



<b>22 Glen Elm Ave</b> <b>Toronto Ontario M4T 1T7</b> Toronto C09 Rosedale-Moore Park Toronto <b>Taxes:</b> \$9,169.70/2025 <b>Sold Date:</b> 07/01/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 28			<b>Sold: \$1,860,000</b> <b>List: \$1,949,000</b>  <b>For:</b> Sale <b>% Dif:</b> 95
Semi-Detached <b>Link:</b> 3-Storey	<b>Fronting On:</b> N <b>Acreage:</b> 18 x 127.39 Feet <b>Irreg:</b>	<b>Rms:</b> 10 <b>Bedrooms:</b> 3 + 1 <b>Washrooms:</b> 4 1x2xMain, 1x5x2nd, 1x3x3rd, 1x3xLower	<b>Dir/Cross St:</b> Yonge/St Clair <b>Directions:</b> Via google maps

**MLS#:** C12193681      **PIN#:** 211230065  
**Legal:** See schedule B

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 2000-2500 <b>Lot Shape:</b> Rectangular <b>Lot Size Source:</b> Survey <b>Roof:</b> Unknown <b>Foundation:</b> Unknown <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Upper	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> <b>Drive:</b> Front Yard Parking <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Cul De Sac, Family Room, Fireplace/Stove, School <b>Interior Feat:</b> Other <b>Security Feat:</b> Alarm System	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Available <b>Spec Desig:</b> Other
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.17	x 11.09	Gas Fireplace	Pot Lights	Hardwood Floor
2	Dining	Main	13.85	x 11.09	B/I Shelves	Pot Lights	Hardwood Floor
3	Kitchen	Main	14.4	x 11.84	Breakfast Bar	Stainless Steel Appl	Hardwood Floor
4	Sunroom	Main	6.99	x 5.51	O/Looks Backyard	Walk-Out	Hardwood Floor
5	Prim Bdrm	2nd	14.34	x 13.16	W/I Closet	5 Pc Ensuite	Hardwood Floor
6	Family	2nd	14.83	x 13.85	Gas Fireplace	Bay Window	Hardwood Floor
7	2nd Br	3rd	13.85	x 11.75	Double Closet	W/O To Deck	Hardwood Floor
8	3rd Br	3rd	13.85	x 11.75	Bay Window	3 Pc Bath	Hardwood Floor
9	Rec	Lower	13.25	x 10.33	Above Grade Window	3 Pc Bath	Broadloom
10	Br	Lower	11.15	x 10.17	Cedar Closet	Broadloom	

**Client Remks:** Welcome to 22 Glen Elm Avenue, a delightful, meticulously renovated, and intricately cared for three-storey semi at Yonge and St. Clair. Beautifully appointed and thoughtfully laid out, the open-concept main floor greets residents and guests alike with abundant natural light pouring in from the south facing floor-to-ceiling bay window. The generously sized living room is anchored by a gas fireplace and complemented by newly installed Admonter white oak floors that extend throughout the home. The dining room, positioned between the living room and kitchen, is an elegant space to dine on any occasion, with an interactive flow to the kitchen that is enjoyed by homeowners and visitors alike. A powder room is covertly concealed beside the front hall closet, and then the floor plan opens to the lovely kitchen with new stainless steel appliances, beautifully maintained cabinetry and pretty views through the tandem sun room and out to the deck and garden. The rear deck was recently replaced and steps down to a lovely garden setting wrapped in greenery and adorned in the springtime with the blossoms of the Japanese Cherry Tree. The primary suite is located on the second floor with king-sized proportions, an abundance of storage closets (sliding and walk-in), an extra large six-piece ensuite, and ensuite laundry as well. Opposite this on the second floor lies a family room that looks south to the neighbouring treetops. A second gas fireplace is within this room, and there is generous wallspace for artwork or larger lounging furniture if desired. The third floor holds two bedrooms and a three-piece bathroom. The north bedroom has a double closet and walks out to a new rooftop deck set amongst the trees, while the south bedroom is set beneath a half moon gabled window that enjoys tree top views to the south. In the lower level, ceiling heights consistently reach 7'4" and residents enjoy extra room for recreation, storage, and a guest bedroom with a large cedar-lined closet.

**Inclusions:** See schedule B  
**Listing Contracted With:** CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191



<b>20A Gormley Ave</b> <b>Toronto Ontario M4V 1Y8</b> Toronto C02 Yonge-St. Clair Toronto <b>Taxes:</b> \$0/2025 <b>Sold Date:</b> 11/20/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 7			<b>Sold: \$2,710,000</b> <b>List: \$1,999,000</b> <b>For:</b> Sale <b>% Dif:</b> 136
Semi-Detached <b>Link:</b> 3-Storey	<b>Fronting On:</b> N <b>Acreage:</b> 16.5 x 118 Feet <b>Irreg:</b>	<b>Rms:</b> 8 + 2 <b>Bedrooms:</b> 4 + 1 <b>Washrooms:</b> 5 1x2xMain, 1x3x2nd, 1x4x2nd, 1x5x3rd, 1x3xLower	
<b>Dir/Cross St:</b> Yonge & St. Clair <b>Directions:</b> North side of Gormley			

**MLS#:** C12543370      **PIN#:** 211830617  
**Legal:** PT LT 5, PL 743 DEER PARK, PT 1 AS IN CA355765 CITY OF TORONTO

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 2000-2500 <b>Roof:</b> Flat <b>Foundation:</b> Not Applicable <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Brick / Stucco/Plaster <b>Gar/Gar Spcs:</b> Detached / 1 <b>Park/Drive:</b> <b>Drive:</b> Lane <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room, Fireplace/Stove <b>Interior Feat:</b> None	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to Sale Price:</b> Included In <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Available <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.5	x 4.49	Tile Floor	B/I Closet	
2	Living	Main	24.84	x 9.32	Hardwood Floor	Combined W/Dining	Window Flr to Ceil
3	Dining	Main	24.84	x 9.32	Hardwood Floor	Combined W/Living	Pot Lights
4	Kitchen	Main	17.59	x 13.85	Stone Counter	Eat-In Kitchen	Open Concept
5	Family	Main	13.85	x 12.07	Fireplace	W/O To Yard	
6	2nd Br	2nd	11.84	x 11.58	B/I Closet	3 Pc Ensuite	South View
7	3rd Br	2nd	13.85	x 10.24	B/I Closet	Window	
8	4th Br	2nd	11.15	x 10.07	B/I Closet	North View	
9	Prim Bdrm	3rd	14.24	x 13.85	B/I Closet	5 Pc Ensuite	W/O To Balcony
10	Rec	Bsmt	17.49	x 12.24	Heated Floor	Large Window	
11	Br	Bsmt	12.07	x 11.25	Heated Floor	Above Grade Window	

**Client Remks:** Incredible opportunity to get into Deer Park at a fantastic price! This newly built 2025 Tarion-Certified Home Offers Peace of mind w/ a full Tarion Warranty provided by the builder. Defined by its graceful interplay of timeless brick and modern sophistication, this 3,100+ square foot residence captivates from the moment you arrive. Step inside to soaring ceilings, premium finishes and expansive windows that flood the home with natural light. The chef-inspired kitchen features best-in-class Fisher & Paykel appliances & custom cabinetry that is perfect for culinary enthusiasts and entertainers alike. Engineered herringbone hardwood provides timeless elegance throughout the main level. The 2nd floor boasts 3 well appointed bedrooms each with custom built-in closets plus a thoughtfully designed laundry room for added convenience making family living a breeze. The 3rd floor encompasses a luxurious primary retreat with a spa-inspired ensuite, a custom dressing room and a walk-out to your own private terrace from the oversized primary bedroom. The lower level offers additional living space ideal for large families or hosting guests complete with a generously sized bedroom, a full bathroom and a storage room with additional capability to be used as a secondary laundry room. The massive rec room provides incredible natural light and a green view through creative design utilizing a massive window well. Enjoy the radiant heated floors throughout this entire level! Outside, a professionally landscaped front and rear garden is complimented by an oversized 1.5 car garage with EV charging and ample storage space. Truly turn key and incredible location, steps from Toronto's finest restaurants, boutiques, and top-rated schools, 20A Gormley delivers an unparalleled lifestyle in one of the city's most sought-after communities.

**Inclusions:** See Schedule B  
**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES OXLEY REAL ESTATE 416-888-7007



<b>16 Duggan Ave</b> <b>Toronto Ontario M4V 1Y2</b> Toronto C02 Yonge-St. Clair Toronto		<b>Sold: \$2,075,000</b> <b>List: \$2,090,000</b>
<b>Taxes:</b> \$11,416.88/2025	<b>For:</b> Sale	<b>% Dif:</b> 99
<b>Sold Date:</b> 08/02/2025		
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 4
Semi-Detached	<b>Fronting On:</b> N	<b>Rms:</b> 6 + 2
<b>Link:</b>	<b>Acreage:</b>	<b>Bedrooms:</b> 3 + 1
2-Storey	25 x 122 Feet	<b>Washrooms:</b> 4
	<b>Irreg:</b>	1x2xMain, 1x3x2nd, 1x4x2nd, 1x3xLower
<b>Dir/Cross St:</b> Lawton & St Clair <b>Directions:</b> Lawton & St Clair		

<b>MLS#:</b> C12313170	<b>PIN#:</b> 211830339
<b>Legal:</b> PT LT 52 PL 743	

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished with Walk-Out <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> Y <b>Apx Age:</b> <b>Year Built:</b> 1983 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 2000-2500 <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Concrete <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Attached / 1 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 3 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Central Vacuum, Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School <b>Interior Feat:</b> Auto Garage Door Remote, Central Vacuum, Floor Drain, Water Heater	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.28	x 16.9	Tile Floor	Closet	2 Pc Bath
2	Kitchen	Main	9.84	x 9.81	Tile Floor	Breakfast Area	Pot Lights
3	Breakfast	Main	9.84	x 8.99	Tile Floor	Window	Combined W/Kitchen
4	Dining	Main	12.93	x 12.4	Hardwood Floor	Window	Open Concept
5	Living	Main	19.62	x 15.42	Hardwood Floor	Fireplace	Walk-Out
6	Prim Bdrm	2nd	20.47	x 14.4	4 Pc Ensuite	W/I Closet	Bay Window
7	2nd Br	2nd	10.04	x 17.68	Bay Window	Closet	Broadloom
8	3rd Br	2nd	9.94	x 17.68	Broadloom	Bay Window	Closet
9	Br	Lower	9.35	x 9.84	Broadloom	Window	
10	Family	Lower	18.37	x 12.8	Fireplace	Walk-Out	B/I Bookcase
11	Laundry	Lower	9.35	x 4.72	Tile Floor	Stainless Steel Sink	

**Client Remks:** Coveted Deer Park, spacious 3 bedroom Semi in the Heart of Deer Park, Steps to Subway, Cafes, Restaurants, Shops & Green Walks Along the Beltline & Mount Pleasant Cemetery. 25 ft lot, attached 1 garage with private driveway. Foyer leads to formal dining w/ hardwood, sunken living room with fireplace and a walk out to lush landscaped garden. Gourmet kitchen with breakfast area, Large primary bedroom with a walk-in closet and 4 pc ensuite. Total 4 baths, finished basement with 4th bedroom, family room with fireplace, built in bookshelves and a walk out to the back yard. One of the best school catchments in Toronto.

**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-921-1112





**62 Heath St E**  
**Toronto Ontario M4T 1S3**  
Toronto C09 Rosedale-Moore Park Toronto  
**Taxes:** \$10,783.45/2025  
**Sold Date:** 09/09/2025  
**SPIS:** N  
**Last Status:** SLD  
**DOM:** 7

**Sold: \$2,298,000**  
**List: \$2,298,000**  
**For:** Sale  
**% Dif:** 100  
**Att/Row/Townhouse:** 2-Storey  
**Fronting On:** N  
**Acreage:** 21.22 x 131.97 Feet  
**Irreg:**  
**Rms:** 9  
**Bedrooms:** 3  
**Washrooms:** 4  
1x2xMain, 1x5x2nd, 1x4x2nd, 1x2xBsmt  
**Dir/Cross St:** Yonge & St Clair  
**Directions:** Yonge & St Clair

**MLS#:** C12374615  
**Assignment:** N  
**Legal:** Pt Lot B Plan 357 Deer Park Pt 2 & 14 63R3011

**PIN#:** 211230389  
**Fractional Ownership:** N

**Kitchens:** 1  
**Fam Rm:** Y  
**Basement:** Finished / Walk-Out  
**Fireplace/Stv:** Y  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** Y  
**Apx Age:**  
**Year Built:** 1983  
**Yr Built Source:** MPAC  
**Apx Sqft:** 1500-2000  
**Lot Size Source:** MPAC  
**Roof:** Asphalt Shingle  
**Foundation:** Block  
**Assessment:** **POTL:** N  
**POTL Mo Fee:**  
**Laundry lev:** Lower

**Exterior:** Brick  
**Gar/Gar Spcs:** Built-In / 1  
**Park/Drive:** Private  
**Drive:** Private  
**Drive Park Spcs:** 2  
**Tot Prk Spcs:** 3  
**UFFI:** No  
**Pool:** None  
**Prop Feat:** Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Public Transit, Ravine, School  
**Exterior Feat:** Landscaped, Patio, Privacy  
**Interior Feat:** Central Vacuum, Countertop Range, On Demand Water Heater

**Zoning:** Residential  
**Cable TV:**  
**Gas:**  
**Water:** Municipal  
**Water Supply Type:**  
**Sewer:** Sewers  
**Waterfront:** None  
**Retirement:** N  
**Accessibility:** None  
**Feat:**  
**Under Contract:** Hot Water Tank-Gas  
**HST Applicable to:** Included In  
**Sale Price:**  
**Farm/Agr:**  
**Oth Struct:**  
**Survey Type:** None  
**Spec Desig:** Unknown

**Waterfront:** None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	17.78	x 15.62	Fireplace
2	Dining	Main	17.78	x 13.52	Crown Moulding
3	Kitchen	Main	20.9	x 8.86	Renovated
4	Breakfast	Main	20.9	x 8.86	Combined W/Kitchen
5	Prim Bdrm	2nd	14.24	x 13.09	5 Pc Ensuite
6	Bathroom	2nd	10.86	x 9.06	Skylight
7	2nd Br	2nd	15.29	x 8.1	Double Closet
8	3rd Br	2nd	17.26	x 9.84	Large Closet
9	Bathroom	2nd	7.48	x 6.07	Skylight
10	Family	Bsmt	17.65	x 15.49	Fireplace
11	Office	Bsmt	10.66	x 7.81	W/I Closet
12	Laundry	Bsmt	10.17	x 5.94	Laundry Sink

**Client Remks:** Tucked away on a quiet, dead-end street with direct access to a scenic ravine, this beautifully renovated end-unit townhouse blends modern comfort with serene surroundings. The owners have completely transformed the home adding a brand-new kitchen, upgraded flooring, and a professionally landscaped backyard that offers total tranquility. Perfectly positioned just a short stroll to the subway, top-rated schools, and the shops and cafes along St. Clair, it offers the rare balance of peaceful retreat and urban convenience. The family-sized kitchen by Peaks and Rafter's is a chef's dream, with discreet appliance caddies, stainless steel appliances, sleek quartz countertops, and abundant workspace for everyday cooking and entertaining. The main floor also features a stylish powder room and a welcoming living room, anchored by a wood-burning fireplace and custom built-ins. Upstairs, three generously sized bedrooms include a serene primary suite with a skylit 5-piece ensuite complete with soaker tub, glass shower, and double vanity. Another skylight brightens the upper hallway, adding to the home's airy feel. The fully finished lower level provides remarkable flexibility, offering an oversized family room or teenagers' retreat with a second fireplace, a dedicated office, guest powder room, direct garage access, and a walk-out to the lush backyard. Parking is a standout feature with a private garage plus two additional driveway spaces - rare for the neighbourhood. This home is a special opportunity, combining the tranquility of ravine-side living with all the comforts of a stylish renovation and the convenience of one of Toronto's most connected locations.  
**Inclusions:** See Schedule D  
**Listing Contracted With:** SOTHEYBY'S INTERNATIONAL REALTY CANADA416-960-9995



<b>83 Lonsdale Rd</b> <b>Toronto Ontario M4V 1W4</b> Toronto C02 Yonge-St. Clair Toronto		<b>Sold: \$2,250,000</b> <b>List: \$2,495,000</b>
<b>Taxes:</b> \$12,834.56/2025	<b>For:</b> Sale	<b>% Dif:</b> 90
<b>Sold Date:</b> 08/18/2025		
<b>SPIS:</b> Y	<b>Last Status:</b> SLD	<b>DOM:</b> 63
Semi-Detached <b>Link:</b> 2-Storey	<b>Fronting On:</b> S <b>Acreage:</b> 23 x 174 Feet <b>Irreg:</b>	<b>Rms:</b> 7 + 2 <b>Bedrooms:</b> 3 + 1 <b>Washrooms:</b> 4 1x2xMain, 1x4x2nd, 1x4x2nd, 1x3xBsmt
<b>Dir/Cross St:</b> Yonge St & Oriole Pkwy <b>Directions:</b> Yonge St & St. Clair		

<b>MLS#:</b> C12224158	<b>PIN#:</b> 418304483
<b>Legal:</b> Pt Lt 14 Pl 359 Deer Park Pt 2 63R1325; City of Toronto	

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Built-In / 1	<b>Cable TV:</b>
<b>Basement:</b> Finished with Walk-Out	<b>Park/Drive:</b> Private	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 2	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 3	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b> 31-50	<b>Pool:</b> Inground	<b>Retirement:</b> N
<b>Apx Sqft:</b> 3000-3500	<b>Prop Feat:</b> Family Room, Fenced Yard, Fireplace/Stove, Level, Park, Place Of	<b>HST Applicable to:</b> Included In
<b>Roof:</b> Flat, Membrane	<b>Worship, Public Transit, School</b>	<b>Sale Price:</b>
<b>Foundation:</b> Concrete	<b>Exterior Feat:</b> Hot Tub, Lawn Sprinkler	<b>Farm/Agr:</b>
<b>Assessment:</b> POTL:	<b>System, Patio</b>	<b>Oth Struct:</b> Garden Shed
<b>POTL Mo Fee:</b>	<b>Interior Feat:</b> In-Law Capability	<b>Survey Type:</b> Available
<b>Laundry lev:</b> Lower	<b>Security Feat:</b> Alarm System	<b>Spec Desig:</b> Unknown

<b>Topography:</b> Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Other	Main	7.74	x 6.99	Double Closet	Ceramic Floor	Halogen Lighting
2	Foyer	Main	10.43	x 8.99	Halogen Lighting	Hardwood Floor	2 Pc Bath
3	Kitchen	Main	18.67	x 8.99	Ceramic Floor	Granite Counter	Halogen Lighting
4	Breakfast	Main	8.01	x 11.15	Ceramic Floor	Large Window	North View
5	Dining	Main	15.75	x 10.76	Hardwood Floor	Separate Rm	
6	Living	Main	19.49	x 17.49	Hardwood Floor	Closed Fireplace	O/Looks Pool
7	Prim Bdrm	2nd	16.4	x 16.77	Broadloom	His/Hers Closets	4 Pc Ensuite
8	2nd Br	2nd	12.01	x 10.99	Hardwood Floor	His/Hers Closets	4 Pc Bath
9	3rd Br	2nd	17.59	x 15.26	Hardwood Floor	His/Hers Closets	
10	Family	Ground	19.32	x 17.42	Gas Fireplace	B/I Bookcase	W/O To Pool
11	4th Br	Ground	11.25	x 10.5	3 Pc Bath	Hardwood Floor	
12	Laundry	Ground	6.33	x 11.52	Laundry Sink	W/O To Garage	

**Client Remks:** A Spacious Kellner' Built townhome in UCC area located on premier street, south facing 3+1 bedroom, w/updated chef's kitchen , 3.5 baths, ground floor family room w/ walkout to 40 x 15 ft Betz in-ground pool + hot tub in the Desirable Deer Park neighbourhood. Light-filled, with 3 skylights, spacious, separate principal rooms, oak hardwood floors, wood burning (chimney sealed) and gas f/p, private drive and B/| garage, and easy walking distance to Yonge and St. Clair, Brown school, De La Salle College, UCC, BSS and York Schools, this property is great value, what are you waiting for?

**Inclusions:** All attached light fixtures, fitted blinds, Wolf 4 burner gas range, B/I Miele dishwasher, LG freezer refrigerator, Maytag washer, dryer, GE microwave, alarm system, irrigation system, GE profile freezer fridge, gas fireplace, hot water tank (rental), pool shed, pool heater and filter, Ring Doorbell system, shelving in garage, wine racks. Improvements: Betz pool built 1985, New pool heater Aug. 2017, Coping stone replace May 2022, Pool refinished 2023, primary , main and ground level bathrooms updated aprox 2000. Kitchen reno'd 1996, Wolf range 2016. Roof & 2 skylights replaced 2021.

**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-921-1112



<b>103 Heath St W</b> <b>Toronto Ontario M4V 1T5</b> Toronto C02 Yonge-St. Clair Toronto <b>Taxes:</b> \$15,730.25/2025 <b>Sold Date:</b> 10/30/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 52			<b>Sold: \$2,375,000</b> <b>List: \$2,500,000</b>  <b>For:</b> Sale <b>% Dif:</b> 95
<b>Link:</b> 3-Storey	<b>Fronting On:</b> S <b>Acreage:</b> 42.1 x 167.7 Feet <b>Irreg:</b>	<b>Rms:</b> 15 + 6 <b>Bedrooms:</b> 8 + 2 <b>Washrooms:</b> 4 1x5xMain, 1x3x2nd, 1x4x3rd, 1x4xLower	
<b>Dir/Cross St:</b> Avenue/ St Clair Ave W <b>Directions:</b> Avenue/ St Clair Ave W			

**MLS#:** C12389977      **PIN#:** 211900107  
**Legal:** PT LT 7 PL 623 AVENUE HILL; PT LT 52 PL 365 DEER PARK AS IN CT960896 T/W & S/T CT960896 CITY OF TORONTO

<b>Kitchens:</b> 3 + 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Radiant / Gas <b>A/C:</b> Wall Unit <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 3500-5000 <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Concrete <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> Mutual <b>Drive:</b> Mutual <b>Drive Park Spcs:</b> 6 <b>Tot Prk Spcs:</b> 6 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room, Fireplace/Stove, Place Of Worship, Public Transit, School <b>Interior Feat:</b> Other	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Available <b>Spec Desig:</b> Heritage
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#	Room	Level	Length (ft)	Width (ft)	Description
<b>Client Remks:</b> A truly rare offering, this Victorian multiplex exudes timeless charm while delivering modern versatility. Behind its classic facade are four expansive residences, each 1,300 - 1,500 sq.ft., defined by soaring ceilings, grand principal rooms, elegant bay windows, and private terraces on every level. Bathed in natural light and brimming with architectural character, the property offers a remarkable layout that's both functional and inspiring. With coveted parking for all units, this is an extraordinary rental opportunity in one of Toronto's most desirable neighbourhoods. Just steps to Yonge & St. Clair, residents enjoy unmatched access to the city's finest shops, dining, schools, and transit. A truly exceptional find in the heart of the city. <b>Inclusions:</b> All chattels 'As is where is' condition.					
<b>Listing Contracted With:</b> RE/MAX HALLMARK BATORD GROUP INC.416-485-7575					



<b>27 Heath St W</b> <b>Toronto Ontario M4V 1T2</b> Toronto C02 Yonge-St. Clair Toronto <b>Taxes:</b> \$27,435.43/2025 <b>Sold Date:</b> 07/07/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 11			<b>Sold:</b> \$5,025,500 <b>List:</b> \$4,995,000  <b>For:</b> Sale <b>% Dif:</b> 101
Semi-Detached <b>Link:</b> 2-Storey	<b>Fronting On:</b> S <b>Acreage:</b> 28.81 x 167 Feet <b>Irreg:</b>	<b>Rms:</b> 19 <b>Bedrooms:</b> 3 + 1 <b>Washrooms:</b> 5 1x2xMain, 1x7x2nd, 1x4x2nd, 1x3x2nd, 1x3xBsmt	<b>Dir/Cross St:</b> HEATH & YONGE <b>Directions:</b> HEATH & YONGE

**MLS#:** C12247699      **PIN#:** 211900246  
**Legal:** PLS SCHEDULE 'C' (FULL LEGAL DESCRIPTION)

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished / Separate Entrance <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 3500-5000 <b>Roof:</b> Flat, Membrane <b>Foundation:</b> Concrete <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Built-In / 2 <b>Park/Drive:</b> Other <b>Drive:</b> Other <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room, Fireplace/Stove, Library, Place Of Worship, Public Transit, School <b>Interior Feat:</b> Auto Garage Door Remote, Storage Area Lockers <b>Security Feat:</b> Alarm System	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Not Subject to HST <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Unknown <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	27	x 14.99	Hardwood Floor	Fireplace	W/O To Patio
2	Dining	Main	27	x 13.85	Hardwood Floor	Fireplace	B/I Bookcase
3	Kitchen	Main	18.41	x 16.93	Centre Island	Eat-In Kitchen	Pantry
4	Breakfast	Main	13.91	x 6.17	Combined W/Kitchen	Window	
5	Foyer	Main	17.49	x 7.91	Hardwood Floor	Skylight	2 Pc Bath
6	Prim Bdrm	2nd	17.91	x 17.16	Hardwood Floor	W/I Closet	7 Pc Ensuite
7	2nd Br	2nd	15.42	x 9.84	Hardwood Floor	4 Pc Ensuite	Closet
8	3rd Br	2nd	13.75	x 11.32	Hardwood Floor	Double Closet	3 Pc Ensuite
9	Rec	Lower	16.57	x 15.68	Broadloom	B/I Bookcase	3 Pc Ensuite
10	Laundry	Lower	11.25	x 6.56	Ceramic Floor		
11	Utility	Lower	11.15	x 10.24	Double Closet	Access To Garage	

**Client Remks:** Special Georgian Yonge and St Clair meticulously designed by Joe Brennan and custom built by KP Isberg in 2007, this luxury City Home features grand scall rooms, magnificent moldings, millwork, 11' ceilings on the main and on the second floor, and an elegant curved staircase with a 23' skylight. Designer chef's kitchen with oversized island, custom cabinetry and Butler's pantry. Dining and living room flooded with south facing light opening onto an oversized stone patio and a private south facing yard. 3+1 bedrooms with ensuites, primary bedroom with his and hers ensuites and fitted closets. Direct access to secure underground parking for 2 cars. Common owner maintenance fee approx. \$5000/yearly

**Inclusions:** All attached light fixtures, draperies, california shutters, broadloom where laid, stair coverings, Monogram 6 burner gas range and oven, Subzero refrigerator and freezer drawers, Miele built-in dishwasher, Built-in microwave, Frigidaire front load washer and dryer, 2 gas log sets and glass screens.

**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-921-1112