale % Dif: 94			
	Semi-Detached Link: 2-Storey Dir/Cross St: Belsize Dr & Bayview Ave		Fronting On: S Acreage: < .50 25.02 x 125.16 Feet Irreg:		Rms: 6 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt		
MLS#: C11945675			PIN#: 211300168				
Kitchens: 1 Fam Rm: N Basement: Part Bsmt / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Apx Sqft: 1100-1500 Assessment: POTL: POTL Mo Fee: Laundry lev: Lower			Exterior: Brick Drive: Front Yard Gar/Gar Spcs: Detached / 0 Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Grnbelt/Conserv, Library, Park, Public Transit, School			Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig:	
			Hydro: Phone: Municipal <				


69 Forman Ave
Toronto Ontario M4S 2R4

Toronto C10 Mount Pleasant East Toronto

Taxes: \$6,801.86/2025**For:** Sale**Sold:** \$1,460,000**List:** \$1,299,000**Sold Date:** 06/17/2025**% Dif:** 112**SPIS:** N**Last Status:** SLD**DOM:** 6

Semi-Detached

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

2-Storey

20.75 x 128 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x3xLower

Dir/Cross St: Bayview Ave & Davisville Ave**MLS#:** C12212600**PIN#:** 211250605

Kitchens:	1	Exterior:	Brick / Wood	Zoning:	
Fam Rm:	N	Drive:	None	Cable TV:	Hydro:
Basement:	Finished	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:	700-1100			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	23.43	x 12.66	Hardwood Floor	Combined W/Dining
2	Dining	Main	23.43	x 12.66	Hardwood Floor	Open Concept
3	Kitchen	Main	10.76	x 12.66	Hardwood Floor	Breakfast Bar W/O To Deck
4	Prim Bdrm	2nd	14.4	x 12.4	Hardwood Floor	W/W Closet O/Looks Garden
5	2nd Br	2nd	9.74	x 7.84	Hardwood Floor	Closet
6	3rd Br	2nd	11.42	x 7.84	Hardwood Floor	Closet
7	Rec	Lower	19.16	x 11.75	Broadloom	

Client Remks: In the heart of Davisville, this home has been completely updated and upgraded by the current owner, offering a totally turn key home in this fabulous location. The wide front porch opens into the open concept main floor, with spacious living and dining areas, and an open kitchen - an exceptional plan for effortless entertaining and easy family living. The kitchen features quartz counters, breakfast bar, stainless steel appliances, and plenty of thoughtful storage. The kitchen opens from a wall to wall glass door to the expansive deck - a great space to relax in the warmer months. The second floor holds 3 bedrooms. The oversized principal bedroom has wall to wall custom closets and millwork, and the main family bath has a soaker tub and great storage. The underpinned lower level provides nearly 8 foot ceilings, a phenomenal space to lounge, have a home work out space, and home office. There is a 3 piece bath with heated floors, laundry area, and extra storage. Updated mechanicals throughout. See feature sheet and attachments for a complete list of upgrades. Set on a very special part of this street with phenomenal neighbours, steps to TTC, the best of Bayview and Mount Pleasant, and in the Maurice Cody PS catchment, 69 Forman Avenue is a home that you do not want to miss.

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



20 Petman Ave
Toronto Ontario M4S 2S8
Toronto C10 Mount Pleasant East Toronto
Taxes: \$7,046/2024 **For:** Sale **% Dif:** 95
Sold Date: 04/01/2025
SPIS: N **Last Status:** SLD **DOM:** 7
Link: Semi-Detached **Fronting On:** W **Rms:** 6 + 3
2-Storey **Acreage:** 22.08 x 124 Feet **Bedrooms:** 3 + 2
Irreg: **Washrooms:** 2
*Legal cont'd * S/T & T/W 1x4x2nd, 1x3xLower
CT419147
Dir/Cross St: Mt Pleasant & Eglinton

MLS#: C12040116 **PIN#:** 211290069

Kitchens: 1 Fam Rm: N Basement: Finished / W/O Fireplace/Stv: Y Heat: Water / Gas A/C: Wall Unit Central Vac: N Apx Age: Apx Sqft: Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Drive: Mutual Gar/Gar Spcs: None / 0 Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit, School	Zoning: Cable TV: Gas: Hydro: Water: Phone: Municipal Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Garden Shed Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Ground	14.21	x 6.89	Hardwood Floor	Closet
2	Living	Ground	13.71	x 10.66	Hardwood Floor	Crown Moulding
3	Dining	Ground	13.45	x 10.17	Hardwood Floor	Gas Fireplace W/O To Yard
4	Kitchen	Ground	13.12	x 6.89	Ceramic Floor	Quartz Counter Open Concept
5	Prim Bdrm	2nd	12.34	x 10.83	Hardwood Floor	W/W Closet O/Looks Backyard
6	2nd Br	2nd	12.96	x 8.69	Hardwood Floor	Closet Crown Moulding
7	3rd Br	2nd	9.68	x 7.71	Hardwood Floor	Closet Crown Moulding
8	Family	Lower	12.5	x 10.24	Heated Floor	B/I Shelves Electric Fireplace
9	4th Br	Lower	12.01	x 9.15	Heated Floor	Closet
10	5th Br	Lower	12.01	x 6.82	Heated Floor	Closet
11	Laundry	Lower	7.91	x 4.33		
12	Bathroom	Lower	8.01	x 4.33	Heated Floor	3 Pc Bath

Client Remks: Welcome to this beautifully upgraded and impeccably maintained home - an ever so dreamy blend of modern updates & traditional charm in Davisville Village. Located on a small & quiet street, this 3 + 2 bedroom, 2 bath home is midtown living at its best. Superbly renovated, open concept kitchen with quartz counters, lots of cabinetry, stainless steel appliances & crisp counter-to-ceiling subway tile backsplash. Generous sized principal rooms with crown moulding. Imagine dining beside the gas fireplace and enjoying the lovely garden view. Walk out from the dining room to a spacious west facing deck with awning - perfect for sunny afternoons in the perennial garden. Every bedroom has a closet, and the primary bedroom boasts two walls of built-in closets! Sunny 2nd bedroom has a fantastic wall of exposed brick. Exceptional finished basement with heated floors throughout. Comfy family room with wall of built-ins and electric fireplace. And there are 2 more bedrooms, great for guests, extended family, teenagers ... plus a renovated three piece bath with a walk-in shower. The separate side entrance offers many possibilities. There are plenty of outdoor spaces to enjoy - savour your morning coffee on the covered front porch or toss a ball in the grass filled backyard with little ones. This house is the full package - nothing to do here, just move in! It's an excellent location for schools - Maurice Cody JPS, Northern SS. And transit is super handy, it's just a 5 minute walk to the coming LRT. A short jaunt to many great shops & cafes on Bayview & Mt Pleasant. Stroll to Whole Foods, Sherwood Park, the trails of Sunnybrook Park & Starbucks too.

Extras:
Listing Contracted With: SAGE REAL ESTATE LIMITED 416-483-8000


367 Belsize Dr
Toronto Ontario M4S 1M7

Toronto C10 Mount Pleasant East Toronto

Taxes: \$7,718/2024**For:** Sale**Sold:** \$1,499,999**List:** \$1,249,900**% Dif:** 120**Sold Date:** 06/19/2025**SPIS:** N**Last Status:** SLD**DOM:** 7

Semi-Detached

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

2-Storey

25.25 x 125 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x3xBsmt

Dir/Cross St: Bayview/Millwood**MLS#:** C12216571**PIN#:** 211300162

Kitchens: 1
Fam Rm: Y
Basement: Finished / Sep Entrance
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age: 51-99
Apx Sqft: 1100-1500
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Upper

Exterior: Brick
Drive: Front Yard
Gar/Gar Spcs: None / 0
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat:
 Family Room, Fenced Yard,
 Fireplace/Stove, Library, Park, Place Of
 Worship, Rec Centre, School

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	12.2	x 12.01	
2	Dining	Main	10.04	x 11.09	
3	Kitchen	Main	9.68	x 10.53	
4	Family	Main	8.46	x 11.19	
5	Prim Bdrm	2nd	10.76	x 12.07	
6	2nd Br	2nd	8.73	x 9.12	
7	3rd Br	2nd	11.78	x 10.83	
8	Rec	Bsmt	17.09	x 13.85	
9	Other	Bsmt	8.92	x 12.07	

Client Remks: Beautiful on Belsize! This Davisville gem on coveted Belsize Drive is a tastefully updated 3-bedroom, 2-bathroom semi-detached home in the Maurice Cody school district. Nestled on a quiet, leafy street with an extra-wide 25 x 125 foot lot, this home features a rare main floor family room, an open-concept kitchen with modern finishes, second floor Laundry, and a bright south-facing backyard with a multi-level deck, perfect for entertaining. Enjoy the convenience of legal front pad parking and a fully finished and lowered basement with a separate side entrance offering flexible living space. Just steps to Bayview and Mt. Pleasant, with top-rated schools, daycares, parks, TTC, and shops at your doorstep - this is the one you've been waiting for!

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


681 Hillsdale Ave E
Toronto Ontario M4S 1V4

Toronto C10 Mount Pleasant East Toronto

Taxes: \$8,460.86/2025**For:** Sale**Sold:** \$1,585,000**List:** \$1,480,000**Sold Date:** 05/27/2025**% Dif:** 107**SPIS:** N**Last Status:** SLD**DOM:** 7

Semi-Detached

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

2-Storey

18.5 x 139 Feet

Washrooms: 2**Irreg:**

1x4xMain, 1x4xLower

Dir/Cross St: Bayview & Eglinton**MLS#:** C12158955**PIN#:** 211270275

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Mutual	Cable TV:	A
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	A
Fireplace/Stv:	N	Drive Park Spcs:	2	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:	No	Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	None
Apx Age:	51-99	Prop Feat:		Retirement:	
Apx Sqft:	1100-1500	Fenced Yard, Hospital, Park, Public		Farm/Agr:	
Assessment:	POTL:	Transit, School		Oth Struct:	Garden Shed
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.07	x 12.89	Hardwood Floor Electric Fireplace Combined W/Dining
2	Dining	Main	7.58	x 9.68	Hardwood Floor Combined W/Living
3	Kitchen	Main	12.07	x 12.89	W/O To Deck Stainless Steel Appl Centre Island
4	Prim Bdrm	2nd	9.32	x 12.89	Hardwood Floor W/W Closet
5	2nd Br	2nd	10.5	x 7.09	Hardwood Floor Closet
6	3rd Br	2nd	11.02	x 7.09	Hardwood Floor O/Looks Backyard Closet
7	Bathroom	2nd	6.63	x 5.48	4 Pc Bath
8	Rec	Lower	25.13	x 12.89	Vinyl Floor B/I Closet Combined W/Office
9	Bathroom	Lower	8.3	x 5.25	4 Pc Bath
10	Utility		7.35	x 8.3	Combined W/Laundry

Client Remks: Welcome to your dream home. A beautifully renovated, down-to-the-studs oasis where comfort meets design in a desirable Toronto neighbourhood. From the moment you enter, you'll be struck by the bright, open layout enhanced by white oak hardwood floors. The thoughtfully designed space is perfect for families and entertaining. The stunning kitchen is the heart of the home, featuring Calacatta quartz countertops and backsplash, stainless steel appliances, a 5-burner gas stove, and a waterfall island. The upstairs offers three full bedrooms, including a principal suite with wall-to-wall closets. The stylish bathroom includes hexagon tile flooring and a retractable glass shower wall. The fully underpinned basement (2022) features in-floor hot water heating and just over 8' ceilings ideal for a play/family room and office, or guest area. Smart home features include Google Home temperature control on every floor, a Nest smart thermostat and front camera (both controlled in one app), and motorized roller shades with mobile app control. Enjoy custom decks front and back perfect for morning coffee or summer BBQs. The deep 139' lot features artificial turf for play, a patio perfect for entertaining, and a large powered functional shed for storage and tools. The rare 2-car parking via mutual drive is a huge bonus! All of this is on a premium street in a friendly community located in the Maurice Cody JPS and Northern SS catchment area. Just 5 minutes from the future LRT, and steps from the Bayview shops, restaurants and cafes. More than a house, this is a home made for modern family life, with space, technology, and timeless style.

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



17 Martin Rd		Sold: \$1,605,000
Toronto Ontario M4S 2V1		List: \$1,399,000
Toronto C10 Mount Pleasant East Toronto		
Taxes: \$7,329.73/2025	For: Sale	% Dif: 115
Sold Date: 06/10/2025		
SPIS: N	Last Status: SLD	DOM: 7
Semi-Detached	Fronting On: E	Rms: 7
Link:	Acreage:	Bedrooms: 3
2-Storey	21.49 x 95 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x3xLower
Dir/Cross St: Davisville And Cleveland		

MLS#: C12193052	PIN#: 211250663
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Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: N Apx Age: 51-99 Apx Sqft: 1100-1500 Assessment: POTL: POTL Mo Fee: Laundry lev: Lower		Exterior: Brick / Stone Drive: Lane Gar/Gar Spcs: None / 0 Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Park, Public Transit, School		Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown		Hydro: Phone: Municipal	
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#	Room	Level	Length (ft)		Width (ft)	Description		
1	Living	Main	15.85	x	12.47	Floor/Ceil Fireplace	Hardwood Floor	Pot Lights
2	Dining	Main	8.33	x	8.07	Hardwood Floor	Wainscoting	W/O To Deck
3	Kitchen	Main	16.01	x	12.99	Modern Kitchen	Centre Island	Family Size Kitchen
4	Prim Bdrm	2nd	11.88	x	10.1	W/W Closet	Picture Window	Hardwood Floor
5	2nd Br	2nd	11.15	x	7.78	Hardwood Floor	Closet	O/Looks Backyard
6	3rd Br	2nd	8.69	x	8.23	Hardwood Floor	Double Closet	Picture Window
7	Rec	Lower	17.39	x	15.91	B/I Shelves	Open Concept	Broadloom

Client Remks: Completely Renovated & Stylishly Reimagined in the Maurice Cody School District. Nestled on a quiet, family-friendly street, this high-end semi-detached home has been completely transformed, blending modern elegance with timeless character. The main floor features new hardwood floors (continued on the upper level), a brand chef's kitchen with top-of-the-line finishes, a large island and custom built-ins that maximize every inch of space. The layout is both beautiful and highly functional, offering smart, space-saving storage throughout. Upstairs, the renovated marble 4-piece bathroom includes luxurious heated floors, and each bedroom including the king-sized principal features newly added closets. A large attic provides additional overflow storage. The backyard deck also includes a gas BBQ hookup, perfect for summer entertaining. Laneway parking and a newly built front deck complete the picture. Located in the sought-after Maurice Cody School catchment, this home offers turnkey living in one of Toronto's most desirable neighbourhoods.								
Extras:								
Listing Contracted With: RE/MAX HALLMARK BATORI GROUP INC.416-485-7575								



568 Balliol St
Toronto Ontario M4S 1E5
 Toronto C10 Mount Pleasant East Toronto
Taxes: \$7,020.55/2025 **For:** Sale **% Dif:** 99
Sold Date: 06/11/2025
SPIS: N **Last Status:** SLD **DOM:** 0
Sold: \$1,612,500
List: \$1,629,000
 Semi-Detached **Fronting On:** N **Rms:** 7 + 1
Link: **Acreage:** **Bedrooms:** 3
 2-Storey 18 x 100.62 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x3xLower
Dir/Cross St: South of Davisville Ave, West of Bayview Ave


MLS#: C12212075**PIN#:** 211250729

Kitchens: 1	Exterior: Brick / Stucco/Plaster	Zoning:
Fam Rm: Y	Drive: Front Yard	Cable TV:
Basement: Finished	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:
Apex Age:	Prop Feat: Family Room	Retirement:
Apex Sqft: 1100-1500		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.24	x 12.99	Electric Fireplace	Pot Lights	Combined W/Dining
2	Dining	Main	10.6	x 10.01	Window	Combined W/Living	Pot Lights
3	Kitchen	Main	12.01	x 12.99	Centre Island	Stainless Steel Appl	Renovated
4	Family	Main	8.99	x 12.99	W/O To Yard	Sliding Doors	Pot Lights
5	Prim Bdrm	2nd	14.5	x 13.48	Large Closet	Ceiling Fan	South View
6	2nd Br	2nd	10.01	x 13.48	Double Closet	Window	Hardwood Floor
7	3rd Br	2nd	10.24	x 8.17	Hardwood Floor	Window	
8	Rec	Lower	19.42	x 12.5	Pot Lights	Above Grade Window	

Client Remks: Welcome to 568 Balliol Street, an absolute turn-key home in coveted Davisville. This is not your average semi! With just under 2000 square feet on all floors, this spacious semi-detached offers more than meets the eye. The front mudroom has custom millwork and storage, a must for a busy family. The open concept main floor has sizable living and dining spaces, custom kitchen with centre island, plenty of storage, stainless steel appliances, and a rare main floor family room which opens up to the back garden, a perfect space for summertime entertaining or play space for kids. The second floor holds 3 bedrooms. The generous principal bedroom easily accommodates a King-sized bed, and has wall to wall closets with organizers. The oversized main bath has custom storage, heated floors, and a generous soaker tub. The lower level has been fully waterproofed, and has a recreation room, 3 piece bath, laundry, and plenty of storage in the crawlspace under the family room addition. Legal front pad parking. This close-knit community offers amazing accessibility to wonderful amenities along Bayview and Mount Pleasant - everything you need is a quick walk away! There is easy access to the TTC, and downtown is a quick drive away. Set in the coveted Maurice Cody PS district, with some of the best neighbours you could ask for, 568 Balliol is an opportunity that is not to be missed.

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



219 Davisville Ave
Toronto Ontario M4S 1G8
Toronto C10 Mount Pleasant West Toronto
Taxes: \$6,373.22/2024
Sold Date: 04/09/2025
SPIS: N
Last Status: SLD
DOM: 1

Sold: \$1,662,500
List: \$1,675,000
For: Sale
% Dif: 99
Att/Row/Twnhouse
Link: 2-Storey
Fronting On: S
Acreage: 20.93 x 103 Feet
Irreg:
Rms: 6 + 2
Bedrooms: 3 + 1
Washrooms: 4
1x2, 2x3, 1x4
Dir/Cross St: Davisville & Mt Pleasant Rd

MLS#: C12068897

PIN#: 211240334

Kitchens: 1 + 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: 1500-2000
Assessment: 2024 **POTL:**
POTL Mo Fee:
Laundry lev: Upper

Exterior: Brick / Brick Front
Drive: Private
Gar/Gar Spcs: Built-In / 1
Drive Park Spcs: 1
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat: Fenced Yard, Hospital, Park, Public Transit, School

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

Hydro:
Phone: Municipal

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	11.81	x 20.67	Sunken Room	Large Window	O/Looks Park
2	Dining	Ground	10.5	x 13.12	W/O To Garden	Open Concept	Combined W/Kitchen
3	Kitchen	Ground	8.53	x 12.14	Modern Kitchen	Stainless Steel Appl	Stone Counter
4	Prim Bdrm	2nd	13.12	x 13.45	W/I Closet	3 Pc Ensuite	Large Window
5	2nd Br	2nd	8.86	x 13.78	Closet	O/Looks Backyard	Window
6	3rd Br	2nd	9.84	x 10.83	Closet	O/Looks Backyard	Window
7	Living	Bsmt	9.84	x 10.17	Combined W/Dining	Window	Open Concept
8	Kitchen	Bsmt	5.91	x 9.51	Breakfast Bar	Stainless Steel Appl	Stone Counter
9	Br	Bsmt	7.55	x 12.14	Closet	Separate Rm	Laminate

Client Remks: Welcome to the heart of Davisville Village where this 3-bedroom plus 1 bedroom on lower level, 4-bathroom, 2153 sq.ft (total) midtown freehold townhouse with rental income potential makes a bold statement. The open-concept main floor flows effortlessly with sunken living room, an oversized dining area bookended by large windows flooding the space with natural light setting the mood - open, airy, and effortlessly cool. An updated kitchen offers sleek cabinetry, stainless steel appliances and overlooks your oversized backyard where you can finally grow the garden of your dreams or entertain during the warm summer nights. The upper level with laundry features three generously sized bedrooms including a primary bedroom with spacious walk-in closet, and updated ensuite. The thoughtfully designed fully finished lower level complete with a separate entrance provides a ton of flexibility. Equipped with a new modern kitchen + breakfast bar, living space with high ceilings, bedroom, 3 pc bathroom and its own laundry makes it the ideal space for potential rental income, guests, multi-gen living or even a home office. Parking for two, including a private garage + driveway allows you to leave the car at home when enjoying the unparalleled number of cafes, restaurants and shops Mt. Pleasant and Yonge Street have to offer. Feeling adventurous? Be in Toronto's vibrant core within literally minutes via the Yonge TTC Line or a quick drive down Mt. Pleasant. With a unique combination of size, light, and outdoor space, 219 Davisville offers a distinctive lifestyle opportunity not to be missed.

Extras:

Listing Contracted With: FOREST HILL REAL ESTATE INC.416-488-2875



83 Falcon St		Sold: \$1,701,000	
Toronto Ontario M4S 2P4		List: \$1,449,999	
Toronto C10 Mount Pleasant East Toronto			
Taxes: \$6,873.93/2024		For: Sale	% Dif: 117
Sold Date: 05/13/2025			
SPIS: N	Last Status: SLD	DOM: 7	
Semi-Detached	Fronting On: E	Rms: 6	
Link:	Acreage: < .50	Bedrooms: 3	
2-Storey	20.18 x 150.22 Feet	Washrooms: 3	
	Irreg:	1x4x2nd, 1x2xMain, 1x3xBsmt	
Dir/Cross St: Mt. Pleasant & Eglinton			

MLS#: C12126780			PIN#: 211350174		
Assignment: N			Fractional Ownership: N		
Kitchens:	1		Exterior:	Brick	
Fam Rm:	Y		Drive:	Mutual	
Basement:	Finished / Full		Gar/Gar Spcs:	Detached / 1	
Fireplace/Stv:	Y		Drive Park Spcs:	1	
Heat:	Radiant / Gas		Tot Prk Spcs:	1	
A/C:	Wall Unit		UFFI:	No	
Central Vac:	N		Pool:	None	
Apx Age:	51-99		Prop Feat:	Family Room, Fenced Yard,	
Apx Sqft:	1500-2000			Fireplace/Stove, Public Transit, School	
Assessment:	POTL:	N			
POTL Mo Fee:					
Laundry lev:	Lower				
Zoning:			Cable TV:	Y	Hydro: Y
Gas:	Y		Phone:		Y
Water:			Water Supply:	Municipal	
Sewer:	Sewers		Waterfront:	None	
Retirement:	N		Farm/Agr:		
Oth Struct:	Playground		Spec Desig:	Unknown	

Waterfront: None								
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Living	Main	15.45	x 11.32	O/Looks Frontyard	Fireplace	Hardwood Floor	
2	Dining	Main	17.85	x 12.63	Hardwood Floor	Open Concept	Built-In Speakers	
3	Kitchen	Main	15.06	x 9.65	B/I Appliances	Breakfast Bar	Hardwood Floor	
4	Mudroom	Main	8.4	x 8.01	W/O To Yard	Window	Closet	
5	Prim Bdrm	2nd	12.99	x 10.76	Hardwood Floor	Large Closet	Window	
6	2nd Br	2nd	12.66	x 9.68	Hardwood Floor	Ceiling Fan	Window	
7	3rd Br	2nd	12.11	x 9.45	Hardwood Floor	O/Looks Backyard	Window	
8	Bathroom	2nd	8.14	x 5.09	4 Pc Bath			
9	Rec	Bsmt	21.23	x 14.6	Finished	Murphy Bed		
10	Bathroom	Bsmt	7.58	x 5.15	Walk-in Bath	Concrete Floor	Bidet	

Client Remks: Welcome to 83 Falcon Street. Situated on a quiet street in Davisville Village, this beautifully updated home lies within the highly sought-after Maurice Cody school district, offering the perfect blend of charm, convenience, and community. Step inside to discover bright, open-concept living spaces enhanced by white oak hardwood floors and a layout thoughtfully designed for both everyday living and entertaining. The living room features a modern, floor-to-ceiling textured concrete accent wall and a warm electric fireplace, while the kitchen impresses with a butcher block island, generous counter space, and ample storage. The landscaped backyard extends your living space outdoors ideal for summer barbecues or family gatherings. Upstairs, you'll find three well-proportioned bedrooms, including a spacious primary retreat with custom closets. The additional bedrooms are perfect for children, guests, or a home office. The fully finished basement offers incredible versatility, complete with heated floors, a custom Murphy bed, ample storage, and a beautifully designed third bathroom. Its perfect as a family room, playroom, guest suite, or work-from-home setup. Additional features include a main-floor powder room, built-in speakers, and a fully fenced backyard with a play structure and irrigation system. Move-in ready and meticulously maintained, 83 Falcon presents the perfect opportunity to own a turnkey home in one of Torontos most family-friendly neighbourhoods just steps from top-rated schools, parks, transit and amenities.								
Extras:								
Listing Contracted With: <u>SAGE REAL ESTATE LIMITED</u> 416-483-8000								


18 Le May Rd
Toronto Ontario M4S 2X3

Toronto C10 Mount Pleasant East Toronto

Taxes: \$8,385.45/2025**For:** Sale**Sold:** \$1,800,000**List:** \$1,599,000**Sold Date:** 05/24/2025**% Dif:** 113**SPIS:** N**Last Status:** SLD**DOM:** 1

Semi-Detached

Fronting On: W**Rms:** 6**Link:****Acreage:** Not Appl**Bedrooms:** 3 + 1

2-Storey

17.33 x 146.5 Feet

Washrooms: 4**Irreg:**1x2xGround, 1x5x2nd, 1x4x2nd,
1x3xBsmt**Dir/Cross St:** Bayview and Davisville**MLS#:** C12168446**PIN#:** 211260254**Assignment:** N**Fractional Ownership:** N**Kitchens:**

1

Fam Rm:

Y

Basement:

Finished / Full

Fireplace/Stv:

N

Heat:

Forced Air / Gas

A/C:

Central Air

Central Vac:

N

Apx Age:

51-99

Apx Sqft:

1500-2000

Assessment:2025 **POTL:**

N

POTL Mo Fee:**Laundry lev:**

Upper

Exterior:

Board/Batten / Brick

Drive:

Mutual

Gar/Gar Spcs:

None / 0

Drive Park Spcs:

0

Tot Prk Spcs:

0

UFFI:**Pool:**

None

Prop Feat:Family Room, Fenced Yard, Park, Place Of
Worship, Public Transit, School**Zoning:****Cable TV:****Gas:****Water:****Water Supply:****Sewer:****Waterfront:****Retirement:****Farm/Agr:****Oth Struct:****Spec Desig:****Hydro:****Phone:**

Municipal

Sewers

N

Shed

Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Ground	9.51	x 3.18	
2	Dining	Ground	14.4	x 10.01	
3	Kitchen	Ground	16.5	x 11.68	
4	Family	Ground	14.83	x 12.5	
5	Bathroom	Ground	6.07	x 2.49	
6	Prim Bdrm	2nd	13.09	x 10.5	
7	2nd Br	2nd	12.6	x 9.51	
8	3rd Br	2nd	12.6	x 10.93	
9	4th Br	Bsmt	13.91	x 11.91	
10	Media/Ent	Bsmt	13.58	x 11.42	
11	Bathroom	Bsmt	6.27	x 5.15	
12	Utility	Bsmt	9.15	x 6.07	
13	Bathroom	2nd	7.35	x 5.74	
14	Utility	Bsmt	9.68	x 2.82	

Client Remks: Back-to-the bricks renovation in 2016/17; 2-storey (plus basement) addition; Basement was underpinned in the living areas; benched in the utility/storage rooms!! This house has it all!! A great use of space with open-concept living on the main floor. Large kitchen /family room combination with wall-to-wall storage, work station, bookshelves and more! High quality Bosh and Miele appliance package. Hardwood floors throughout the main and 2nd floors. Every technical element in this house was upgraded during the extensive rebuild. Great principal bedroom with a beautifully finished 4 pc bathroom, 2 double closets complete with finished interiors, built-in drawers and a storage space for suitcases etc... Two other spacious rooms both with large, finished closets. And a full-sized, stacked laundry service on the bedroom floor! The lower level is a game-changer. Underpinned with excellent ceiling height. There are two large rooms which can be used to meet your exacting needs. This family uses the spaces as a 4th bedroom and media room. A large storage room and 3-pc bathroom complete the basement space. The 146' deep lot allows you to have a large backyard even after building the rear addition. Low maintain landscaping and perennial gardens. Great shade trees at the back of the yard while the large terrace directly behind the house basks in sunlight. Maurice Cody school district. A very short walk to world-class shopping and dining on Bayview. Lemay is a very family-centric, small street with a strong sense of community. Street parking permits are exclusive to residents of Le May makes street parking much easier.

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



52 Taunton Rd
Toronto Ontario M4S 2P1
Sold: \$2,000,000
List: \$1,659,000

Toronto C10 Mount Pleasant East Toronto

Taxes: \$9,131/2025

For: Sale

% Dif: 121

Sold Date: 05/31/2025

SPIS: N

Last Status: SLD

DOM: 4

Semi-Detached

Fronting On: W

Rms: 6

Link:

Acreage:

Bedrooms: 3

2-Storey

24.58 x 150 Feet

Washrooms: 3

Irreg:

1x2xGround, 1x5x2nd, 1x4x2nd

Dir/Cross St: Mount Pleasant and Eglinton Ave. W.

MLS#: C12175319

PIN#: 211350088

Kitchens:	1	Exterior:	Stucco/Plaster	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	
Basement:	Unfinished	Gar/Gar Spcs:	Built-In / 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:		Retirement:	
Apx Sqft:	1500-2000	Fireplace/Stove, Hospital, Park, Place Of		Farm/Agr:	
Assessment:	POTL:	Worship, Public Transit, Rec Centre,		Oth Struct:	Garden Shed
POTL Mo Fee:		School		Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	18.5	x 14.99	Hardwood Floor	Gas Fireplace	Large Window
2	Kitchen	Ground	14.01	x 11.75	Renovated	Family Size Kitchen	Centre Island
3	Dining	Ground	11.84	x 11.58	Hardwood Floor	Pot Lights	Open Concept
4	Breakfast	Ground	8.92	x 8.5	Hardwood Floor	Pot Lights	W/O To Deck
5	Foyer	Ground	10.6	x 4.59	Closet	Porcelain Floor	Pot Lights
6	Prim Bdrm	2nd	18.77	x 11.91	5 Pc Ensuite	W/I Closet	Large Window
7	2nd Br	2nd	14.99	x 9.91	Hardwood Floor	Closet	Window
8	3rd Br	2nd	12.07	x 9.91	Hardwood Floor	Closet	Window
9	Laundry	Bsmt	14.01	x 9.51	Window	Laundry Sink	
10	Utility	Bsmt	28.74	x 9.09	Window		

Client Remks: Elegant, extraordinary and fully renovated family home in sought-after Davisville Village! 52 Taunton is a wide, semi-detached home that has been intelligently created and lovingly and continuously renovated. The layout is wonderfully convenient for today's active lifestyle. Here are some of the exceptional features of this home: spacious principal rooms with 9 ft ceilings on the main level, an incredible gourmet, eat-in kitchen, a wood burning fireplace, three skylights, large windows throughout, generously sized bedrooms, and a deep backyard oasis in the centre of midtown. The chef's kitchen was completely renovated in 2020 and contains many outstanding features, including an extra-large window overlooking the fantastic deck and luscious backyard, a gorgeous kitchen island offering storage and seating, an appliance garage and so much more! The luxurious primary ensuite (renovated in 2021) is spa-like and includes: a double vanity, porcelain tiles in the magnificent shower and a grand soaker tub. Deluxe parking! The single car garage (can fit an SUV) has direct access to the house. Plus one spot on the driveway. Easy to finish the garage if you need a gym or home office. Lush and private backyard. Tons of storage in the basement. Maurice Cody, Hodgson, Northern and close to many private schools. PLEASE NOTE: there is no common wall with the other side of the semi. Each house has a wall with space in between. ** SOLD FIRM - NO SUNDAY OPEN HOUSE **

Extras:

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



516 Millwood Rd			Sold: \$2,028,516		
Toronto Ontario M4S 1K5			List: \$1,649,000		
Toronto C10 Mount Pleasant East Toronto					
Taxes: \$7,861.03/2025			For: Sale		% Dif: 123
Sold Date: 04/29/2025					
SPIS: N		Last Status: SLD	DOM: 6		
Semi-Detached		Fronting On: S	Rms: 7 + 2		
Link:		Acreage:	Bedrooms: 3		
2-Storey		25 x 125 Feet	Washrooms: 3		
		Irreg:	1x2xMain, 1x4x2nd, 1x3xBsmt		
Dir/Cross St: Millwood Rd & Cleveland St					

MLS#: C12098195	PIN#: 211300134
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Kitchens: 1	Exterior: Brick / Wood	Zoning:
Fam Rm: Y	Drive: Front Yard	Cable TV:
Basement: Finished	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: Family Room	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	Main	11.84	x 12.99	Hardwood Floor	Large Window	Pot Lights
2	Dining	Main	12.01	x 10.5	Hardwood Floor	Breakfast Bar	Double Sink
3	Kitchen	Main	12.01	x 9.74	Hardwood Floor	Pot Lights	
4	Family	Main	14.6	x 20.18	W/O To Yard	Hardwood Floor	B/I Bookcase
5	Prim Bdrm	2nd	12.6	x 12.01	Double Closet	Closet Organizers	Pot Lights
6	2nd Br	2nd	11.25	x 13.58	Hardwood Floor	Double Closet	Closet Organizers
7	3rd Br	2nd	8.99	x 8.43	Hardwood Floor	Large Window	
8	Office	Bsmt	10.99	x 13.25	Broadloom	Pot Lights	
9	Rec	Bsmt	13.75	x 18.57	Pot Lights	Above Grade Window	B/I Shelves

Client Remks: Welcome to 516 Millwood Road, a spectacular, 3 bed, 3 bath home in the heart of Davisville. Set on the best part of Millwood, this tight-knit community has some of the best neighbours in the City! With nearly 2500 square feet on all 3 levels, this oversized turn-key home is not your average Davisville semi-detached. Set on a 25 X 125 foot lot with legal front pad parking, this home has been extensively updated and upgraded, creating an ideal home for a growing family. The main floor offers generous formal living and dining rooms, and open concept kitchen with caesarstone counters, breakfast bar, and stainless steel appliances. The extra large skylit family room with custom millwork and built-ins opens to a stone patio and deep back garden. The main floor includes a rare main floor powder room - a feature seldom found in these homes. The upper level holds 3 bedrooms. A spacious principal bedroom with custom wall to wall closets and organizers. Second bedroom with custom double closet and organizers. Family bath with heated floors, double wide sink and vanity - plenty of space for a family. The lower level features a mudroom, office space, and recreation room/gym space under family room addition with high ceilings and custom cabinetry. There is an updated 3 piece bath and laundry room area. With thoughtful design keeping the needs of an active family in mind, there is an abundance of custom storage throughout - everything has its place! The large backyard is the perfect space for children playing and summertime entertaining. Situated in the coveted Maurice Cody School district, and steps to the best that Bayview and Mount Pleasant have to offer, this home must be seen - it is the one that you have been waiting for!

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