



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			Sold: \$1,083,000 List: \$979,000
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 17.67 x 100 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 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 Fam Rm: N Basement: Partially Finished Fireplace/Stv: N Heat: Heat Pump / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Membrane, Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	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 ELF's (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

For: Sale

Semi-Detached
Link:
2-Storey

Fronting On: N
Acreage:
17.13 x 176.68 Feet
Irreg:

Rms: 6
Bedrooms: 3
Washrooms: 1
1x4x2nd

Dir/Cross St: Bayview/Merton
Directions: Bayview/Merton

MLS#: C12225557
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
Fam Rm: N
Basement: Finished
Fireplace/Stv: N
Heat: Radiant / Gas
A/C: None
Central Vac: N
Apx Age: 51-99
Apx Sqft: 1100-1500
Roof: Asphalt Shingle
Foundation: Block
Assessment: POTL:
POTL Mo Fee:
Laundry lev:

Exterior: Brick / Shingle
Gar/Gar Spcs: Detached / 1
Park/Drive: Mutual
Drive: Mutual
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:
HST Applicable to Included In
Sale Price:
Farm/Agr:
Oth Struct:
Survey Type: None
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	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	Window
6	3rd Br	2nd	13.12	x 11.48	Hardwood Floor	Closet	Window
7	Rec	Bsmt	21.98	x 13.45	Laminate	Open Concept	
8	Utility	Bsmt	9.19	x 13.45			

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

MLS#: C12283921 Assignment: N Legal: PT LT 165 PL 1788 TORONTO AS IN CT431013; S/T CT431013; T/W CT431013; CITY OF TORONTO		PIN#: 211300260 Fractional Ownership: N
Kitchens: 1 Fam Rm: Y Basement: Full / Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 51-99 Year Built: 1926 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Block Assessment: 2025 POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Part Removed Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Built-In Oven, Carpet Free, ERV/HRV, Air Exchanger	Zoning: Cable TV: A Hydro: Y Gas: Y Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Year: 1975 Survey Type: Available Spec Desig: Unknown

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
Toronto C10 Mount Pleasant East Toronto
Taxes: \$6,838.16/2024
Sold Date: 10/03/2025
SPIS: N
Last Status: SLD
DOM: 10

Sold: \$1,199,000
List: \$1,199,000
For: Sale
% Dif: 100
Rms: 6 + 2
Bedrooms: 3 + 1
Washrooms: 2
1x3x2nd, 1x4xBsmt
Dir/Cross St: Eglinton Ave E & Mount Pleasant Rd
Directions: South of Eglinton, first block

MLS#: C12422162
Legal: PT LT 6-7 PL 679 NORTH TORONTO AS IN CT637021 S/T T/W CT637021; CITY OF TORONTO

PIN#: 211350223

Kitchens: 1
Fam Rm: N
Basement: Finished with Walk-Out
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: 1100-1500
Lot Size Source: GeoWarehouse
Roof: Asphalt Shingle
Foundation: Concrete Block
Assessment: 2024 **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Gar/Gar Spcs: Detached / 1
Park/Drive:
Drive: Front Yard Parking, Right Of Way
Drive Park Spcs: 1
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat: Fireplace/Stove, Place Of Worship, Public Transit, School
Interior Feat: Carpet Free

Zoning:
Cable TV:
Gas:
Water:
Water Supply Type:
Sewer:
Waterfront:
Retirement:
HST Applicable to Included In
Sale Price:
Farm/Agr:
Oth Struct:
Survey Type: Available
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.48	x 10.93	Hardwood Floor
2	Dining	Main	13.09	x 9.58	Formal Rm
3	Kitchen	Main	14.99	x 10.93	Renovated
4	Prim Bdrm	2nd	14.99	x 12.24	Hardwood Floor
5	2nd Br	2nd	12.6	x 10.83	Hardwood Floor
6	3rd Br	2nd	10.83	x 9.15	Hardwood Floor
7	Rec	Bsmt	19.09	x 13.68	4 Pc Bath
8	Br	Bsmt	13.68	x 7.51	Above Grade Window
9	Laundry	Bsmt	10.01	x 6.82	B/I Shelves

Fireplace
Plate Rail
Eat-In Kitchen
O/Looks Frontyard
Above Grade Window
Closet
Closet Organizers

Walk-Out
Pot Lights
Laundry Sink

Client Remks: 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 wainscotting 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 REALTY416-864-3888



143 Soudan Ave Toronto Ontario M4S 1V5 Toronto C10 Mount Pleasant West Toronto		Sold: \$1,190,000 List: \$1,199,000
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 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Gar/Gar Spcs: Carport / 1 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: In-Law Suite	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
Hydro: Municipal		

#	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 Remks: 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 BATORDI GROUP INC.416-485-7575



386 Belsize Dr Toronto Ontario M4S 1N4 Toronto C10 Mount Pleasant East Toronto Taxes: \$7,872/2025 Sold Date: 10/01/2025 SPIS: N Last Status: SLD DOM: 8			Sold: \$1,200,000 List: \$1,250,000 For: Sale % Dif: 96
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 26.92 x 125 Feet Irreg:	Rms: 7 + 3 Bedrooms: 3 + 1 Washrooms: 2 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 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Water / Gas A/C: None Central Vac: N Apx Age: Year Built: 1927 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	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 Remks: 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 Torontos most desirable areas.

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



411 Davisville Ave			Sold: \$1,275,000		
Toronto Ontario M4S 1H4			List: \$1,295,000		
Toronto C10 Mount Pleasant East Toronto					
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:	Acreage:	Bedrooms: 3			
2-Storey	15.33 x 100 Feet	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	Gas:
Fireplace/Stv: N		Drive: Private	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:
Year Built: 1924		Prop Feat: Interior Feat: None	HST Applicable to Included In
Apx Sqft: 700-1100			Sale Price:
Lot Size Source: MPAC			Farm/Agr:
Roof: Not Applicable			Oth Struct:
Foundation: Not Applicable			Survey Type: None
Assessment: POTL:			Spec Desig: Unknown
POTL Mo Fee:			
Laundry lev:			

#	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 Remks: 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		Sold: \$1,330,000
Toronto Ontario M4S 2T7		List: \$1,295,000
Toronto C10 Mount Pleasant East Toronto		
Taxes: \$5,987.45/2025	For: Sale	% Dif: 103
Sold Date: 07/09/2025		
SPIS: N	Last Status: SLD	DOM: 7
Semi-Detached	Fronting On: E	Rms: 6 + 1
Link:	Acreage:	Bedrooms: 3
2-Storey	17.67 x 100 Feet	Washrooms: 2
	Irreg:	1x4xMain, 1x3xBsmt
Dir/Cross St: Bayview & Davisville Directions: Please, follow you GPS		

MLS#: C12256280 **PIN#:** 211250850

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

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School Interior Feat: Water Heater, Storage Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown	Hydro: Phone: Municipal
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#	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 Remks: 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 Fridgiaire 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: SOTHEY'S INTERNATIONAL REALTY CANADA 416-960-9995



408 Davisville Ave
Toronto Ontario M4S 1H5
 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 Fam Rm: N Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Bar Fridge, Sump Pump, Water Heater	Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Accessibility: Open Floor Plan, Parking Feat: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	3.94	x 2.62	Open Concept	Tile Floor	
2	Living	Main	12.14	x 10.83	Hardwood Floor	Fireplace	Built-In Speakers
3	Dining	Main	10.17	x 10.83	Hardwood Floor	Window	Combined W/Living
4	Kitchen	Main	12.8	x 12.8	Breakfast Bar	Stainless Steel Appl	O/Looks Backyard
5	Mudroom	Main	6.23	x 3.94	Tile Floor	O/Looks Backyard	B/I Shelves
6	Prim Bdrm	2nd	12.47	x 10.17	Hardwood Floor	Double Closet	3 Pc Ensuite
7	2nd Br	2nd	11.15	x 9.51	Hardwood Floor	Closet	Picture Window
8	3rd Br	2nd	13.12	x 9.51	Hardwood Floor	Window	Closet
9	Rec	Lower	11.15	x 23.95	Laminate	B/I Closet	3 Pc Bath

Client Remks: 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 siting 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 Last Status: SLD DOM: 7		Sold: \$1,460,018 List: \$1,299,999 For: Sale % Dif: 112		
	Semi-Detached Link: 2-Storey		Fronting On: W Acreage: 17.5 x 130 Feet Irreg:	Rms: 8 Bedrooms: 3 Washrooms: 2 1x3x2nd, 1x4xLower	
	Dir/Cross St: Bayview and Millwood Directions: Bayview and Millwood				
MLS#: C12487769 PIN#: 211260260 Legal: PTLT 122-123 PL 590E TORONTO AS IN EV46739;S/T &T/ WEV46739;CITY OF TORONTO					
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: Sewers 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 Remks: 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: KELLER WILLIAMS REFERRED URBAN REALTY416-572-1016					



452 Soudan Ave E Toronto Ontario M4S 1X2 Toronto C10 Mount Pleasant East Toronto		Sold: \$1,225,000 List: \$1,349,000
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	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Unfinished	Park/Drive:	Gas: Y Hydro: Y
Fireplace/Stv: N	Drive:	Water: Municipal
Heat: Radiant / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Other	Tot Prk Spcs: 2	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Year Built: 1935	Prop Feat: Interior Feat: Water Heater	HST Applicable to: Included In
Yr Built Source: MPAC		Sale Price:
Apx Sqft: 1100-1500		Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Shingles		Survey Type: Unknown
Foundation: Block		Spec Desig: Unknown
Assessment: 2025 POTL:		
POTL Mo Fee:		
Laundry lev: Lower		

#	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 REALTY 416-391-3232



682 Hillsdale Ave E
Toronto Ontario M4S 1V3
Toronto C10 Mount Pleasant East Toronto
Taxes: \$7,978/2025
Sold Date: 11/04/2025
SPIS: N
Last Status: SLD
DOM: 6

Sold: \$1,325,000
List: \$1,399,000
For: Sale
% Dif: 95
Fronting On: N
Acreage: 27.58 x 126 Feet
Irreg:
Rms: 7 + 3
Bedrooms: 3
Washrooms: 2
1x4x2nd, 1x4xBsmt
Dir/Cross St: Btwn Cleveland & Bayview
Directions: East of Cleveland

MLS#: C12487133
Legal: PLAN 866 PT LOT 222


PIN#: 211280277

Kitchens: 1 Fam Rm: Y Basement: Finished / Separate Entrance Fireplace/Stv: Y Heat: Water / Gas A/C: Window Unit Central Vac: N Apx Age: 51-99 Year Built: 1928 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	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 Sold Date: 08/08/2025 SPIS: N Last Status: SLD DOM: 18		Sold: \$1,525,000 List: \$1,449,000 For: Sale % Dif: 105				
	Semi-Detached Link: 2-Storey		Fronting On: N Acreage: 18 x 93.41 Feet Irreg: Dir/Cross St: Mt Pleasant & Davisville Directions: East of Mt Pleasant, North of Davisville				
		Rms: 7 + 3 Bedrooms: 3 + 1 Washrooms: 3 1x3xLower, 1x2xMain, 1x5x2nd					
MLS#: C12298696 Assignment: N Legal: PT LT 59-60 PL 590E TORONTO AS IN CA197124; S/T & T/W CA197124; CITY OF TORONTO							
Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1924 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Concrete Assessment: 2024 POTL: N POTL Mo Fee: Laundry lev: Lower		Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Other		Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: N HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: None Spec Desig: Unknown			
#	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 Bdrm	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 Remks: The Warmest Of Welcoming Homes Offering Everything The Average 3+1 Bedrm, 3-Bathrm, 1-Parking Maurice Cody Midtowner 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 Link: 2-Storey	Fronting On: S Acreage: 23 x 143 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 Washrooms: 2 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 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit, School, Wooded/Treed Exterior Feat: Awnings, Porch Enclosed, Deck Interior Feat: Sump Pump, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Garden Shed Survey Type: Available Spec Desig: Unknown
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#	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 Remks: 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



SMART SOLD REALTY Brokerage

341 Balliol St
Toronto Ontario M4S 1E1
Toronto C10 Mount Pleasant East Toronto
Taxes: \$11,123/2025
Sold Date: 11/25/2025
SPIS: N
Last Status: SLD
DOM: 11

Sold: \$1,580,000
List: \$1,499,000
For: Sale
% Dif: 105
Fronting On: S
Acreage: 21.5 x 175 Feet
Irreg:
Rms: 9 + 3
Bedrooms: 2 + 1
Washrooms: 4
1x4x2nd, 1x3x2nd, 1x2xMain, 1x3xBsmt
Dir/Cross St: Yonge/Davisville **Directions:** Yonge/Davisville

MLS#: C12545946
Legal: Plan M5 Part Lot 47

PIN#: 211250180

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

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.42	x 16.57	Hardwood Floor
2	Kitchen	Main	9.91	x 22.01	Hardwood Floor
3	Dining	Main	9.91	x 22.01	Combined W/Kitchen
4	Powder Rm	Main	4.49	x 3.84	
5	Br	2nd	13.48	x 25.16	W/I Closet
6	2nd Br	2nd	12.99	x 16.67	4 Pc Ensuite
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 Toronto C10 Mount Pleasant East Toronto Taxes: \$6,779.24/2025 Sold Date: 10/20/2025 SPIS: N Last Status: SLD DOM: 6			Sold: \$1,582,000 List: \$1,499,000 For: Sale % Dif: 106
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 16.58 x 142 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 + 1 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 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Hospital, Park, Place Of Worship, Rec Centre, School Exterior Feat: Landscaped, Patio, Privacy Interior Feat: In-Law Capability Security Feat: Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: None Spec Desig: Unknown	Hydro: Phone: Municipal Sewers
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#	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 Remks: 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
Toronto C10 Mount Pleasant West Toronto
Taxes: \$8,047/2024
Sold Date: 09/24/2025
SPIS: N
Last Status: SLD
DOM: 74

Sold: \$1,575,000
List: \$1,599,900
For: Sale
% Dif: 98

Duplex
Link:
2-Storey

Fronting On: S
Acreage:
31 x 126 Feet
Irreg:

Rms: 10
Bedrooms: 4
Washrooms: 4
1x4xMain, 1x4xMain, 1x4xUpper,
1x4xUpper

Dir/Cross St: Mt Pleasant Dr & Belsize Dr
Directions: Mt Pleasant Rd & Belsize Dr

MLS#: C12281272
Legal: PLAN 1789 PT LOT 297

PIN#: 211240183

Kitchens: 2
Fam Rm: Y
Basement: Full
Fireplace/Stv: N
Heat: Baseboard / Gas
A/C: Wall Unit
Central Vac: N
Apx Age:
Year Built: 1927
Yr Built Source: MPAC
Apx Sqft: 1500-2000
Lot Size Source: MPAC
Roof: Shingles
Foundation: Concrete
Assessment: 2024 POTL:
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Gar/Gar Spcs: Detached / 2
Park/Drive: Private
Drive: Private
Drive Park Spcs: 4
Tot Prk Spcs: 6
UFFI:
Pool: None
Prop Feat: Family Room
Interior Feat: Other

Zoning:
Cable TV:
Gas:
Water:
Water Supply Type:
Sewer: Sewers
Waterfront:
Retirement:
HST Applicable to Included In
Sale Price:
Farm/Agr:
Oth Struct:
Survey Type: None
Spec Desig: Unknown

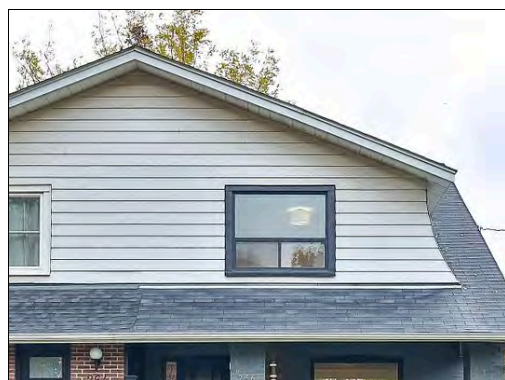
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	10.01	x 10.01	Hardwood Floor W/O To Balcony

Client Remks:

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 EXPERTS905-499-8800



266 Belsize Dr			Sold: \$1,929,000
Toronto Ontario M4S 1M6			List: \$1,649,000
Toronto C10 Mount Pleasant East Toronto			
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:	Acreage:	Bedrooms: 4 + 1	
2-Storey	26.67 x 125.21 Feet	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 Fam Rm: Y Basement: Finished with Walk-Out Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit, School Interior Feat: Floor Drain, In-Law Capability	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.17	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 Toronto C10 Mount Pleasant East Toronto Taxes: \$3,901.05/2024 Sold Date: 07/02/2025 SPIS: N Last Status: SLD DOM: 23		Sold: \$1,720,000 List: \$1,649,000 For: Sale % Dif: 104				
	Semi-Detached Link: 2-Storey		Fronting On: E Acreage: 20.08 x 150 Feet Irreg: Dir/Cross St: Mount Pleasant & Eglinton Directions: Mount Pleasant & Eglinton				
			Rms: 7 Bedrooms: 3 Washrooms: 2 1x5x2nd, 1x2xGround				
MLS#: C12209905 Legal: PT LT 11 PL 679 NORTH TORONTO AS IN CA601056; S/T & T/W CA601056; CITY OF TORONTO PIN#: 211350234							
Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Concrete Assessment: 2024 POTL: POTL Mo Fee: Laundry lev:		Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Exterior Feat: Deck Interior Feat: Bar Fridge, Storage, Water Heater, Workbench		Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: 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	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	Closet	
12	Rec	Bsmt	12.14	x 5.97	Laminate		
Client Remks: 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: SOTHEYBY'S INTERNATIONAL REALTY CANADA416-913-7930							



577 Hillsdale Ave E Toronto Ontario M4S 1V1 Toronto C10 Mount Pleasant East Toronto Taxes: \$8,046.11/2025 For: Sale % Dif: 100 Sold Date: 09/20/2025 SPIS: N Last Status: SLD DOM: 8		
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 26.5 x 146 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 3 1x2xGround, 1x4x2nd, 1x4xLower
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: Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	Pot Lights	Renovated
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 Toronto C10 Mount Pleasant East Toronto		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 Link: 2-Storey	Fronting On: E Acreage: 28.33 x 115.83 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 + 1 Washrooms: 2 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 Fam Rm: Y Basement: Separate Entrance / Finished Fireplace/Stv: Y Heat: Water / Gas A/C: None Central Vac: N Apx Age: 51-99 Year Built: 1927 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Shape: Irregular Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Private Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School Interior Feat: Bar Fridge, On Demand Water Heater, Storage, Sump Pump Security Feat: Carbon Monoxide Detectors, Other, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Fence - Full, Garden Shed Survey Type: Boundary Only Spec Desig: Unknown
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#	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 Remks: 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 DIVISION 416-489-2121



85 Taunton Rd
Toronto Ontario M4S 2P2
 Toronto C10 Mount Pleasant East Toronto
Taxes: \$8,868.06/2025 **For:** Sale **% Dif:** 96
Sold Date: 10/09/2025
SPIS: N **Last Status:** SLD **DOM:** 15
Sold: \$1,625,000
List: \$1,699,000
Semi-Detached **Fronting On:** E **Rms:** 7
Link: **Acreage:** **Bedrooms:** 3
 3-Storey 16.08 x 99.93 Feet **Washrooms:** 3
Irreg: 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 Fam Rm: Y Basement: Partial Basement Fireplace/Stv: Y Heat: Radiant / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2000-2500 Roof: Shake Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Built-In / 2 Park/Drive: Drive: Drive Park Spcs: 1 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: On Demand Water Heater	Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	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			Sold: \$1,675,000
Toronto Ontario M4S 1P8			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:	Acreage:	Bedrooms: 3 + 3	
2-Storey	24.48 x 125.44 Feet	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 Fam Rm: Y Basement: Partially Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2000-2500 Roof: Shingles Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Arts Centre, Electric Car Charger, Family Room, Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit Exterior Feat: Deck, Porch, Landscaped Interior Feat: Floor Drain, Garburator, In-Law Suite, On Demand Water Heater, Separate Heating Controls, Storage Security Feat: Alarm System, Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Y Gas: Y Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Shed Survey Type: None Spec Desig: Unknown
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#	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 Remks: 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 Midtowns 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 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			Sold: \$1,785,000 List: \$1,850,000
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: < .50 25 x 155 Feet Irreg:	Rms: 7 Bedrooms: 3 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 Fam Rm: Y Basement: Finished with Walk-Out / Separate Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Year Built: 1980 Yr Built Source: MPAC Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 4 Tot Prk Spcs: 5 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove Interior Feat: Water Heater Owned, Auto Garage Door Remote, Central Vacuum, Sauna	Zoning: Residential Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Garden Shed, Sauna Survey Type: Available Spec Desig: Unknown
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#	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		Sold: \$2,060,018 List: \$1,995,000
Taxes: \$10,112.31/2025	For: Sale	% Dif: 103
Sold Date: 08/07/2025		
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 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: Y Heat: Water / Gas A/C: Other Central Vac: N Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Private Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: Inground Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, School Interior Feat: Sump Pump, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	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 Toronto C10 Mount Pleasant East Toronto Taxes: \$9,177/2024 For: Sale % Dif: 99 Sold Date: 09/27/2025 SPIS: N Last Status: SLD DOM: 4			Sold: \$2,185,000 List: \$2,199,900
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 25 x 148 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 + 1 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 Fam Rm: Y Basement: Finished / Walk-Up Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2000-2500 Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Hospital, Library, Park, Public Transit Interior Feat: None	Zoning: Residential Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	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 Remks: 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 c 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