



437 Davisville Ave
Toronto Ontario M4S 1H7
 Toronto C10 Mount Pleasant East Toronto

Taxes: \$5,965/2025 **For:** Sale **% Dif:** 111

Sold Date: 11/12/2025

SPIS: N **Last Status:** SLD **DOM:** 9

Semi-Detached **Fronting On:** S **Rms:** 6 + 1

Link: **Acreage:** **Bedrooms:** 3

2-Storey **17.67 x 100 Feet** **Washrooms:** 2

Irreg: 1x4x2nd, 1x2xBsmt

Dir/Cross St: Bayview/ Davisville **Directions:** On Davsiville

MLS#: C12505856

PIN#: 211250700

Legal: PT LT 26 PL 590E TORONTO AS IN CA724724; S/T & T/W CA724724; CITY OF TORONTO

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

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|---|-----------|-------|-------------|------------|----------------|-------------------|----------------|
| 1 | Living | Main | 12.83 | x 14.37 | Hardwood Floor | Pot Lights | Large Window |
| 2 | Dining | Main | 9.91 | x 11.94 | Hardwood Floor | Combined W/Living | Window |
| 3 | Kitchen | Main | 12.83 | x 9.45 | Eat-In Kitchen | W/O To Deck | Separate Rm |
| 4 | Prim Bdrm | 2nd | 10.2 | x 12.96 | Window | Closet | Hardwood Floor |
| 5 | 2nd Br | 2nd | 7.81 | x 12.37 | Window | Closet | Hardwood Floor |
| 6 | 3rd Br | 2nd | 12.7 | x 8.79 | Window | Closet | Hardwood Floor |
| 7 | Rec | Bsmt | 12.14 | x 14.53 | Broadloom | 2 Pc Bath | B/I Shelves |
| 8 | Utility | Bsmt | 11.98 | x 9.42 | | | |

Client Remks: Welcome to 437 Davisville Ave, your perfect entryway into Toronto's favourite neighbourhood! Belonging to the highly coveted Maurice Cody catchment, this well cared for home also offers 3 good sized bedrooms, 2 bathrooms, a cozy eat-in kitchen overlooking a lovely, private, lush backyard, a large storage room just off the finished rec room, a serene, green view from the living room, licensed front yard parking and the opportunity to make this house your dream home. Ideally located between Mt Pleasant and Bayview, you are steps to top schools, TTC and all of the shops and conveniences you could hope for in this fabulous midtown location! OPEN HOUSE November 8th & 9th 2-4.

Inclusions: All ELFs (except dining room), all window coverings, oven (GE), fridge (GE), dishwasher (Whirlpool), small freezer, washer & dryer (Whirlpool), large wardrobe in upstairs hall which serves as a linen closet.

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

| | | | | | | |
|--|--|-----------------------|-----------------------------------|--|--|--|
|  | 474 Merton St Toronto Ontario M4S 1B3 Toronto C10 Mount Pleasant East Toronto Taxes: \$6,001/2024 Sold Date: 07/02/2025 SPIS: N Last Status: SLD DOM: 15 | | | Sold: \$980,000 List: \$998,000 % Dif: 98 | | |
| | Semi-Detached | Fronting On: N | Rms: 6 | | | |
| | Link: | Acreage: | Bedrooms: 3 | | | |
| | 2-Storey | 17.13 x 176.68 Feet | Washrooms: 1 | | | |
| | | Irreg: | 1x4x2nd | | | |
| | Dir/Cross St: Bayview/Merton | | Directions: Bayview/Merton | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

MLS#: C12225557

PIN#: 211250046

Legal: PCL 68-1 SEC M5; PT LT 68 PL M5 TORONTO COMM AT A POINT IN THE NLY LIMIT OF MERTON ST DISTANT 41 FT 5 INCHES MEASURED ELY THEREALONG FROM THE WLY LIMIT OF SAID LT; THENCE ELY ALONG THE NLY LIMIT OF MERTON ST 18 FT 10 INCHES; THENCE NLY TO AND ALONG THE CENTRE LINE OF WALL BTN TWO HOUSES NOW STANDING ON PARTS OF SAID LT AND CONTINUING NLY IN ALL 176 FT 6 INCHES MORE OR LESS TO A POINT IN THE NLY LIMIT OF SAID LT DISTANCE 60 FT

| | | |
|---------------------------------|--|--|
| Kitchens: 1 | Exterior: Brick / Shingle | Zoning: |
| Fam Rm: N | Gar/Gar Spcs: Detached / 1 | Cable TV: Hydro: |
| Basement: Finished | Park/Drive: Mutual | Gas: Phone: |
| Fireplace/Stv: N | Drive: Mutual | Water: Municipal |
| Heat: Radiant / Gas | Drive Park Spcs: 0 | Water Supply Type: |
| A/C: None | Tot Prk Spcs: 0 | Sewer: Sewers |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: 51-99 | Pool: None | Retirement: |
| Apx Sqft: 1100-1500 | Prop Feat: Interior Feat: Carpet Free | HST Applicable to Included In Sale Price: |
| Roof: Asphalt Shingle | | Farm/Agr: |
| Foundation: Block | | Oth Struct: |
| Assessment: POTL: | | Survey Type: None |
| POTL Mo Fee: | | Spec Desig: Unknown |
| Laundry lev: | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | |
|---|-----------|-------|-------------|------------|-------------------|----------------|
| 1 | Living | Main | 13.98 | x 12.3 | Large Window | Hardwood Floor |
| 2 | Dining | Main | 11.06 | x 9.15 | Combined W/Living | Hardwood Floor |
| 3 | Kitchen | Main | 11.91 | x 10.63 | W/O To Deck | |
| 4 | Prim Bdrm | 2nd | 12.53 | x 8.92 | Skylight | Hardwood Floor |
| 5 | 2nd Br | 2nd | 10.17 | x 8.86 | Hardwood Floor | Closet |
| 6 | 3rd Br | 2nd | 13.12 | x 11.48 | Hardwood Floor | Window |
| 7 | Rec | Bsmt | 21.98 | x 13.45 | Laminate | Open Concept |
| 8 | Utility | Bsmt | 9.19 | x 13.45 | | Window |

Client Remks: Welcome to 474 Merton St in the sought-after Mount Pleasant community! This bright and spacious 3-bedroom, 1-bathroom semi-detached home is full of potential and charm. Featuring a finished basement, separate side entrance, and a walkout to a private back deck from the kitchen, this home sits on an impressive 176-foot deep lot surrounded by mature trees. This property is perfect for anyone seeking a home with character and room to grow. Nestled in a fantastic, family-friendly neighbourhood and located within the coveted Maurice Cody school district, this home is just steps away from top-rated schools, parks, shopping, transit, and all the amenities you could ask for. With a detached garage, walkout deck, and unbeatable location, this home is truly a once-in-a-lifetime opportunity to invest in one of Toronto's most desirable communities. Bring your personal touch, this gem is waiting to be transformed into your dream home!

Inclusions: Fridge, Stove, Washer, Dryer, All Existing Light Fixtures and Window Coverings, (All As Is)

Listing Contracted With: RE/MAX ROUGE RIVER REALTY LTD. 416-286-3993



| | | | |
|--|----------------------------|---------------------|--------------------------|
| 33 Belcourt Rd Toronto Ontario M4S 2T8 | | | Sold: \$1,302,000 |
| Toronto C10 Mount Pleasant East Toronto | | | List: \$1,199,000 |
| Taxes: \$6,786.79/2025 | For: Sale | % Dif: 109 | |
| Sold Date: 07/22/2025 | | | |
| SPIS: N | Last Status: SLD | DOM: 8 | |
| Semi-Detached | Fronting On: E | Rms: 7 | |
| Link: | Acreage: | Bedrooms: 3 | |
| 2-Storey | 25 x 125 Feet | Washrooms: 2 | |
| | Irrig: mutual drive | 1x2xMain, 1x4x2nd | |
| Dir/Cross St: Manor/Belsize, E of Forman Directions: Access via Manor or Belsize | | | |

MLS#: C12283921

PIN#: 211300260

Assignment: N

Fractional Ownership: N

Legal: PT LT 165 PL 1788 TORONTO AS IN CT431013; S/T CT431013; T/W CT431013; CITY OF TORONTO

| | | |
|--------------------------------------|---|---------------------------|
| Kitchens: 1 | Exterior: Brick | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: Detached / 1 | Cable TV: |
| Basement: Full / Unfinished | Park/Drive: Mutual | Gas: Y |
| Fireplace/Stv: Y | Drive: Mutual | Phone: A |
| Heat: Forced Air / Gas | Drive Park Spcs: 0 | Water: Municipal |
| A/C: Central Air | Tot Prk Spcs: 1 | Water Supply Type: |
| Central Vac: N | UFFI: Part Removed | Sewer: Sewers |
| Apx Age: 51-99 | Pool: None | Waterfront: |
| Year Built: 1926 | Prop Feat: Family Room, Fireplace/Stove | |
| Yr Built Source: MPAC | Interior Feat: Built-In Oven, Carpet Free, | |
| Apx Sqft: 1100-1500 | ERV/HRV, Air Exchanger | |
| Lot Size Source: MPAC | | |
| Roof: Asphalt Shingle | | |
| Foundation: Block | | |
| Assessment: 2025 POTL: | N | |
| POTL Mo Fee: | | |
| Laundry lev: Lower | | |

Topography: Flat

| # | Room | Level | Length (ft) | Width (ft) | Description |
|---|------|-------|-------------|------------|-------------|
| Client Remks: Charmed, updated & ready to impress in Davisville! This bright and welcoming character home perfectly blends timeless charm with thoughtful modern updates. Situated on a 25-ft lot on one of the neighbourhoods most desirable streets, it offers 3 spacious bedrooms, generous principal rooms, and a sun-filled main floor family room addition with vaulted ceilings, skylight, and walk-out to the deck. At the heart of the home, an open-concept kitchen and family room creates a warm hub for daily life. The galley-style kitchen is a dream for the urban chef, with quartz counters, excellent storage, and gorgeous natural light. Whether you're entertaining, supervising homework, or unwinding with your favourite beverage, this space does it all. A coveted main floor powder room, wide staircase to the lower level, laundry area, and an unfinished basement offer excellent storage and future potential. Upstairs, bright, generously sized bedrooms offer comfort and flexibility for family, guests, or working from home. The spacious 4-piece family bath includes clever built-ins and great function. Out back, a lush perennial garden and low-maintenance yard invite play, lounging, or hosting. Detached single garage via mutual drive. Out front, the classic verandah is perfect for your morning coffee or an evening unwind. Belcourt is a family-friendly gem known for its strong sense of community demonstrated in the annual Easter Egg Hunt. Nestled between high streets, just steps to bustling shops, restaurants & amenities, on both Mt Pleasant and Bayview. Convenient TTC. Desirable, top-ranked Maurice Cody school district. | | | | | |
| Inclusions: Freezer bottom refrigerator, built-in wall oven, built-in microwave, built-in dishwasher, electric cooktop, range exhaust, clothes washer & dryer, gas burner & equipment (gas forced air furnace), central air conditioning, chest freezer in basement, heat recovery ventilation HRV (as-is condition), ELFs (except as noted), garden shed. | | | | | |
| Listing Contracted With: BOSLEY REAL ESTATE LTD. 416-465-7527 | | | | | |



| | | | |
|---|---|---|--------------------------|
| 324 Forman Ave Toronto Ontario M4S 2S7 | | | Sold: \$1,199,000 |
| Toronto C10 Mount Pleasant East Toronto | | | List: \$1,199,000 |
| Taxes: \$6,838.16/2024 | For: Sale | % Dif: 100 | |
| Sold Date: 10/03/2025 | | | |
| SPIS: N | Last Status: SLD | DOM: 10 | |
| Semi-Detached | Fronting On: W | Rms: 6 + 2 | |
| Link: 2-Storey | Acreage: 20 x 150 Feet | Bedrooms: 3 + 1 | |
| | Irreg: | Washrooms: 2 | |
| | | 1x3x2nd, 1x4xBsmt | |
| | Dir/Cross St: Eglinton Ave E & Mount Pleasant Rd | Directions: South of Eglinton, first block | |

MLS#: C12422162

PIN#: 211350223

Legal: PT LT 6-7 PL 679 NORTH TORONTO AS IN CT637021 S/T T/W CT637021; CITY OF TORONTO

| | | |
|---|---|--|
| Kitchens: 1 | Exterior: Brick | Zoning: |
| Fam Rm: N | Gar/Gar Spcs: Detached / 1 | Cable TV: |
| Basement: Finished with Walk-Out | Park/Drive: | Gas: |
| Fireplace/Stv: Y | Drive: Front Yard Parking, Right Of Way | Water: Municipal |
| Heat: Forced Air / Gas | Drive Park Spcs: 1 | Water Supply Type: |
| A/C: Central Air | Tot Prk Spcs: 2 | Sewer: Sewers |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: | Pool: None | Retirement: |
| Apx Sqft: 1100-1500 | Prop Feat: Fireplace/Stove, Place Of Worship, Public Transit, School | HST Applicable to Sale Price: Included In |
| Lot Size Source: GeoWarehouse | Interior Feat: Carpet Free | Farm/Agr: |
| Roof: Asphalt Shingle | | Oth Struct: |
| Foundation: Concrete Block | | Survey Type: Available |
| Assessment: 2024 POTL: | | Spec Desig: Unknown |
| POTL Mo Fee: | | |
| Laundry lev: | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | |
|---|-----------|-------|-------------|------------|--------------------|---------------------------------|
| 1 | Living | Main | 13.48 | x 10.93 | Hardwood Floor | Fireplace |
| 2 | Dining | Main | 13.09 | x 9.58 | Formal Rm | Plate Rail |
| 3 | Kitchen | Main | 14.99 | x 10.93 | Renovated | Eat-In Kitchen |
| 4 | Prim Bdrm | 2nd | 14.99 | x 12.24 | Hardwood Floor | Walk-Out |
| 5 | 2nd Br | 2nd | 12.6 | x 10.83 | Hardwood Floor | O/Looks Frontyard |
| 6 | 3rd Br | 2nd | 10.83 | x 9.15 | Hardwood Floor | |
| 7 | Rec | Bsmt | 19.09 | x 13.68 | 4 Pc Bath | Above Grade Window Pot Lights |
| 8 | Br | Bsmt | 13.68 | x 7.51 | Above Grade Window | Closest |
| 9 | Laundry | Bsmt | 10.01 | x 6.82 | B/I Shelves | Closest Organizers Laundry Sink |

Client Remarks: Welcome to this charming Davisville Village home where timeless character meets thoughtful updates. Brimming with original charm, it features original wood accents, inviting living spaces, and a bright, renovated eat-in kitchen that opens directly onto a large deck and west-facing backyard, perfect for entertaining, gardening, or relaxing in the sun. Upstairs, the renovated main bath features classic wainscoting and a skylight that fills the stairwell with natural light. The finished lower level offers excellent additional living space, including a bedroom, full bath, spacious rec room, dedicated laundry area, and ample storage ideal for guests, a home office, or playroom. Enjoy the convenience of a front parking pad and detached garage offering additional parking or storage options. Located in the highly sought-after Maurice Cody School district, this home is perfect for families seeking a vibrant, walkable neighbourhood close to parks, schools, transit, and all the amenities of Bayview and Mount Pleasant. Move in and enjoy the comfort, and location with plenty of opportunity to make it your own over time.

Inclusions: White appliances; LG double door fridge w/bottom freezer, Frigidaire flat top stove, B/I Lagan microwave, B/I Miele dishwasher. White LG front load washer and dryer. ELF's & window coverings.

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



143 Soudan Ave
Toronto Ontario M4S 1V5
 Toronto C10 Mount Pleasant West Toronto

Taxes: \$5,972.37/2024 **For:** Sale **% Dif:** 99

Sold Date: 09/02/2025

SPIS: N **Last Status:** SLD **DOM:** 19

Semi-Detached **Fronting On:** S **Rms:** 5 + 2

Link: **Acreage:** **Bedrooms:** 2 + 1

2-Storey **14.09 x 146 Feet** **Washrooms:** 2
Irreg: **1x5x2nd, 1x3xLower**

Dir/Cross St: Yonge/Eglinton **Directions:** Soudan Ave/ Yonge St

MLS#: C12344284

PIN#: 211340200

Legal: Pt Lt 22 Blk A Pl 653

| | | |
|-------------------------------|--------------------------------------|---------------------------------------|
| Kitchens: 1 | Exterior: Alum Siding / Brick | Zoning: |
| Fam Rm: N | Gar/Gar Spcs: Carport / 1 | Cable TV: |
| Basement: Finished | Park/Drive: | Gas: |
| Fireplace/Stv: Y | Drive: Lane | Water: Municipal |
| Heat: Forced Air / Gas | Drive Park Spcs: 0 | Water Supply Type: |
| A/C: Central Air | Tot Prk Spcs: 1 | Sewer: Sewers |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: | Pool: None | Retirement: |
| Apx Sqft: 700-1100 | Prop Feat: Fireplace/Stove | HST Applicable to: Included In |
| Roof: Asphalt Shingle | Interior Feat: In-Law Suite | Sale Price: |
| Foundation: Concrete | | Farm/Agr: |
| Assessment: POTL: | | Oth Struct: |
| POTL Mo Fee: | | Survey Type: None |
| Laundry lev: Lower | | Spec Desig: Unknown |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|---|-----------|-------|-------------|------------|-----------------|---------------------|--------------------|
| 1 | Living | Main | 13.94 | x 12.63 | Brick Fireplace | Hardwood Floor | O/Looks Frontyard |
| 2 | Dining | Main | 11.32 | x 10.17 | Hardwood Floor | Combined W/Living | Open Concept |
| 3 | Kitchen | Main | 10.66 | x 7.38 | Renovated | Galley Kitchen | W/O To Yard |
| 4 | Prim Bdrm | 2nd | 13.45 | x 10.83 | Hardwood Floor | His/Hers Closets | Combined W/Sitting |
| 5 | Tandem | 2nd | 9.84 | x 7.22 | Hardwood Floor | California Shutters | Combined w/Primary |
| 6 | 2nd Br | 2nd | 14.11 | x 7.38 | Hardwood Floor | Closet | Picture Window |
| 7 | Rec | Lower | 18.37 | x 10.01 | Broadloom | 3 Pc Bath | Window |
| 8 | Br | Lower | 18.37 | x 7.55 | Broadloom | Window | |

Client Remarks: Just steps from the energy of vibrant Yonge Street, this stylish starter home blends charm with thoughtful upgrades. The open-concept main floor is perfect for entertaining, featuring hardwood floors, a cozy wood-burning fireplace, and an upgraded kitchen with granite countertops and stainless steel appliances. Upstairs offers two bedrooms, the primary with a tandem perfect for a home office, and a beautifully renovated oversized bathroom. The finished basement provides valuable additional living space, including a versatile bedroom ideal for guests, a home office, or a growing family. Step outside to a picturesque and private backyard perfect for unwinding or hosting summer gatherings. With carport parking via the rear laneway and the opportunity to add your own personal touches, this move-in-ready gem is the perfect place to call home.

Inclusions: Fridge, Stove, Hood Fan, Dishwasher and Microwave. Washer & Dryer. All elfs and all window coverings. Broadloom where laid. Owned Tankless Water Heater.

Listing Contracted With: RE/MAX HALLMARK BATORI GROUP INC. 416-485-7575



| | | | |
|---|--|--------------------|--|
| 386 Belsize Dr Toronto Ontario M4S 1N4 | | | Sold: \$1,200,000 List: \$1,250,000 |
| Toronto C10 Mount Pleasant East Toronto | | | |
| Taxes: \$7,872/2025 | For: Sale | | % Dif: 96 |
| Sold Date: 10/01/2025 | | | |
| SPIS: N | Last Status: SLD | DOM: 8 | |
| Semi-Detached | Fronting On: N | | Rms: 7 + 3 |
| Link: | Acreage: | | Bedrooms: 3 + 1 |
| 2-Storey | 26.92 x 125 Feet | | Washrooms: 2 |
| | Irrig: | | 1x4xUpper, 1x3xLower |
| | Dir/Cross St: Bayview/Eglinton/Davisville | Directions: | Bayview/Eglinton/Davisville |

MLS#: C12420614

PIN#: 211270112

Legal: PT LT 87 PL 1788 TORONTO AS IN EN97695; CITY OF TORONTO

| | | |
|--------------------------------------|-----------------------------------|---------------------------------------|
| Kitchens: 1 | Exterior: Brick | Zoning: |
| Fam Rm: N | Gar/Gar Spcs: Detached / 1 | Cable TV: |
| Basement: Finished | Park/Drive: Private | Gas: |
| Fireplace/Stv: Y | Drive: Private | Water: |
| Heat: Water / Gas | Drive Park Spcs: 2 | Water Supply Type: |
| A/C: None | Tot Prk Spcs: 3 | Sewer: |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: | Pool: None | Retirement: |
| Year Built: 1927 | Prop Feat: Fireplace/Stove | HST Applicable to: Included In |
| Yr Built Source: MPAC | Interior Feat: None | Sale Price: |
| Apx Sqft: 1100-1500 | | Farm/Agr: |
| Lot Size Source: MPAC | | Oth Struct: |
| Roof: Asphalt Shingle | | Survey Type: Unknown |
| Foundation: Poured Concrete | | Spec Desig: Unknown |
| Assessment: 2024 POTL: | | |
| POTL Mo Fee: | | |
| Laundry lev: Lower | | |

| # | Room | Level | Length (ft) | Width (ft) | Description |
|----|-----------|--------|-------------|------------|-------------|
| 1 | Bathroom | Ground | 7.91 | x 5.94 | |
| 2 | Family | Ground | 15.32 | x 20.93 | |
| 3 | Br | Ground | 15.85 | x 8.89 | |
| 4 | Dining | Main | 9.97 | x 14.04 | |
| 5 | Kitchen | Main | 8.1 | x 13.22 | |
| 6 | Living | Main | 11.91 | x 15.09 | |
| 7 | Br | 2nd | 12.01 | x 9.51 | |
| 8 | Bathroom | 2nd | 6.04 | x 6.14 | |
| 9 | 2nd Br | 2nd | 12.01 | x 9.48 | |
| 10 | Prim Bdrm | 2nd | 15.35 | x 9.61 | |

Client Remarks: This well-constructed home sits on a spacious lot measuring over 26 feet of frontage and 125 feet in depth. Ideal for those looking to renovate and personalize their dream home in a sought-after Toronto location. The detached garage presents numerous possibilities, from a workshop to a potential coach house. Designed for family living, the home features a practical and adaptable floor plan. The basement includes a separate entrance, making it ideal for creating an in-law suite or rental unit with minimal effort. Located on a peaceful street in a vibrant midtown community, this home offers the best of both worlds. You'll be just steps away from highly rated schools, including those in the Maurice Cody and Northern Secondary School districts, making it ideal for families looking to enroll their children in excellent educational institutions. Parks and green spaces are nearby, providing ample opportunities for outdoor recreation, relaxation, and connecting with nature. Its also minutes from urban amenities, cultural hotspots, shopping, and entertainment options. Excellent transit, along with high walk and bike scores, makes commuting and outdoor activities convenient. This neighbourhood fosters a close-knit, welcoming environment, making it an ideal place to settle down and put down roots. Combining city access with natural beauty, this property offers a fantastic opportunity to customize and create your dream home in one of Toronto's most desirable areas.

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



| | | | |
|---|-------------------------------------|--------------------|--------------------------|
| 411 Davisville Ave Toronto Ontario M4S 1H4 | | | Sold: \$1,275,000 |
| Toronto C10 Mount Pleasant East Toronto | | | List: \$1,295,000 |
| Taxes: \$5,542.54/2025 | For: Sale | | % Dif: 98 |
| Sold Date: 08/06/2025 | | | |
| SPIS: N | Last Status: SLD | DOM: 6 | |
| Semi-Detached | Fronting On: S | Rms: 7 | |
| Link: 2-Storey | Acreage: 15.33 x 100 Feet | Bedrooms: 3 | Washrooms: 2 |
| | Irreg: 2x4 | | |
| Dir/Cross St: Mt Pleasant and Davisville Directions: Off Mount Pleasant | | | |

MLS#: C12317197

PIN#: 211250780

Legal: PT LT 29-30 PL 590E TORONTO AS IN CA658077; S/T & T/W CA658077; CITY OF TORONTO

| | | |
|-----------------------------------|---------------------------------------|---------------------------------------|
| Kitchens: 1 | Exterior: Brick | Zoning: |
| Fam Rm: N | Gar/Gar Spcs: None / 0 | Cable TV: |
| Basement: Finished | Park/Drive: Private | Hydro: |
| Fireplace/Stv: N | Drive: Private | Gas: |
| Heat: Forced Air / Gas | Drive Park Spcs: 1 | Phone: |
| A/C: Central Air | Tot Prk Spcs: 1 | Water: Municipal |
| Central Vac: N | UFFI: | Water Supply Type: |
| Apx Age: | Pool: None | Sewer: Sewers |
| Year Built: 1924 | Prop Feat: Interior Feat: None | Waterfront: |
| Apx Sqft: 700-1100 | | Retirement: |
| Lot Size Source: MPAC | | HST Applicable to: Included In |
| Roof: Not Applicable | | Sale Price: |
| Foundation: Not Applicable | | Farm/Agr: |
| Assessment: POTL: | | Oth Struct: |
| POTL Mo Fee: | | Survey Type: None |
| Laundry lev: | | Spec Desig: Unknown |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|---|-----------|-------|-------------|------------|----------------|----------------------|--------------|
| 1 | Living | Main | 12.34 | x 12.73 | Hardwood Floor | Large Window | Open Concept |
| 2 | Dining | Main | 11.58 | x 12.2 | Hardwood Floor | Window | Pot Lights |
| 3 | Kitchen | Main | 11.88 | x 8.99 | Hardwood Floor | Stainless Steel Appl | W/O To Yard |
| 4 | Prim Bdrm | 2nd | 13.65 | x 11.32 | Hardwood Floor | Large Closet | Large Window |
| 5 | 2nd Br | 2nd | 11.55 | x 8.99 | Hardwood Floor | Closet | Window |
| 6 | 3rd Br | 2nd | 9.19 | x 7.28 | Hardwood Floor | Closet | Window |
| 7 | Rec | Lower | 14.83 | x 12.37 | Window | Pot Lights | |

Client Remarks: Welcome to this sunny and spacious 3-bedroom, 2-bath gem in the heart of highly coveted Davisville Village. Lovingly maintained and surrounded by lush green space, this home offers the perfect blend of vibrant urban living and tranquil ravines and parks right at your doorstep. The functional open-concept main floor features generous living and dining areas that flow seamlessly into a large, well-appointed kitchen an ideal layout for entertaining or for a growing family. Upstairs, you'll find three spacious bedrooms and a bright 5-piece family bath. The fully finished basement provides excellent versatility with space for a home office, gym, or cozy rec room, complete with its own 3-piece bathroom. Enjoy the unbeatable location just steps to the neighbourhoods best shops, restaurants, transit, tennis courts, and baseball diamond. Situated in the sought-after Maurice Cody school district, this warm and inviting home is ready to welcome you before the new school year begins!

Inclusions: All appliances, washer/dryer, and all electrical light fixtures.

Listing Contracted With: REAL BROKER ONTARIO LTD. 888-311-1172



| | | | |
|---|-------------------------------------|--------------------|--|
| 21 McCord Rd Toronto Ontario M4S 2T7 Toronto C10 Mount Pleasant East Toronto Taxes: \$5,987.45/2025 Sold Date: 07/09/2025 SPIS: N Last Status: SLD DOM: 7 | | | Sold: \$1,330,000 List: \$1,295,000 |
| Semi-Detached | Fronting On: E | Rms: 6 + 1 | |
| Link: 2-Storey | Acreage: 17.67 x 100 Feet | Bedrooms: 3 | Washrooms: 2 |
| Dir/Cross St: Bayview & Davisville Directions: Please, follow you GPS | | | 1x4xMain, 1x3xBsmt |

MLS#: C12256280

PIN#: 211250850

Legal: Pt Lt 86-87 Pl 590E Toronto As In Ct507820

| | | |
|-----------------------------------|---|---|
| Kitchens: 1 | Exterior: Brick / Vinyl Siding | Zoning: |
| Fam Rm: N | Gar/Gar Spcs: None / 0 | Cable TV: |
| Basement: Finished | Park/Drive: Mutual | Gas: |
| Fireplace/Stv: Y | Drive: Mutual | Water: |
| Heat: Forced Air / Gas | Drive Park Spcs: 0 | Water Supply Type: |
| A/C: Central Air | Tot Prk Spcs: 0 | Sewer: |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: | Pool: None | Retirement: |
| Apx Sqft: 700-1100 | Prop Feat: Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School | HST Applicable to Included In Sale Price: |
| Roof: Asphalt Shingle | Interior Feat: Water Heater, Storage | Farm/Agr: |
| Foundation: Concrete Block | Security Feat: Carbon Monoxide Detectors, Smoke Detector | Oth Struct: |
| Assessment: POTL: | | Survey Type: |
| POTL Mo Fee: | | Spec Desig: |
| Laundry lev: Lower | | Available Unknown |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|---|-----------|-------|-------------|------------|--------------------|------------------|------------------|
| 1 | Living | Main | 12.07 | x 14.5 | Hardwood Floor | Gas Fireplace | Picture Window |
| 2 | Dining | Main | 12.07 | x 9.68 | Hardwood Floor | Open Concept | Window |
| 3 | Kitchen | Main | 10.99 | x 12.99 | Eat-In Kitchen | Modern Kitchen | W/O To Garden |
| 4 | Prim Bdrm | 2nd | 13.09 | x 10.99 | Hardwood Floor | His/Hers Closets | Window |
| 5 | 2nd Br | 2nd | 12.01 | x 8.07 | Hardwood Floor | Closet | O/Looks Backyard |
| 6 | 3rd Br | 2nd | 12.01 | x 8.07 | Heated Floor | Closet | Window |
| 7 | Rec | Bsmt | 13.09 | x 12.01 | Above Grade Window | Broadloom | 3 Pc Ensuite |

Client Remarks: Davisville Village Gem: Your Dream Family Home Awaits! Welcome to this charming 3-bedroom, 2-bathroom home, perfectly nestled on a quiet, tree-lined street in highly sought-after Davisville Village. Step inside and discover a modern, open-concept main floor, beautifully updated in 2022, creating an ideal space for both daily living and entertaining. The eat-in kitchen is a delight, offering a functional and stylish hub for family meals. Both the main and basement bathrooms have been thoughtfully updated, ensuring comfort and convenience. The finished basement provides a generous sized recreation room. Outside, you'll love the fully fenced, cute backyard perfect for kids, pets, or simply enjoying some peaceful outdoor space. This home is truly move-in ready, allowing you to unpack and start enjoying the vibrant Davisville lifestyle immediately. Located within the highly-regarded Maurice Cody Public School district and just a short walk to the TTC and the fantastic shops of Bayview, this is an opportunity not to be missed!

Inclusions: Stainless Steel GE Fridge, Stainless Steel Frigidaire Stove, Panasonic B/I Microwave, Stainless Steel B/I Hoodfan, GE top load washer & front load dryer, All Elf's, All Window Coverings & Curtain Rods, Broadloom Where Laid, Shed.

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



| | | | |
|---|-------------------------|----------------------------|--|
| 408 Davisville Ave Toronto Ontario M4S 1H5 | | | Sold: \$1,352,000 List: \$1,299,000 |
| Toronto C10 Mount Pleasant East Toronto | | | |
| Taxes: \$6,209/2024 | For: Sale | | % Dif: 104 |
| Sold Date: 07/16/2025 | | | |
| SPIS: N | Last Status: SLD | DOM: 7 | |
| Semi-Detached | Fronting On: N | Rms: 8 + 1 | |
| Link: | Acreage: | Bedrooms: 3 | |
| 2-Storey | 17.58 x 100 Feet | Washrooms: 3 | |
| | Irreg: | 1x4x2nd, 1x3x2nd, 1x3xBsmt | |
| Dir/Cross St: Davisville and Forman Avenue Directions: Davisville and Forman Avenue | | | |

MLS#: C12272183

PIN#: 211250610

Legal: Pt Lt 66 Pl 590E Toronto As In En82563; S/T & T/W

| | | |
|-----------------------------------|---|---------------------------|
| Kitchens: 1 | Exterior: Brick | Zoning: |
| Fam Rm: N | Gar/Gar Spcs: None / 0 | Cable TV: |
| Basement: Finished / Full | Park/Drive: Mutual | Hydro: |
| Fireplace/Stv: Y | Drive: Mutual | Gas: |
| Heat: Forced Air / Gas | Drive Park Spcs: 1 | Phone: |
| A/C: Central Air | Tot Prk Spcs: 1 | Water: |
| Central Vac: N | UFFI: | Water Supply Type: |
| Apx Age: | Pool: None | Sewer: |
| Apx Sqft: 1100-1500 | Prop Feat: Fireplace/Stove | Waterfront: |
| Roof: Asphalt Shingle | Interior Feat: Bar Fridge, Sump Pump, Water Heater | Retirement: |
| Foundation: Concrete Block | | Accessibility: |
| Assessment: POTL: | | Feat: |
| POTL Mo Fee: | | HST Applicable to |
| Laundry lev: Lower | | Sale Price: |
| | | Farm/Agr: |
| | | Oth Struct: |
| | | Survey Type: |
| | | Spec Desig: |
| | | Available |
| | | Unknown |

| # | Room | Level | Length (ft) | Width (ft) | Description | |
|---|-----------|-------|-------------|------------|----------------|----------------------|
| 1 | Foyer | Main | 3.94 | x 2.62 | Open Concept | Tile Floor |
| 2 | Living | Main | 12.14 | x 10.83 | Hardwood Floor | Fireplace |
| 3 | Dining | Main | 10.17 | x 10.83 | Hardwood Floor | Window |
| 4 | Kitchen | Main | 12.8 | x 12.8 | Breakfast Bar | Stainless Steel Appl |
| 5 | Mudroom | Main | 6.23 | x 3.94 | Tile Floor | O/Looks Backyard |
| 6 | Prim Bdrm | 2nd | 12.47 | x 10.17 | Hardwood Floor | B/I Shelves |
| 7 | 2nd Br | 2nd | 11.15 | x 9.51 | Hardwood Floor | Double Closet |
| 8 | 3rd Br | 2nd | 13.12 | x 9.51 | Hardwood Floor | 3 Pc Ensuite |
| 9 | Rec | Lower | 11.15 | x 23.95 | Laminate | Picture Window |
| | | | | | Window | Closest |
| | | | | | B/I Closet | Closest |
| | | | | | | 3 Pc Bath |

Client Remarks: Welcome to 408 Davisville Avenue, this fully renovated 3 bedroom, 3 bathroom home features a Primary Bedroom ensuite bathroom, open concept main floor with mud room and is located in the Coveted Maurice Cody School District. The Main Floor is bright with a custom designed kitchen with quartz countertops and breakfast bar. Upstairs there are three large bedrooms which are serviced by two bathrooms and large windows and closets in each room. The Primary Bedroom has a large double closet and double windows with its own ensuite bathroom. A fully renovated 7ft basement, including 3 pc bathroom, with sitting area for a family room or recreation room. A wall of closets were added for storage and it has been fully waterproofed. The back garden is an entertainer delight with two separate sitting areas, professionally installed turf for easy maintenance and a garden shed for any outdoor storage needs. Neighbours allow current owners and past owners to use the Mutual Drive for parking as the park on the street. It can easily be converted back if parking is wanted behind the home. . UPDATES: Ceiling Speakers connected to Sonos Connect Amp 2016, Basement cabinets 2019, Designer Turf (front and back lawn)-2018, Mudroom / 2 new blinds between the glass doors 2018, Front and Back Door Smart Locks - 2019 New shingles (front, top, back)/ Gutters 2018, Nest Thermostat 2016, Ring Doorbell 2018, Cedar Porch Ceiling 2020, Waterproofing (front of house) 2020 rest of house already waterproofed in 2015, Built-in Cavavin dual zone wine fridge - 2018.

Inclusions: Stainless Steel Fridge, Stove, Dishwasher. Washer & Dryer. Furnace and related equipment & Cac, Built In Speakers, Nest Thermostat, Smart Locks and Window Coverings

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

| | | |
|--|---|--|
|  | 30 Le may Rd Toronto Ontario M4S 2X3 Toronto C10 Mount Pleasant East Toronto Taxes: \$6,447.45/2025 Sold Date: 11/05/2025 SPIS: N | Sold: \$1,460,018 List: \$1,299,999 For: Sale % Dif: 112 Last Status: SLD DOM: 7 Semi-Detached Link: 2-Storey Fronting On: W Acreage: 17.5 x 130 Feet Irreg: Dir/Cross St: Bayview and Millwood Directions: Bayview and Millwood |
| | MLS#: C12487769 Legal: PTLT 122-123 PL 590E TORONTO AS IN EV46739;S/T &T/ WEV46739;CITY OF TORONTO | PIN#: 211260260 |

| | | |
|--|--|---|
| Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 700-1100 Roof: Asphalt Rolled, Asphalt Shingle Foundation: Concrete, Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: | Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free | Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown |
|--|--|---|

| # | Room | Level | Length (ft) | Width (ft) | Description |
|---|------|-------|-------------|------------|-------------|
| Client Remarks: Welcome to 30 Lemay Road - a rare opportunity to own a thoughtfully updated home in one of Toronto's most desirable neighbourhoods. At nearly 1,600 sq. ft. of total usable living space, this home is larger than it appears at first glance. Nestled on a quiet, family-friendly street with incredible neighbours, it blends timeless character with modern comfort and style. Originally built in 1927, the home underwent a major renovation in 2019 and has continued to receive quality upgrades. The exterior features new shingles, vinyl siding, eavestroughs, and both front and back decking. Inside, you'll find engineered hardwood floors throughout and an open-concept main floor that flows beautifully into an expansive, professionally landscaped backyard on a deep 17.5 x 130 ft lot - perfect for entertaining, kids, or relaxing in privacy. The bright, modern kitchen showcases Caesar stone countertops, upgraded cabinetry, sink, faucet, and new stainless-steel appliances, including a 2024 fridge. New windows (2023) in the front (primary bed and living) and a freshly painted interior (2024) bring light and warmth into every room. The finished basement includes a new 4-piece bath, fully framed, drywalled, and painted in 2020, and the home was professionally waterproofed in 2018. Additional updates include a new furnace (2024), air conditioning (2020), new chimney, freeze-protected outdoor faucet, backyard shed, and custom closets in the middle bedroom. Located steps from Bayview's boutique shops, cafes, and restaurants - and close to top-rated schools (Maurice Cody) and the TTC - this is Davisville Village living at its best: family-perfect, move-in ready, and filled with warmth, community, and style. | | | | | |
| Inclusions: Stainless (new) fridge, gas stove, dishwasher, Built in microwave, washer, dryer, All electric light fixtures, Gas burner furnace, Central Airconditioner, Shed | | | | | |
| Listing Contracted With: <u>KELLER WILLIAMS REFERRED URBAN REALTY</u> 416-572-1016 | | | | | |



452 Soudan Ave E
Toronto Ontario M4S 1X2
 Toronto C10 Mount Pleasant East Toronto

Taxes: \$7,205.50/2025 **For:** Sale **% Dif:** 91

Sold Date: 09/19/2025

SPIS: N **Last Status:** SLD **DOM:** 11

Semi-Detached **Fronting On:** N **Rms:** 5 + 0

Link: **Acreage:** **Bedrooms:** 3 + 0

2-Storey 25 x 125 Feet **Washrooms:** 1

Irreg: 1x3

Dir/Cross St: Eglinton Ave. E & Bayview Ave

Directions: South of Eglinton Ave, west of Bayview Ave

MLS#: C12387448

PIN#: 211290186

Legal: Lot

Kitchens: 1 + 0

Fam Rm: N

Basement: Unfinished

Fireplace/Stv: N

Heat: Radiant / Gas

A/C: Other

Central Vac: N

Apx Age:

Year Built: 1935

Yr Built Source: MPAC

Apx Sqft: 1100-1500

Lot Size Source: MPAC

Roof: Shingles

Foundation: Block

Assessment: 2025 POTL:

POTL Mo Fee:

Laundry lev: Lower

Exterior: Brick

Gar/Gar Spcs: None / 0

Park/Drive:

Drive:

Drive Park Spcs: 2

Tot Prk Spcs: 2

UFFI:

Pool: None

Prop Feat: Interior Feat: Water Heater

Zoning:

Cable TV:

Hydro: Y

Gas:

Y Phone:

Water:

Municipal

Water Supply Type:

Sewer: Sewers

Waterfront:

Retirement:

HST Applicable to Included In

Sale Price:

Farm/Agr:

Oth Struct:

Survey Type:

Unknown

Spec Desig: Unknown

| # | Room | Level | Length (ft) | Width (ft) | Description |
|---|----------|--------|-------------|------------|-------------|
| 1 | Br | 2nd | 11.52 | x 10.99 | |
| 2 | 2nd Br | 2nd | 15.42 | x 8.23 | |
| 3 | 3rd Br | 2nd | 12.07 | x 8.43 | |
| 4 | Bathroom | 2nd | 8.23 | x 5.35 | |
| 5 | Foyer | Ground | 7.58 | x 5.68 | |
| 6 | Living | Ground | 14.07 | x 10.99 | |
| 7 | Dining | Ground | 14.99 | x 8.6 | |
| 8 | Kitchen | Ground | 10.43 | x 10.43 | |
| 9 | | Bsmt | 29.07 | x 16.77 | |

Client Remks: Welcome to 452 Soudan Avenue, a bright and inviting semi-detached home in the heart of sought-after Davisville Village and within the coveted Maurice Cody Public School district. Just steps from shops, cafes, parks, and transit, this home offers the perfect balance of convenience and community. Flooded with natural light, the open-concept main floor features a spacious eat-in kitchen with a central island, ideal for family meals or casual entertaining. Walk out to a large private deck perfect for summer gatherings or quiet evenings outdoors. Upstairs, you'll find three generous bedrooms, providing plenty of space for growing families or those working from home. The blank-canvas basement presents a rare opportunity to design and build your own private retreat whether a family room, home office, gym, or guest suite tailored to your lifestyle. With its unbeatable location, family-friendly neighbourhood, and future potential, this home is the perfect starter in one of Toronto's most desirable communities.

Inclusions: Fridge, Stove, Dishwasher, Light fixtures, Windows coverings, freezer and all furniture throughout the house are offered as is.

Listing Contracted With: RIGHT AT HOME REALTY416-391-3232



682 Hillsdale Ave E
Toronto Ontario M4S 1V3
 Toronto C10 Mount Pleasant East Toronto

Taxes: \$7,978/2025 **For:** Sale **% Dif:** 95
Sold Date: 11/04/2025

SPIS: N **Last Status:** SLD **DOM:** 6

Semi-Detached **Fronting On:** N **Rms:** 7 + 3
Link: **Acreage:** **Bedrooms:** 3
 2-Storey 27.58 x 126 Feet **Washrooms:** 2
Irrig: 1x4x2nd, 1x4xBsmt
Dir/Cross St: Btwn Cleveland & Bayview **Directions:** East of Cleveland

MLS#: C12487133

PIN#: 211280277

Legal: PLAN 866 PT LOT 222

| | | |
|---|---|---------------------------------------|
| Kitchens: 1 | Exterior: Brick | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: Detached / 1 | Cable TV: |
| Basement: Finished / Separate Entrance | Park/Drive: Mutual | Hydro: |
| Fireplace/Stv: Y | Drive: Mutual | Gas: |
| Heat: Water / Gas | Drive Park Spcs: 0 | Phone: |
| A/C: Window Unit | Tot Prk Spcs: 1 | Water: Municipal |
| Central Vac: N | UFFI: | Water Supply Type: |
| Apx Age: 51-99 | Pool: None | Sewer: Sewers |
| Year Built: 1928 | Prop Feat: Family Room, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School | Waterfront: |
| Yr Built Source: MPAC | Interior Feat: None | Retirement: |
| Apx Sqft: 1100-1500 | | HST Applicable to: Included In |
| Lot Size Source: MPAC | | Sale Price: |
| Roof: Unknown | | Farm/Agr: |
| Foundation: Unknown | | Oth Struct: |
| Assessment: POTL: | | Survey Type: Available |
| POTL Mo Fee: | | Spec Desig: Unknown |
| Laundry lev: Lower | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|-----------|--------|-------------|------------|--------------|--------------------|-------------|
| 1 | Foyer | Ground | 7.05 | x 14.9 | Vinyl Floor | Closet | |
| 2 | Living | Ground | 10.86 | x 15.19 | Wood Floor | Open Concept | Fireplace |
| 3 | Dining | Ground | 9.65 | x 12.73 | Wood Floor | Open Concept | |
| 4 | Kitchen | Ground | 8.6 | x 13.06 | Vinyl Floor | Centre Island | Window |
| 5 | Family | Ground | 16.67 | x 9.28 | Vinyl Floor | Large Window | W/O To Yard |
| 6 | Prim Bdrm | 2nd | 11.94 | x 9.78 | Wood Floor | Closet | 4 Pc Bath |
| 7 | 2nd Br | 2nd | 8.76 | x 11.42 | Wood Floor | Closet | Window |
| 8 | 3rd Br | 2nd | 9.09 | x 15.65 | Wood Floor | Closet | Window |
| 9 | Rec | Bsmt | 15.65 | x 10.5 | Broadloom | Above Grade Window | 4 Pc Bath |
| 10 | Laundry | Bsmt | 6.82 | x 9.42 | Open Concept | Laundry Sink | Closet |
| 11 | Utility | Bsmt | 3.97 | x 10.4 | Separate Rm | | |

Client Remks: Dont miss this beautifully renovated semi-detached 3-bedroom, 2-bath on beautiful Hillsdale, walking distance to Bayview and all its cafes, restaurants, specialty shops & services! This family home was opened up to create an extra-large open concept main living/dining and kitchen area with a decorative fireplace in the living room and an oversized island offering ample kitchen prep space & storage. The first-floor addition provides a large family room off the kitchen & dining room, perfect for family dinners. And with a walk-out to the big backyard its ideal for entertaining. Recent upgrades include all new engineered wood floors in 2025 in the living & dining rooms as well as in all 3 bdrms + the upper hallway. And all new vinyl/wood floors were added in the high traffic areas in 2025 while the windows were replaced a few years ago enhancing energy efficiency. And all new custom blinds throughout the house in 2025. The primary and second bdrm boast extra large closets with the third bdrm nursery or home office with a smaller closet. In the future you can explore options for a possible build-out over the family room for a 4th bdrm or a 2nd bathroom on the upper level. There is room to grow with this home. The finished bsmt, with a side entrance offers a bright & cheerful rec/games/tv room with above ground windows and broadloom for extra cozy game-nights in. The utility room is closed off, and the laundry is tucked away under the stairs and out of sight. Note the mutual drive is larger than most traditional mutual drives. Mutual is shared with some lovely neighbours. This family home boasts some of the best schools in Toronto with Maurice Cody Jr PS, Hodgson Middle School and Northern Secondary School. What are you waiting for? Home Inspection is available online. This property is sold in As Is condition.

Inclusions: Fridge, Stove, Dishwasher, Washer & Dryer. All Electrical Light Fixtures & All New Blinds In Place. Garage Door Opener. Window Air Conditioners. Hot Water Tank is Owned. All sold in As Is condition.

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



**26 Forsyth Cres
Toronto Ontario M4S 2R1**
 Toronto C10 Mount Pleasant East Toronto
Taxes: \$6,401.83/2024 **For:** Sale **% Dif:** 105
Sold Date: 08/08/2025 **SPIS:** N **Last Status:** SLD **DOM:** 18
Semi-Detached **Fronting On:** N **Rms:** 7 + 3
Link: **Acreage:** **Bedrooms:** 3 + 1
 2-Storey 18 x 93.41 Feet **Washrooms:** 3
Irreg: 1x3xLower, 1x2xMain, 1x5x2nd
Dir/Cross St: Mt Pleasant & Davisville **Directions:** East of Mt Pleasant, North of Davisville

MLS#: C12298696 **PIN#:** 211250627
Assignment: N **Fractional Ownership:** N
Legal: PT LT 59-60 PL 590E TORONTO AS IN CA197124; S/T & T/W CA197124; CITY OF TORONTO

| | | |
|--------------------------------------|--|--|
| Kitchens: 1 | Exterior: Brick / Vinyl Siding | Zoning: |
| Fam Rm: N | Gar/Gar Spcs: None / 0 | Cable TV: |
| Basement: Finished / Full | Park/Drive: Mutual | Gas: |
| Fireplace/Stv: N | Drive: Mutual | Water: |
| Heat: Forced Air / Gas | Drive Park Spcs: 1 | Water Supply Type: |
| A/C: Central Air | Tot Prk Spcs: 1 | Sewer: |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: 100+ | Pool: None | Retirement: N |
| Year Built: 1924 | Prop Feat: Interior Feat: Other | HST Applicable to Sale Price: Included In |
| Yr Built Source: MPAC | | Farm/Agr: |
| Apx Sqft: 1100-1500 | | Oth Struct: Garden Shed |
| Lot Size Source: MPAC | | Survey Type: None |
| Roof: Asphalt Shingle, Flat | | Spec Desig: Unknown |
| Foundation: Concrete | | |
| Assessment: 2024 POTL: | N | |
| POTL Mo Fee: | | |
| Laundry lev: Lower | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|---|------------|-------|-------------|------------|------------------|--------------------|--------------------|
| 1 | Living | Main | 14.83 | x 11.84 | Open Concept | Large Window | Pot Lights |
| 2 | Dining | Main | 12.24 | x 8.5 | O/Looks Living | 2 Pc Ensuite | Large Window |
| 3 | Kitchen | Main | 12.4 | x 8.5 | Centre Island | Eat-In Kitchen | Backsplash |
| 4 | Breakfast | Main | 10.33 | x 6.43 | W/O To Yard | Pot Lights | French Doors |
| 5 | Prim Bdrrm | 2nd | 13.48 | x 12.17 | Large Window | B/I Closet | W/W Closet |
| 6 | 2nd Br | 2nd | 15.32 | x 9.25 | Closet | Window | |
| 7 | 3rd Br | 2nd | 9.84 | x 8.92 | O/Looks Backyard | Closet | Window |
| 8 | Rec | Lower | 15.26 | x 14.4 | Open Concept | 3 Pc Bath | Above Grade Window |
| 9 | 4th Br | Lower | 11.32 | x 7.68 | Separate Rm | Above Grade Window | Pot Lights |

Client Remarks: The Warmest Of Welcoming Homes Offering Everything The Average 3+1 Bedrm, 3-Bathrm, 1-Parking Maurice Cody Midowner Simply Cannot: Everyday Practicality, Meaningful Privacy, And Tucked-Away Cul-De-Sac Exclusivity. We're Taking You Back To A Place Where You Belong - A Home To Put Down Roots For You And Your Growing Family, Finally. This Davisville Address Will Tug On Your Heartstrings With Its Pinterest-Ready Rooms, Contemporary Design Selections, Inviting Colour Palette, And Light-Filled Flow. Because, To Be Honest, This Is More Than Just A House, It's A Feeling. It's A Street Where Neighbours Greet Each Other By Name, Gardens Are Lovingly Tended, And Kids Ride Their Bikes Until The Sun Goes Down. It's Where The Hustle Of Daily Life Slows Just Enough To Let You Savour It. Where Community Isn't A Tagline, It's A Way Of Living . Since Its Purchase, Forsyth Has Undergone A Loving Top-To-Bottom Transformation Over Its 18X93-Ft Lot, Which Widens To 60Ft In The Backyard! Think: A Reimagined Kitchen, New Flooring Underfoot, Beautifully Updated Baths (Including That Much-Needed Main-Floor Powder Room), Custom Built-Ins, Curated Lighting, And Brand-New Appliances Throughout. The Basement? Fully Finished And Refreshed. Outside? A Newly Painted Exterior, An Updated Front Porch, And A Rear Deck Made For Slow Mornings (If Those Still Exist Anymore!). The Moment Your Foot Graces The Covered Front Porch & Brick Facade, You're Greeted By Possibility. Winsome & Likable and Darn Irresistible. It's Light-Hearted, Warm, Inviting, Trusting, And Unpretentious (We Respect A Humble Brag Around Here). Whispering Of Its Exceptional Locale And Close-Knit Community, This Forsyth Keeper Beckons The Home Dreamers, The Achievers, And The Family Makers. Here, Every Corner And Every Edge Carries A Promise Just For You. This Desirable Dream-Sicle Is Perfectly Positioned In One Of Midtown's Most Unbeatable Pockets.

Inclusions: And Yes, There's Even Potential To Build Out A 1,200+, Two-Storey Garden Suite (Ask Us More)! Inclusions: All Existing Light Fixtures, Refrigerator, Stove, Hood Fan, Dishwasher, Clothing Washer & Dryer, Built-In Closet (Primary), Bathroom Mirrors, Drapery Hardware, Garden Shed, Air Conditioner, Furnace, Hot Water Tank.

Listing Contracted With: FOX MARIN ASSOCIATES LTD. 416-322-5000



457 Hillsdale Ave E
Toronto Ontario M4S 1V1
 Toronto C10 Mount Pleasant East Toronto

Taxes: \$7,736.93/2025 **For:** Sale **% Dif:** 111

Sold Date: 09/28/2025

SPIS: N **Last Status:** SLD **DOM:** 4

Semi-Detached **Fronting On:** S **Rms:** 6 + 2

Link: **Acreage:** **Bedrooms:** 3

2-Storey 23 x 143 Feet **Washrooms:** 2

Irreg: 1x4x2nd, 1x3xLower

Dir/Cross St: Bayview Avenue & Mt Pleasant

Directions: Eglinton Ave E/Mount Pleasant Road

MLS#: C12424044

PIN#: 211290414

Legal: PT LT 153 PL 866 NORTH TORONTO AS IN CA621666; S/T & T/W CA621666; CITY OF TORONTO

| | | |
|--------------------------------------|--|---------------------------|
| Kitchens: 1 | Exterior: Brick | Zoning: |
| Fam Rm: N | Gar/Gar Spcs: None / 0 | Cable TV: |
| Basement: Finished | Park/Drive: Mutual | Gas: |
| Fireplace/Stv: Y | Drive: Mutual | Water: |
| Heat: Forced Air / Gas | Drive Park Spcs: 1 | Water Supply Type: |
| A/C: Central Air | Tot Prk Spcs: 1 | Sewer: |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: | Pool: None | Retirement: |
| Apx Sqft: 1100-1500 | Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit, School, Wooded/Treed | HST Applicable to |
| Lot Size Source: GeoWarehouse | Exterior Feat: Awnings, Porch Enclosed, Deck | Sale Price: |
| Roof: Asphalt Shingle | Interior Feat: Sump Pump, Water Heater Owned | Farm/Agr: |
| Foundation: Concrete Block | | Oth Struct: |
| Assessment: POTL: | | Survey Type: |
| POTL Mo Fee: | | Spec Desig: |
| Laundry lev: Lower | | Garden Shed |
| Available | | Available |
| Unknown | | Unknown |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|---|-----------|-------|-------------|------------|----------------|---------------|-------------------|
| 1 | Foyer | Main | 5.84 | x 7.84 | Tile Floor | Closet | W/O To Porch |
| 2 | Living | Main | 10.17 | x 10.33 | Hardwood Floor | Fireplace | O/Looks Frontyard |
| 3 | Dining | Main | 9.09 | x 14.83 | Hardwood Floor | Open Concept | Leaded Glass |
| 4 | Kitchen | Main | 8.83 | x 17.65 | Tile Floor | Centre Island | Double Sink |
| 5 | Prim Bdrm | 2nd | 10.07 | x 13.32 | Hardwood Floor | 4 Pc Bath | Double Closet |
| 6 | 2nd Br | 2nd | 11.09 | x 11.84 | Hardwood Floor | Large Window | Closet |
| 7 | 3rd Br | 2nd | 9.15 | x 10.83 | Hardwood Floor | Large Window | O/Looks Backyard |
| 8 | Rec | Lower | 16.99 | x 18.41 | Broadloom | 3 Pc Bath | Closet |
| 9 | Laundry | Lower | 8.17 | x 8.92 | Laundry Sink | | |

Client Remarks: Welcome to this beautifully updated family home in the heart of Davisville Village, where modern design and everyday comfort come together. A welcoming covered front porch leads into a bright, open-concept main floor with soaring ceilings over 8 feet high. Oversized windows flood the space with natural light, while the thoughtfully designed eat-in kitchen with a built-in banquette and centre island offers the ideal setting for casual meals and effortless entertaining. Walk out to a spacious wooden deck with a retractable awning, perfect for morning coffee, alfresco dining, or quiet evenings overlooking a lush, private garden. The deep 147-foot lot has been meticulously maintained, featuring a stone patio, an irrigation system, and exterior lighting, creating an exceptional backdrop for family gatherings and summer barbecues. Upstairs, three generously sized bedrooms are complemented by a stylishly renovated four-piece bath with a double floating vanity, heated floors, and under-cabinet lighting for a spa-like experience. The lower level extends the living space with a large recreation area with space for a home office setup, a renovated three-piece bath with heated floors and a laundry room. Steps to Maurice Cody Jr. Public School, Northern Secondary School, future LRT, parks, trails, shops, and beloved neighbourhood cafes, this home offers the best of Midtown living in one of Toronto's most sought-after communities.

Inclusions: All electrical light fixtures and window coverings except where excluded, KitchenAid double oven convection range with 5-gas burner with removable griddle, KitchenAid microwave, LG double door fridge with bottom drawer freezer, KitchenAid dishwasher, Premiere beverage fridge, Double sink with soap dispenser, LG washer and dryer, Nest thermostat, doorbell and exterior camera on front porch, Ring alarm system, Lutron wireless lighting, Living room window rod included, Primary bedroom window rod and blinds included, Rachio Irrigation system controlled with smart control app, Retractable awning with remote, Exterior garden lighting in backyard (smart-controlled via Phillips app), Garden shed (with exterior camera not working in 'as is' condition), Natural gas line for BBQ, Sump pump

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



| | | | |
|---|--------------------------------|---|--|
| 341 Balliol St Toronto Ontario M4S 1E1 | | | Sold: \$1,580,000 List: \$1,499,000 |
| Taxes: \$11,123/2025 | For: Sale | % Dif: 105 | |
| Sold Date: 11/25/2025 | | | |
| SPIS: N | Last Status: SLD | DOM: 11 | |
| Semi-Detached | Fronting On: S | Rms: 9 + 3 | |
| Link: | Acreage: | Bedrooms: 2 + 1 | |
| 2-Storey | 21.5 x 175 Feet | Washrooms: 4 | |
| | Irreg: | 1x4x2nd, 1x3x2nd, 1x2xMain, 1x3xBsmt | |
| | Dir/Cross St: Yonge/Davisville | Directions: Yonge/Davisville | |

MLS#: C12545946

PIN#: 211250180

Legal: Plan M5 Part Lot 47

| | | |
|------------------------|---|-------------------------|
| Kitchens: 1 | Exterior: Stucco/Plaster | Zoning: Residential |
| Fam Rm: N | Gar/Gar Spcs: None / 0 | Cable TV: Hydro: |
| Basement: Finished | Park/Drive: Private | Gas: Phone: |
| Fireplace/Stv: Y | Drive: Private | Water: Municipal |
| Heat: Forced Air / Gas | Drive Park Spcs: 4 | Water Supply Type: |
| A/C: Central Air | Tot Prk Spcs: 4 | Sewer: None |
| Central Vac: N | UFFI: | Waterfront: None |
| Apx Age: | Pool: None | Retirement: N |
| Apx Sqft: 1500-2000 | Prop Feat: Fireplace/Stove | Accessibility: None |
| Lot Shape: Rectangular | Interior Feat: Countertop Range, Built-In | Feat: HST Applicable to |
| Lot Size Source: MPAC | Oven | Included In |
| Roof: Asphalt Shingle | | Sale Price: |
| Foundation: Concrete | | Farm/Agr: |
| Assessment: POTL: | | Oth Struct: |
| POTL Mo Fee: | | Survey Type: Unknown |
| Laundry lev: Upper | | Spec Desig: Unknown |

Waterfront: None

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|-----------|-------|-------------|------------|--------------------|----------------|----------------|
| 1 | Living | Main | 13.42 | x 16.57 | Hardwood Floor | Open Concept | |
| 2 | Kitchen | Main | 9.91 | x 22.01 | Hardwood Floor | B/I Appliances | Open Concept |
| 3 | Dining | Main | 9.91 | x 22.01 | Combined W/Kitchen | Open Concept | Hardwood Floor |
| 4 | Powder Rm | Main | 4.49 | x 3.84 | | | |
| 5 | Br | 2nd | 13.48 | x 25.16 | W/I Closet | W/O To Balcony | 3 Pc Ensuite |
| 6 | 2nd Br | 2nd | 12.99 | x 16.67 | 4 Pc Ensuite | Double Closet | Picture Window |
| 7 | Laundry | 2nd | 5.91 | x 6 | | | |
| 8 | Br | Bsmt | 12.5 | x 10.24 | | | |
| 9 | Bathroom | Bsmt | 5.09 | x 8.01 | 3 Pc Bath | | |
| 10 | Rec | Bsmt | 13.25 | x 28.58 | | | |

Client Remks: Modern Luxury Semi-Detached Home On A PREMIUM 175-Ft Extra-Deep Lot, Fully Renovated And Ideally Located In The Highly Sought-After Mount Pleasant Neighbourhood, Zoned For Top-Ranking Maurice Cody School. This Exquisite Residence Showcases Extensive Upgrades Throughout: New Flooring, Smooth Ceilings With Pot Lights, A Stunning Floating Staircase With Glass Railings, Floor-To-Ceiling Terrace Windows, Upgraded Bathrooms, A Charming Covered Front Porch, Fresh Paint, And Elegant Interlock Accommodating Up To 4 Parking Spaces. The Chef's Kitchen Is A True Showstopper, Featuring Custom Cabinetry, High-End Stainless Steel Appliances, Built-In Double Wall Ovens, A Gas Cooktop, Quartz Countertops, And Abundant Storage. The Open-Concept Main Floor Offers A Bright And Spacious Living And Dining Area With Sleek Finishes And An Elegant Electric Fireplace, Overlooking An Oversized Backyard And Entertainer's Deck, Perfect For Hosting Or Everyday Family Living. Upstairs, You'll Find Generous Bedrooms With Modern Finishes, Spa-Inspired Bathrooms, Large Windows That Fill The Home With Natural Light, And Ample Closet Space. The Professionally Finished Basement Provides Additional Living Area Ideal For A Bedroom, Home Office, Gym, Or Recreation Space. Located Just Steps From Top-Rated Schools, Parks, Shops, Restaurants, And The Vibrant Yonge & Eglinton Corridor, This Home Offers The Best Of Mount Pleasant And Bayview Avenue Living. A Rare Opportunity To Own A Move-In-Ready Luxury Home In One Of Toronto's Most Desirable Neighbourhoods!

Inclusions: Washer & Dryer, Dishwasher, Refrigerator, Range Hood, Stove, All Elfs, All Window Coverings

Listing Contracted With: SMART SOLD REALTY647-564-4990



| | | | |
|---|-------------------------------------|--------------------------------|--------------------------|
| 381 Hillsdale Ave Toronto Ontario M4S 1T9 | | | Sold: \$1,582,000 |
| Toronto C10 Mount Pleasant East Toronto | | | List: \$1,499,000 |
| Taxes: \$6,779.24/2025 | For: Sale | % Dif: 106 | |
| Sold Date: 10/20/2025 | | | |
| SPIS: N | Last Status: SLD | DOM: 6 | |
| Semi-Detached | Fronting On: S | Rms: 7 + 2 | |
| Link: 2-Storey | Acreage: 16.58 x 142 Feet | Bedrooms: 3 + 1 | |
| | Irreg: | Washrooms: 3 | |
| | | 1x2xGround, 1x3xLower, 1x4x2nd | |
| Dir/Cross St: Hillsdale Avenue & Mount Pleasant Road | | | |
| Directions: East Off Mount Pleasant Road | | | |

MLS#: C12461556

PIN#: 211310058

Legal: Part Lot 125 Plan 866

| | | |
|-------------------------------|---|--------------------------------------|
| Kitchens: 1 | Exterior: Brick | Zoning: |
| Fam Rm: N | Gar/Gar Spcs: None / 0 | Cable TV: |
| Basement: Finished | Park/Drive: | Gas: |
| Fireplace/Stv: N | Drive: Front Yard Parking | Water: |
| Heat: Forced Air / Gas | Drive Park Spcs: 1 | Water Supply Type: |
| A/C: Central Air | Tot Prk Spcs: 1 | Sewer: |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: | Pool: None | Retirement: |
| Apx Sqft: 1100-1500 | Prop Feat: Fenced Yard, Hospital, Park, Place Of Worship, Rec Centre, School | HST Applicable to Included In |
| Roof: Asphalt Shingle | Exterior Feat: Landscaped, Patio, Privacy | Sale Price: |
| Foundation: Unknown | Interior Feat: In-Law Capability | Farm/Agr: |
| Assessment: POTL: | Security Feat: Smoke Detector | Oth Struct: Garden Shed |
| POTL Mo Fee: | | Survey Type: None |
| Laundry lev: Main | | Spec Desig: Unknown |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|---|-----------|-------|-------------|------------|----------------|---------------|-------------------|
| 1 | Living | Main | 11.75 | x 9.68 | Hardwood Floor | Bay Window | O/Looks Frontyard |
| 2 | Dining | Main | 11.91 | x 13.81 | Hardwood Floor | Window | Pot Lights |
| 3 | Kitchen | Main | 10.53 | x 13.52 | Renovated | Breakfast Bar | W/O To Patio |
| 4 | Prim Bdrm | 2nd | 11.61 | x 13.62 | Hardwood Floor | Bay Window | Closet |
| 5 | 2nd Br | 2nd | 8.4 | x 10.1 | Hardwood Floor | Window | Closet |
| 6 | 3rd Br | 2nd | 11.55 | x 7.94 | Hardwood Floor | Window | Combined W/Office |
| 7 | Office | 2nd | 7.64 | x 9.15 | Hardwood Floor | Window | O/Looks Backyard |
| 8 | Rec | Bsmt | 12.04 | x 12.07 | Broadloom | Window | Pot Lights |
| 9 | Br | Bsmt | 11.75 | x 12.27 | Broadloom | Pot Lights | Window |

Client Remarks: Your Davisville Village Dream Home Awaits! Offering over 2,000 sq. ft. of total living space, this beautifully updated Victorian-style semi-detached home features high ceilings, tall windows, and an inviting front porch that blends character with modern sophistication. Meticulously curated interiors elevate everyday living with contemporary comfort. The main floor impresses with sun-drenched, open-concept living and dining areas, and a chef-inspired kitchen showcasing granite countertops, stainless steel appliances, custom floating shelves with brass hardware, and a welcoming breakfast bar. Off the kitchen, walk seamlessly into the fully fenced backyard—an ideal space for children and pets—with effortless flow for indoor-outdoor entertaining and alfresco dining. Upstairs, three generously sized bedrooms are complemented by a versatile tandem office or playroom. The finished lower level extends the living area with a spacious recreation room, a large bedroom, and a well-appointed three-piece bathroom—ideal for guests, in-laws, or a nanny suite. The attic offers exciting potential for a future third-floor expansion, perfect for a fourth bedroom or private studio retreat with treetop views. Outside, the professionally landscaped, south-facing yard is a showstopper, offering a private urban retreat. A stone patio anchors the space, while a manicured, low-maintenance lawn stays beautifully green year-round. Mature cedar hedging and lush garden beds create natural serenity, and a new garden shed provides additional storage. Enjoy walking to top-rated Maurice Cody Public School and the shops and dining along Bayview, Mt. Pleasant, and Yonge, with easy commuting to the city centre and access to the new Eglinton LRT. Move-in ready with flexible living spaces, this is a truly special opportunity in prime Midtown. Not to be missed! Open House Saturday & Sunday, 2 PM - 4 PM.

Inclusions: See Schedule B

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



| | | | |
|--|-------------------------------|---------------------|--|
| 121 Belsize Dr Toronto Ontario M4S 1L3 | | | Sold: \$1,575,000 List: \$1,599,900 |
| Toronto C10 Mount Pleasant West Toronto | For: Sale | % Dif: 98 | |
| Taxes: \$8,047/2024 | | | |
| Sold Date: 09/24/2025 | | | |
| SPIS: N | Last Status: SLD | DOM: 74 | |
| Duplex | Fronting On: S | Rms: 10 | |
| Link: | Acreage: 31 x 126 Feet | Bedrooms: 4 | |
| 2-Storey | Irreg: | Washrooms: 4 | 1x4xMain, 1x4xMain, 1x4xUpper, 1x4xUpper |
| Dir/Cross St: Mt Pleasant Dr & Belsize Dr | | | Directions: Mt Pleasant Rd & Belsize Dr |

MLS#: C12281272

PIN#: 211240183

Legal: PLAN 1789 PT LOT 297

| | | |
|-------------------------------|-----------------------------------|--------------------------------------|
| Kitchens: 2 | Exterior: Brick | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: Detached / 2 | Cable TV: |
| Basement: Full | Park/Drive: Private | Gas: |
| Fireplace/Stv: N | Drive: Private | Water: |
| Heat: Baseboard / Gas | Drive Park Spcs: 4 | Water Supply Type: |
| A/C: Wall Unit | Tot Prk Spcs: 6 | Sewer: |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: | Pool: None | Retirement: |
| Year Built: 1927 | Prop Feat: Family Room | HST Applicable to Included In |
| Yr Built Source: MPAC | Interior Feat: Other | Sale Price: |
| Apx Sqft: 1500-2000 | | Farm/Agr: |
| Lot Size Source: MPAC | | Oth Struct: |
| Roof: Shingles | | Survey Type: None |
| Foundation: Concrete | | Spec Desig: Unknown |
| Assessment: 2024 POTL: | | |
| POTL Mo Fee: | | |
| Laundry lev: Lower | | |

| # | Room | Level | Length (ft) | Width (ft) | Description |
|---|--------|-------|-------------|------------|-------------------------------|
| 1 | Living | Main | 10.01 | x 10.01 | Hardwood Floor W/O To Balcony |

Client Remarks: Legal Duplex! Ideal for investors or multi-generational families. This well-maintained property features two fully self-contained units with separate entrances. The upper unit offers 2 bedrooms, 2 bathrooms, a spacious living room, kitchen, and walk-out to a private balcony. The lower unit includes 2 bedrooms, 2 full bathrooms, a bright living room, and a functional kitchen. Detached garage and plenty of parking on a large lot. Great location close to amenities, schools, and transit. Excellent rental income potential!

Listing Contracted With: RE/MAX EXPERTS 905-499-8800



| | | | |
|---|--|------------------------|--------------------------|
| 266 Belsize Dr Toronto Ontario M4S 1M6 | | | Sold: \$1,929,000 |
| Toronto C10 Mount Pleasant East Toronto | | | List: \$1,649,000 |
| Taxes: \$7,834.96/2025 | For: Sale | | % Dif: 117 |
| Sold Date: 11/10/2025 | | | |
| SPIS: Y | Last Status: SLD | DOM: 6 | |
| Semi-Detached | Fronting On: N | Rms: 10 | |
| Link: 2-Storey | Acreage: 26.67 x 125.21 Feet | Bedrooms: 4 + 1 | Washrooms: 2 |
| | Irreg: | 1x4x2nd, 1x3xBsmt | |
| Dir/Cross St: Bayview and Belsize Directions: Bayview and Belsize | | | |

MLS#: C12507128

PIN#: 211300056

Legal: PT LT 222 PL 1788 TORONTO AS IN EN99267; CITY OF TORONTO

| | | |
|---|---|---------------------------------------|
| Kitchens: 1 | Exterior: Brick | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: Detached / 1 | Cable TV: |
| Basement: Finished with Walk-Out | Park/Drive: Private | Gas: |
| Fireplace/Stv: Y | Drive: Private | Water: |
| Heat: Forced Air / Gas | Drive Park Spcs: 1 | Water Supply Type: |
| A/C: Central Air | Tot Prk Spcs: 2 | Sewer: |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: | Pool: None | Retirement: |
| Apx Sqft: 1500-2000 | Prop Feat: Family Room, Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit, School | HST Applicable to: Included In |
| Roof: Shingles | Interior Feat: Floor Drain, In-Law Capability | Sale Price: |
| Foundation: Unknown | | Farm/Agr: |
| Assessment: POTL: | | Oth Struct: |
| POTL Mo Fee: | | Survey Type: |
| Laundry lev: | | Spec Desig: |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|-----------|-------|-------------|------------|--------------------|----------------|-------------------|
| 1 | Living | Main | 14.17 | x 12.17 | Fireplace | O/Looks Park | Hardwood Floor |
| 2 | Dining | Main | 13.29 | x 10.3 | Hardwood Floor | O/Looks Family | Walk Through |
| 3 | Kitchen | Main | 14.99 | x 7.78 | Breakfast Bar | B/I Dishwasher | Combined W/Family |
| 4 | Family | Main | 15.98 | x 18.41 | Window Flr to Ceil | W/O To Garden | Hardwood Floor |
| 5 | 2nd Br | 2nd | 10.07 | x 15.19 | O/Looks Park | Closet | Large Closet |
| 6 | 3rd Br | 2nd | 9.88 | x 12.17 | Hardwood Floor | Window | Large Closet |
| 7 | 4th Br | 2nd | 7.87 | x 12.17 | Hardwood Floor | Window | Large Closet |
| 8 | Prim Bdrm | 2nd | 12.7 | x 12.8 | O/Looks Garden | W/I Closet | Hardwood Floor |
| 9 | Bathroom | 2nd | 7.28 | x 14.3 | 5 Pc Bath | Tile Floor | Soaker |
| 10 | 5th Br | Lower | 16.17 | x 11.48 | Window | B/I Desk | Large Closet |
| 11 | Rec | Lower | 18.5 | x 11.48 | Broadloom | Finished | Laminate |
| 12 | Bathroom | Lower | 8.27 | x 5.18 | 3 Pc Bath | Tile Floor | Separate Shower |

Client Remks: Set directly across from the Belsize Parkette in Davisville Village, this exceptional semi-detached stands apart with its rare two-storey rear addition, creating a true four-bedroom layout plus a finished lower-level suite and rec room. A perfect blend of character and comfort, the home offers light-filled principal rooms, an open kitchen and dining area, and an inviting family room overlooking a deep, private garden. Upstairs, four generous bedrooms include a primary retreat, while the lower level provides a versatile fifth bedroom, full bath, and recreation space-ideal for guests, a nanny, or work-from-home flexibility. The detached garage adds convenience and future garden-suite potential (subject to City approval). Families will love the setting: directly opposite Belsize Park and moments from the Bayview Avenue strip, where cafes, boutiques, and restaurants animate daily life. It's an easy stroll to Maurice Cody Public School, with Hodgson Middle and Northern Secondary nearby, plus top private options such as Branksome Hall, The York School, and Greenwood College. Enjoy weekend walks along the Beltline Trail, quick TTC access via Davisville or Eglinton, and the calm, community spirit that make this pocket so treasured. Elegant yet practical, 266 Belsize Drive delivers the space families crave, the lifestyle professionals desire, and the rare vantage point of living directly across from one of midtown's most beloved parks.

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, all electrical light fixtures, all heating and cooling mechanical and related equipment.

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



| | | | |
|---|-------------------------------------|---------------------|--|
| 300 Forman Ave Toronto Ontario M4S 2S7 | | | Sold: \$1,720,000 |
| Toronto C10 Mount Pleasant East Toronto | | | List: \$1,649,000 |
| Taxes: \$3,901.05/2024 | For: Sale | | % Dif: 104 |
| Sold Date: 07/02/2025 | | | |
| SPIS: N | Last Status: SLD | DOM: 23 | |
| Semi-Detached | Fronting On: E | Rms: 7 | |
| Link: 2-Storey | Acreage: 20.08 x 150 Feet | Bedrooms: 3 | Washrooms: 2 |
| | Irreg: | 1x5x2nd, 1x2xGround | |
| Dir/Cross St: Mount Pleasant & Eglinton | | | Directions: Mount Pleasant & Eglinton |

MLS#: C12209905

PIN#: 211350234

Legal: PT LT 11 PL 679 NORTH TORONTO AS IN CA601056; S/T & T/W CA601056; CITY OF TORONTO

| | | |
|------------------------------------|--|---------------------------------------|
| Kitchens: 1 | Exterior: Brick | Zoning: |
| Fam Rm: N | Gar/Gar Spcs: None / 0 | Cable TV: |
| Basement: Finished | Park/Drive: | Gas: |
| Fireplace/Stv: Y | Drive: Front Yard Parking | Water: Municipal |
| Heat: Forced Air / Gas | Drive Park Spcs: 1 | Water Supply Type: |
| A/C: Central Air | Tot Prk Spcs: 1 | Sewer: Sewers |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: | Pool: None | Retirement: |
| Apx Sqft: 1100-1500 | Prop Feat: Fireplace/Stove | HST Applicable to: Included In |
| Lot Size Source: MPAC | Exterior Feat: Deck | Sale Price: |
| Roof: Asphalt Shingle, Flat | Interior Feat: Bar Fridge, Storage, Water Heater, Workbench | Farm/Agr: |
| Foundation: Concrete | | Oth Struct: |
| Assessment: 2024 POTL: | | Survey Type: Unknown |
| POTL Mo Fee: | | Spec Desig: Unknown |
| Laundry lev: | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|-----------|--------|-------------|------------|----------------|-------------------|---------------|
| 1 | Foyer | Ground | 14.44 | x 4.92 | Tile Floor | | |
| 2 | Living | Ground | 14.44 | x 10.83 | Fireplace | Hardwood Floor | Pot Lights |
| 3 | Dining | Ground | 12.3 | x 8.2 | Hardwood Floor | | |
| 4 | Kitchen | Ground | 16.4 | x 14.44 | Panelled | Hardwood Floor | Stone Counter |
| 5 | Powder Rm | Ground | 4.92 | x 6.89 | 2 Pc Bath | | |
| 6 | Laundry | 2nd | 3.02 | x 3.02 | | | |
| 7 | Prim Bdrm | 2nd | 14.44 | x 12.47 | Hardwood Floor | Closet Organizers | |
| 8 | 2nd Br | 2nd | 12.8 | x 9.61 | Hardwood Floor | Closet Organizers | |
| 9 | 3rd Br | 2nd | 10.6 | x 9.19 | Hardwood Floor | Closet | |
| 10 | Bathroom | 2nd | 7.02 | x 9.19 | 5 Pc Bath | Heated Floor | Soaker |
| 11 | Rec | Bsmt | 16.8 | x 13.88 | Laminate | | |
| 12 | Rec | Bsmt | 12.14 | x 5.97 | Laminate | Closet | |

Client Remarks: Welcome to 300 Forman! A must see 3 bed, 2 bath, home in a prime midtown location. This turnkey property sits on a coveted 150 foot deep lot. The home was updated in 2020 and boasts an open concept main floor with a cozy wood burning fireplace, hardwood floors, and a main floor powder room. Updated kitchen has a chef's dual fuel range, lots of storage and a large island that seats 6 (perfect for family time or entertaining) - large sliding doors lead you from the kitchen to your own sun-drenched oasis backyard with a large deck and turfed lawn that looks stunning year round. The turf lawn and low maintenance landscaping saves you hours on upkeep that are better spent enjoying this wonderful space with family and friends. Second floor family bath features heated floors, soaker tub, rainhead shower and double vanity. Bright and spacious primary bedroom features custom wall to wall built-in closets / organization. second floor laundry and linen closet for family convenience. Finished basement is perfect for family rec room and/or gym. large legal front parking pad and option for on-street parking permit. The home is in the desired Maurice Cody / Hodgson/ Northern school districts and is walking distance to everything you need, shops/restaurants on Mt Pleasant & Bayview, TTC subway/transit/future LRT stop. A great family community and amazing neighbours that make this the perfect place to call home.

Inclusions: All appliances, elf's

Listing Contracted With: SOTHEBY'S INTERNATIONAL REALTY CANADA 416-913-7930



| | | |
|--|---|--|
| 577 Hillsdale Ave E Toronto Ontario M4S 1V1 Toronto C10 Mount Pleasant East Toronto Taxes: \$8,046.11/2025 Sold Date: 09/20/2025 SPIS: N | | Sold: \$1,655,000 List: \$1,649,900 |
| Semi-Detached | Fronting On: S Link: 2-Storey | Rms: 6 Bedrooms: 3 Washrooms: 3 1x2xGround, 1x4x2nd, 1x4xLower |
| | Acreage: 26.5 x 146 Feet Irreg: | |
| Dir/Cross St: Bayview/Eglinton Directions: Input the address on your GPS | | |

MLS#: C12399748

PIN#: 211290449

Legal: Plan 866 Pt Lot 187

| | | |
|--|---|--|
| Kitchens: 1 Fam Rm: N Basement: Finished with Walk-Out / Separate Entrance Fireplace/Stv: Y Heat: Water / Gas A/C: Central Air Central Vac: N Apx Age: 51-99 Year Built: 1928 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: | Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Private Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: No Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, Rec Centre, School Exterior Feat: Porch Enclosed Interior Feat: None | Zoning: Cable TV: Y Gas: Y Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Garden Shed Survey Type: Unknown Spec Desig: Unknown |
|--|---|--|

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|---|---------|-------|-------------|------------|----------------|--------------|------------------|
| 1 | Kitchen | Main | 7.78 | x 11.15 | Hardwood Floor | Pot Lights | Renovated |
| 2 | Dining | Main | 9.65 | x 13.94 | Stained Glass | Wainscoting | Formal Rm |
| 3 | Living | Main | 14.96 | x 11.84 | Fireplace | Pot Lights | French Doors |
| 4 | Br | 2nd | 16.04 | x 9.84 | Pot Lights | Large Closet | Large Window |
| 5 | 2nd Br | 2nd | 12.04 | x 9.48 | Hardwood Floor | Closet | O/Looks Backyard |
| 6 | 3rd Br | 2nd | 11.98 | x 9.32 | Hardwood Floor | Closet | Large Window |
| 7 | Rec | Bsmt | 16.34 | x 18.21 | Laminate | Ensuite Bath | Pot Lights |

Client Remks: Welcome to 577 Hillsdale Ave East, a Stunning and Beautifully Renovated Semi-Detached Home in one of Midtown Toronto's most Desirable and Friendly Neighbourhoods. Close to Maurice Cody JPS and Northern SS, Steps to Future LRT, Walk to Restaurants/Bars, Stores and Much More! Premium Oversized 26.5 x 146 feet lot (per MPAC). Rare Private Driveway (can Park 3 Cars if first fence removed) that takes you into your Very Private Backyard Oasis with Stone Patio that Offers Lots of Shade and Privacy! The Perfect Blend of Modern Luxury and Classic Charm is Evident as soon you Step Foot into this Wonderful Home! The Living Room with Fireplace Extends into a Formal Dining Room with Stained Glass Window/French Doors that Offers Timeless Character and Classic Charm. Beautiful Modern Extended Kitchen Cabinets with Quartz Counters. Rare M/F Powder Room. Gleaming "Top of the Line" Merbau Exotic Hardwood Flooring is on the Main and Upper Floors. Stunning Skylight over Staircase/Hallway provides Ample Brightness in the home. Three Good Sized Bedrooms. Separate Entrance into Finished Basement. This is the Perfect Home for Your Family! Don't Miss It!

Inclusions: All Existing Light Fixtures, All Existing Window Coverings, Fridge, Stove, Microwave, Exhaust Fan, BI/Dishwasher, Washer, Dryer, Hot Water Tank (Owned), Heated Flooring in Upper Washroom (as-is), All Existing Outdoor Furniture, Garden Shed.

Listing Contracted With: RE/MAX EXCEL REALTY LTD. 905-475-4750



| | | | |
|---|---------------------------------------|-------------------------------------|---|
| 151 Forman Ave Toronto Ontario M4S 2R9 | | | Sold: \$1,800,080.88 List: \$1,679,000 |
| Taxes: \$8,347.74/2025 | For: Sale | % Dif: 107 | |
| Sold Date: 10/07/2025 | | | |
| SPIS: N | Last Status: SLD | DOM: 6 | |
| Semi-Detached | Fronting On: E | Rms: 7 + 1 | |
| Link: | Acreage: | Bedrooms: 3 + 1 | |
| 2-Storey | 28.33 x 115.83 Feet | Washrooms: 2 | |
| | Irreg: | 1x5x2nd, 1x3xBsmt | |
| | Dir/Cross St: Mount Pleasant/Eglinton | Directions: Mount Pleasant/Eglinton | |

MLS#: C12436882

PIN#: 211300046

Legal: Part Lot 218-219 Plan 1788 Toronto as in CA760527; City of Toronto

| | | |
|--|---|---|
| Kitchens: 1 | Exterior: Brick | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: None / 0 | Cable TV: Hydro: |
| Basement: Separate Entrance / Finished | Park/Drive: Private | Gas: Phone: |
| Fireplace/Stv: Y | Drive: Private | Water: Municipal |
| Heat: Water / Gas | Drive Park Spcs: 3 | Water Supply Type: |
| A/C: None | Tot Prk Spcs: 3 | Sewer: Sewers |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: 51-99 | Pool: None | Retirement: |
| Year Built: 1927 | Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School | HST Applicable to Sale Price: Included In |
| Yr Built Source: MPAC | Interior Feat: Bar Fridge, On Demand Water Heater, Storage, Sump Pump | Farm/Agr: |
| Apx Sqft: 1100-1500 | Security Feat: Carbon Monoxide Detectors, Other, Smoke Detector | Oth Struct: Fence - Full, Garden Shed |
| Lot Shape: Irregular | | Survey Type: Boundary Only |
| Lot Size Source: MPAC | | Spec Desig: Unknown |
| Roof: Asphalt Shingle | | |
| Foundation: Concrete Block | | |
| Assessment: POTL: | | |
| POTL Mo Fee: | | |
| Laundry lev: Lower | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|---|-----------|-------|-------------|------------|----------------|----------------|--------------------|
| 1 | Living | Main | 10.07 | x 16.4 | Gas Fireplace | Crown Moulding | Built-In Speakers |
| 2 | Dining | Main | 10.07 | x 14.86 | Hardwood Floor | Crown Moulding | Combined W/Kitchen |
| 3 | Kitchen | Main | 7.74 | x 12.99 | Renovated | Centre Island | Stone Counter |
| 4 | Family | Main | 9.58 | x 11.19 | French Doors | Skylight | W/O To Deck |
| 5 | Prim Bdrm | 2nd | 9.94 | x 11.78 | Hardwood Floor | Large Closet | Closet Organizers |
| 6 | 2nd Br | 2nd | 10.33 | x 8.83 | Hardwood Floor | Large Closet | Closet Organizers |
| 7 | 3rd Br | 2nd | 8.2 | x 11.78 | Hardwood Floor | Closet | Pot Lights |
| 8 | Rec | Bsmt | 17.26 | x 20.37 | Finished | Heated Floor | Pot Lights |
| 9 | Br | Bsmt | 10.33 | x 8.83 | Closet | Pocket Doors | Broadloom |

Client Remarks: Located in sought-after Davisville Village, this beautifully renovated 3 + 1 bedroom, 2 bathroom, wide semi-detached home effortlessly combines modern updates with classic mid-town Toronto charm. Set on a 28-foot lot with a rare private driveway, this spacious home offers generous indoor and outdoor living. The open-concept main floor showcases updated hardwood floors, a gas fireplace in the living room and a striking exposed brick wall in the dining room that adds warmth and character. The renovated kitchen features stone countertops, center island, a gas stove and ample storage making it perfect for the home chef and gatherings. The bright family room with a skylight and wall-to-wall double doors and windows opens seamlessly to a private backyard oasis. Upstairs, the spa-inspired bathroom offers a deep soaker tub, dual sinks, heated floors and a luxurious double shower. Three bedrooms and a built-in linen closet complete this level. The dug-down and fully updated basement has in-floor heating with a large versatile media room with built-in speakers, a private guest bedroom, laundry facilities and a 3-piece bathroom. Outside, the professionally landscaped backyard impresses with new turf, a spacious two-tiered deck, interlocking walkway, garden arbour and a generously sized storage shed with electricity. The natural gas BBQ line makes it ideal for summer entertaining. This home is within the catchment of top-ranked Maurice Cody, Hodgson and Northern Public Schools. Enjoy strolling to Mount Pleasant & Bayview shopping districts and TTC. Experience the perfect blend of comfort, style, and convenience!

Inclusions: All appliances currently on the premises including: fridge, bar fridge, gas stove & exhaust, dishwasher, washer/dryer, all indoor and outdoor electric light fixtures, B/I speakers, all window coverings and rods, all built-in closet shelving, bathroom and vanity mirrors, front door camera, garbage storage bin, hot water tank/boiler. * See attached list of updates, inclusions/exclusions.

Listing Contracted With: ROYAL LEPAGE/J & D DIVISION416-489-2121



| | | | |
|---|---------------------------------------|----------------------------|--------------------------|
| 85 Taunton Rd Toronto Ontario M4S 2P2 | | | Sold: \$1,625,000 |
| Toronto C10 Mount Pleasant East Toronto | | | List: \$1,699,000 |
| Taxes: \$8,868.06/2025 | For: Sale | % Dif: 96 | |
| Sold Date: 10/09/2025 | | | |
| SPIS: N | Last Status: SLD | DOM: 15 | |
| Semi-Detached | Fronting On: E | Rms: 7 | |
| Link: 3-Storey | Acreage: 16.08 x 99.93 Feet | Bedrooms: 3 | Washrooms: 3 |
| | Irrig: | 1x4x2nd, 1x5x3rd, 1x2xBsmt | |
| Dir/Cross St: Mt Pleasant & Eglinton Directions: First street east of Mt Pleasant at Eglinton | | | |

MLS#: C12424505

PIN#: 211350012

Legal: PCL 17-10 SEC A1525Y; PT LT 17 PL 1525 TORONTO; PT LT 18 PL 1525 TORONTO PT 32, 33, 34, 44, 49 & 61, 66R18508 T/W PT LT 17 & 18 PL 1525 PT 3, 4, 7, 8, 11, 12, 15, 16, 18, 19, 21, 22, 24, 25, 27, 28, 30, 31, 37 TO 43 , 47, 48, 55, 56, 66R18508 AS IN E293584 & S/T PT 33, 34 & 44 & 61, 66R18508 IN FAVOUR OF PT 1 TO 31, 35 TO 43, 45 TO 48, 50 TO 60 & 61, 66R18508 AS IN E293584; TORONTO , CITY OF TORONTO

| | | |
|------------------------------------|--|---------------------------------------|
| Kitchens: 1 | Exterior: Brick | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: Built-In / 2 | Cable TV: Hydro |
| Basement: Partial Basement | Park/Drive: | Gas: Phone |
| Fireplace/Stv: Y | Drive: | Water: Municipal |
| Heat: Radiant / Gas | Drive Park Spcs: 1 | Water Supply Type: |
| A/C: Central Air | Tot Prk Spcs: 3 | Sewer: Sewers |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: | Pool: None | Retirement: |
| Apx Sqft: 2000-2500 | Prop Feat: Family Room, Fireplace/Stove | HST Applicable to: Included In |
| Roof: Shake | Interior Feat: On Demand Water Heater | Sale Price: |
| Foundation: Poured Concrete | | Farm/Agr: |
| Assessment: POTL: | | Oth Struct: |
| POTL Mo Fee: | | Survey Type: None |
| Laundry lev: | | Spec Desig: Unknown |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|---|-----------|-------|-------------|------------|----------------|-------------------|----------------------|
| 1 | Living | Main | 13.35 | x 12.93 | Hardwood Floor | Large Window | Combined W/Dining |
| 2 | Dining | Main | 13.35 | x 10.04 | Hardwood Floor | Combined W/Living | Open Concept |
| 3 | Kitchen | Main | 13.25 | x 16.08 | Hardwood Floor | Combined W/Family | Stainless Steel Appl |
| 4 | Family | Main | 13.25 | x 16.08 | Hardwood Floor | Gas Fireplace | W/O To Deck |
| 5 | 2nd Br | 2nd | 10.04 | x 21.29 | Hardwood Floor | B/I Shelves | Semi Ensuite |
| 6 | 3rd Br | 2nd | 13.32 | x 17.98 | Hardwood Floor | Large Window | Semi Ensuite |
| 7 | Prim Bdrm | 3rd | 13.29 | x 29.66 | 5 Pc Ensuite | W/I Closet | Gas Fireplace |
| 8 | Laundry | Bsmt | 12.66 | x 9.68 | Tile Floor | Window | 2 Pc Bath |

Client Remks: Sleek & Stylish 3-Storey Semi in Coveted Davisville Village! Welcome to this stunning 3-bedroom, 3-bathroom semi-detached gem, perfectly situated in the heart of Davisville and nestled within the highly sought-after Maurice Cody School District. Boasting exceptional curb appeal and rare 3-car parking, including a built-in 2-car garage, this home blends sophisticated design with unbeatable convenience. Step inside to a formal living room and dining room, a gorgeous chefs kitchen with a large pantry that seamlessly flows into a spacious family room, an entertainers dream with custom cabinetry, high-end appliances, and an open concept layout perfect for hosting or relaxing. The second floor features two generously sized bedrooms with ample closet space, sharing a stylish 4-piece bathroom. The third-floor primary retreat is your private sanctuary, offering an entire level of luxury with a cozy gas fireplace, walk-in closet, 5-piece spa-inspired ensuite, and walk-out to a serene terrace. Additional features include hardwood throughout, thoughtfully designed storage on every level, private outdoor space, modern finishes and an abundance of natural light. Located steps from Yonge, Mt Pleasant, and Bayview, you're within walking distance to the new LRT, top-tier schools, vibrant restaurants, chic boutiques, and all that Midtown Toronto has to offer. Don't miss this rare opportunity to own a beautifully designed home in one of the city's most family-friendly neighbourhoods. Sept 9, 2025 home inspection available. OPEN SATURDAY FROM 12:00 - 2:00 AND SUNDAY FROM 2:00-4:00!

Inclusions: All SS appliances (Samsung Fridge, Kitchen Aid Oven, GE Microwave, Whirlpool Dishwasher, Samsung Washer & Dryer), All Electric Light Fixtures, Window Coverings. Sept 9, 2025 home inspection available.

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



| | | | |
|--|---|---|--|
| 64 Manor Rd E Toronto Ontario M4S 1P8 | | | Sold: \$1,675,000 List: \$1,789,000 |
| Toronto C10 Mount Pleasant West Toronto | | | |
| Taxes: \$7,518.25/2025 | For: Sale | | % Dif: 94 |
| Sold Date: 11/08/2025 | | | |
| SPIS: N | Last Status: SLD | DOM: 50 | |
| Semi-Detached | Fronting On: N | Rms: 8 + 1 | |
| Link: 2-Storey | Acreage: 24.48 x 125.44 Feet | Bedrooms: 3 + 3 | Washrooms: 3 |
| | Irreg: | 1x4xMain, 1x4x2nd, 1x3xBsmt | |
| | Dir/Cross St: Yonge Street/Eglinton Avenue | Directions: Yonge Street/Eglinton Avenue | |

MLS#: C12416047

PIN#: 211330113

Legal: PT LT 155 PL 1789 TORONTO AS IN CA474426; T/W & S/T CA474426; CITY OF TORONTO

| | | |
|-------------------------------------|--|--|
| Kitchens: 1 | Exterior: Brick | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: None / 0 | Cable TV: Y |
| Basement: Partially Finished | Park/Drive: | Hydro: Y |
| Fireplace/Stv: Y | Drive: Front Yard Parking | Gas: Y |
| Heat: Forced Air / Gas | Drive Park Spcs: 1 | Phone: Y |
| A/C: Central Air | Tot Prk Spcs: 1 | Water: Municipal |
| Central Vac: N | UFFI: | Water Supply Type: |
| Apx Age: | Pool: None | Sewer: Sewers |
| Apx Sqft: 2000-2500 | Prop Feat: Arts Centre, Electric Car Charger, Family Room, Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit | Waterfront: |
| Roof: Shingles | Exterior Feat: Deck, Porch, Landscaped | Retirement: |
| Foundation: Concrete Block | Interior Feat: Floor Drain, Garburator, In-Law Suite, On Demand Water Heater, Separate Heating Controls, Storage | HST Applicable to Sale Price: Included In |
| Assessment: POTL: | Security Feat: Alarm System, Carbon Monoxide Detectors, Smoke Detector | Farm/Agr: |
| POTL Mo Fee: | | Oth Struct: Shed |
| Laundry lev: Lower | | Survey Type: None |
| | | Spec Desig: Unknown |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|-----------|-------|-------------|------------|----------------|----------------|----------------|
| 1 | Living | Main | 19.36 | x 13.25 | Stained Glass | Gas Fireplace | Hardwood Floor |
| 2 | Dining | Main | 12.34 | x 15.16 | Pot Lights | French Doors | Hardwood Floor |
| 3 | Kitchen | Main | 12.66 | x 9.58 | Stone Counter | B/I Appliances | Centre Island |
| 4 | Family | Main | 14.01 | x 9.74 | Hardwood Floor | W/O To Deck | B/I Bookcase |
| 5 | Prim Bdrm | 2nd | 14.01 | x 9.74 | Hardwood Floor | Closet | Large Window |
| 6 | 2nd Br | 2nd | 14.24 | x 14.99 | Hardwood Floor | Fireplace | Large Window |
| 7 | 3rd Br | 2nd | 11.52 | x 12.24 | Hardwood Floor | Large Window | W/I Closet |
| 8 | Office | 2nd | 10.17 | x 8.83 | Hardwood Floor | Large Window | |
| 9 | Sitting | 2nd | 8.53 | x 6.89 | Large Window | | |
| 10 | 4th Br | Bsmt | 15.68 | x 8.66 | Cork Floor | Double Closet | |

Client Remarks: Welcome to 64 Manor Rd E, a deceptively spacious semi-detached brick home that blends timeless Craftsman charm with thoughtful renovations perfect for family living in the heart of Midtown. Original woodwork, hardwood floors, new windows, and a newer roof set the stage for a home that is both warm and worry-free. The bright main floor offers a renovated kitchen with centre island and built-in appliances, opening to a family room with French doors leading to a deck and landscaped back yard ideal for entertaining or kids at play. A main floor 4-piece bath adds convenience for busy households. Upstairs, find three generous bedrooms and a family bath featuring slate floors and a classic claw-foot tub. A secondary laundry on this level makes everyday living a breeze. The renovated lower level has been waterproofed and expanded for functionality, with huge storage rooms, a full laundry area, plus a finished bedroom and 3-piece bath perfect for teens, guests, or a nanny suite. Located in one of Midtown's most sought-after neighbourhoods, this home boasts a fantastic walk score. You're just steps from the subway, shops, cafes, and restaurants, and minutes to some of Toronto's top public and private schools. 64 Manor Rd E offers the best of both worlds: character and space in a family-friendly community with unbeatable access to everything Midtown has to offer.

Inclusions: All Electric Light Fixtures, All Window Coverings Where Installed, GE Profile Gas Range, Miele Stainless Steel B/I Dishwasher, LG Stainless Steel Refrigerator, Panasonic Stainless Steel Microwave, LG Inverter Washing Machine, LG True Steam Dryer, Bosch Front Loading Washing Machine, Bosch Dryer, Flo Electric Vehicle Charger, On-Demand Hot Water Heater.

Listing Contracted With: CORCORAN HORIZON REALTY 647-873-3999



| | | | |
|--|---------------------------------------|---------------------|--|
| 737 Merton St Toronto Ontario M4S 1B4 | | | Sold: \$1,785,000 List: \$1,850,000 |
| Toronto C10 Mount Pleasant East Toronto | | | |
| Taxes: \$8,754.95/2025 | | For: Sale | % Dif: 96 |
| Sold Date: 08/04/2025 | | | |
| SPIS: N | Last Status: SLD | DOM: 48 | |
| Semi-Detached | Fronting On: S | Rms: 7 | |
| Link: 2-Storey | Acreage: <.50 25 x 155 Feet | Bedrooms: 3 | |
| | Irreg: | Washrooms: 4 | 1x3x2nd, 1x4x2nd, 1x2xGround, 1x3xBsmt |
| Dir/Cross St: Bayview and Merton Directions: East West | | | |

MLS#: C12225527

PIN#: 211220120

Legal: PCL 115-3 SEC M5; PT LT 115 S/S MERTON ST PL M5 TORONTO BEING THE W 1/2 OF THE W 1/2; TORONTO, CITY OF TORONTO

| | | |
|---|--|---------------------------------------|
| Kitchens: 0 | Exterior: Brick | Zoning: Residential |
| Fam Rm: Y | Gar/Gar Spcs: Built-In / 1 | Cable TV: Hydro |
| Basement: Finished with Walk-Out / Separate Entrance | Park/Drive: Mutual | Gas: Phone |
| Fireplace/Stv: Y | Drive: Mutual | Water: Municipal |
| Heat: Forced Air / Gas | Drive Park Spcs: 4 | Water Supply Type: |
| A/C: Central Air | Tot Prk Spcs: 5 | Sewer: Sewers |
| Central Vac: Y | UFFI: | Waterfront: |
| Apx Age: | Pool: None | Retirement: |
| Year Built: 1980 | Prop Feat: Central Vacuum, Family Room, Fireplace/Stove | HST Applicable to: Included In |
| Yr Built Source: MPAC | Interior Feat: Water Heater Owned, Auto Garage Door Remote, Central Vacuum, Sauna | Sale Price: |
| Apx Sqft: 2500-3000 | | Farm/Agr: |
| Lot Size Source: MPAC | | Oth Struct: Garden Shed, Sauna |
| Roof: Asphalt Shingle, Flat | | Survey Type: Available |
| Foundation: Poured Concrete | | Spec Desig: Unknown |
| Assessment: POTL: | | |
| POTL Mo Fee: | | |
| Laundry lev: Lower | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|---|---------|-------|-------------|------------|-----------------|---------------|---------------------|
| 1 | Living | Main | 20.28 | x 18.11 | Hardwood Floor | Gas Fireplace | L-Shaped Room |
| 2 | Dining | Main | 13.75 | x 12.57 | Hardwood Floor | Open Concept | Bay Window |
| 3 | Kitchen | Main | 11.12 | x 9.38 | Granite Counter | Laminate | Ceramic Back Splash |
| 4 | Family | Lower | 20.7 | x 12.99 | Hardwood Floor | W/O To Garden | Gas Fireplace |
| 5 | Br | 2nd | 20.67 | x 12.83 | 3 Pc Ensuite | W/I Closet | Broadloom |
| 6 | 2nd Br | 2nd | 12.01 | x 10.1 | Double Closet | Broadloom | |
| 7 | 3rd Br | 2nd | 12.2 | x 10.04 | Double Closet | Broadloom | |

Client Remks: Beautiful 2560sqft with Walk Out Basement! Family Home in Sought After Maurice Cody School District. Walk To Shops and Restaurants on Bayview. Private Backyard Oasis with Walkout Basement, Sauna and Garage Access. Freshly Painted and New Carpeting. Pot Lights, Outdoor Hardscaping and Front Step Handrail. Large Principal Rooms With Spacious Master With Walk In Closet and En Suite. Plenty of Parking!! Buyer to Verify All Measurements. Property Has Been Approved For City of Toronto Garden Suite Program. Great Neighbours!! A Fantastic Family Home In The Perfect Neighbourhood!

Inclusions: All Elfs and Window Coverings, GDO w/ Remote.

Listing Contracted With: MAIN STREET REALTY LTD. 905-853-5550



50 Harwood Rd
Toronto Ontario M4S 2P3

Toronto C10 Mount Pleasant East Toronto

Taxes: \$10,112.31/2025

For: Sale

Sold: \$2,060,018
List: \$1,995,000

Sold Date: 08/07/2025

% Dif: 103

SPIS: N

Last Status: SLD

DOM: 2

Semi-Detached

Fronting On: W

Rms: 7 + 2

Link:

Acreage:

Bedrooms: 3 + 1

2-Storey

23.75 x 125 Feet

Washrooms: 4

Irreg:

1x5x2nd, 1x3x2nd, 1x2xMain,
 1x3xBsmt

Dir/Cross St: Mt Pleasant Rd/Manor Rd E

Directions: East of Mt Pleasant Rd/ South of Manor Rd E

MLS#: C12324799

PIN#: 211310194

Legal: PT LT 80 PL 1787 TORONTO AS IN CA702470; CITY OF TORONTO

| | | |
|-----------------------------------|---|--------------------------------------|
| Kitchens: 1 | Exterior: Brick | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: None / 0 | Cable TV: |
| Basement: Finished / Full | Park/Drive: Private | Gas: |
| Fireplace/Stv: Y | Drive: Private | Water: |
| Heat: Water / Gas | Drive Park Spcs: 2 | Water Supply Type: |
| A/C: Other | Tot Prk Spcs: 2 | Sewer: |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: | Pool: Inground | Retirement: |
| Apx Sqft: 1500-2000 | Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, School | HST Applicable to Included In |
| Roof: Asphalt Shingle | Interior Feat: Sump Pump, Water Heater Owned | Sale Price: |
| Foundation: Concrete Block | | Farm/Agr: |
| Assessment: | | Oth Struct: |
| POTL: | | Survey Type: |
| POTL Mo Fee: | | Spec Desig: |
| Laundry lev: Lower | | Available |
| | | Unknown |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|-----------|-------|-------------|------------|-------------------|----------------|----------------------|
| 1 | Foyer | Main | 13.75 | x 4.27 | Led Lighting | Double Closet | |
| 2 | Living | Main | 13.25 | x 10.33 | Fireplace | Bay Window | Combined W/Dining |
| 3 | Dining | Main | 13.25 | x 10.33 | Combined W/Living | Stained Glass | Wall Sconce Lighting |
| 4 | Kitchen | Main | 18.83 | x 11.84 | B/I Appliances | Double Sink | Breakfast Bar |
| 5 | Family | Main | 17.16 | x 14.57 | Hardwood Floor | Large Window | O/Looks Pool |
| 6 | Prim Bdrm | 2nd | 16.99 | x 14.67 | 5 Pc Ensuite | Hardwood Floor | His/Hers Closets |
| 7 | 2nd Br | 2nd | 10.6 | x 9.32 | Hardwood Floor | Led Lighting | W/I Closet |
| 8 | 3rd Br | 2nd | 14.99 | x 10.17 | Hardwood Floor | Picture Window | Double Closet |
| 9 | Rec | Bsmt | 21.33 | x 13.09 | Heated Floor | B/I Bookcase | Led Lighting |
| 10 | 4th Br | Bsmt | 12.76 | x 10.76 | Broadloom | Led Lighting | Picture Window |
| 11 | Laundry | Bsmt | 13.58 | x 8.99 | Heated Floor | Laundry Sink | Led Lighting |

Client Remks: Welcome to 50 Harwood Road, a showpiece home in the heart of Davisville Village, tucked away on one of the quietest streets in this coveted midtown enclave. This spectacular back-to-the-bricks renovation features a rare three-level addition including a spacious family room, main floor powder room, and an underpinned lower level offering approximately 2,600 square feet of total living space, complete with 2 car parking on a private drive and an in-ground saltwater pool. This home truly checks all the boxes from the thoughtfully renovated dream kitchen with abundant storage and a whole-home water filtration system, to the bright and oversized family room overlooking a serene backyard oasis with a stone patio and pool. Upstairs, you'll find three generously sized bedrooms. The principal retreat features custom floor-to-ceiling closets and a luxurious five-piece en-suite with sauna. The other bedrooms share a three-piece bathroom with heated floors and towel bar. Located in the sought-after Maurice Cody school district, and just a short walk to the shops and entertainment along Mount Pleasant and Bayview, with transit mere steps away this home offers the perfect blend of luxury, comfort, and convenience. Opportunities like this are few and far between. Don't miss your chance to own a move-in-ready home in one of Toronto's most family-friendly neighbourhoods!

Inclusions: Fully Integrated Flush 36 Fisher & Paykel Fridge/Freezer with Filtered Ice Maker, LG Dishwasher (2025), Electric Oven, GE 5 Dual Fuel Burners Gas Cooktop with Electric Oven and Warming Drawers, Kobe Exhaust Fan, Danby Wine Cooler, Frigidaire Washer & Dryer, All Existing Window Coverings & All Existing Electric Light Fixtures

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



| | | | |
|---|----------------------------------|--|--------------------------|
| 687 Soudan Ave Toronto Ontario M4S 1X7 | | | Sold: \$2,185,000 |
| Toronto C10 Mount Pleasant East Toronto | | | List: \$2,199,900 |
| Taxes: \$9,177/2024 | For: Sale | % Dif: 99 | |
| Sold Date: 09/27/2025 | | | |
| SPIS: N | Last Status: SLD | DOM: 4 | |
| Semi-Detached | Fronting On: E | Rms: 6 + 2 | |
| Link: 2-Storey | Acreage: 25 x 148 Feet | Bedrooms: 3 + 1 | |
| | Irreg: | Washrooms: 4 | |
| | | 1x2xMain, 1x4x2nd, 1x5x2nd, 1x4xLower | |
| Dir/Cross St: Bayview & Eglinton Directions: Bayview & Eglinton | | | |

MLS#: C12421811

PIN#: 211280227

Legal: PT LT 28 PL 1028 NORTH TORONTO AS IN CA368347; CITY OF TORONTO

| | | |
|-------------------------------------|---|--------------------------------------|
| Kitchens: 1 | Exterior: Brick | Zoning: Residential |
| Fam Rm: Y | Gar/Gar Spcs: Built-In / 1 | Cable TV: Hydro |
| Basement: Finished / Walk-Up | Park/Drive: Private | Gas: Phone |
| Fireplace/Stv: Y | Drive: Private | Water: Municipal |
| Heat: Forced Air / Gas | Drive Park Spcs: 1 | Water Supply Type: |
| A/C: Central Air | Tot Prk Spcs: 2 | Sewer: Sewers |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: | Pool: None | Retirement: |
| Apx Sqft: 2000-2500 | Prop Feat: Family Room, Fireplace/Stove, Hospital, Library, Park, Public Transit | HST Applicable to Included In |
| Roof: Unknown | Interior Feat: None | Sale Price: |
| Foundation: Unknown | | Farm/Agr: |
| Assessment: POTL: | | Oth Struct: |
| POTL Mo Fee: | | Survey Type: |
| Laundry lev: | | Spec Desig: None |
| | | Unknown |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|---|-----------|-------|-------------|------------|----------------|----------------|-----------------|
| 1 | Foyer | Main | 0 | 0 | Crown Moulding | Closet | Marble Floor |
| 2 | Living | Main | 19.85 | x 16.34 | Gas Fireplace | W/O To Sundeck | Hardwood Floor |
| 3 | Dining | Main | 15.68 | x 11.91 | Crown Moulding | Skylight | Hardwood Floor |
| 4 | Kitchen | Main | 23.1 | x 11.84 | Renovated | Eat-In Kitchen | Granite Counter |
| 5 | Prim Bdrm | 2nd | 19.85 | x 12.5 | 5 Pc Ensuite | W/I Closet | O/Looks Garden |
| 6 | 2nd Br | 2nd | 15.75 | x 10.76 | Semi Ensuite | Double Closet | Crown Moulding |
| 7 | 3rd Br | 2nd | 11.15 | x 9.68 | W/I Closet | Crown Moulding | Picture Window |
| 8 | Family | Lower | 18.08 | x 16.93 | Crown Moulding | W/O To Garden | Hardwood Floor |
| 9 | Br | Lower | 10.93 | x 10.83 | Closet | Window | Hardwood Floor |

Client Remarks: Wow! This contemporary home will wow you from the moment you walk in with its soaring 18-foot ceilings and endless natural light. Eat-in kitchen features a large island, breakfast bar, family seating for the whole family. The large open dining and living area, with its dramatic two-storey 18 ft ceiling and cozy fireplace, is perfect for entertaining or relaxed evenings at home and it walks out to the backyard. A striking staircase leads you to a professionally landscaped, Zen-inspired garden filled with lush greenery and cabana an entertainers dream. Upstairs, the spacious primary suite offers a beautifully renovated ensuite and a private retreat feel. Direct garage access leads to the lower level, which includes a walkout, family room, fireplace, nanny suite. With over 3,000 sq. ft. of thoughtfully designed living space across three levels, this home sits in the heart of midtown Toronto. Stroll to the shops, restaurants, parks and transit on Bayview, or Mt Pleasant. Top School district: Maurice Cody PS, Hodgson MS, and Northern SS school district, this is the lifestyle you have been waiting for.

Inclusions: This Semi-detached residence feels like a detached home, a rare find in this prime Davisville Village. All appliances, light fixtures and window coverings.

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