



340 Albany Ave Toronto Ontario M5R 3C9 Toronto C02 Casa Loma Toronto Taxes: \$6,855/2025 Sold Date: 06/14/2026 SPIS: No Last Status: SLD DOM: 10			Sold: \$1,420,000 List: \$1,299,000 For: Sale % Dif: 109
Detached Link: N 2-Storey	Fronting On: W Acreage: 20.93 x 91.01 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Bathurst & Davenport Directions: Bathurst & Davenport

MLS#: C13241962 **PIN#:** 212260089
Legal: PT LT 12 BLK W PL 362 NORTH WEST ANNEX AS IN WA83383; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1957 Yr Built Source: MPAC Apx Sqft: 1100-1500 Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: None	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
Client Remks: Beautifully Updated Detached Home In The Highly Sought-After Annex Neighbourhood Offering Comfortable Living Spaces, A Private Backyard, And One Parking Space. Ideally Located Steps From Top Schools Including Hillcrest Community School And Harbord Collegiate. Enjoy Easy Access To Christie Pits, Bickford Park, Vermont Square Park, Boutique Shops, Cafes, Restaurants, And Transit Along Dupont And Bloor. Conveniently Located Near Casa Loma, George Brown College's Casa Loma Campus, And The University Of Toronto. A Rare Opportunity To Own A Detached Home In One Of Toronto's Most Desirable Communities.					
Listing Contracted With: RE/MAX COMMUNITY REALTY INC. Ph: 416-287-2222					



25 Wells Hill Ave Toronto Ontario M5R 3A5 Toronto C02 Casa Loma Toronto Taxes: \$12,540.47/2025 Sold Date: 02/08/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$2,326,000 List: \$2,195,000 For: Sale % Dif: 106
Detached Link: N 2 1/2 Storey	Fronting On: E Acreage: 30 x 161.42 Feet Irreg:	Rms: 10 + 2 Bedrooms: 5 Washrooms: 5 1x2xMain, 1x3xLower, 1x2x2nd, 1x4x2nd, 1x3x3rd	Dir/Cross St: Davenport and Bathurst Directions: Just south of Nina St, east of Bathurst.

MLS#: C12757520 **PIN#:** 212250072
Legal: PT LT 17 PL 1282 WYCHWOOD BRACONDALE DOVERCOURT AS IN CA167886; S/T & T/W CA167886; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: Y Heat: Radiant / Gas A/C: None Central Vac: No Apx Age: Year Built: 1916 Apx Sqft: 3500-5000 Roof: Asphalt Shingle, Flat Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: In-Law Capability	Zoning: Cable TV: Gas: Water: 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		
1	Foyer	Main	10.5	x 3.18	Oak Banister	Staircase	Stained Glass
2	Living	Main	11.15	x 17.06	Bay Window	Fireplace	Hardwood Floor
3	Dining	Main	12.47	x 18.37	Wainscoting	Coffered Ceiling	Hardwood Floor
4	Solarium	Main	7.55	x 7.22	East View	Hardwood Floor	
5	Kitchen	Main	14.11	x 21	Hardwood Floor	Ceramic Back Splash	W/O To Yard
6	Br	2nd	10.5	x 11.81	Closet	West View	Hardwood Floor
7	2nd Br	2nd	12.47	x 14.76	Brick Fireplace	West View	Hardwood Floor
8	3rd Br	2nd	11.15	x 11.48	2 Pc Bath	Combined	Hardwood Floor
9	4th Br	2nd	10.5	x 11.48	Closet	W/Sunroom	Hardwood Floor
10	Prim Bdrm	3rd	10.83	x 27.56	Skylight	Combined	
11	Laundry	Bsmt	6.56	x 3.94	Tile Floor	W/Sunroom	W/I Closet
12	Rec	Bsmt	21.98	x 13.45	Broadloom	3 Pc Ensuite	
13	Office	Bsmt	9.84	x 16.4	Closet	Brick Fireplace	Window
						Above Grade Window	

Client Remks: Welcome to 25 Wells Hill Avenue, a 2.5 storey detached, 5bed, 5bath home on a deep 30 x 161 ft lot in the heart of prestigious Casa Loma. Rarely does a home come up for sale on this coveted street. Surrounded by stately properties, a well established community and beautiful tree-lined streets. Mature trees line the backyard, creating a private, natural setting that feels like your own exclusive forest come spring. This home, built in 1916, retains much of its original character, including hardwood floors, wainscoting, decorative plaster wall motifs, and coffered ceilings, offering a strong architectural foundation for thoughtful updates. A generous foyer introduces the space, anchored by solid oak banisters and a U-shaped staircase leading to the upper floors. On the main level, the living room features a fireplace and west-facing bay windows that bring in soft afternoon light. A large dining room connects easily to a rear sunroom. The kitchen layout is generous, with ample room to rework or expand, and opens to the backyard through sliding glass doors. A powder room is conveniently located next to the kitchen to complete the level. A separate side entrance provides flexibility for a future in-law suite or secondary unit. The 2nd floor begins with a generous landing and an ideal layout of the 4 well-sized bedrooms. You will find a linen closet, a 4pc bath, and an additional ensuite 2pc bathroom. The third floor is dedicated to the primary suite, with a peaked roof, windows and skylights on all sides, generous closet space, a 3pc bathroom, and access to a private balcony. Located close to schools, parks, shopping and St Clair West subway station for convenience. Steps from Casa Loma and a stroll away from Yorkville. This is a well-located, character-rich home for buyers looking to renovate with intention and create a long-term residence shaped by their own vision in one of Toronto's best neighbourhoods.

Inclusions: Fridge, Stove, Dishwasher, Washing machine, All electric light fixtures. Property is being sold in AS-IS condition.

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



103 Russell Hill Rd Toronto Ontario M4V 2S9 Toronto C02 Casa Loma Toronto Taxes: \$14,901/2025 Sold Date: 04/19/2026 SPIS: No Last Status: SLD DOM: 25			Sold: \$3,560,000 List: \$3,750,000 For: Sale % Dif: 95
Detached Link: N 2-Storey	Fronting On: N Acreage: 28.57 x 196.54 Feet Irreg: Irregular + R.O.W.	Rms: 7 + 1 Bedrooms: 3 Washrooms: 3 1x2xMain, 1x3x2nd, 1x5x2nd	Dir/Cross St: St Clair and Avenue Rd Directions: Russell Hill and Clarendon

MLS#: C12918420 **PIN#:** 212200122
Legal: PT LT 66 PL 1324 TORONTO PT 12, 13, 14, 15 63R1002; S/T & T/W CA287081; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 31-50 Year Built: 1976 Apx Sqft: 2500-3000 Lot Shape: Irregular Lot Size Source: Survey Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Built-In / 2 Drive: Right Of Way, Private Double Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, School, Wooded/Treed Exterior Feat: Landscaped, Lighting, Landscape Lighting, Patio, Lawn Sprinkler System Interior Feat: Carpet Free, Countertop Range, Auto Garage Door Remote, Central Vacuum, Sauna Security Feat: Alarm System	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Gazebo, Fence - Full Survey Type: Available Spec Desig: Unknown
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Topography: Terraced							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	13.25	x 10.6	W/I Closet	Skylight	2 Pc Bath
2	Living	Main	20.73	x 11.68	Sunken Room	Gas Fireplace	Built-In Speakers
3	Dining	Main	19.26	x 10.01	Open Concept	Crown Moulding	Formal Rm
4	Kitchen	Main	19.09	x 9.25	Updated	Marble Counter	Breakfast Area
5	Family	Main	19.09	x 15.16	W/O To Garden	Hardwood Floor	Picture Window
6	Prim Bdrm	2nd	20.51	x 15.32	W/I Closet	Gas Fireplace	Built-In Speakers
7	Bathroom	2nd	0	0	5 Pc Ensuite	Updated	Marble Counter
8	2nd Br	2nd	16.83	x 10.24	Double Closet	Hardwood Floor	Recessed Lights
9	3rd Br	2nd	11.15	x 9.42	B/I Desk	Double Closet	Hardwood Floor
10	Bathroom	2nd	0	0	3 Pc Bath	Marble Floor	Separate Shower
11	Rec	Lower	23.26	x 19.91	Hardwood Floor	Gas Fireplace	Recessed Lights
12	Laundry	Lower	7.41	x 4.17	Marble Floor	Laundry Sink	Recessed Lights
13	Other	Lower	6.92	x 4.66	Sauna	Separate Shower	Pantry
14	Foyer	Lower	0	0	W/O To Garage		

Client Remks: This refined city abode, extensively redesigned by the current owners, offers a total of 3800 sq ft of meticulously renovated and maintained living space across three levels. Situated on a prestigious street in South Hill, this is an extraordinary residence for lovers of art, design, architecture and nature. This mid-century architectural masterpiece is surrounded by parkland and ravines, blending refined design with abundant natural views. Entry into the front foyer immediately confirms the home's classic and timeless style as well as the caliber of the finishes. Soaring two-storey ceilings are illuminated by an upper-level skylight, highlighting the custom bronze iron staircase. The main floor features a superbly scaled sunken living room, with fireplace, generously sized to even accommodate a piano. Everyday living centres around the family room, which boasts massive windows overlooking the spectacular back gardens. Beautifully updated eat-in kitchen with stainless-steel appliances and marble countertops. The second-floor houses three bedrooms and two baths. The primary suite is the epitome of Zen sophistication, featuring built-ins, a walk-in closet, and a renovated five-piece ensuite bathroom. The middle bedroom has been outfitted with a built-in office area (easily removed to accommodate a bed). The lower level provides further expansive living space with a considerably large recreation room and a fireplace. A sauna and shower for wellness, with additional storage area complete this level, with direct access to the double car garage. The exceptional back garden is a private, country-like retreat. The over 196-ft deep lot features professionally landscaped tiers, garden lighting, a spacious dining patio, and an upper-level gazebo and deck that is perfect for lounging and yoga. Enjoy access to some of the city's best private and public schools. Close access to the shops and restaurants of both Yorkville and the Forest Hill Village. A 15-min walk to Dupont subway

Inclusions: See Schedule B



9 Lynwood Ave Toronto Ontario M4V 1K3 Toronto C02 Casa Loma Toronto Taxes: \$17,072.53/2025 Sold Date: 04/12/2026 SPIS: No Last Status: SLD DOM: 68			Sold: \$3,805,000 List: \$3,999,000 For: Sale % Dif: 95
Detached Link: N 3-Storey	Fronting On: S Acreage: 33 x 132 Feet Irreg:	Rms: 10 + 2 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 1x3x2nd, 1x4x2nd, 1x4x3rd, 1x3xBsmt	
Dir/Cross St: Avenue & St. Clair Directions: South Side of Lynwood Ave			

MLS#: C12754966	PIN#: 212210189
Legal: PLAN 295E PT LOT 38	

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 3000-3500 Roof: Asphalt Shingle Foundation: Concrete Block, Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Attached / 1 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.17	x 11.09	Gas Fireplace	Closet	Beamed
2	Living	Main	19.09	x 13.48	Hardwood Floor	Fireplace	O/Looks Dining
3	Dining	Main	16.77	x 12.6	Hardwood Floor	Open Concept	Beamed
4	Kitchen	Main	20.01	x 11.42	Eat-In Kitchen	Stone Counter	W/O To Yard
5	Family	Main	12.34	x 10.17	Hardwood Floor	Skylight	B/I Shelves
6	Family	2nd	15.26	x 11.32	Hardwood Floor	Fireplace	B/I Desk
7	2nd Br	2nd	14.07	x 12.6	Hardwood Floor	Closet	3 Pc Ensuite
8	3rd Br	2nd	12.24	x 11.68	Hardwood Floor	Closet	Window
9	4th Br	2nd	14.01	x 12.6	Hardwood Floor	Closet	Window
10	Prim Bdrm	3rd	25.16	x 14.34	Fireplace	W/I Closet	4 Pc Ensuite
11	Office	3rd	14.5	x 10.93	Hardwood Floor	Pot Lights	Closet
12	Rec	Lower	19.32	x 12.34	Vinyl Floor	Pot Lights	Above Grade Window
13	Br	Lower	14.5	x 9.91	Vinyl Floor	W/I Closet	Above Grade Window
14	Laundry	Lower	9.68	x 4.49	Vinyl Floor		

Client Remks: Imagine coming home every day to this classic red brick Toronto home w/ phenomenal street presence where timeless design meets modern family living. At 9 Lynwood, every detail has been carefully considered for a residence that is both sophisticated & practical. The custom-built front mudrm sets the stage, providing the perfect landing spot for backpacks, boots, & muddy paws w/ wonderful heated floors. From there, a light-filled foyer w/original Arts & Crafts details thoughtfully blend w/ contemporary touches incl. a gas f/pl, & built-in bench offers a warm spot to arrive. The main floor is an entertainer's dream w/ ~1,400 sq ft & a double sized living rm w/beamed ceilings, wood-burning fireplace, & custom wet bar that flows seamlessly into the dining rm that easily accommodates large gatherings of 12 or more! Just behind is an amazing family rm - the perfect 'snug' room to enjoy TV w/ an abundance of light through the wall of windows & skylight above. At the heart of the home, the Chef's kitchen designed by Tara Fingold Interiors & built by Troke Construction features an oversized island, built-in breakfast nook, & top-of-the-line appliances. Sliding doors open to a private backyard oasis w/IPE decking, firepit, & a 17' Hydopool swim spa & hot tub, creating the ultimate all-season retreat. Upstairs, the 2nd flr offers 3 generous bedrms (one w/ensuite), a stylish 4-piece bath, & a flexible family rm plus office - ideal for teens & work-from-home. The 3rd fl. is a private sanctuary, w/a sunlit primary suite w/ a gas f/pl, walk-in closet, & spa-like marble ensuite w/steam shower & soaker tub, plus a separate office w/treetop views. Equally impressive L.L. w/above-grade windows, lg rec rm, guest/nanny suite + 3-piece bath & extensive storage. Fab 33'x132' lot w/4,400+ Sq. Ft. of finished living space, this exceptional hm is just steps to top-rated schools & the best of city living. This home is true perfection, nestled in Prime South Hill - not to be missed!

Inclusions: See Schedule B

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES OXLEY REAL ESTATE **Ph:** 416-888-7007



254 Russell Hill Rd			Sold: \$4,400,000
Toronto Ontario M4V 2T2			List: \$4,500,000
Toronto C02 Casa Loma Toronto			
Taxes: \$25,819.94/2025		For: Sale	% Dif: 98
Sold Date: 06/19/2026			
SPIS: No	Last Status: SLD	DOM: 10	
Detached	Fronting On: W	Rms: 11 + 4	
Link: N	Acreage:	Bedrooms: 6 + 1	
3-Storey	50 x 189.4 Feet	Washrooms: 6	
	Irreg:	1x2xMain, 1x6x2nd, 2x5, 2x3	
Dir/Cross St: St Clair & Avenue Road Directions: South of St. Clair			

MLS#: C13421680 **PIN#:** 212220036
Legal: LT 46 PL 1324 TORONTO; PT 3 FT RESERVE PL 1324 TORONTO AS IN CA242442; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Part Fin / Sep Entrance Fireplace/Stv: Y Heat: Water / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 3500-5000 Lot Size Source: Survey Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 5 Tot Prk Spcs: 5 UFFI: Pool: Inground Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, School Exterior Feat: Landscaped, Patio, Privacy Interior Feat: Bar Fridge, Built-In Oven, Central Vacuum, Countertop Range, On Demand Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: 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	36.25	x 7.41	Hardwood Floor	Double Closet	Wainscoting
2	Office	Main	13.09	x 11.91	Hardwood Floor	B/I Bookcase	Wainscoting
3	Living	Main	18.83	x 13.58	Fireplace	Hardwood Floor	Bay Window
4	Dining	Main	16.83	x 13.58	Hardwood Floor	Wainscoting	Large Window
5	Kitchen	Main	22.57	x 12.34	Eat-In Kitchen	Centre Island	W/O To Pool
6	Family	Main	19.49	x 12.8	O/Looks Backyard	Hardwood Floor	Recessed Lights
7	Prim Bdrm	2nd	24.57	x 14.17	6 Pc Ensuite	His/Hers Closets	B/I Bookcase
8	2nd Br	2nd	17.42	x 13.58	3 Pc Ensuite	Double Closet	Window
9	3rd Br	2nd	13.32	x 12.24	Hardwood Floor	Bay Window	Closet
10	4th Br	3rd	15.75	x 12.8	W/I Closet	Window	Broadloom
11	5th Br	3rd	18.83	x 14.83	B/I Closet	Window	Broadloom
12	Br	3rd	14.24	x 12.99	O/Looks Park	Closet	Broadloom
13	Laundry	3rd	11.91	x 7.84	Tile Floor	Granite Counter	Window
14	Br	Lower	11.68	x 10.66	Above Grade Window	Broadloom	Closet
15	Rec	Lower	17.09	x 13.25	Above Grade Window		
16	Laundry	Lower	12.83	x 11.52	Above Grade Window		
17	Utility	Lower	13.25	x 12.99	Above Grade Window		

Client Remks: Discover your dream family home in prestigious South Hill, set on an extraordinary 189-foot-deep lot backing directly onto Sir Winston Churchill Park. This remarkable residence offers nearly 5,000 square feet of thoughtfully designed living space, defined by generous principal rooms, exceptional functionality, and an abundance of natural light throughout. Highlights include: Unparalleled Location: Nestled in one of Toronto's most sought-after neighbourhoods, just steps from top-rated private and public schools, beautiful parks, convenient TTC transit, and within easy reach of downtown. Exceptional Family Living: Expansive and versatile living spaces include a welcoming main-floor family room and a dedicated home office, ideal for remote work, studying, or managing a busy household. Designed for Everyday Convenience: Two laundry rooms, a practical side entrance, and abundant storage enhance the home's functionality and ease of living. Spectacular Outdoor Retreat: The private, landscaped rear garden is a true backyard oasis, featuring a stunning pool and serene park views-perfect for summer entertaining, family gatherings, or quiet relaxation. Ample Parking: A private driveway comfortably accommodates up to five vehicles, a rare and valuable feature in this coveted neighbourhood. Combining elegant living spaces, exceptional outdoor amenities, and an unbeatable location, this outstanding South Hill residence offers a rare opportunity to create lasting family memories in a truly special setting.

Inclusions: All electrical light fixtures, All broadloom where laid, All built-in shelves and organizers, All Built-in speakers (as is), All window shutters, Two subzero refrigerator drawers, Built-in Sharp microwave, Built-in Dacor double stainless-steel wall ovens, 5 burner gas cook-top, built-in range hood, panelled Subzero refrigerator with freezer drawers, built-in panelled Miele dishwasher, built-in U-line stainless steel



181 Poplar Plains Rd
Toronto Ontario M4V 2N1
 Toronto C02 Casa Loma Toronto
Taxes: \$17,970/2025 **For:** Sale **% Dif:** 89
Sold Date: 03/20/2026
SPIS: No **Last Status:** SLD **DOM:** 16
Detached **Fronting On:** E **Rms:** 15
Link: N **Acreage:** **Bedrooms:** 4
 2-Storey 67 x 144.64 Feet **Washrooms:** 4
Irreg: 1x3xMain, 1x4x2nd, 1x4x2nd,
 1x2xBsmt
Dir/Cross St: Edmund Ave & Avenue Rd **Directions:** St. Clair Ave W & Avenue Rd

MLS#: C12845484 **PIN#:** 212200023
Legal: See Schedule B

Kitchens: 1 Fam Rm: Y Basement: Part Fin Fireplace/Stv: Y Heat: Radiant / Other A/C: Wall Unit Central Vac: No Apx Age: Year Built: 1910 Yr Built Source: MPAC Apx Sqft: 3000-3500 Lot Shape: Irregular Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, School Interior Feat: Other	Zoning: Cable TV: Gas: Hydro: Water: Municipal Water Supply Type: Sewer: Sewers 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	0	0	
2	Dining	Main	0	0	
3	Living	Main	0	0	
4	Family	Main	0	0	
5	Kitchen	Main	0	0	
6	Breakfast	Main	0	0	
7	Br	2nd	0	0	
8	2nd Br	2nd	0	0	
9	3rd Br	2nd	0	0	
10	4th Br	2nd	0	0	
11	Rec	Bsmt	0	0	
12	Laundry	Bsmt	0	0	
13	Utility	Bsmt	0	0	

Client Remks: Presenting a truly rare offering in the heart of South Hill, one of Toronto's most established, architecturally significant, and tightly held enclaves. Moments from the private, gated avenue of Edmund Gate, 181 Poplar Plains Rd represents an extraordinary 67 x 144.64 ft landholding, a scale and presence seldom available in this supply-constrained luxury neighbourhood. Acquired in its entirety, the property offers the opportunity to create a landmark custom residence of approximately 7,600 sq ft above grade (subject to final approvals), allowing a purchaser to fully capitalize on the site's exceptional frontage, depth, and architectural potential. For those seeking flexibility, Committee of Adjustment approval has been secured for severance into two 33.5 ft parcels (181A and 181B Poplar Plains Rd). The proposed configuration supports approximately 3,800 sq ft above grade plus 1,600 sq ft below grade per residence (5,400 sq ft total), delivering meaningful scale for contemporary luxury homes in a neighbourhood where large-format new construction is exceptionally limited. Surrounded by mature canopy, estate residences, and enduring architectural character, this address offers privacy, prestige, and proximity, just moments to Summerhill, Yorkville, top-tier schools, transit, and the city's ravine network. A compelling acquisition for a builder pursuing premium infill. An exceptional canvas for an end user envisioning a generational legacy home in one of Toronto's most distinguished residential pockets.

Inclusions: See Schedule B

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



31 Clarendon Ave Toronto Ontario M4V 3C1 Toronto C02 Casa Loma Toronto Taxes: \$17,563/2025 Sold Date: 04/01/2026 SPIS: No Last Status: SLD DOM: 15			Sold: \$4,567,075 List: \$4,799,000 For: Sale % Dif: 95
Detached Link: N 3-Storey	Fronting On: S Acreage: 50 x 135.83 Feet Irreg:	Rms: 12 + 6 Bedrooms: 6 + 1 Washrooms: 6 1x2xMain, 1x6x2nd, 1x5x2nd, 2x3, 1x4x3rd	Dir/Cross St: Avenue & St.Clair Directions: Avenue & St.Clair

MLS#: C12892362 **PIN#:** 212200132
Legal: PT LT B PL 1237 AVENUE HILL AS IN CA609434; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 3500-5000 Lot Size Source: GeoWarehouse Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: None Prop Feat: Family Room, 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: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Office	Main	14.11	x 12.8	2 Pc Bath	Fireplace	Window
2	Living	Main	21.33	x 18.04	Hardwood Floor	Fireplace	Window
3	Dining	Main	17.72	x 16.73	Hardwood Floor	Combined W/Living	Window
4	Family	Main	15.09	x 9.84	Sunken Room	W/O To Yard	Hardwood Floor
5	Kitchen	Main	20.01	x 17.39	Pot Lights	Centre Island	Window
6	Breakfast	Main	11.81	x 7.87	Window	Combined W/Kitchen	O/Looks Backyard
7	Prim Bdrm	2nd	13.12	x 19.03	Hardwood Floor	Ensuite Bath	W/I Closet
8	2nd Br	2nd	11.48	x 11.15	Closet	Window	B/I Desk
9	3rd Br	2nd	14.11	x 16.73	Closet	Window	B/I Desk
10	4th Br	2nd	14.11	x 12.14	Closet	Window	Hardwood Floor
11	5th Br	3rd	20.01	x 11.15	Window	Broadloom	Vaulted Ceiling
12	Br	3rd	21.98	x 11.15	Window	Closet	Vaulted Ceiling
13	Exercise	Lower	12.47	x 18.04	Window	Pot Lights	French Doors
14	Rec	Lower	17.72	x 13.78	Window	Pot Lights	
15	Br	Lower	14.44	x 11.48	Window		
16	Den	Lower	14.11	x 11.48	Window		
17	Other		11.48	x 12.47			

Client Remks: Nestled on a 50 x 135 ft corner lot in prestigious South Hill, 31 Clarendon Avenue offers charm, space, and functionality. The home features a lovely, cottage-like exterior and a unique corner setting with a sport court along Poplar Plains, backyard space on the Clarendon side, and a 2-car garage with 4-car driveway. Inside, dark hardwood floors run through elegant principal rooms including a formal living room with fireplace, formal dining room, and an enclosed kitchen with dark rubber flooring, Thermador & Bosch appliances, centre island, and built-in bar area. A bright step-down family room with windows on two sides and outdoor access offers a comfortable gathering space, while a private office with spiral staircase to the basement is ideal for working from home. The upper levels offer six bedrooms, including a primary suite with walk-in closet and 6-piece ensuite with heated floors, additional heated-floor bathrooms, and laundry. The lower level with separate side entrance features recreation space, a gym area, bedrooms, and ample storage-offering excellent flexibility for family living or guests. 31 Clarendon Avenue is a rare opportunity in South Hill-welcome to your cottage in the city.

Inclusions: All Kitchen Appliances, Washer & Dryer, all ELF's, Irrigation System Landscape Lighting.

Listing Contracted With: PSR Ph: 416-487-7874



350B Walmer Rd Toronto Ontario M5R 2Y4 Toronto C02 Casa Loma Toronto		Sold: \$5,350,000 List: \$5,495,000
Taxes: \$17,712.72/2025	For: Sale	% Dif: 97
Sold Date: 06/02/2026		
SPIS: No	Last Status: SLD	DOM: 56
Detached Link: N 3-Storey	Fronting On: W Acreage: 25 x 174.84 Feet Irreg:	Rms: 19 Bedrooms: 4 + 1 Washrooms: 7 1x2xGround, 1x4x3rd, 4x3x2nd, 1x2x3rd
Dir/Cross St: Spadina/ St.Clair Directions: -		

MLS#: C12962510		PIN#:
Assignment: No		Fractional Ownership: No
Legal: PLAN 930 PT LOT 26 RP 66R30586 PART 1		
Kitchens: 1 + 1 Fam Rm: Y Basement: Fin W/O / Full / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 0-5 Builder: Fairway Heights Year Built: 2026 Yr Built Source: Builder Apx Sqft: 3000-3500 Lot Size Source: GeoWarehouse Roof: Slate, Metal Foundation: Concrete, Steel Frame Assessment: POTL: POTL Mo Fee: Elevator: Yes Laundry lev: Upper Phys Hdcp-Eqp: Yes	Exterior: Brick Gar/Gar Spcs: Attached / 1 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: No Pool: Inground, Salt Prop Feat: Central Vacuum, Family Room, Fireplace/Stove Exterior Feat: Landscaped, Lawn Sprinkler System, Patio, Deck, Landscape Lighting, Paved Yard, Porch Enclosed Interior Feat: Water Heater Owned, Air Exchanger, Auto Garage Door Remote, Bar Fridge, Built-In Oven, Carpet Free, Central Vacuum, ERV/HRV, Intercom, On Demand Water Heater, Storage, Sump Pump, Upgraded Insulation, Ventilation System, Water Heater, Water Meter, Wheelchair Access Security Feat: Alarm System, Carbon Monoxide Detectors, Monitored, Security System, Smoke Detector, Heat Detector, Other, Cold Alarm	Zoning: Cable TV: A Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Accessibility Feat: Level Entrance, Multiple Entrances, Open Floor Plan, Wheelchair Access Under Contract: None HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: An Architectural Masterwork by Ancerl Studio next to Casa Loma. For the discerning collector of fine real estate, this striking custom residence masterfully blends the monumental presence of a Manhattan brownstone with contemporary museum-grade design. Positioned in the historic, quiet heart of Casa Loma, this estate represents a rare opportunity to acquire a signature architectural legacy at a newly recalibrated value. The Living Spaces Imposing 11-foot volume ceilings dominate the main level and lower level, creating a gallery-like atmosphere flooded with natural light. The home's interior is anchored by an breathtaking, three-story floating circular staircase draped in white oak treads. The main floor features soaring accordion glass walls that dissolve the barrier between the hyper luxurious indoor living spaces and a private outdoor retreat. Epicurean Artistry, marbled chef's environment equipped with an integrated Miele appliance package and a statement professional-grade La Cornue range. A bespoke main floor wine storage. The entire third level is completely engineered as an ultra private Primary Penthouse Suite, self contained retreat suspended above the city treetops. The lower level functions as a private members club, boasting floor-to-ceiling windows, seamless microcement flooring, a custom wet bar, and fully isolated nanny/gym quarters. Complete with a snow-melting heated driveway, dual laundry stations, and meticulous bespoke millwork throughout. A turnkey estate of this pedigree rarely opens for immediate acquisition. Schedule a private showing with your Realtor today. Inclusions: All Existing Appliances, Electrical Light Fixtures & Bespoke Circular Banquette. Listing Contracted With: RIGHT AT HOME REALTY Ph: 905-695-7888					



134 Lyndhurst Ave		Sold: \$5,690,000
Toronto Ontario M5R 2Z9		List: \$5,795,000
Toronto C02 Casa Loma Toronto		
Taxes: \$29,633.55/2026	For: Sale	% Dif: 98
Sold Date: 04/13/2026		
SPIS: No	Last Status: SLD	DOM: 0
Detached	Fronting On: W	Rms: 16 + 4
Link: N	Acreage:	Bedrooms: 8 + 2
3-Storey	60 x 186.6 Feet	Washrooms: 7
	Irreg:	1x2xMain, 1x6x2nd, 2x3, 3x4
Dir/Cross St: Casa Loma Area Directions: Bathurst & St.Clair Ave		

MLS#: C12992408 **PIN#:** 212240135
Legal: PT LT 14 PL 1282 WYCHWOOD BRACONDALE DOVERCOURT AS IN CA51727; CITY OF TORONTO

Kitchens: 2 + 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 5000+ Roof: Asphalt Shingle Foundation: Other Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School Interior Feat: Sump Pump, In-Law Suite	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
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.37	x 17.49	Crown Moulding	Fireplace	Hardwood Floor
2	Dining	Main	14.21	x 27.46	French Doors	Fireplace	Hardwood Floor
3	Study	Main	11.88	x 18.21	Hardwood Floor	Leaded Glass	Fireplace
4	Family	Main	15.75	x 16.44	French Doors	W/O To Garden	2 Pc Bath
5	Kitchen	Main	12.43	x 31.36	B/I Appliances	Renovated	Eat-In Kitchen
6	Prim Bdrm	2nd	16.4	x 17.55	His/Hers Closets	Fireplace	5 Pc Ensuite
7	2nd Br	2nd	12.86	x 12.27	Double Closet	B/I Desk	3 Pc Ensuite
8	3rd Br	2nd	12.86	x 20.77	French Doors	W/O To Sunroom	Hardwood Floor
9	4th Br	2nd	16.9	x 12.83	Closet	O/Looks Garden	Hardwood Floor
10	5th Br	3rd	23.85	x 19	Closet	Hardwood Floor	4 Pc Bath
11	Other	3rd	21.69	x 19.29	Fireplace	Double Closet	4 Pc Ensuite
12	Other	3rd	11.75	x 23.85	Combined W/Kitchen	Double Closet	Broadloom

Client Remks: Set along one of Central Toronto's most storied, tree-lined streets, 134 Lyndhurst Avenue is a rare offering within the historic Casa Loma / Wells Hill enclave, an address defined by quiet prestige and enduring architectural significance. Lined with stately residences from the Arts and Crafts movement, this coveted pocket is steps from some of the city's most beloved natural green spaces, including Nordheimer Ravine and Sir Winston Churchill Park. The residence itself is a grand expression of early Toronto estate living, spanning over 8,000 square feet across four levels. A sweeping oak staircase with elegant landings anchors the home's formal layout, complemented by soaring ceilings, gracious principal rooms, and meticulously preserved millwork. Thoughtfully updated over the years to maintain its original charm and character, the finer details are evident throughout the home and a testament to the quality of craftsmanship rarely found in newer homes. The main floor balances scale and intimacy, featuring a formal dining room with a large fireplace, a richly detailed living room, a private office, and a beautifully renovated kitchen with an adjoining breakfast nook. Upstairs, 8 bedrooms and 7 bathrooms are arranged with thoughtful attention to flow and proportion, including a private third-floor recreational suite complete with its own kitchen and juliette balcony. The lower level further enhances the home with an additional bedroom, recreation room, a gym, ample storage, and a custom walnut paneled wine cellar. Positioned on an exceptionally deep, west-facing lot measuring 186' feet, the property offers both scale and privacy, framed by mature trees and meticulously landscaped gardens. A serene outdoor setting unfolds at the front and rear, featuring a waterfall, hot tub, and a generous backyard with ample room for a pool or sports court. A gated, oversized detached garage completes this rare offering with security and convenience.

Inclusions: Per Schedule C

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



1 Edmund Gate Toronto Ontario M4V 2M1 Toronto C02 Casa Loma Toronto Taxes: \$43,811.45/2025 Sold Date: 01/22/2026 SPIS: No Last Status: SLD DOM: 10			Sold: \$13,550,001 List: \$13,250,000 For: Sale % Dif: 102
Detached Link: N 2-Storey	Fronting On: W Acreage: .50-1.99 165 x 260 Feet Irreg:	Rms: 13 + 7 Bedrooms: 6 Washrooms: 5 1x2xMain, 1x4x2nd, 1x3x2nd, 2x4x2nd	Dir/Cross St: Avenue Rd and Edmund Ave Directions: Avenue Rd and Edmund Ave

MLS#: C12685978 **PIN#:** 212200055
Legal: PCL A-3 SEC M31; PT BLK A PL M31 TORONTO; PT BLK B PL M31 and PCL A-2 SEC M31; PT BLK A PL M31 TORONTO; PT BLK B PL M31
 Pls see attached schedules C and D for full description

Kitchens: 1 Fam Rm: Y Basement: Full Fireplace/Stv: Y Heat: Water / Gas A/C: None Central Vac: No Apx Age: Apx Sqft: 5000+ Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stone Gar/Gar Spcs: Detached / 2 Drive: Private Drive Park Spcs: 6 Tot Prk Spcs: 12 UFFI: Pool: Indoor Prop Feat: Family Room, Fireplace/Stove Interior Feat: None	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
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	16.4	x 17.72	Hardwood Floor Fireplace
2	Dining	Main	23.62	x 16.73	Hardwood Floor Crown Moulding
3	Kitchen	Main	25.26	x 23.29	
4	Great Rm	Main	20.01	x 26.57	Hardwood Floor W/O To Garden
5	Library	Main	17.39	x 18.7	B/I Bookcase Hardwood Floor
6	Foyer	Main	17.39	x 18.7	
7	Utility	Main	11.81	x 11.48	
8	Prim Bdrm	2nd	17.39	x 19.03	3 Pc Ensuite Fireplace
9	2nd Br	2nd	13.12	x 18.04	Semi Ensuite Juliette Balcony
10	3rd Br	2nd	17.39	x 19.03	Fireplace
11	4th Br	2nd	10.17	x 19.03	
12	5th Br	2nd	14.76	x 9.19	
13	Br	2nd	11.81	x 21	W/I Closet
14	Other	2nd	9.19	x 11.48	

Client Remks: Welcome to 1 Edmund Gate, a once in a lifetime opportunity to acquire a landmark estate in Toronto's coveted Casa Loma enclave. This extraordinary 1.12-acre property offers an unparalleled combination of history, privacy, and prestige. Tucked away on a secluded street,yet moments from the heart of the city, this estate evokes the elegance of a bygone era. A sweeping, lush garden provides a rare sanctuary, creating a sense of escape and tranquility rarely found in Toronto. The stately residence spans more than 6,500 square feet and awaits your vision to reimagine and restore its grandeur. Whether preserving its classic charm or transforming it into a contemporary masterpiece, the possibilities are truly endless. A separate coach house and a private, enclosed indoor pool further enhance the potential of this remarkable property. 1 Edmund Gate presents a singular chance to craft a bespoke estate of enduring significance in one of Toronto's most prestigious neighbourhoods.

Inclusions: All existing appliances, Gas Hot Water Boiler and Furnace, all window coverings, all electric light fixtures, pool and all related equipment, and all other permanent fixtures belonging to the seller and now attached to the property. (All in "as is where is" condition.)

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