



161 Joicey Blvd
Toronto Ontario M5M 2V1
 Toronto C04 Bedford Park-Nortown Toronto
Taxes: \$9,065/2025 **For:** Sale **% Dif:** 99
Sold Date: 07/03/2026
SPIS: No **Last Status:** SLD **DOM:** 9
Detached **Fronting On:** S **Rms:** 5 + 4
Link: N **Acreage:** **Bedrooms:** 2 + 1
 Bungalow 38 x 93 Feet **Washrooms:** 2
Irreg: 1x4xMain, 1x3xBsmt
 Parallelogram
 Approximate
Dir/Cross St: Avenue Rd & Joicey Blvd
Directions: Joicey Blvd East of Avenue Rd. between Elm & Esgore Dr.

MLS#: C13483300 **PIN#:** 103530003
Legal: PT Lot 113 Plan 2647 As In TB837401; North York, City of Toronto

Kitchens: 1 Fam Rm: N Basement: Sep Entrance / Part Fin Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: Yes Apx Age: Apx Sqft: 700-1100 Lot Shape: Other Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Fireplace/Stove Exterior Feat: Landscaped, Porch Interior Feat: Central Vacuum, Primary Bedroom - Main Floor, Water Heater, Workbench	Zoning: Res Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Fence - Partial, Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	5.97	x 3.77	Closet	Window	Tile Floor
2	Living	Main	15.03	x 11.55	Combined W/Dining	Bay Window	Hardwood Floor
3	Dining	Main	9.02	x 11.55	Combined W/Living	Hardwood Floor	California Shutters
4	Kitchen	Main	10.93	x 8.5	Skylight	B/I Desk	Tile Floor
5	Prim Bdrm	Main	14.67	x 11.55	Mirrored Walls	Hardwood Floor	South View
6	2nd Br	Main	11.55	x 8.5	Hardwood Floor	South View	
7	Family	Bsmt	20.34	x 11.22	Electric Fireplace	B/I Shelves	Above Grade Window
8	3rd Br	Bsmt	12.96	x 10.56	Closet	Above Grade Window	
9	Laundry	Bsmt	8.69	x 6.56			
10	Utility	Bsmt	10.99	x 9.22			
11	Workshop	Bsmt	10.99	x 6.92			

Client Remks: Set in Prime Cricket Club on a curved tree lined street, welcome to 161 Joicey. This classic detached red brick bungalow with private drive and attached garage offers an exceptional opportunity for a potential investment or for a new family to add their own updated over time. This 2 +1 bedroom, 2 bathroom residence with a side entrance features a functional floor plan. The main floor offers an open concept living and dining space, with a bay window. The sunny kitchen uses a smart use of space with plenty of storage, complete with a built-in desk hall, a large primary bedroom and 2nd bedroom overlook a south facing beautifully landscaped English-style perennial garden, accessed by the side entrance. The lower level provides flexibility with a warm and inviting extra-large family or recreational room finished with an electric fireplace, and a good-sized third bedroom for guests or as a designated office space. The 3 piece lower-level bathroom is useful and requires some updated. Dedicated rooms and spaces for laundry, utility, work bench with much storage. The attached garage also leads to an outdoor storage shed & bbq area. Currently situated among top private & public secondary schools including the Lawrence Park Collegiate Institute catchment district. Walk to a variety of neighbourhood amenities including boutique s hops, cafes, restaurant and shopping along Avenue Road or a short drive to Yonge Street. Nearby libraries and community centre, and 15 minutes from Sunnybrook & Glendon College. Close to transit and just minutes away from highway 401. Enjoy this family friendly, community, and make this home your own. Public open house Sat/Sun June 27/28 2:00 - 4:00pm
Inclusions: Fridge, stove, hood fan, built-in dishwasher, washer, dryer, all window coverings, split faced AC unit (with remote), electric fireplace (with remote) central vac, automatic garage opener & outdoor storage shed.
Listing Contracted With: BOSLEY REAL ESTATE LTD. **Ph:** 416-322-8000



164 Deloraine Ave Toronto Ontario M5M 2A9 Toronto C04 Lawrence Park North Toronto Taxes: \$7,729.39/2026 For: Sale % Dif: 111 Sold Date: 06/09/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,500,000 List: \$1,349,000
Detached Link: N 2-Storey	Fronting On: N Acreage: 25 x 96 Feet Irreg:	Rms: 8 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Yonge + Lawrence Directions: Yonge + Lawrence

MLS#: C13221208 **PIN#:** 211450042
Legal: PT LT 39-41 PL 1494 TORONTO AS IN CT545860; S/T & T/W CT545860; S/T EXECUTION 94-003086, IF ENFORCEABLE; S/T EXECUTION 94-019915, IF ENFORCEABLE; S/T EXECUTION 95-009657, IF ENFORCEABLE; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: On Demand Water Heater	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
Client Remks: Classic Detached in John Wanless: Rare Family Room, Lowered Basement & Legal Front Yard Interlock Parking! Experience the perfect entry into one of Toronto's most prestigious pockets. This detached 3-bedroom, 2-bathroom home in the coveted John Wanless School District offers a rare advantage: the heavy lifting of structural and mechanical upgrades is already complete, providing a rock-solid canvas for your personal design vision. While the home retains its classic character, significant investments have been made where they count most. The basement has been professionally lowered, delivering excellent ceiling height and a full bathroom-a massive value-add for the neighborhood. Over 2000 square feet of living space coupled with a recently replaced roof, a newly installed heating and hot water system, and upgraded electrical, the high-cost "behind-the-walls" maintenance is entirely done. The main floor features traditional principal rooms, including a living room with a classic fireplace and upgraded pot lights throughout. A major highlight is the rear family room addition, offering the essential extra living space so rarely found in original homes of this era. Step outside to a private, low-maintenance backyard retreat-a quiet, beautifully landscaped oasis with interlock stone that's perfect for summer hosting. Unmatched lifestyle and location: Walk to top-rated schools, premium boutiques, and the gourmet dining of Avenue Road and Yonge Street. Commuting is a breeze with the Yonge & Lawrence subway just a short stroll away and seamless access to the 401. This is a strategic play for the savvy buyer looking to secure a detached home with a lowered basement and a family room addition in a AAA+ location. Bring your designer and unlock the incredible equity waiting in this Bedford Park gem! Inclusions: Fridge/Freezer, Stove, Washer/Dryer, All Light Fixtures, All Heating and Cooling Systems, Fireplace Accessories and Wood, Patio Set, All Electric Light Fixtures, Window Coverings, Dishwasher. Listing Contracted With: FOREST HILL REAL ESTATE INC. Ph: 416-975-5588					



69 Haddington Ave Toronto Ontario M5M 2P2 Toronto C04 Bedford Park-Nortown Toronto Taxes: \$8,861/2025 For: Sale % Dif: 93 Sold Date: 06/14/2026 SPIS: No Last Status: SLD DOM: 13			Sold: \$1,400,000 List: \$1,499,000
Detached Link: N Bungalow	Fronting On: S Acreage: 30 x 125 Feet Irreg:	Rms: 5 + 4 Bedrooms: 2 + 1 Washrooms: 2 1x4xGround, 1x3xBsmt	Dir/Cross St: Haddington/elm Directions: 1 block east on Haddington from Avenue Rd.

MLS#: C13219930			PIN#: 103500059					
Assignment: No			Fractional Ownership: No					
Legal: PTLOT 39, PLAN 2529, AS IN TB898692; NORTH YORK, CITY OF TORONTO			Vacant Land Condo: No					
Kitchens: 1 + 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: 51-99 Year Built: 1944 Yr Built Source: Estimated Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Block Assessment: 2025 POTL: N POTL Mo Fee: Laundry lev: Lower			Exterior: Brick Gar/Gar Spcs: Attached / 1 Drive: Private Double Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: No Pool: None Prop Feat: Fireplace/Stove Interior Feat: In-Law Capability, Primary Bedroom - Main Floor			Zoning: Cable TV: A Hydro: Yes Gas: Yes Phone: A Water: None 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	Ground	16.08	x 11.48	Hardwood Floor	Pot Lights	Fireplace	
2	Dining	Ground	11.15	x 10.83	Hardwood Floor			
3	Kitchen	Ground	10.83	x 10.3	Marble Counter	Backsplash	Skylight	
4	Br	Ground	13.19	x 10.17	Hardwood Floor	Pot Lights		
5	2nd Br	Ground	11.75	x 9.97	Hardwood Floor	Skylight	Pot Lights	
6	Family	Bsmt	21.03	x 11.02	Hardwood Floor	Electric Fireplace	B/I Bookcase	
7	3rd Br	Bsmt	18.01	x 10.01	Pot Lights	B/I Closet	Porcelain Floor	
8	Kitchen	Bsmt	11.02	x 10.5	Granite Counter	Backsplash	Pot Lights	
9	Laundry	Bsmt	10.5	x 7.02	Ceramic Floor			
Client Remks: Opportunity to own or rebuild in the heart of Cricket Club. Walking distance to heart of avenue road shops and restaurants, transit, Armour Heights P.S. Condo style lower level throughout this bright home w/separate entrance maybe rented out separately. Vaulted ceiling, pot lights and skylight throughout this charming home. Separate summer house with 48" built in bbq.								
Inclusions: B/I Napoleon built-in bbq. Stainless steel fridge x2, stove x2, dishwasher x1. Washer and dryer. All Elfs. All window coverings.								
Listing Contracted With: RIGHT AT HOME REALTY Ph: 416-391-3232								



62 Roe Ave		Sold: \$1,575,000
Toronto Ontario M5M 2H7		List: \$1,549,900
Toronto C04 Lawrence Park North Toronto		
Taxes: \$9,346.57/2025	For: Sale	% Dif: 102
Sold Date: 06/22/2026		
SPIS: No	Last Status: SLD	DOM: 5
Detached	Fronting On: N	Rms: 8
Link: N	Acreage:	Bedrooms: 3
2-Storey	25 x 116 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x2xGround
Dir/Cross St: Yonge & Lawrence Directions: Yonge & Lawrence		

MLS#: C13455276 **PIN#:** 103530175
Legal: PT LOT 49 PLAN 496E AS IN EO105486; S/T & T/W EO105486 ; TORONTO , CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Sep Entrance / criteria.basementFeatures,yn.Development	Drive: Front Yard Parking	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 0	Water: Municipal
Heat: Radiant / Gas	Tot Prk Spcs: 1	Water Supply Type:
A/C: Wall Unit	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, Rec Centre, School, School Bus Route	Retirement:
Apx Sqft: 1100-1500	Interior Feat: Floor Drain, Separate Hydro Meter, Storage Area Lockers, Water Heater, Water Meter	HST Applicable to Not Subject to HST
Roof: Asphalt Shingle, Shingles	Security Feat: Smoke Detector	Sale Price:
Foundation: Concrete Block		Farm/Agr:
Assessment: POTL:		Oth Struct: Shed
POTL Mo Fee:		Survey Type: Available
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Charming and light-filled detached home located on one of the most desirable blocks on Roe Avenue, in one of Toronto's most sought-after neighbourhoods. Situated within the coveted John Wanless Public School district, this in-demand detached 25-foot home offers the perfect blend of character, comfort, and exceptional future potential. Featuring three generously sized bedrooms and a beautifully renovated upper bathroom with a new vanity, the home has been freshly painted throughout and showcases wonderful period details, including elegant wainscoting in the formal dining room. An eat-in kitchen and spacious principal rooms provide an ideal setting for everyday family living and entertaining. The convenient side entrance leads to a basement that offers excellent potential for additional living space and easy value enhancement. Legal front pad parking adds further convenience. Enjoy an unbeatable location just steps to Yonge Street shops and restaurants, parks, TTC, the subway, and all the amenities that make this neighbourhood one of Toronto's finest. A wonderful opportunity to own a charming family home on one of the best blocks on Roe Avenue.					
Inclusions: All Kitchen Appliances, Washer and Dryer, All Electrical Light Fixtures, All Window Covering and Bathroom Mirrors.Microwave "as is", Backyard shed					
Listing Contracted With: HARVEY KALLES REAL ESTATE LTD. Ph: 416-441-2888					



38 Delhi Ave		Sold: \$1,602,000
Toronto Ontario M5M 3B7		List: \$1,595,000
Toronto C04 Bedford Park-Nortown Toronto		
Taxes: \$8,174/2025	For: Sale	% Dif: 100
Sold Date: 03/19/2026		
SPIS: No	Last Status: SLD	DOM: 3
Detached	Fronting On: N	Rms: 6 + 2
Link: N	Acreage:	Bedrooms: 3
2-Storey	40 x 110 Feet	Washrooms: 3
	Irreg:	1x4x2nd, 1x3x2nd, 1x3xBsmt
Dir/Cross St: Avenue/Wilson/Yonge		
Directions: North of Wilson South of 401 West of Yonge Blvd		

MLS#: C12887612	PIN#: 101860197
Legal: LT 669 PL 2571 NORTH YORK; TORONTO (N YORK) , CITY OF TORONTO	

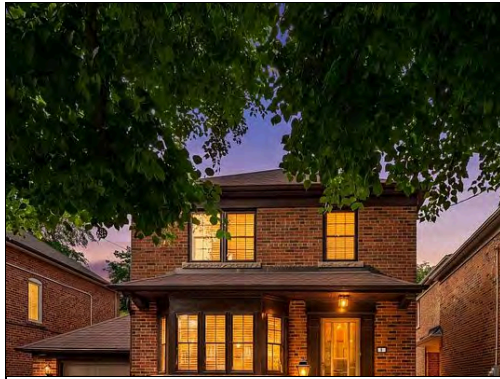
Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Attached / 1	Cable TV:
Basement: Finished / Sep Entrance	Drive: Private	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 2	Water: Municipal
Heat: Radiant / Oil	Tot Prk Spcs: 3	Water Supply Type:
A/C: Wall Unit	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Fireplace/Stove, Hospital,	Retirement:
Apx Sqft: 1100-1500	Public Transit, School	HST Applicable to Included In
Lot Size Source: MPAC	Exterior Feat: Deck, Porch	Sale Price:
Roof: Asphalt Shingle	Interior Feat: Carpet Free	Farm/Agr:
Foundation: Unknown		Oth Struct:
Assessment: 2025 POTL:		Survey Type: None
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	7.22	x 6.56	Closet
2	Living	Main	15.42	x 14.76	Hardwood Floor Fireplace Pot Lights
3	Dining	Main	12.47	x 11.15	Hardwood Floor W/O To Deck Pot Lights
4	Kitchen	Main	12.47	x 10.5	Stainless Steel Appl Stone Counter Pot Lights
5	Prim Bdrm	2nd	13.12	x 6.56	3 Pc Ensuite Double Closet Hardwood Floor
6	2nd Br	2nd	12.8	x 11.15	Hardwood Floor W/W Closet
7	3rd Br	2nd	10.83	x 9.51	Hardwood Floor Closet
8	Rec	Bsmt	16.4	x 10.83	Above Grade Window Pot Lights Laminate
9	Laundry	Bsmt	11.48	x 9.51	Above Grade Window
10	Utility	Bsmt	10.83	x 9.51	

Client Remks: Family home in the Sought-after Armour Heights/Cricket Club area - Amazing Entry into Coveted Exclusive Pocket on 40' wide lot! Located in a Top-rated school district with Armour Heights PS, Blessed Sacrament CS and Lawrence Park CI nearby. The Main Floor features a Bright, Sun-filled Open-concept layout with Wide Plank hardwood floors and stylish Designer finishes. The Modern Kitchen includes Stainless Steel appliances and beautiful Stone countertops. The Spacious Living room features a Stunning fireplace and Large Dining room features a Walk-Out to the Deck and Large, fully fenced backyard. The Primary Bedroom features a 3-piece Ensuite with heated floors and a Large Double Closet. All Bedrooms are generously sized and Fit Queen or King beds comfortably. The Finished Basement includes pot lights, a Great recreation room, and a Large laundry room with plenty of storage. This Home has an attached Garage and Private driveway. Triple A location; Just minutes to Highway 401 and Avenue Road Shops, with easy access to the Subway. Perfect for Families on a Quiet, Low-traffic street. Kids can enjoy playing at the nearby school yard and park, and it's a Short walk to the Cricket Club. Very friendly and fabulous Neighbourhood!!!!

Inclusions: Refrigerator, Stove, Built-in Dishwasher, Built-in Microwave, Clothes washer & dryer. All Light Fixtures, All Window Coverings, Heated Floor In Master Ensuite, Ductless A/C on Main & 2nd Fl. All Bathroom mirrors, All Closets, Rods, Shelves, 2 Wall TV's (living room & primary bdrm).

Listing Contracted With: RE/MAX REALTRON REALTY INC. **Ph:** 416-782-8882



5 Armour Blvd		Sold: \$1,665,000
Toronto Ontario M5M 3B9		List: \$1,695,000
Toronto C04 Bedford Park-Nortown Toronto		
Taxes: \$9,798.56/2026	For: Sale	% Dif: 98
Sold Date: 06/29/2026		
SPIS: No	Last Status: SLD	DOM: 14
Detached	Fronting On: S	Rms: 7 + 1
Link: N	Acreage:	Bedrooms: 3 + 1
2-Storey	40.04 x 110.14 Feet	Washrooms: 3
	Irreg:	1x4x2nd, 1x2xGround, 1x3xBsmt
Dir/Cross St: YONGE & YORK MILLS Directions: YONGE & YORK MILLS		

MLS#: C13444564 **PIN#:** 101860185
Legal: PLAN 2571 LOT 692

Kitchens: 1 Fam Rm: Y Basement: Sep Entrance / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 51-99 Year Built: 1950 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Shape: Rectangular Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stone Gar/Gar Spcs: Attached / 1 Drive: Private Double Drive Park Spcs: 5 Tot Prk Spcs: 6 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Golf, Library, Public Transit, Rec Centre, School Exterior Feat: Canopy, Deck, Landscape Lighting, Landscaped, Lighting Interior Feat: Auto Garage Door Remote, In-Law Capability, In-Law Suite, Water Heater, Upgraded Insulation, Workbench Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Tank-Gas HST Applicable to Not Subject to HST 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	19.52	x 12.93	Hardwood Floor	Gas Fireplace	Bay Window
2	Dining	Main	13.55	x 11.42	Hardwood Floor	Chair Rail	Wainscoting
3	Kitchen	Main	14.44	x 8.1	Porcelain Floor	Quartz Counter	Breakfast Bar
4	Family	Main	25.62	x 12.89	Hardwood Floor	Gas Fireplace	French Doors
5	Bathroom	Main	0	0	2 Pc Bath	Hardwood Floor	Pot Lights
6	Prim Bdrm	2nd	17.19	x 11.88	Hardwood Floor	Double Closet	Crown Moulding
7	2nd Br	2nd	12.8	x 9.84	Hardwood Floor	Closet	O/Looks Garden
8	3rd Br	2nd	11.22	x 9.84	Broadloom	Closet	
9	Bathroom	2nd	0	0	4 Pc Bath	Soaker	
10	4th Br	Bsmt	19.16	x 11.71	Broadloom	Pot Lights	Above Grade Window
11	Furnace	Bsmt	0	0	Glass Block Window	Pantry	
12	Laundry	Bsmt	7.32	x 7.02	Ceramic Floor	Glass Block Window	
13	Bathroom	Bsmt	0	0	3 Pc Bath	Ceramic Floor	Separate Shower

Client Remks: So nice to come home to this 4 bedroom home. The perfect blend of maintaining traditional 1950's architectural style, with contemporary updates, Home boasts great HVAC + 2 gas fireplaces on main floor for added comfort, Relax in the one of a kind main floor, spacious family/great room, designed by Architect Haim Riback, open to the updated kitchen with stainless appliances, quartz counters, breakfast bar and porcelain floor. It's all about access to the outdoors - French doors on either side of the gas fireplace, open to the large, half covered entertainment deck, including direct connect for gas BBQ. Front & rear yards landscaped, with predominantly low maintenance perennial gardens ... a gardeners dream, Separate side entrance to lower level with Nanny/Teenage suite, including 3-piece bathroom. Potential for basement apt. 5 car parking in double driveway + 1 indoor space in garage with EGD. Room for the whole family. Stop the commute, spend more time relaxing at home - promise yourself. Walk to Cricket Club, Loretta Abbey, Armour Heights School. Sought after High Schools -York Mills Collegiate, Lawrence Park Collegiate & excellent choice of private schools.

Inclusions: Stove, 2 Fridges, Dishwasher, Microwave, Clothes washer (HE with steam), Clothes dryer, Lennox CAC (owned), Lennox HE forced air gas furnace & equipment (owned), Hot water tank (rental), All electric light fixtures, All window coverings, All broadloom where laid, Direct connect gas line on deck for BBQ, Oversized single attached garage with electric garage door + 2remotes, accommodates car, All garden lighting in front and rear yards, Bird bath & all perennial /annual flowers including terracotta planters, All deck furniture + bistro set with umbrella,

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



66 Mason Blvd Toronto Ontario M5M 3C8 Toronto C04 Bedford Park-Nortown Toronto Taxes: \$12,902.43/2025 For: Sale % Dif: 90 Sold Date: 04/22/2026 SPIS: No Last Status: SLD DOM: 30			Sold: \$2,150,000 List: \$2,399,000
Detached Link: N 2-Storey	Fronting On: W Acreage: 50.07 x 131.59 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x2xGround	Dir/Cross St: Yonge/Yonge Boulevard Directions: Yonge/Yonge Boulevard

MLS#: C12909934 **PIN#:** 103550028
Legal: LOT 310 PLAN 1965 ; NORTH YORK , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 51-99 Year Built: 1954 Yr Built Source: MPAC Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Golf, Library, Park, Public Transit Interior Feat: Auto Garage Door Remote, Storage, Water Heater Owned, Workbench	Zoning: Cable TV: A Hydro: Yes Gas: Yes Phone: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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Topography: Flat, Level							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	19.82	x 14.96	Hardwood Floor	Crown Moulding	Fireplace
2	Dining	Ground	10.73	x 12.14	Hardwood Floor	Crown Moulding	W/O To Terrace
3	Den	Ground	10.56	x 8.63	Hardwood Floor	O/Looks Frontyard	
4	Kitchen	Ground	12.4	x 11.35	Tile Floor	Updated	Pantry
5	Prim Bdrm	2nd	17.16	x 12.63	Broadloom	W/I Closet	B/I Bookcase
6	2nd Br	2nd	10.56	x 12.63	Broadloom	Closet	B/I Bookcase
7	3rd Br	2nd	11.55	x 10.3	Broadloom	Closet	O/Looks Garden
8	Media/Ent	Lower	19.82	x 14.93	Laminate	Fireplace	B/I Bookcase
9	Workshop	Lower	10.73	x 12.14	Tile Floor	B/I Shelves	
10	Laundry	Lower	11.52	x 11.35	Tile Floor	Laundry Sink	
11	Furnace	Lower	14.01	x 11.68	Tile Floor		

Client Remks: A rare opportunity to create cherished family memories on one of the "Cricket Club's" most desirable streets. Build new among other multi-million dollar homes or re-imagine this charming 2 storey 3 bedroom Cape Cod on a level 50x131 foot lot; just steps to the vibrant shops and restaurants of Yonge Street, excellent schools, the subway, parks and the 400 series highways. 66 Mason Boulevard is a blank canvas waiting for a new chapter to be written.

Inclusions: All Existing Light fixtures and ... Whirlpool Fridge, Dishwasher, GE Range/Oven, Existing washer & dryer, Gas Burner and Equipment, Central Air Conditioning, Inground Sprinkler System, Hot Water Tank. All in "As is, where is" Condition

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



378 Elm Rd			Sold: \$2,250,000
Toronto Ontario M5M 3V8			List: \$2,495,000
Toronto C04 Lawrence Park North Toronto			
Taxes: \$12,329.33/2025		For: Sale	% Dif: 90
Sold Date: 04/13/2026			
SPIS: No	Last Status: SLD	DOM: 49	
Detached	Fronting On: W	Rms: 7 + 2	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	25 x 105 Feet	Washrooms: 4	
	Irreg:	1x2xMain, 1x5x2nd, 1x5x2nd, 1x4xLower	
Dir/Cross St: AVENUE/LAWRENCE Directions: NORTH ON ELM FROM LAWRENCE			

MLS#: C12811786 **PIN#:** 103490226
Legal: PT LOT 91, PLAN 496E , AS IN CA279171; TORONTO CITY OF TORONTO.

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Hot Tub, Landscaped, Lighting, Patio Interior Feat: Carpet Free, Other	Zoning: Cable TV: A Gas: A Water: None Water Supply Type: Sewer: None Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Garden Shed Survey Type: Unknown Spec Desig: Unknown
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Water Body Type: Lake

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.25	x 16.96	Hardwood Floor	Pot Lights	Bay Window
2	Dining	Main	8.3	x 17.16	Pot Lights	Electric Fireplace	Hardwood Floor
3	Family	Main	8.3	x 17.16	Picture Window	Open Concept	Combined W/Dining
4	Kitchen	Main	10.01	x 22.77	Walk-Out	Breakfast Area	Centre Island
5	Prim Bdrm	2nd	9.88	x 15.06	W/O To Balcony	W/I Closet	Ensuite Bath
6	2nd Br	2nd	8.07	x 15.06	Double Closet	Hardwood Floor	Picture Window
7	3rd Br	2nd	7.28	x 11.61	Double Closet	Hardwood Floor	Picture Window
8	4th Br	2nd	9.61	x 11.71	Large Closet	Hardwood Floor	Picture Window
9	Rec	Lower	18.24	x 17.81	Above Grade Window	Laminate	Pot Lights
10	Br	Lower	8.37	x 11.91	Double Closet	Above Grade Window	Laminate
11	Laundry	Lower	5.64	x 6.2	Laundry Sink	Porcelain Floor	Pot Lights

Client Remks: Welcome To 378 Elm Road, A Remarkable Detached Home Nestled In The Prestigious Lawrence Park North Enclave, One Of Toronto's Most Coveted Neighbourhoods Known For Its Tree Lined Streets, Top Tier Schools And Vibrant Family Friendly Community. This Exceptional Home Offers Spacious Modern Living With 4 Generously Proportioned Bedrooms And 4 Well Appointed Bathrooms, Thoughtfully Designed To Support Both Everyday Family Life And Elevated Entertaining. Upon Arrival, You're Greeted By An Inviting Foyer That Leads Seamlessly Into An Open Concept Layout Filled With Abundant Natural Light. The Heart Of The Home Is The Gourmet Kitchen, Featuring A Large Centre Island With Striking Waterfall Stone Counters, Premium Stainless Steel Miele Appliances And A 5 Burner Gas Range, Ideal For Both Casual Dining And Culinary Pursuits. The Expansive Dining And Living Areas Offer A Perfect Flow For Social Gatherings, Enhanced By A Bespoke Stone Feature Wall That Adds Refined Architectural Character. Retreat To The Primary Suite, Complete With A Coffered Ceiling, Generous Walk In Closet And Elegant 4 Piece Ensuite With A Luxurious Double Size Shower. A Private Balcony Off The Primary Bedroom Invites You To Enjoy Morning Light Or Evening Serenity. The Lower Level Expands Your Living Space With A Large Recreation Room, An Additional Bedroom, Full Bath And Convenient Laundry Area, Offering Flexibility For Guests, Home Office Or Media Space. Outdoors, The Carefully Maintained Backyard Presents A Low Maintenance Stone Patio And Artificial Turf, Perfect For Summer Relaxation And Alfresco Dining, Complemented By Ample Storage. Located In The John Wanless School District, This Home Is In Close Proximity To Parks, Transit And The Best Of Mid Town Amenities, Combining Quiet Residential Charm With Urban Convenience. Experience Luxury Living In A Neighbourhood That Truly Stands Apart.

Inclusions: Electrolux Fridge/Freezer, Miele Dishwasher, Miele Oven, Miele Cooktop, Stainless Steel Range, Electrolux Washer, Electrolux Dryer, All Existing Electrical Light Fixtures, All Window Coverings, Built-In Speakers Where Applicable, Hot Tub

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



36 Esgore Dr Toronto Ontario M5M 3R4 Toronto C04 Bedford Park-Nortown Toronto Taxes: \$13,657/2026 For: Sale Sold Date: 06/17/2026 SPIS: No Last Status: SLD DOM: 2		Sold: \$2,475,000 List: \$2,500,000 % Dif: 99
Detached Link: N 2-Storey	Fronting On: W Acreage: 30 x 125 Feet Irreg:	Rms: 13 + 5 Bedrooms: 4 Washrooms: 4 1x2xMain, 1x5x2nd, 1x4x2nd, 1x4xLower
Dir/Cross St: Avenue Road & Haddington Avenue Directions: Avenue Road & Haddington Avenue		

MLS#: C13447014 **PIN#:** 103530047
Legal: PT LOT 2 PLAN 2529 AS IN NY28315 ; NORTH YORK , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Full / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 16-30 Year Built: 2000 Yr Built Source: MPAC Apx Sqft: 2000-2500 Roof: Shingles Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Exterior Feat: Deck, Landscaped 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: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	13.62	x 11.71	Double Closet	Sunken Room	2 Pc Bath
2	Living	Main	20.54	x 12.7	Gas Fireplace	Hardwood Floor	Picture Window
3	Dining	Main	12.27	x 9.78	Hardwood Floor	O/Looks Living	B/I Shelves
4	Kitchen	Main	16.01	x 9.71	Centre Island	Stainless Steel Appl	Breakfast Bar
5	Breakfast	Main	16.01	x 12.01	Large Window	O/Looks Backyard	Walk-Out
6	Office	Main	11.45	x 8.73	Hardwood Floor	Picture Window	O/Looks Frontyard
7	Prim Bdrm	2nd	16.04	x 15.32	W/I Closet	5 Pc Ensuite	Hardwood Floor
8	2nd Br	2nd	14.67	x 12.66	Hardwood Floor	B/I Closet	Picture Window
9	3rd Br	2nd	13.75	x 10.86	Picture Window	Hardwood Floor	B/I Closet
10	4th Br	2nd	10.04	x 9.65	B/I Closet	Picture Window	Hardwood Floor
11	Rec	Lower	21.82	x 16.04	Fireplace	Pot Lights	Broadloom
12	Den	Lower	19.29	x 12.76	Broadloom	Above Grade Window	Pot Lights

Client Remks: Nestled On A Majestic, Tree-Lined, And Quiet Corner Lot In The Highly Coveted Cricket Club Neighbourhood, This Custom-Built Home, Uniquely Designed By The Renowned B.C. Architect Sorensen, Offers Timeless Architecture, Exceptional Craftsmanship, A Striking Brick Exterior, Cedar Shingles, A Detached Garage, And Large Landscaped Grounds - Offering Outstanding Curb Appeal. The Main Level Features Soaring Ceilings, Extensive Crown Moulding, Oversized And Stately Fiberglass Windows (All New), And Hardwood Flooring Throughout. Spacious Principal Rooms Include A Formal Living Room, A Generous Dining Area, And A Sitting Room/Office. The Large, Open, And Bright Kitchen, Bathed In Natural Light, Is Appointed With Custom Cabinetry, Granite Countertops, Premium Stainless-Steel Appliances, A Large Centre Island, And Abundant Storage. The Adjoining Breakfast Area Offers Access To An Expansive Rear Deck Overlooking The Private, Tree-Canopied Back Garden. The Upper Level Offers Four Generously Proportioned Bedrooms, Including A Serene Primary Retreat Complete With A Spa-Inspired Ensuite Featuring Double Vanities, A Soaker Tub, And A Glass-Enclosed Shower. The Fully Finished Lower Level Provides Exceptional Additional Living Space, Highlighted By A Spacious Recreation Room With A Fireplace, A Large Den, Terra Cotta Tiles, A 4-Piece Bathroom, And A Large Laundry Room With A Cedar Walk-In Closet. Outside, The Property's Exceptional Corner-Lot Setting Creates A Rare Sense Of Space And Privacy, Offering A Tranquil Urban Oasis Just Moments From Top-Ranked Schools, Parks, Transit, And The Vibrant Amenities Of Avenue Road And Yonge Street. A Rare Opportunity In The Prestigious Cricket Club Neighbourhood - Where Elegance, Generous Living Spaces, And An Outstanding Location Come Together To Create The Perfect Family Home.

Inclusions: Fridge, Double Built-In Oven, Microwave, Dishwasher, Cooktop, Washer, Dryer.

Listing Contracted With: RE/MAX REALTRON BARRY COHEN HOMES INC. **Ph:** 416-222-8600



47 Haddington Ave Toronto Ontario M5M 2N8 Toronto C04 Bedford Park-Nortown Toronto Taxes: \$15,089/2025 For: Sale % Dif: 98 Sold Date: 04/17/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$2,600,000 List: \$2,649,000
Detached Link: N 2-Storey	Fronting On: S Acreage: 30 x 130 Feet Irreg:	Rms: 9 + 2 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 1x5x2nd, 1x5x2nd, 1x4x2nd, 1x4xBsmt	Dir/Cross St: Avenue / Lawrence / Wilson Directions: Cricket Club - East of Avenue Road

MLS#: C12990554 **PIN#:**
Legal: PT LOT 48 PLAN 2529 AS IN NY612571 ; NORTH YORK , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Stone / Stucco/Plaster Gar/Gar Spcs: Built-In / 2 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 5 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Public Transit, School Exterior Feat: Deck Interior Feat: Auto Garage Door Remote	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	Foyer	Main	10.83	x 7.87	Double Closet	Stone Floor	
2	Living	Main	18.37	x 14.44	Hardwood Floor	Pot Lights	Bay Window
3	Dining	Main	12.47	x 9.84	Hardwood Floor	Pot Lights	Moulded Ceiling
4	Kitchen	Main	16.4	x 12.47	Pot Lights	Open Concept	O/Looks Family
5	Breakfast	Main	9.84	x 9.51	W/O To Deck	Pot Lights	O/Looks Family
6	Family	Main	20.34	x 13.45	Fireplace	Hardwood Floor	Pot Lights
7	Prim Bdrm	2nd	21	x 13.12	5 Pc Ensuite	W/I Closet	Vaulted Ceiling
8	2nd Br	2nd	11.81	x 10.83	4 Pc Ensuite	Double Closet	
9	3rd Br	2nd	13.78	x 11.81	Semi Ensuite	Hardwood Floor	Double Closet
10	4th Br	2nd	11.81	x 11.48	Hardwood Floor	Double Closet	
11	Rec	Bsmt	21.33	x 14.11	W/O To Yard	Pot Lights	Above Grade Window
12	5th Br	Bsmt	10.17	x 8.53	Double Closet	Above Grade Window	Broadloom
13	Laundry	Bsmt	7.22	x 5.58			

Client Remks: Fantastic Opportunity to enter the coveted Cricket Club neighbourhood! This Large home offers Great Potential for Renovation, allowing you to Add Value and Tailor the space to your vision in this Prime Location! This Spacious home has Solid bones and Lots of room to work with - perfect for a Buyer Looking to update and make it their Own. Live in now and enjoy - renovate as time goes on. The Home sits on a 30'x130' South facing Lot and offers over 2800sq ft + basement - a total living space of over 3700 sq ft. Features a Timeless Stone Facade, Tall ceilings on Main - just over 10ft high, Large principal rooms, Open concept Kitchen / Family room. 5 large Bathrooms of which 3 are on 2nd Floor! Potential for 2nd floor Laundry. Basement with Walk-out to Yard. Double Car Garage with direct access into Home. South-facing Yard is fully fenced and Flooded with Natural Sunlight. Triple AAA location, minutes to Avenue Road Shops, Restaurants, easy access to 401. Highly rated School District: Armour Heights PS, Lawrence Park Cl. Close to Private Schools; Havergal College, TFS, UCC.

Inclusions: Existing: Refridgerator, Built-in wall Oven, Built-in Cooktop, Microwave, Built-in Dishwasher, all Light fixtures, all Window coverings where existing, Washer & Dryer, Central Vacuum & accessories, Electric Garage door opener + remote. (New Roof done March 2022) (East retaining wall done 2023)

Listing Contracted With: RE/MAX REALTRON REALTY INC. **Ph:** 416-782-8882



116 Deloraine Ave Toronto Ontario M5M 2A9 Toronto C04 Lawrence Park North Toronto			Sold: \$3,200,000 List: \$2,699,000	
Taxes: \$14,486/2026		For: Sale		% Dif: 119
Sold Date: 04/21/2026				
SPIS: No		Last Status: SLD		DOM: 51
Detached		Fronting On: N		Rms: 8 + 1
Link: N		Acreage:		Bedrooms: 4 + 1
2-Storey		24 x 124 Feet		Washrooms: 5
Irreg:		1x2xMain, 1x5x2nd, 1x4x2nd, 1x3x2nd, 1x3xBsmt		
Dir/Cross St: Yonge And Lawrence Directions: Yonge And Lawrence				

MLS#: C12831444 **PIN#:** 211450060
Legal: Pt Lt 31 Pl 1494 **Continued Below

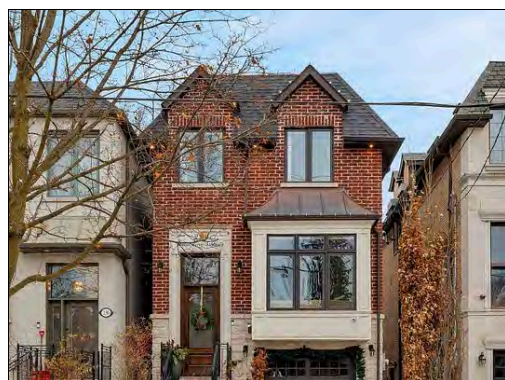
Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Other Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove Interior Feat: Central Vacuum	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	12.3	x 11.38	Hardwood Floor	Picture Window	Combined W/Dining
2	Dining	Main	10.5	x 11.38	Hardwood Floor	Open Concept	Combined W/Living
3	Kitchen	Main	14.11	x 13.78	Hardwood Floor	B/I Appliances	Centre Island
4	Family	Main	16.11	x 17.29	Hardwood Floor	W/O To Deck	Fireplace
5	Prim Bdrm	2nd	15.81	x 10.1	Hardwood Floor	W/I Closet	5 Pc Ensuite
6	2nd Br	2nd	12.5	x 9.28	Hardwood Floor	W/I Closet	4 Pc Ensuite
7	3rd Br	2nd	8.92	x 8.99	Hardwood Floor	3 Pc Bath	Skylight
8	4th Br	2nd	8.99	x 9.58	Hardwood Floor	Large Window	4 Pc Ensuite
9	Rec	Bsmt	13.39	x 16.21	Ceramic Floor	Wet Bar	Walk-Up
10	Br	Bsmt	9.09	x 8.86	Ceramic Floor	3 Pc Bath	Closet

Client Remks: Modern Elegance at 116 Deloraine Ave Welcome to this new built home in Lawrence Park North, featuring a remarkable 9 ft solid mahogany wooden door at the main entrance. The interior boasts a heated foyer and a chef's kitchen equipped with built-in appliances, including a Miele coffee maker, oven, cooktop, and a panelled fridge, freezer, and Bosch dishwasher, entered around a stunning waterfall island. The property is ideally situated within the catchment area of highly sought after John Wanless school. Enjoy enhanced comfort with built-in speakers on the main floor, basement, and master suite, alongside a comprehensive security system with cameras. Additional features include a walkout basement with Heated Floor, access to a private nanny suite, irrigation for the backyard, a deck with glass railing, and more, showcasing sophisticated urban living at 116 Deloraine Ave.

Inclusions: Top Of Lin Appl:B/I Miele Fridge, Miele Cooktop, B/I Miele Oven, Micw, B/I Miele Coff Mch, Dshwshr & Basement Wine Cooler, 1 Ethanol Fireplace , Cac,Cvac,Sec System,Solid Wd Drs H.E.Potlights,Custom Deck W/Glass Ral. Carefully Selected Premium Light Fixtures & Ambient Lighting Strategically Positioned Throughout The Home. 3 Custom Glass Skylights. Lutron Automation.Heated Floor (Front Foyer,Basement,Ensuite),Rough-In For A Laundry In Basement.

Listing Contracted With: HOME LAND PLUS REALTY LTD. **Ph:** 416-222-6868



228 Deloraine Ave Toronto Ontario M5M 2B3 Toronto C04 Lawrence Park North Toronto Taxes: \$13,520.78/2025 For: Sale % Dif: 96 Sold Date: 02/25/2026 SPIS: No Last Status: SLD DOM: 40		
Detached Link: N 2-Storey	Fronting On: N Acreage: 25 x 123 Feet Irreg:	Rms: 9 + 1 Bedrooms: 4 + 1 Washrooms: 5 1x3xBsmt, 1x2xMain, 1x3x2nd, 1x4x2nd, 1x5x2nd
Dir/Cross St: Yonge St & Lawrence Ave Directions: North of Lawrence b/w Avenue & Yonge		

MLS#: C12705016

PIN#: 211460118

Legal: PT LT 14 PL 1627 TORONTO AS IN CT613664; S/T & T/W CT613664; 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: 6-15 Year Built: 2015 Yr Built Source: Other Apx Sqft: 2000-2500 Lot Size Source: GeoWarehouse Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Park, School Exterior Feat: Deck, Landscaped, Lawn Sprinkler System Interior Feat: Auto Garage Door Remote, Built-In Oven, Central Vacuum, In-Law Capability, On Demand Water Heater, Sump Pump, Water Heater Owned, Water Purifier Security Feat: Carbon Monoxide Detectors, Security System, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.42	x 11.32	Hardwood Floor	Wainscoting	South View
2	Dining	Main	10.01	x 10.01	Hardwood Floor	Wainscoting	Built-In Speakers
3	Kitchen	Main	14.99	x 10.01	Hardwood Floor	Centre Island	Breakfast Area
4	Family	Main	18.01	x 12.66	Hardwood Floor	Fireplace	W/O To Deck
5	Prim Bdrm	2nd	18.01	x 10.83	Hardwood Floor	W/I Closet	5 Pc Ensuite
6	2nd Br	2nd	11.58	x 8.83	Hardwood Floor	Closet	South View
7	3rd Br	2nd	10.43	x 8.83	Hardwood Floor	Closet	South View
8	4th Br	2nd	8.83	x 8.43	Hardwood Floor	Closet	B/I Shelves
9	Rec	Bsmt	17.32	x 14.6	Wood Floor	Fireplace	Wet Bar
10	5th Br	Bsmt	10.66	x 8.83	Wood Floor	Pot Lights	3 Pc Bath

Client Remks: Delightful Deloraine. This graceful, gorgeous home exudes elegance, while brilliantly blending the needs of a family with the enjoyment of entertaining. The sophisticated floor plan allows for definition and distinction, without compromising flow and feel. Tastefully designed and finely finished, this beautiful abode will peak your pride of ownership. Formed to fit families of all shapes and sizes, there's something for everyone within these four walls. Enjoy cozy breakfasts at the banquette. Cook mouthwatering meals in the expertly-equipped kitchen. Host family and friends for every holiday without ever feeling overcrowded or overwhelmed. When it's time to slow down, decompress with a steam and relax with a soak in the Primary ensuite. When it's time to let the little ones run wild, the one-of-a-kind playroom, that feels like it could have dropped right out of their dreams, fills that need perfectly. And when it's time to get out and go for a stroll, every amenity imaginable is available to you in this cherished and convenient community. A special opportunity for a truly lovely home. Perfectly positioned to offer exceptional education options as well, the property sits comfortably within the catchment area for John Wanless Junior Public School and Lawrence Park Collegiate Institute. If private schools are the chosen path, each one of these elite establishments is a 20min commute or less... Havergal College, Crescent School, Sterling Hall School, Upper Canada College, Bishop Strachan School and Branksome Hall. With parks, playgrounds and daycares galore, restaurants to satisfy every craving, access to major transit arteries to get you where you need to go, Bedford Park really is a phenomenal place for any family.

Inclusions: Wolf gas cooktop, Wolf wall oven, Wolf microwave, Sub-Zero fridge, Asko dishwasher, Miele clothes washer and dryer, built-in speakers, CVAC, all light fixtures, all custom window coverings, gas line for BBQ, alarm system with security cameras, irrigation system.

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



112 Mason Blvd Toronto Ontario M5M 3E3 Toronto C04 Bedford Park-Nortown Toronto Taxes: \$14,908.30/2025 For: Sale % Dif: 93 Sold Date: 04/23/2026 SPIS: No Last Status: SLD DOM: 9			Sold: \$2,600,000 List: \$2,795,000
Detached Link: N 2-Storey	Fronting On: W Acreage: 50.15 x 145 Feet Irreg:	Rms: 8 + 4 Bedrooms: 3 + 1 Washrooms: 4 1x4x2nd, 1x4x2nd, 1x2xMain, 1x3xLower	Dir/Cross St: Yonge Blvd & Brooke Ave Directions: Yonge Blvd & Brooke Ave

MLS#: C12994724 **PIN#:** 103520142
Legal: Lot 4 Plan 2391, North York, City of Toronto

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2000-2500 Lot Size Source: Other Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 5 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Place Of Worship, Public Transit, Rec Centre, School, Wooded/Treed 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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Water Body Type: Bay							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Den	Main	16.01	x 8.66	Hardwood Floor	Raised Rm	Picture Window
2	Dining	Main	20.37	x 8.66	Hardwood Floor	Fireplace	Pot Lights
3	Family	Main	17.72	x 13.94	Hardwood Floor	Skylight	Fireplace
4	Kitchen	Main	15.55	x 6.56	Hardwood Floor	Eat-In Kitchen	Stainless Steel Appl
5	Prim Bdrm	2nd	13.52	x 12.7	4 Pc Ensuite	Hardwood Floor	B/I Closet
6	2nd Br	2nd	9.94	x 12.76	Closet	Hardwood Floor	
7	3rd Br	2nd	12.04	x 12.76	Closet	Hardwood Floor	
8	Rec	Lower	19.39	x 16.24	Wet Bar		
9	Laundry	Lower	0	0			

Client Remks: Welcome to 112 Mason Boulevard, a beautifully renovated residence situated on a generous 50 x 145-foot west-facing lot in the highly coveted Cricket Club neighbourhood. Blending sophisticated upgrades with exceptional outdoor space and future redevelopment potential, this home offers a rare opportunity in one of Toronto's most desirable and well-established communities. Inside, the home has been thoughtfully updated with an emphasis on quality craftsmanship and timeless appeal. The main floor features a bright and inviting family room filled with natural light, along with a versatile office or den, perfectly suited for remote work. Rich hardwood flooring flows throughout the principal living areas, adding warmth and elegance. At the heart of the home is a stylish, modern kitchen complete with custom cabinetry, high-end appliances, and ample workspace-perfect for both everyday living and entertaining. The spacious primary bedroom serves as a tranquil retreat, highlighted by a luxurious ensuite bathroom designed for comfort and relaxation. Outside, professionally landscaped gardens enhance the home's curb appeal while creating a peaceful setting for outdoor enjoyment and gatherings. A private driveway provides added convenience in this sought-after neighbourhood. Ideally located just steps from the lively Yonge Street corridor and within walking distance of the Toronto Cricket Skating and Curling Club, this home is surrounded by top-rated schools, transit options, boutique shopping, and dining. Known for its quiet, tree-lined streets and strong community atmosphere, the Cricket Club area continues to attract families and professionals seeking both charm and accessibility. Whether you're looking to move in and enjoy or build your custom dream home, 112 Mason Boulevard presents a versatile and compelling opportunity in one of Toronto's premier enclaves.

Inclusions: All appliances currently situated at property, all window coverings, all light fixtures, all remotes (if any), all built-in speakers, irrigation system, garden shed, swing set

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



46 Esgore Dr Toronto Ontario M5M 3R4 Toronto C04 Bedford Park-Nortown Toronto Taxes: \$14,087.83/2026 For: Sale % Dif: 97 Sold Date: 06/14/2026 SPIS: No Last Status: SLD DOM: 5			Sold: \$2,770,000 List: \$2,854,000
Detached Link: N 2-Storey	Fronting On: W Acreage: 30 x 125 Feet Irreg:	Rms: 8 + 2 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x5x2nd, 1x3x2nd, 1x3xLower	
Dir/Cross St: N/W Lawrence Ave W & Yonge St Directions: East of Avenue Rd			

MLS#: C13420904 **PIN#:** 103530044
Legal: PT LOT 1 PLAN 2529 AS IN NY357426 ; NORTH YORK , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished / Sep Entrance / Walk-Up Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 2000-2500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle, Membrane Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stone Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Central Vacuum, Electric Car Charger, Family Room, Hospital, Park, Place Of Worship, Public Transit, School Exterior Feat: Deck, Hot Tub, Landscape Lighting, Landscaped, Lawn Sprinkler System, Patio Interior Feat: Auto Garage Door Remote, Bar Fridge, Central Vacuum, Floor Drain, Generator - Full, In-Law Capability, Storage, Sump Pump, Water Heater Owned Security Feat: Monitored, Security System	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Fence - Full, Garden Shed, Storage Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.91	x 11.02	Combined W/Dining	Hardwood Floor	Crown Moulding
2	Dining	Main	11.84	x 11.02	Hardwood Floor	Crown Moulding	Pot Lights
3	Kitchen	Main	16.4	x 10.01	Breakfast Bar	O/Looks Family	Pantry
4	Breakfast	Main	10.99	x 10.07	Combined W/Kitchen	W/O To Deck	Hardwood Floor
5	Family	Main	18.01	x 9.15	Combined W/Kitchen	Hardwood Floor	Crown Moulding
6	Prim Bdrm	Main	13.91	x 13.58	5 Pc Ensuite	W/I Closet	Hardwood Floor
7	2nd Br	Main	13.48	x 12.66	W/I Closet	Hardwood Floor	Picture Window
8	3rd Br	Main	11.15	x 9.84	Closet	Hardwood Floor	Large Window
9	4th Br	Lower	11.25	x 9.84	Closet	Broadloom	Window
10	Rec	Lower	19.75	x 14.67	Walk-Up	3 Pc Bath	Broadloom

Client Remks: Nestled in the prestigious and highly sought-after Cricket Club neighbourhood, this residence has been meticulously designed and renovated to create an atmosphere that is as warm and welcoming as it is sophisticated and elegant. Every room reflects a commitment to quality and craftsmanship. Unbelievable storage space throughout including a mudroom like you have never seen with direct access to built-in garage and driveway for three cars. The recently renovated kitchen is the heart of the home. It has a family size breakfast bar and spacious everyday eating area. Overlooking the family room, it boasts a custom pantry and coffee station making daily dining a breeze. The ultimate blend of family functionality, warmth and beauty. Step out to the rear deck with gas BBQ hook up. The perfect spot for a morning coffee or to relax in the Western sunshine at the end of the day. Private primary retreat with an abundance of closet space, 5-piece ensuite washroom and convenient 2nd floor laundry room. Enjoy effortless entertaining in the elegant and spacious living and dining rooms. Large enough for extended family and friends. Easy living in the lower level with 4th bedroom, full washroom, separate entrance and walk-up to the lovely low maintenance backyard complete with hot tub and pergola. Envision family fun and summer gatherings. Enjoy ultimate peace of mind with enhanced security features and automatic whole-home generator. Top rated public and private schools. Stroll to the shops and restaurants on Yonge St. Convenience is at your doorstep with quick access to the Subway and 401 Highway. An unforgettable home with reclaimed Quebec stone face and iconic blue doors. A wonderful place to call home!

Inclusions: See Schedule B

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



159 Roe Ave			Sold: \$2,975,000
Toronto Ontario M5M 2J1			List: \$3,150,000
Toronto C04 Bedford Park-Nortown Toronto			
Taxes: \$13,166.36/2025		For: Sale	% Dif: 94
Sold Date: 05/05/2026			
SPIS: No	Last Status: SLD	DOM: 12	
Detached	Fronting On: S	Rms: 7 + 2	
Link: N	Acreage:	Bedrooms: 3 + 1	
2-Storey	25 x 105 Feet	Washrooms: 5	
	Irreg:	1x2xMain, 1x7x2nd, 2x3x2nd, 1x4xBsmt	
Dir/Cross St: Avenue Rd / Lawrence Ave.			
Directions: Avenue Rd north to Roe Ave. Turn east onto Roe Ave.			

MLS#: C13036484 **PIN#:** 103490017
Legal: Pt Lot 85, Plan 1892 , As In Tb659507; T/W & S/T T

Kitchens: 1 Fam Rm: Y Basement: Finished / Walk-Up Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 2019 Apx Sqft: 2000-2500 Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Stone Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 5 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Public Transit, School Interior Feat: Carpet Free, In-Law Capability, On Demand Water Heater, Water Meter, Separate Hydro Meter, Separate Heating Controls, Sump Pump, Water Purifier	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	Family	Main	16.6	x 24.11	Hardwood Floor	W/O To Balcony	Window Flr to Ceil
2	Kitchen	Main	16.6	x 24.11	Hardwood Floor	Modern Kitchen	Centre Island
3	Living	Main	12.3	x 24.51	Hardwood Floor	Combined W/Dining	
4	Dining	Main	12.3	x 24.51	Hardwood Floor	Combined W/Living	Window Flr to Ceil
5	Bathroom	Main	7.09	x 4.49	2 Pc Bath	Hardwood Floor	Window
6	Prim Bdrm	2nd	16.6	x 14.21	Hardwood Floor	W/I Closet	7 Pc Ensuite
7	Other	2nd	7.61	x 6.1	W/I Closet	Hardwood Floor	B/I Closet
8	Bathroom	2nd	7.61	x 11.09	7 Pc Ensuite	Heated Floor	Tile Floor
9	2nd Br	2nd	21.19	x 8.2	Hardwood Floor	Window Flr to Ceil	3 Pc Ensuite
10	2nd Br	2nd	4.49	x 7.91	3 Pc Ensuite	Skylight	Tile Floor
11	3rd Br	2nd	15.68	x 7.12	Hardwood Floor	Window Flr to Ceil	3 Pc Ensuite
12	Bathroom	2nd	3.12	x 10.01	3 Pc Ensuite	Skylight	Tile Floor
13	4th Br	Lower	7.91	x 10.6	Heated Floor	Tile Floor	Above Grade Window
14	Bathroom	Lower	7.91	x 4.89	4 Pc Bath	Heated Floor	Tile Floor
15	Rec	Lower	15.29	x 20.11	Heated Floor	Wet Bar	Walk-Up

Client Remks: Executive-Style Bedford Park Custom Built Beauty Just Steps From Avenue Rd.Smothered In Sunlight, This South-Facing Luxury Residence With 10 Ceilings And 3000sf Of Functional Space Was Built In 2019. Lux Finishes Galore: Premium Oak Floors, Crown Moulding, Decorative Wall Paneling, Glass Railings And Designer European Lighting Including Cove Lighting And Rope Lighting. Italian-Made Chefs Kitchen With Quartz Counters, Quartz Backsplash, A 6-burner Wolf Gas Stove, An Integrated Sub-Zero Fridge And An Integrated Bosch Dishwasher. The Eye-Popping Kitchen Island Is Terrific For Gatherings. The Dining Room Table Comfortably Seats Up To 14 Guests And The 48-Bottle Glass Door Built-In Wine Bottle Wall Mount Is A Showpiece. The Family Room Includes A Custom-Built Media Console Adding To The Chic Design Plus A Walk-Out To A Balcony Large Enough For A Sitting Area Overlooking The Beautiful Back Yard.Heading Up To The Second Level You Are Met With A Dramatic Oversized Skylight In The Main Hall.The Generous Primary Bedroom Includes A Spacious Walk-In With Built-Ins And Room For A Make-Up Table And An Italian Custom Built-In With A His And Hers Wardrobe Unit With Drawers And Space For An Integrated TV. The Spa-Like 7pc Ensuite Bathroom Has Heated Floors And A Walk-In Spa Shower.The Secondary Bedrooms Can Easily Accommodate Queen-Size Beds, Night Tables, And A Desk. Each Bedroom Has Its Own 3-pc Bathroom With Skylights Filling The Space With Natural Light.The Spacious Lower Level Is Complete With Radiant Heated Floors, A Bedroom, A 4pc Bathroom, A Wet bar And A Walk-Up To The Stunning Backyard.The Built-In Garage Has Room For One Car Plus Storage. The Driveway Has Room For Four Cars. The Front Landscaping Has An Expanded Walkway, An Upgraded Interlock Driveway And Side Pathways, And An Installed Fence Along The Right Side Of The Home. The Backyard Features A Year-Round Plunge Pool/Hot Tub, A BBQ Gas Line, Multiple Lounge Areas, Enhanced Landscaping And Custom Lighting.

Inclusions: Built-In Speakers, House Alarm, Hunter Douglas Automated Drapes And Custom Blinds. All European Light Fixtures. All Hunter Douglas Automated Custom Window Coverings. Custom Blinds. All Built-In Cabinetry And Custom Shelving. Washroom Vanities And Washroom Mirrors. Owned HVAC System. Sump Pump. High Speed Tesla Charger. 48 bottle Wine Storage Unit. Plunge Pool/Hot Tub



77 Joicey Blvd
Toronto Ontario M5M 2T4
Toronto C04 Bedford Park-Nortown Toronto
Taxes: \$15,429/2025
Sold Date: 02/05/2026
SPIS: No
Last Status: SLD
DOM: 8

Sold: \$3,230,000
List: \$3,230,000
For: Sale
% Dif: 100
Fronting On: E
Acreage: 50 x 127 Feet
Irreg: Rear = 55 FT, South = 129.5 FT
Rms: 11 + 2
Bedrooms: 5 + 1
Washrooms: 4
1x2xMain, 1x4x2nd, 1x4x2nd, 1x2xLower
Dir/Cross St: Yonge Blvd & Felbrigg Ave
Directions: East off of Avenue on Joicey

MLS#: C12737226
Legal: Lot 207 Plan 1965; North York, City of Toronto

PIN#: 103540050

Kitchens: 1
Fam Rm: Y
Basement: Finished
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: No
Apx Age: 51-99
Year Built: 1930
Apx Sqft: 2500-3000
Lot Shape: Irregular
Roof: Asphalt Shingle, Flat
Foundation: Concrete Block, Concrete
Assessment: POTL:
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Gar/Gar Spcs: Attached / 1
Drive: Private
Drive Park Spcs: 3
Tot Prk Spcs: 4
UFFI:
Pool: None
Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Golf, Park, Public Transit, School
Interior Feat: Other
Security Feat: Other

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	21.39	x 14.47	Fireplace	Bay Window	Hardwood Floor
2	Dining	Main	15.06	x 14.44	French Doors	Pot Lights	Hardwood Floor
3	Office	Main	12.8	x 6.14	Window	O/Looks Dining	Hardwood Floor
4	Kitchen	Main	19	x 10.2	Stainless Steel Appl	Pot Lights	Eat-In Kitchen
5	Family	Main	17.78	x 13.91	W/O To Garden	Pot Lights	Broadloom
6	Prim Bdrm	2nd	13.91	x 16.7	4 Pc Ensuite	Vaulted Ceiling	Double Closet
7	2nd Br	2nd	12.6	x 12.4	W/O To Balcony	Closet	Hardwood Floor
8	Br	2nd	18.27	x 9.78	B/I Bookcase	Window	Hardwood Floor
9	3rd Br	2nd	11.55	x 11.32	Closet	Window	Hardwood Floor
10	4th Br	2nd	10.53	x 8.43	Closet	Window	Hardwood Floor
11	Rec	Lower	33.96	x 21.95	2 Pc Bath	Window	Wet Bar
12	Br	Lower	13.88	x 9.74	Window	O/Looks Backyard	

Client Remks: Welcome to this exceptional 5+1 bedroom, 4-bathroom family residence in the heart of the coveted Cricket Club, perfectly positioned on one of the neighbourhood's most desirable and tranquil streets. Set on a generous 50 x 129.5 ft lot that widens to 55 ft at the rear, this home offers outstanding space, privacy, and long-term value. A classic foyer welcomes you into an elegant living room featuring a west-facing bay window, wood-burning fireplace, and French doors that open to the formal dining room-ideal for both everyday living and special gatherings. A private main-floor office provides the perfect work-from-home retreat. The chef-inspired eat-in kitchen is equipped with stainless steel appliances, ample cabinetry, and a large breakfast counter, flowing seamlessly into a sun-filled family room with a walk-out to the backyard, creating a wonderful indoor-outdoor lifestyle. Upstairs and beyond, you'll find five generously sized bedrooms, while the finished lower level expands your living space with a large recreation room, additional bedroom or office, full bathroom, laundry room, and abundant storage. Enjoy summer evenings in the fully fenced, private backyard with an interlocked patio-perfect for entertaining, play, or quiet relaxation. Additional highlights include a private driveway, attached one-car garage, and outdoor EV charging receptacle, offering future-forward convenience. Steps to top-rated schools, parks, shops, restaurants, grocery stores, TTC/subway, and quick access to the 401-this is a rare opportunity to secure a premium family home in one of Toronto's most prestigious enclaves.

Inclusions: Thermador gas cooktop, range hood, Kitchen Aid stainless steel refrigerator, microwave & wall oven combination, Bosch stainless steel dishwasher (2024), washer & dryer, all electric light fixtures, all window coverings & blinds, central vac & equipment. Brand new broadloom in family, stairs, 2nd floor where laid.

Listing Contracted With: RE/MAX HALLMARK YORK GROUP REALTY LTD. **Ph:** 905-727-1941

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110 Joicey Blvd		Sold: \$3,600,000
Toronto Ontario M5M 2T6		List: \$3,595,000
Toronto C04 Bedford Park-Nortown Toronto		
Taxes: \$21,174.77/2025	For: Sale	% Dif: 100
Sold Date: 03/26/2026		
SPIS: No	Last Status: SLD	DOM: 1
Detached	Fronting On: N	Rms: 9 + 3
Link: N	Acreage:	Bedrooms: 4 + 1
2-Storey	50 x 124.38 Feet	Washrooms: 5
	Irreg:	1x2xMain, 3x5x2nd, 1x4xLower
Dir/Cross St: Yonge St/Wilson Ave Directions: East of Avenue Rd		

MLS#: C12920622 **PIN#:** 103530300
Legal: LOT 223 PLAN 1965 ; NORTH YORK , 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: Year Built: 2005 Yr Built Source: MPAC Apx Sqft: 3000-3500 Lot Size Source: MPAC Roof: Shingles Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Stone Gar/Gar Spcs: Built-In / 1 Drive: Drive Park Spcs: 4 Tot Prk Spcs: 5 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove Interior Feat: Auto Garage Door Remote, Central Vacuum	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	Foyer	Main	22.93	x 10.24	Stone Floor	Double Closet	Wainscoting
2	Living	Main	15.26	x 13.58	Hardwood Floor	O/Looks Garden	O/Looks Dining
3	Dining	Main	13.58	x 12.07	Hardwood Floor	Wainscoting	O/Looks Living
4	Kitchen	Main	16.57	x 13.68	Hardwood Floor	Centre Island	O/Looks Family
5	Breakfast	Main	10.01	x 9.09	Hardwood Floor	O/Looks Backyard	O/Looks Family
6	Family	Main	17.42	x 13.68	Hardwood Floor	Gas Fireplace	Walk-Out
7	Mudroom	Main	5.51	x 5.09	Tile Floor	Access To Garage	B/I Closet
8	Prim Bdrm	2nd	25.98	x 12.99	Hardwood Floor	W/I Closet	5 Pc Ensuite
9	2nd Br	2nd	9.84	x 5.51	Hardwood Floor	W/I Closet	5 Pc Ensuite
10	3rd Br	2nd	12.17	x 11.52	Hardwood Floor	Double Closet	Large Window
11	4th Br	2nd	11.52	x 10.93	Hardwood Floor	Double Closet	Large Window
12	Laundry	2nd	9.84	x 5.51	Tile Floor	B/I Shelves	Large Window
13	Rec	Lower	21.92	x 21.16	Laminate	Pot Lights	Wainscoting
14	Games	Lower	10.99	x 4.99	Broadloom	Closet	Window
15	Br	Lower	12.66	x 11.58	Broadloom	Window	
16	Laundry	Lower	13.42	x 7.35	Laminate	B/I Shelves	Laundry Sink

Client Remks: Situated on a beautiful & quiet block of coveted Joicey Blvd, this sophisticated and stylish home sits on a gorgeous 50 x 124.38 ft lot, offering approximately 4,621 sq ft of thoughtfully designed living space! The main floor features a spacious foyer with stone floors, wainscoting, crown moulding, and a generous entry closet. Gracious principal rooms feature timeless hardwood floors & high ceilings. An inviting living room sits at the front of the home, overlooking the front garden & dining room, a wonderful space for entertaining. A dream kitchen at the rear of the home features top-of-the-line appliances, stone countertops, a large island & views over the back garden, family room and breakfast room. Sensational family room with fireplace, custom built-ins & walkout to the deck and garden. Main floor mudroom with direct garage access and stunning powder room. The second floor offers four spacious bedrooms, including a spectacular primary suite with vaulted ceilings, fireplace, walk-in closet and a gorgeous ensuite. Second floor laundry! Fabulous lower level with generous recreation/media room, gym or playroom, office, & additional laundry room. Wonderful outdoor space includes an upper deck, lawn, a putting green, and a shed. Well outfitted garage, ample parking. Steps to Yonge St, private clubs and top rated schools. Easy access to public transportation and the highway. The ideal mid-town location!

Inclusions: See Schedule B

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



127 Joicey Blvd Toronto Ontario M5M 2T8 Toronto C04 Bedford Park-Nortown Toronto Taxes: \$20,081.34/2025 For: Sale % Dif: 96 Sold Date: 02/13/2026 SPIS: No Last Status: SLD DOM: 9		
Sold: \$3,820,000 List: \$3,978,800		
Detached Link: N 2-Storey	Fronting On: S Acreage: 30.98 x 150 Feet Irreg:	Rms: 8 + 2 Bedrooms: 4 + 1 Washrooms: 7 1x2xMain, 1x8x2nd, 3x4x2nd, 1x4xLower, 1x2xLower
Dir/Cross St: Avenue and Wilson Directions: East on Joicey From Avenue Rd		

MLS#: C12758806 **PIN#:** 103530034
Legal: PT LOT 123 PLAN 2647 AS IN TB891858 ; NORTH YORK , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Sep Entrance / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 0-5 Year Built: 2024 Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Poured Concrete, Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Stucco/Plaster / Concrete Block Gar/Gar Spcs: Built-In / 1.5 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3.5 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Deck, Landscape Lighting, Patio, Lawn Sprinkler System Interior Feat: Auto Garage Door Remote, Bar Fridge, Built-In Oven, Carpet Free, Central Vacuum, ERV/HRV, Sump Pump Security Feat: Alarm System, Carbon Monoxide Detectors, Security System, Smoke Detector	Zoning: Cable TV: A Hydro: A Gas: A Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: HST Applicable to: Included In Sale Price: 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	17.95	x 23.13	Picture Window	Hardwood Floor	Fireplace
2	Dining	Main	17.95	x 23.13	Combined W/Living	Picture Window	Pot Lights
3	Kitchen	Main	22.93	x 21.62	Eat-In Kitchen	Pantry	Open Concept
4	Family	Main	22.93	x 13.55	Fireplace	W/O To Deck	B/I Bookcase
5	Prim Bdrm	2nd	10.47	x 18.67	Ensuite Bath	W/I Closet	W/O To Balcony
6	2nd Br	2nd	13.45	x 9.81	Ensuite Bath	Double Closet	Picture Window
7	3rd Br	2nd	12.93	x 21.52	Ensuite Bath	W/I Closet	Hardwood Floor
8	4th Br	2nd	9.68	x 15.91	Ensuite Bath	Double Closet	Hardwood Floor
9	Rec	Lower	14.6	x 16.4	Wet Bar	Walk-Up	Heated Floor
10	Br	Lower	12.96	x 10.04	Above Grade Window	Heated Floor	Ensuite Bath

Client Remks: Amazing Opportunity In The Cricket Club! This Stunning Newly Built Custom Home Is Designed For Those Who Appreciate The Finest Of Finishes And Attention To Detail, Featuring An Open Concept Main Floor With Large Principal Living And Dining Rooms, A Walkthrough Pantry, And A Gourmet Eat-In Kitchen By Scavolini With Integrated Appliances And An Extended Breakfast Bar, Flowing Into A Spacious Family Room With Walkout To A South Facing Deck And Generous Yard. Thoughtfully Integrated Smart Home Automation Elevates Everyday Living With Intuitive Control Of Lighting, Climate, Security, And Audio. The Second Floor Showcases Soaring Ceilings Throughout, Anchored By A Beautiful Primary Retreat With Walk-In Closet, Spa-Inspired Ensuite, And Private Balcony, Alongside Additional Sizable Bedrooms Each With Their Own Ensuite. The Lower Level Also Offers Soaring Ceilings And Is An Ideal Space For Entertaining With A Large Recreation Room With Fireplace, Wet Bar, And Walkout To The Yard, Plus A Guest Suite With Ensuite, Lower-Level Powder Room, Second Laundry, Storage, And Direct Access To The Garage. Additional Highlights Include An Irrigation System, Heated Driveway, Plus Heated Floors In Foyer, The Lower Level, And Primary Ensuite. All Set Within The Highly Sought-After Cricket Club Community Known For Its Excellent Schools, Parks, Green Spaces, And Strong Neighbourhood Feel, Steps To Avenue Road As Well As Yonge Street, With Boutique Shops And Cafes Nearby, Making This An Ideal Fit For A Growing Family, Move-Up Buyer, Or Executive Household Seeking Refined Yet Effortless Living.

Inclusions: Miele Fridge/Freezer, Miele Dishwasher, Miele Oven, Miele 6 Burner Gas Cooktop, Miele Microwave, Miele Exhaust Hood, Miele Coffee Machine, Bosch Dishwasher (Pantry), Bosch Dishwasher (Wet Bar), Zephyr Wine Fridge, 2x Samsung Washer And Dryer, All Built-In Speakers, All Electric Light Fixtures, Control4 Home Automation System, Security Camera System, And Central Vacuum And Related Equipment

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



21 De Vere Gdns			Sold: \$4,800,000
Toronto Ontario M5M 3E4			List: \$4,895,000
Toronto C04 Bedford Park-Nortown Toronto			
Taxes: \$23,142.93/2025		For: Sale	% Dif: 98
Sold Date: 03/04/2026			
SPIS: No	Last Status: SLD	DOM: 7	
Detached	Fronting On: E	Rms: 10 + 4	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	52 x 128 Feet	Washrooms: 6	
	Irreg:	1x2xMain, 2x5x2nd, 1x3x2nd,	
	64.14 ft. as per Survey	1x4xLower, 1x2xLower	
Dir/Cross St: Yonge St. & Yonge Blvd. Directions: North on Yonge Blvd. from Yonge St.			

MLS#: C12818798 **PIN#:** 103550033
Legal: LOT 132 PLAN 1965 ; NORTH YORK , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 16-30 Apx Sqft: 3500-5000 Lot Shape: Irregular Roof: Cedar Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 3 Drive: Private Double Drive Park Spcs: 2 Tot Prk Spcs: 5 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove Exterior Feat: Lawn Sprinkler System, Lighting, Patio, Landscape Lighting, Deck Interior Feat: Central Vacuum, Garburator Security Feat: Security System	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
Hydro: Phone: Municipal		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.85	x 15.68	Hardwood Floor	Gas Fireplace	Pot Lights
2	Dining	Main	16.04	x 15.72	Hardwood Floor	Wainscoting	Pot Lights
3	Kitchen	Main	16.99	x 16.08	Hardwood Floor	Centre Island	Granite Counter
4	Breakfast	Main	12.11	x 7.25	Hardwood Floor	Combined W/Kitchen	Picture Window
5	Family	Main	17.03	x 15.94	Hardwood Floor	Gas Fireplace	Combined W/Kitchen
6	Office	Main	15.91	x 14.3	Hardwood Floor	Pot Lights	Picture Window
7	Prim Bdrm	2nd	18.41	x 17.13	Hardwood Floor	Gas Fireplace	7 Pc Ensuite
8	2nd Br	2nd	17.32	x 9.84	Hardwood Floor	Double Closet	B/I Bookcase
9	3rd Br	2nd	17.72	x 13.09	Hardwood Floor	Double Closet	B/I Bookcase
10	4th Br	2nd	15.09	x 9.84	Hardwood Floor	Closet	3 Pc Ensuite
11	5th Br	Lower	20.93	x 15.42	Above Grade Window	Double Closet	4 Pc Ensuite
12	Rec	Lower	17.85	x 16.54	B/I Bar	Gas Fireplace	Walk-Up

Client Remks: Nestled in the highly sought-after De Vere Gardens, within the prestigious Cricket Club neighborhood, this custom-built luxury residence spans 3,700 sq. ft. of meticulously designed living space, with approximately 1,900 sq. ft. on the lower level. Exquisite craftsmanship and sophisticated finishes define every corner of this home, which has been professionally designed and decorated to perfection. As you step into the grand foyer, you are greeted with the timeless elegance of traditional architecture, with expansive principal rooms perfect for intimate gatherings and large-scale entertaining. The home is bathed in natural light, featuring soaring 10' ceilings, a formal living room, dining room, a spacious office, and a charming family room. The gourmet chef's kitchen is a culinary masterpiece, complete with a center island, breakfast bar, granite countertops, and top-of-the-line stainless steel appliances. Double French doors open to a private deck, a stone patio, a tranquil fountain, and a meticulously landscaped backyard oasis. The luxurious primary suite is a true retreat, offering an exquisite 7-piece ensuite, dual walk-in closets, a gas fireplace, and a inviting Juliette balcony. The lower level boasts a spacious recreation area, a wet bar, a gym, an additional bedroom, and convenient walk-up access to the rear garden. Ideally located in the heart of one of Toronto's most prestigious neighbourhoods, just steps away from Yonge Street, with easy access to top-rated schools, parks, the TTC, local shops, cafes, and restaurants. This property is a rare opportunity that truly embodies pride of ownership. Don't miss out, it wont last long! ****EXTRAS**** See Schedule C

Inclusions: See Schedule C

Listing Contracted With: MCCANN REALTY GROUP LTD. **Ph:** 416-481-2355



59 De Vere Gdns
Toronto Ontario M5M 3E8
 Toronto C04 Bedford Park-Nortown Toronto
Taxes: \$24,839.63/2025 **For:** Sale **% Dif:** 94
Sold Date: 06/26/2026
SPIS: No **Last Status:** SLD **DOM:** 15
Fronting On: E **Rms:** 10 + 2
Link: N **Acreage:** **Bedrooms:** 5 + 1
 2-Storey 50 x 125 Feet **Washrooms:** 5
 Irreg: 1x5x2nd, 1x4x2nd, 1x3x2nd,
 1x2xGround, 1x3xBsmt
Dir/Cross St: Yonge/Yonge Blvd **Directions:** North of Lawrence

MLS#: C13430012 **PIN#:** 103520120
Legal: Lot 22 Plan 2391

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 3500-5000 Roof: Cedar Foundation: Concrete Assessment: 2026 POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Stone / Stucco/Plaster Gar/Gar Spcs: Attached / 2 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Built-In Oven	Zoning: Residential Cable TV: Gas: Hydro: Water: Phone: Water Supply Type: Municipal Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Other,Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.66	x 11.32	Coffered Ceiling	Hardwood Floor	Large Window
2	Sitting	Main	12.01	x 11.32	Gas Fireplace	Hardwood Floor	
3	Dining	Main	16.01	x 10.01	Above Grade Window	Panelled	Hardwood Floor
4	Kitchen	Main	16.5	x 14.01	Centre Island	B/I Appliances	Hardwood Floor
5	Breakfast	Main	14.01	x 10.5	W/O To Deck	B/I Desk	Hardwood Floor
6	Family	Main	23	x 14.76	B/I Bookcase	Gas Fireplace	Hardwood Floor
7	Prim Bdrm	2nd	22.57	x 16.34	5 Pc Ensuite	W/I Closet	Gas Fireplace
8	2nd Br	2nd	14.01	x 13.68	Semi Ensuite	Double Closet	Hardwood Floor
9	3rd Br	2nd	14.01	x 13.58	Semi Ensuite	His/Hers Closets	Hardwood Floor
10	4th Br	2nd	14.01	x 13.25	Semi Ensuite	W/I Closet	Hardwood Floor
11	5th Br	2nd	16.01	x 13.48	Semi Ensuite	Double Closet	Hardwood Floor
12	Media/Ent	Bsmt	35.5	x 13.75	W/O To Patio	Gas Fireplace	B/I Bar
13	Br	Bsmt	10.99	x 15.98			

Client Remks: Sophisticated custom built home centrally located in one of Toronto's most coveted neighborhoods, the "Cricket Club". This luxurious home offers over 5,000 sq.ft. of living space on a premium 50' lot. This home blends timeless elegance with family friendly functionality. The main floor delivers expansive principal rooms, open concept kitchen and family room with custom built-ins, formal dining room with panelled walls, two fireplaces and hardwood throughout. The open-concept kitchen features a large centre island, Wolf and Thermadore appliances and walks out to deck for easy entertaining. This remarkable residence offers 5+1 spacious bedrooms, including a primary suite with a sitting area and fireplace. The fully finished lower level seamlessly extends your living space to a fully landscaped private garden oasis with a hot tub providing an ideal setting for hosting. In addition, thoughtfully designed for entertaining and relaxation offering an expansive recreation and games room, gym or nanny suite, full bath, custom bar, 3 sided gas fireplace and a custom wine cellar. This is an incredible opportunity to live in a quiet, prestigious pocket that offers incredible convenience. Close to top ranked schools, transit, restaurants, shopping and easy access to highways/airport.

Inclusions: ALL ELF's, Blinds, Wolf 6 Burner & Grill Cooktop, Thermadore Ovens & Refrigerator, Dishwasher, Washer/Dryer, CVAC, Built In Speakers, Sprinklers, Security System, 4 Gas Fireplaces, Control 4 Home Automation System, Cameras

Listing Contracted With: SOTHEY'S INTERNATIONAL REALTY CANADA **Ph:** 416-913-7930



55 De Vere Gdns			Sold: \$5,805,000
Toronto Ontario M5M 3E8			List: \$5,750,000
Toronto C04 Bedford Park-Nortown Toronto			
Taxes: \$26,581.57/2026		For: Sale	% Dif: 101
Sold Date: 02/24/2026			
SPIS: No	Last Status: SLD	DOM: 7	
Detached	Fronting On: E	Rms: 11 + 4	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	51.25 x 125.13 Feet	Washrooms: 6	
	Irreg:	2x2, 1x3x2nd, 1x4x2nd, 1x6x2nd, 1x3xLower	
Dir/Cross St: York Mills/Yonge Street Directions: York Mills/Yonge Street			

MLS#: C12795496 **PIN#:** 103520118
Legal: LOT 20 PLAN 2391 ; NORTH YORK , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 6-15 Year Built: 2018 Yr Built Source: Builder Apx Sqft: 3500-5000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Built-In / 2 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: Pool: Inground Prop Feat: Electric Car Charger, Family Room, Fenced Yard, Fireplace/Stove, Other, Park, School, Wooded/Treed Exterior Feat: Landscape Lighting, Landscaped, Patio Interior Feat: On Demand Water Heater, Storage, Sump Pump Security Feat: Alarm System, Smoke Detector	Zoning: Residential Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Other, Storage Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	18.01	x 16.34	Tile Floor	Heated Floor	Centre Island
2	Dining	Main	18.01	x 13.58	Hardwood Floor	Walk-Out	O/Looks Backyard
3	Living	Main	19.16	x 16.99	Hardwood Floor	B/I Bookcase	Fireplace
4	Family	Main	18.67	x 18.01	Tile Floor	Heated Floor	Fireplace
5	Powder Rm	Main	5.41	x 5.15	Tile Floor	2 Pc Bath	Window
6	Pantry	Main	6.07	x 5.91	Tile Floor	B/I Shelves	
7	Mudroom	Main	9.15	x 6.17	Tile Floor	Access To Garage	B/I Shelves
8	Foyer	Main	18.77	x 10.5	Tile Floor	Closet	Spiral Stairs
9	Prim Bdrm	2nd	19.26	x 18.08	Hardwood Floor	Fireplace	5 Pc Ensuite
10	Bathroom	2nd	19.26	x 11.68	Tile Floor	Heated Floor	5 Pc Bath
11	Laundry	2nd	6.66	x 6.33	Tile Floor	Laundry Sink	Window
12	2nd Br	2nd	16.4	x 12.4	Hardwood Floor	3 Pc Ensuite	Fireplace
13	Bathroom	2nd	7.68	x 6.99	Tile Floor	3 Pc Bath	Window
14	3rd Br	2nd	14.34	x 13.25	Hardwood Floor	4 Pc Ensuite	Closet
15	4th Br	2nd	13.32	x 12.07	Hardwood Floor	4 Pc Ensuite	W/I Closet
16	Bathroom	2nd	8.07	x 5.91	Tile Floor	4 Pc Bath	Heated Floor
17	Rec	Lower	27	x 17.59	Tile Floor	Heated Floor	Fireplace
18	Exercise	Lower	18.67	x 12.93	Mirrored Walls	Wainscoting	Glass Doors
19	Laundry	Lower	9.58	x 6.99	Tile Floor	Laundry Sink	B/I Shelves
20	Media/Ent	Lower	17.16	x 14.24	Broadloom	Wainscoting	Built-In Speakers
21	Br	Lower	15.91	x 11.25	Tile Floor	Closet	3 Pc Ensuite
22	Bathroom	Lower	9.15	x 5.09	Tile Floor	Heated Floor	Separate Shower

Client Remks: Wow... show stopper alert. The best of the Cricket Club on a coveted corner lot, where classic architecture meets modern refinement, this striking contemporary Georgian style family home makes an unforgettable first impression. Symmetrical lines are timeless proportions give way to light infused interiors that feel both grand & inviting, designed for elevated everyday living. Inside, a dramatic, elegant foyer welcomes you, featuring a sweeping spiral staircase that immediately sets the tone for the home's refined style. Soaring 10-foot ceilings and carefully chosen finishes continue throughout. The living room feels sophisticated yet welcoming, anchored by a gas fireplace and framed with custom cabinetry. The dining room makes a statement with a temperature-controlled wine wall, combining style and function for effortless entertaining. Upstairs, the primary suite is a private sanctuary, complete with its own gas fireplace and a lavish six-piece ensuite designed for spa-like indulgence. Additional bedrooms are generously proportioned, & a second-floor laundry adds everyday convenience. The lower level is a true lifestyle retreat. A private theatre features six theatre-style chairs, perfect for family movie nights or watching the big game in style. The glassed-in gym offers both privacy and visibility, creating an inspiring space to work out. This level also includes a nanny suite w/ its own bathroom, a powder room, & a second laundry room for ultimate convenience. Beyond, the expansive recreation space flows