



9 Baker Ave
Toronto Ontario M4V 2A9
 Toronto C02 Yonge-St. Clair Toronto
Taxes: \$5,765.23/2025
Sold Date: 05/26/2025
SPIS: N
Last Status: SLD
DOM: 34

Sold: \$1,475,000
List: \$1,595,000

For: Sale

% Dif: 92

Detached
Link: N
 2-Storey
Fronting On: E
Acreage:
 23.75 x 49.96 Feet
Irreg:
Dir/Cross St: Yonge & St.Clair
Rms: 6
Bedrooms: 2
Washrooms: 1
 1x4x2nd

MLS#: C12095770

PIN#: 211830446

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:		Cable TV:	
Basement:	Unfinished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Central Vacuum, Fireplace/Stove	Retirement:	
Apx Sqft:	1100-1500			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
Laundry lev:				Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	47.83	x 19.03	Hardwood Floor	Closet	
2	Living	Main	15.29	x 13.55	Fireplace	Large Window	Hardwood Floor
3	Dining	Main	12.76	x 10.3	Hardwood Floor	O/Looks Backyard	B/I Shelves
4	Kitchen	Main	11.15	x 9.02	W/O To Balcony	Greenhouse Window	O/Looks Backyard
5	Prim Bdrm	2nd	11.88	x 17.42	Fireplace	Double Closet	Window
6	2nd Br	2nd	8.99	x 19.72	Combined W/Office	B/I Shelves	Closet

Client Remks: Discover this charming detached condo alternative, tucked away on a peaceful, tree-lined street just steps from vibrant shops, trendy restaurants, top-rated schools, convenient transit, and the scenic Beltline Trail. Inside, pride of ownership shines throughout. The meticulously maintained kitchen opens to the backyard, while spacious principal rooms boast soaring ceilings and an abundance of natural light through large windows. Originally a three-bedroom layout, the home now features two generously sized bedrooms ideal for downsizers, professionals, or young families striking the perfect balance of character and convenience. A large unfinished basement offers ample storage, and the expansive attic presents a rare opportunity to create a bright third-storey living space or a luxurious primary suite. Enjoy a private, low-maintenance backyard perfect for relaxing, gardening, or entertaining. With updated mechanicals and unbeatable walkability, this is a lifestyle you'll love in a location that has it all!

Extras:

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY 416-443-0300



33 Gormley Ave
Toronto Ontario M4V 1Y9
 Toronto C02 Yonge-St. Clair Toronto
Taxes: \$11,122.74/2024
Sold Date: 02/24/2025
SPIS: N
Last Status: SLD
DOM: 5

Sold: \$2,569,932
List: \$2,595,000

For: Sale

% Dif: 99

Detached
Link: N
 2 1/2 Storey
Fronting On: S
Acreage: < .50
 30 x 122 Feet
Irreg:
Dir/Cross St: Yonge & St. Clair
Rms: 9 + 2
Bedrooms: 5
Washrooms: 3
 1x2xMain, 2x4x2nd

MLS#: C11978244

PIN#: 211830243

Kitchens:	1	Exterior:	Brick	Zoning:	Residential
Fam Rm:	Y	Drive:	Front Yard	Cable TV:	Hydro:
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Water / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Wall Unit	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fireplace/Stove	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.09	x 12.11	Fireplace	Hardwood Floor	
2	Dining	Main	13.91	x 9.25	Combined W/Kitchen	South View	
3	Kitchen	Main	12.01	x 11.38	B/I Appliances	Breakfast Bar	Open Concept
4	Family	Main	14.11	x 10.2	Separate Rm	2 Pc Bath	W/O To Yard
5	Prim Bdrm	2nd	14.6	x 12.4	4 Pc Ensuite	His/Hers Closets	Combined W/Sitting
6	2nd Br	2nd	10.7	x 7.81	Broadloom	North View	
7	3rd Br	2nd	9.91	x 9.61	Broadloom	B/I Bookcase	
8	Sitting	2nd	10.6	x 7.68	Wainscoting	Combined W/Master	Hardwood Floor
9	4th Br	3rd	16.01	x 12.11	B/I Closet	Broadloom	
10	5th Br	3rd	12.6	x 11.52	Closet	Hardwood Floor	South View
11	Rec	Lower	14.99	x 9.51			
12	Office	Lower	11.91	x 8.1			
13	Laundry	Lower	11.09	x 8.1			

Client Remks: Fabulous opportunity, a short hop skip and jump to Yonge St, on a terrific family friendly street in the Deer Park enclave. 2 1/2 stories of sunfilled space, with generously sized living and dining rooms. Cozy family room off the open concept kitchen , with a walk out to a generous south garden. Three bedrooms on the 2nd floor, plus a sitting room off the primary (perfect adult retreat) with a recently rebuilt ensuite...wowza. The third floor has two more bedrooms , both well sized with good storage. Still more space to hang out on the lower level with a great rec room and home office or gym space too. This is a rare find, detached, high ceilings, room for the family to grow, and so well priced. Private front yard parking comfortably fits two cars.EV charger already installed. Walking distance to UCC, to subway ,shopping, dining on Yonge St.

Extras:

Listing Contracted With: HAZELTON REAL ESTATE INC.416-924-3779



46 Duggan Ave
Toronto Ontario M4V 1Y2
 Toronto C02 Yonge-St. Clair Toronto
Taxes: \$9,856.60/2024
Sold Date: 03/17/2025
SPIS: N

Sold: \$2,599,000
List: \$2,599,000

For: Sale **% Dif:** 100

Last Status: SLD **DOM:** 7

Detached **Fronting On:** N
Link: N **Acreage:**
 2 1/2 Storey 23 x 122 Feet
Irreg:

Rms: 9 + 1
Bedrooms: 3 + 1
Washrooms: 5
 1x2xMain, 1x3x2nd, 1x2x2nd,
 1x3x3rd, 1x3xBsmt

Dir/Cross St: Yonge St & Heath St

MLS#: C12010697

PIN#: 211830325

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Front Yard	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apex Age:		Prop Feat:		Retirement:	
Apex Sqft:	2000-2500	Family Room, Fenced Yard,		Farm/Agr:	
Assessment:	POTL:	Fireplace/Stove, Park, Public Transit,		Oth Struct:	
POTL Mo Fee:		School		Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	18.01	x 4.27	Stained Glass	Porcelain Floor	2 Pc Bath
2	Living	Main	22.01	x 17.16	Hardwood Floor	W/O To Sunroom	Fireplace
3	Dining	Main	22.01	x 17.16	Combined W/Living	Hardwood Floor	
4	Sunroom	Main	11.52	x 18.01	W/O To Garden	Skylight	
5	Kitchen	Main	14.67	x 9.09	Modern Kitchen	Pantry	South View
6	Family	2nd	11.09	x 17.65	Fireplace	Bay Window	Hardwood Floor
7	Prim Bdrm	2nd	18.5	x 11.52	Combined W/Sitting	W/I Closet	3 Pc Ensuite
8	Sitting	2nd	18.5	x 11.52	Combined W/Master	W/O To Deck	2 Pc Bath
9	2nd Br	3rd	13.09	x 12.4	W/I Closet	Vaulted Ceiling	Hardwood Floor
10	3rd Br	3rd	11.32	x 16.67	Beamed	Double Closet	Skylight
11	Rec	Bsmt	21.33	x 13.68	Concrete Floor	Double Closet	3 Pc Bath
12	Laundry	Bsmt	6.33	x 6.33	Laundry Sink		

Client Remks: Nestled in one of Toronto's most sought-after neighbourhoods, 46 Duggan Avenue offers a unique blend of contemporary luxury with classic design. This detached two and a half storey home in Deer Park is characterized by tree-lined streets, historical homes and a close-knit community that makes it a favourite among families, professionals and those looking for a peaceful yet vibrant setting. One of the key benefits is its proximity to transportation as well as top rated schools, including both public and private institutions. Nearby parks and local cafes and restaurants offer a wide range of options for you and your family. The main floor is designed for both comfort and entertaining. Lovely proportions in the living and dining room with the addition of a seasonal sun room offer plenty of space for your guests. A wood burning fireplace creates a cozy and intimate setting. The sun filled modern kitchen with a pantry and a main floor powder room make it ideal to host get togethers. The second level family room offers plenty of space and natural light. The wood burning fireplace adds warmth to make this the perfect space for relaxation. An additional powder room services this level. The primary bedroom offers a private retreat for its occupants. In addition to the sitting area combined with the primary bedroom, there are 2 walk in closets and an ensuite modern bathroom. The third level bedrooms are equally impressive with plenty of space and lots of light. The rear bedroom overlooking the garden has a rare loft space allowing you to create your own fun space. The additional 3 piece bathroom continues the theme of modern design with traditional style. The lower level with a wide staircase includes a recreation room that can serve as a media room, bedroom or playroom. Thoughtfully designed to offer additional living space and storage this level also has a laundry area and a room ideal for a wine cellar. A very cool 3 piece bathroom is another added plus!

Extras:

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



77 Duggan Ave
Toronto Ontario M4V 1Y1
 Toronto C02 Yonge-St. Clair Toronto
Taxes: \$9,299/2024
Sold Date: 02/08/2025
SPIS: N

Sold: \$2,600,000
List: \$1,999,000

For: Sale

% Dif: 130

Last Status: SLD

DOM: 3

Detached
Link: N
 3-Storey
Fronting On: S
Acreage:
 21.44 x 122 Feet
Irreg:

Rms: 10 + 2
Bedrooms: 3
Washrooms: 3
 1x4x2nd, 1x4x3rd, 1x3xBsmt

Dir/Cross St: Duggan Ave & Avenue Rd

MLS#: C11958324

PIN#: 211830383

Kitchens: 1
Fam Rm: Y
Basement: Finished
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: 2000-2500
Assessment: POTL:
POTL Mo Fee:
Laundry lev:

Exterior: Brick / Stucco/Plaster
Drive: Private
Gar/Gar Spcs: Built-In / 1
Drive Park Spcs: 2
Tot Prk Spcs: 3
UFFI:
Pool: None
Prop Feat:
 Family Room, Fireplace/Stove

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.47	x 5.25	Hardwood Floor	Open Concept	Recessed Lights
2	Kitchen	Main	16.4	x 10.5	Quartz Counter	Breakfast Bar	Bay Window
3	Dining	Main	13.12	x 8.86	Hardwood Floor	Large Window	Recessed Lights
4	Living	Main	15.75	x 14.44	Hardwood Floor	W/O To Porch	Fireplace
5	Den	Main	8.53	x 7.87	Hardwood Floor	Window	Recessed Lights
6	Family	2nd	15.75	x 9.19	Hardwood Floor	Juliette Balcony	Recessed Lights
7	Office	2nd	8.53	x 7.87	Hardwood Floor	Window	Recessed Lights
8	2nd Br	2nd	15.75	x 10.17	Hardwood Floor	Closet	Bay Window
9	3rd Br	2nd	11.48	x 9.84	Hardwood Floor	Closet	Window
10	Prim Bdrm	3rd	29.53	x 10.17	Hardwood Floor	4 Pc Ensuite	W/O To Deck
11	Rec	Bsmt	13.12	x 12.47	Heated Floor	Tile Floor	Window
12	Office	Bsmt	8.2	x 7.22	Heated Floor	Tile Floor	Window

Client Remks: Beautifully Appointed 3 Storey Detached Home in the Heart of Deer Park! Thoughtfully Designed Throughout. Open and Airy Main Floor with High Ceilings, Pot Lights, Hardwood Flooring, a Fireplace and Walk-Out to Yard. A Sleek Chefs Kitchen Offers Plenty of Cabinet Space, a Wolf Gas Range Stove, and a Large Island/Breakfast Bar. 2nd Floor Features a Formal Family Room, Office, and Two Well-Sized Bedrooms. The Primary Suite, Located on the 3rd Floor, Includes an Ensuite Bathroom, Closet Space, and a Walk-out to a Sprawling Rooftop Terrace. The Finished Basement has a Multi-Purpose Rec Room and Direct Access to the Garage. Private Fully Fenced Backyard with Sunny South Exposure - Great for Barbecues and Relaxation! All in an Excellent Family Friendly Neighbourhood. Great Public/Private Schools Including UCC/BSS, Beltline Trail, a Short Walk to Subway and Yonge & St. Clair Restaurants, Cafes, Grocery Stores, and Amenities!

Extras:

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



85 Duggan Ave
Toronto Ontario M4V 1Y1
 Toronto C02 Yonge-St. Clair Toronto
Taxes: \$14,348.70/2024
Sold Date: 06/12/2025
SPIS: N
Last Status: SLD
DOM: 21

Sold: \$2,650,000
List: \$2,785,000

For: Sale
% Dif: 95

Detached
Link: N
 3-Storey
Fronting On: S
Acreage:
 27.83 x 122 Feet
Irreg:
Rms: 8 + 1
Bedrooms: 4
Washrooms: 4
 1x2xMain, 1x6x2nd, 1x4x2nd,
 1x3x3rd

Dir/Cross St: Oriole Pkwy/Duggan Ave

MLS#: C12168388

PIN#: 211830387

Kitchens: 1
Fam Rm: Y
Basement: Finished / Sep Entrance
Fireplace/Stv: Y
Heat: Radiant / Gas
A/C: Central Air
Central Vac: N
Apx Age: 100+
Apx Sqft: 2500-3000
Assessment: POTL:
POTL Mo Fee:
Laundry lev: Upper

Exterior: Brick / Stucco/Plaster
Drive: Mutual
Gar/Gar Spcs: Detached / 1
Drive Park Spcs: 1
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat:
 Family Room, Fireplace/Stove, Library,
 Park, Public Transit, School

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	11.25	x 9.74	Stained Glass	Closet	Hardwood Floor
2	Living	Main	18.18	x 10.17	Fireplace	Bay Window	Hardwood Floor
3	Dining	Main	14.5	x 10.17	Combined W/Kitchen	Beamed	Hardwood Floor
4	Kitchen	Main	16.99	x 9.74	Granite Counter	Stainless Steel Appl	Hardwood Floor
5	Breakfast	Main	10.01	x 9.74	Hardwood Floor	Eat-In Kitchen	B/I Bookcase
6	Family	Main	13.45	x 10.99	Open Concept	Hardwood Floor	W/O To Deck
7	Prim Bdrm	2nd	17.42	x 9.68	Bay Window	6 Pc Ensuite	Double Closet
8	Sitting	2nd	10.43	x 10.33	Bay Window	Gas Fireplace	Closet
9	2nd Br	2nd	12.76	x 20.73	B/I Bookcase	South View	4 Pc Bath
10	3rd Br	3rd	14.4	x 11.52	W/I Closet	Bay Window	Hardwood Floor
11	4th Br	3rd	11.32	x 11.58	Hardwood Floor	South View	W/I Closet
12	Rec	Lower	21.59	x 19.16	Double Closet	Broadloom	Pedestal Sink

Client Remks: Welcome to this detached, much-admired home at 85 Duggan, located on the south side! Boasting a wonderful, family-friendly layout, the home features a spacious foyer, a formal living room, and a dining room that opens to a chef's kitchen, perfect for family gatherings. The expansive family room spans the full width of the home and opens onto a sun deck that overlooks a lush south-facing garden. The second floor offers a luxurious primary bedroom with two bright bay windows, a spa-like 6-piece ensuite, and a cozy sitting room with a fireplace. Also on this floor is a laundry room, a south-facing den (which can serve as a second bedroom), and a 4-piece bathroom. The bright third floor features two additional bedrooms and a modern 3-piece bathroom. The lower level includes a playroom and a workbench area with its own side entrance. The home also has a detached garage and charming street presence, with bay windows and a grand, covered front porch. This special detached listing is located in prime Deer Park, just steps from top private and public schools, including UCC, BSS, York School, and Deer Park. It is within the district for North Toronto CI and Northern Secondary. Ideally situated between Yonge and Avenue Road, the home offers convenient access to Yonge Street amenities, the subway, and Avenue Road for a quick commute uptown or downtown.

Extras:

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



40 Oriole Rd
Toronto Ontario M4V 2E8
 Toronto C02 Yonge-St. Clair Toronto
Taxes: \$23,705/2024
Sold Date: 06/14/2025
SPIS: N
Last Status: SLD
DOM: 25

Sold: \$5,125,000
List: \$5,285,000

For: Sale
% Dif: 97

Detached
Link: N
 3-Storey
Fronting On: W
Acreage:
 30.02 x 173.57 Feet
Irreg:
Rms: 10 + 3
Bedrooms: 4 + 1
Washrooms: 5
 1x2xMain, 1x4x2nd, 1x5x2nd,
 1x4x3rd, 1x3xLower

Dir/Cross St: Avenue Road and St. Clair Avenue

MLS#: C12160789

PIN#: 211890196

Fractional Ownership: N

Kitchens:	1	Exterior:	Brick / Stone	Zoning:	Residential
Fam Rm:	Y	Drive:	Private	Cable TV:	Hydro:
Basement:	Full	Gar/Gar Spcs:	Built-In / 2	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	4	Water Supply:	
A/C:	Central Air	UFFI:	No	Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:	6-15	Prop Feat:	Central Vacuum, Family Room, Fenced	Retirement:	N
Apx Sqft:	3500-5000		Yard, Fireplace/Stove, Park, Ravine, School	Farm/Agr:	
Assessment:	\$3,314,000 / 2025			Oth Struct:	
POTL:	N POTL Mo Fee:			Spec Desig:	Unknown
Elevator:	Y				
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	17.65	x 5.74	Hardwood Floor	Coffered Ceiling	Double Closet
2	Living	Main	17.91	x 14.17	Hardwood Floor	Crown Moulding	Dry Bar
3	Kitchen	Main	18.34	x 12.99	Hardwood Floor	Centre Island	O/Looks Family
4	Dining	Main	12.17	x 11.32	Hardwood Floor	O/Looks Family	O/Looks Garden
5	Family	Main	24.25	x 15.32	Hardwood Floor	Gas Fireplace	B/I Shelves
6	Prim Bdrm	2nd	18.34	x 14.99	Hardwood Floor	5 Pc Ensuite	W/I Closet
7	2nd Br	2nd	15.75	x 11.84	Hardwood Floor	4 Pc Ensuite	Double Closet
8	3rd Br	3rd	15.58	x 11.75	Hardwood Floor	Double Closet	4 Pc Bath
9	4th Br	3rd	12.76	x 11.75	Hardwood Floor	B/I Shelves	W/O To Terrace
10	Rec	Lower	23.43	x 16.83	Hardwood Floor	B/I Shelves	Large Window
11	5th Br	Lower	11.09	x 10.01	Broadloom	Double Closet	3 Pc Bath
12	Mudroom	Lower	19.42	x 9.42	Tile Floor	B/I Shelves	Finished
13	Laundry	Lower	9.42	x 6.59	Tile Floor	B/I Shelves	Finished

Client Remks: An exquisitely built custom-home designed by Richard Wengle. Offering over 5,200 square feet of luxurious design easily transversed by elevator across four levels, with impeccable attention to detail at every turn. Over ten foot ceilings are enhanced by coffered ceilings, crown moulding and hardwood throughout. The elegant living room is ideal for entertaining with its own custom wet bar seamlessly transitioning to the stunning chef's kitchen. Replete with premium Wolf, Subzero and Miele appliances, an oversized stone island with seating area, an eat-in breakfast area and custom floor-to-ceiling cabinetry, this remodelled kitchen is a dream for family meals and social gatherings alike. The adjoining oversized family room with a new gas fireplace and its own second bar with built-in shelving offers a wall of windows overlooking the the exquisitely-designed yard by John Lloyd. The expansive primary suite offers both a walk-in closet and a spacious dressing room, a gas fireplace, built-in shelving, a five-piece bath with freestanding soaker tub, and a private 278 sq. ft. south-facing balcony overlooking the magnificent yard. A second bedroom with bevelled glass closet doors and a private 4 pc ensuite, and a second stacked laundry complete the floor. Glass railing stairs lead to the third floor with an oversized patterned skylight, and two other bedrooms/office, a 4 pc bath and an additional glassed-in 365 sq. ft. terrace offering a tree-top oasis in the city. The over 1400 square foot lower level features an oversized recreation/media room with built in cabinetry, an adjacent wine cellar, a mudroom with built-in shelving, a fifth bedroom and adjacent 4 pc bath and nearby full-sized laundry. The stunning bespoke garden is the crown jewel of this home, with flagstone steps and patio, a built-in barbeque, a central birdbath among the canopy of trees adding to the green space of this 173 ft. deep lot. In the Brown School & OLPH catchments, this home is not to be missed.

Extras:

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