



|                                                                              |                         |                          |                   |
|------------------------------------------------------------------------------|-------------------------|--------------------------|-------------------|
| <b>341 Cleveland St</b>                                                      |                         | <b>Sold: \$1,050,000</b> |                   |
| <b>Toronto Ontario M4S 2X1</b>                                               |                         | <b>List: \$999,000</b>   |                   |
| Toronto C10 Mount Pleasant East Toronto                                      |                         |                          |                   |
| <b>Taxes:</b> \$8,076.27/2025                                                |                         | <b>For:</b> Sale         | <b>% Dif:</b> 105 |
| <b>Sold Date:</b> 05/05/2026                                                 |                         |                          |                   |
| <b>SPIS:</b> No                                                              | <b>Last Status:</b> SLD | <b>DOM:</b> 7            |                   |
| Detached                                                                     | <b>Fronting On:</b> E   | <b>Rms:</b> 6 + 3        |                   |
| <b>Link:</b> N                                                               | <b>Acreage:</b>         | <b>Bedrooms:</b> 2 + 1   |                   |
| 2-Storey                                                                     | 20 x 150 Feet           | <b>Washrooms:</b> 2      |                   |
|                                                                              | <b>Irreg:</b>           | 1x4x2nd, 1x3xBsmt        |                   |
| <b>Dir/Cross St:</b> Eglinton & Bayview <b>Directions:</b> South of Eglinton |                         |                          |                   |

**MLS#:** C13052446 **PIN#:** 211280063  
**Legal:** PT LT 22-23 BLK P PL 694 NORTH TORONTO AS IN CT504782; CITY OF TORONTO

|                                        |  |                                                                                                                                                        |                                              |
|----------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| <b>Kitchens:</b> 1                     |  | <b>Exterior:</b> Brick / Stucco/Plaster                                                                                                                | <b>Zoning:</b>                               |
| <b>Fam Rm:</b> N                       |  | <b>Gar/Gar Spcs:</b> None / 0                                                                                                                          | <b>Cable TV:</b>                             |
| <b>Basement:</b> Full / Finished       |  | <b>Drive:</b> Front Yard Parking                                                                                                                       | <b>Gas:</b>                                  |
| <b>Fireplace/Stv:</b> Y                |  | <b>Drive Park Spcs:</b> 1                                                                                                                              | <b>Water:</b> Municipal                      |
| <b>Heat:</b> Baseboard / Electric      |  | <b>Tot Prk Spcs:</b> 1                                                                                                                                 | <b>Water Supply Type:</b>                    |
| <b>A/C:</b> Wall Unit                  |  | <b>UFFI:</b>                                                                                                                                           | <b>Sewer:</b> Sewers                         |
| <b>Central Vac:</b> No                 |  | <b>Pool:</b> None                                                                                                                                      | <b>Waterfront:</b>                           |
| <b>Apx Age:</b>                        |  | <b>Prop Feat:</b> Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit, Rec Centre                                               | <b>Retirement:</b>                           |
| <b>Year Built:</b> 1924                |  | <b>Exterior Feat:</b> Deck, Landscaped                                                                                                                 | <b>Under Contract:</b> Hot Water Heater      |
| <b>Yr Built Source:</b> MPAC           |  | <b>Interior Feat:</b> Floor Drain, Separate Heating Controls, Separate Hydro Meter, Storage, Upgraded Insulation, Water Heater, Water Meter, Workbench | <b>HST Applicable to:</b> Not Subject to HST |
| <b>Apx Sqft:</b> 1100-1500             |  |                                                                                                                                                        | <b>Sale Price:</b>                           |
| <b>Lot Shape:</b> Rectangular          |  |                                                                                                                                                        | <b>Farm/Agr:</b>                             |
| <b>Lot Size Source:</b> Survey         |  |                                                                                                                                                        | <b>Oth Struct:</b> Garden Shed               |
| <b>Roof:</b> Asphalt Shingle, Membrane |  |                                                                                                                                                        | <b>Survey Year:</b> 1975                     |
| <b>Foundation:</b> Brick               |  |                                                                                                                                                        | <b>Survey Type:</b> Available                |
| <b>Assessment:</b> <b>POTL:</b>        |  |                                                                                                                                                        | <b>Spec Desig:</b> Unknown                   |
| <b>POTL Mo Fee:</b>                    |  |                                                                                                                                                        |                                              |
| <b>Laundry lev:</b> Lower              |  |                                                                                                                                                        |                                              |

| # | Room      | Level  | Length (ft) | Width (ft) | Description    |               |                    |
|---|-----------|--------|-------------|------------|----------------|---------------|--------------------|
| 1 | Living    | Ground | 12.14       | x 17.72    | Hardwood Floor | Sliding Doors | Electric Fireplace |
| 2 | Dining    | Ground | 11.15       | x 9.84     | Hardwood Floor | Window        |                    |
| 3 | Kitchen   | Ground | 9.84        | x 10.83    | Ceramic Floor  | W/O To Deck   | Double Sink        |
| 4 | Prim Bdrm | 2nd    | 12.14       | x 11.81    | Broadloom      | West View     | His/Hers Closets   |
| 5 | 2nd Br    | 2nd    | 12.8        | x 8.53     | Broadloom      | Closet        | Combined W/Sunroom |
| 6 | Sunroom   | 2nd    | 8.2         | x 9.84     | Broadloom      | East View     |                    |
| 7 | Rec       | Bsmt   | 11.15       | x 16.4     | Broadloom      | B/I Shelves   |                    |
| 8 | Laundry   | Bsmt   | 11.15       | x 10.83    | Laundry Sink   | 3 Pc Bath     |                    |
| 9 | Workshop  | Bsmt   | 8.53        | x 9.19     | B/I Shelves    |               |                    |

**Client Remks:** What a rare and heartwarming opportunity in a truly unbeatable location. This detached gem has been lovingly cared for by the same family for over 40 years - a testament to just how special it is. Set on an impressive 150-foot deep lot, the backyard feels like your own private escape. A magnificent mature tree anchors the space, creating the perfect setting to unwind with a book and forget you're in the city at all. Inside, the home is filled with natural light and charm, featuring multiple skylights and a cozy sunroom tucked just beyond the second bedroom - an ideal spot for working from home or just quiet afternoons. Front pad parking adds everyday convenience, and with the Eglinton LRT just steps away, getting around the city couldn't be easier. Whether you're a young family looking to put down roots or envisioning the site of your future dream home, this is a property full of possibility in a neighbourhood that truly delivers.

**Inclusions:** Existing; Refrigerator, Electric stove, Micro-hood, built-in dishwasher, electric fireplace, all electric baseboards, Mitsubishi Mr. Slim air conditioner unit and heating (heat pump); washer, dryer, wall air conditioner unit, all electric light fixtures, all in as-is condition. Sofa in basement, all built-in shelving, Garden shed.

**Listing Contracted With:** BOSLEY REAL ESTATE LTD. Ph: 416-322-8000



|                                                                                                 |                         |                              |
|-------------------------------------------------------------------------------------------------|-------------------------|------------------------------|
| <b>410 Belsize Dr</b>                                                                           |                         | <b>Sold: \$1,253,000</b>     |
| <b>Toronto Ontario M4S 1N5</b>                                                                  |                         | <b>List: \$1,095,000</b>     |
| Toronto C10 Mount Pleasant East Toronto                                                         |                         |                              |
| <b>Taxes:</b> \$8,166.76/2025                                                                   | <b>For:</b> Sale        | <b>% Dif:</b> 114            |
| <b>Sold Date:</b> 06/01/2026                                                                    |                         |                              |
| <b>SPIS:</b> No                                                                                 | <b>Last Status:</b> SLD | <b>DOM:</b> 6                |
| Detached                                                                                        | <b>Fronting On:</b> N   | <b>Rms:</b> 9 + 1            |
| <b>Link:</b> N                                                                                  | <b>Acreage:</b>         | <b>Bedrooms:</b> 3           |
| 2-Storey                                                                                        | 26.36 x 102.92 Feet     | <b>Washrooms:</b> 3          |
|                                                                                                 | <b>Irreg:</b>           | 1x2xMain, 1x4x2nd, 1x3xLower |
| <b>Dir/Cross St:</b> Bayview & Davisville <b>Directions:</b> West of Bayview, South of Eglinton |                         |                              |

|                                                                                                                                         |                        |
|-----------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| <b>MLS#:</b> C13176212                                                                                                                  | <b>PIN#:</b> 211270163 |
| <b>Legal:</b> PT LT 62 PL 1788 TORONTO AS IN CT237023; S/T CT237023; T/W CT237023 EXCEPT THE NLY 2 FT 8 INCHES THEREIN; CITY OF TORONTO |                        |

|                                          |                                                                      |                                       |
|------------------------------------------|----------------------------------------------------------------------|---------------------------------------|
| <b>Kitchens:</b> 1                       | <b>Exterior:</b> Brick                                               | <b>Zoning:</b>                        |
| <b>Fam Rm:</b> N                         | <b>Gar/Gar Spcs:</b> None / 0                                        | <b>Cable TV:</b>                      |
| <b>Basement:</b> Finished / Sep Entrance | <b>Drive:</b> Lane                                                   | <b>Hydro:</b>                         |
| <b>Fireplace/Stv:</b> Y                  | <b>Drive Park Spcs:</b> 1                                            | <b>Gas:</b>                           |
| <b>Heat:</b> Forced Air / Gas            | <b>Tot Prk Spcs:</b> 1                                               | <b>Water:</b> Municipal               |
| <b>A/C:</b> Central Air                  | <b>UFFI:</b>                                                         | <b>Water Supply Type:</b>             |
| <b>Central Vac:</b> No                   | <b>Pool:</b> None                                                    | <b>Sewer:</b> Sewers                  |
| <b>Apx Age:</b>                          | <b>Prop Feat:</b> Fireplace/Stove                                    | <b>Waterfront:</b>                    |
| <b>Apx Sqft:</b> 1100-1500               | <b>Interior Feat:</b> Water Heater Owned, Storage, In-Law Capability | <b>Retirement:</b>                    |
| <b>Roof:</b> Shingles                    |                                                                      | <b>HST Applicable to:</b> Included In |
| <b>Foundation:</b> Concrete              |                                                                      | <b>Sale Price:</b>                    |
| <b>Assessment:</b> 2025 <b>POTL:</b>     |                                                                      | <b>Farm/Agr:</b>                      |
| <b>POTL Mo Fee:</b>                      |                                                                      | <b>Oth Struct:</b>                    |
| <b>Laundry lev:</b> Upper                |                                                                      | <b>Survey Type:</b> None              |
|                                          |                                                                      | <b>Spec Desig:</b> Unknown            |

| #  | Room      | Level  | Length (ft) | Width (ft) | Description    |                 |                |
|----|-----------|--------|-------------|------------|----------------|-----------------|----------------|
| 1  | Foyer     | Ground | 10.76       | x 7.25     | Tile Floor     | Closet          | Stained Glass  |
| 2  | Living    | Main   | 13.42       | x 11.52    | Hardwood Floor | Bay Window      | Gas Fireplace  |
| 3  | Kitchen   | Main   | 76.61       | x 9.25     | Hardwood Floor | Centre Island   | Breakfast Area |
| 4  | Dining    | Main   | 10.24       | x 9.58     | Hardwood Floor | O/Looks Living  | O/Looks Garden |
| 5  | Breakfast | Main   | 9.25        | x 5.41     | Hardwood Floor | W/O To Sunroom  | O/Looks Garden |
| 6  | Sunroom   | Main   | 6.92        | x 5.84     | Hardwood Floor | Sliding Doors   | W/O To Garden  |
| 7  | Prim Bdrm | 2nd    | 10.66       | x 10.01    | Hardwood Floor | Mirrored Closet | B/I Shelves    |
| 8  | 2nd Br    | 2nd    | 10.17       | x 9.32     | Hardwood Floor | Mirrored Closet | W/O To Deck    |
| 9  | 3rd Br    | 2nd    | 10.66       | x 8.5      | Hardwood Floor | Window          | Closet         |
| 10 | Rec       | Lower  | 15.85       | x 13.85    | Broadloom      | W/O To Garden   | 3 Pc Bath      |

**Client Remks:** An exciting opportunity awaits in the heart of Davisville Village. This charming detached home located in the cherished Maurice Cody School District offers the perfect balance of comfort, convenience, and style. The main floor features a welcoming foyer with a convenient powder room, a warm and inviting living room with gas fireplace and stone surround, and a separate dining room ideal for everyday living and entertaining. An updated kitchen offers a large peninsula, built-in oven, and 5-burner gas range, and leads to a stunning breakfast area/sunroom that fills the space with natural light year-round. Bright main floor mudroom overlooks the beautifully landscaped backyard with convenient access from rear parking. Upstairs features three well-proportioned bedrooms and a 4-piece family bathroom. Treetop views surround the generous and light-filled primary bedroom, creating a peaceful and inviting retreat. The second bedroom features direct access to a brand new deck overlooking the private garden. The lower level adds incredible versatility, a spacious open-concept recreation room, 3-piece bathroom, storage space, and two separate entrances (one from the side and one to the backyard). The fully fenced backyard offers a quiet outdoor retreat with wonderful green space. Located just steps to Bayview Avenue, enjoy walkable access to some of the neighbourhood's most beloved cafes, bakeries, shops, and restaurants including Epi Bakehouse and LIT Espresso Bar, along with nearby parks, excellent schools, TTC access, and easy commuting throughout the city.

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



|                                                                                                                                                                                                                                                                   |                                                                                  |                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| <b>140 Hillsdale Ave E</b><br><b>Toronto Ontario M4S 1T5</b><br>Toronto C10 Mount Pleasant East Toronto<br><b>Taxes:</b> \$8,446/2025 <b>For:</b> Sale <b>% Dif:</b> 120<br><b>Sold Date:</b> 02/11/2026<br><b>SPIS:</b> No <b>Last Status:</b> SLD <b>DOM:</b> 7 |                                                                                  |                                                                                 |
| Detached<br><b>Link:</b> N<br>2-Storey                                                                                                                                                                                                                            | <b>Fronting On:</b> N<br><b>Acreage:</b> < .50<br>26 x 133 Feet<br><b>Irreg:</b> | <b>Rms:</b> 7<br><b>Bedrooms:</b> 4<br><b>Washrooms:</b> 2<br>1x4x2nd, 1x1xBsmt |
| <b>Dir/Cross St:</b> Yonge/Mount Pleasant & Eglinton<br><b>Directions:</b> Yonge/Mount Pleasant & Eglinton                                                                                                                                                        |                                                                                  |                                                                                 |

|                                                                                               |                        |
|-----------------------------------------------------------------------------------------------|------------------------|
| <b>MLS#:</b> C12758168                                                                        | <b>PIN#:</b> 211340279 |
| <b>Vacant Land Condo:</b> No                                                                  |                        |
| <b>Legal:</b> PT LT 50 PL 866 NORTH TORONTO AS IN EN83122; T/W & S/T EN83122; CITY OF TORONTO |                        |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Unfinished<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> None<br><b>Central Vac:</b> No<br><b>Apx Age:</b> 51-99<br><b>Year Built:</b> 1921<br><b>Yr Built Source:</b> Owner<br><b>Apx Sqft:</b> 1500-2000<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Stone<br><b>Assessment:</b> POTL:<br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Lower | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Drive:</b> Mutual<br><b>Drive Park Spcs:</b> 0<br><b>Tot Prk Spcs:</b> 0<br><b>UFFI:</b> No<br><b>Pool:</b> None<br><b>Prop Feat:</b> Family Room, Fireplace/Stove, Park, Public Transit, School<br><b>Exterior Feat:</b> Porch<br><b>Interior Feat:</b> Carpet Free, Water Heater Owned | <b>Zoning:</b> residential<br><b>Cable TV:</b> No <b>Hydro:</b> Yes<br><b>Gas:</b> Yes <b>Phone:</b> No<br><b>Water:</b> Municipal<br><b>Water Supply Type:</b> Water System<br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b> Garden Shed<br><b>Survey Type:</b> Available<br><b>Spec Desig:</b> Unknown |
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| <b>Topography:</b> Flat                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |             |              |                    |                   |                    |
| <b>#</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Room</b> | <b>Level</b> | <b>Length (ft)</b> | <b>Width (ft)</b> | <b>Description</b> |
| <b>Client Remks:</b> Potential, Potential, Potential in a Sought After Midtown Location, Location, Location! Calling all Renovators and Dream Home Builders - 140 Hillsdale Avenue East is the Property You've Been Waiting For! Tons of Existing Square Footage (See Floor Plans!) And Original Charm - This Midtown Beauty is Ready for A Modern Makeover! (See Recent Sale Prices of Renovated 2 Storey Detached Homes on Hillsdale Ave East!) Unbeatable Location, Highly Coveted School Catchment, Only Steps to Shopping, Parks and Transit. Make 140 Hillsdale Avenue E Your Forever Address! Original features abound: Tiled Fireplaces, Leaded Windows, Original Oak Trim on Both Levels. Full of Yesteryear's Charm. Large Galley Kitchen with Walkout to Backyard from Sunporch. Restore this Home To Its' Previous Beauty or Build New on Good Size Lot. Please Note - the Home Requires a Complete Renovation - Property is Being Sold "As is, Where is"; Home Has Knob and Tube Electrical. |             |              |                    |                   |                    |
| <b>Inclusions:</b> All Existing Appliances in "as is condition".                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |             |              |                    |                   |                    |
| <b>Listing Contracted With:</b> RE/MAX PROFESSIONALS INC. <b>Ph:</b> 416-236-1241                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |             |              |                    |                   |                    |



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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| <b>329 Millwood Rd</b><br><b>Toronto Ontario M4S 1J9</b><br>Toronto C10 Mount Pleasant East Toronto<br><b>Taxes:</b> \$7,556/2025<br><b>Sold Date:</b> 06/02/2026<br><b>SPIS:</b> No <b>Last Status:</b> SLD <b>DOM:</b> 7 |                                                                            |                                                                                      | <b>Sold: \$1,350,000</b><br><b>List: \$1,199,000</b><br><br><b>For:</b> Sale <b>% Dif:</b> 113  |
| Detached<br><b>Link:</b> N<br>2-Storey                                                                                                                                                                                     | <b>Fronting On:</b> S<br><b>Acreage:</b><br>33 x 130 Feet<br><b>Irreg:</b> | <b>Rms:</b> 7<br><b>Bedrooms:</b> 3 + 1<br><b>Washrooms:</b> 2<br>1x4x2nd, 1x3xLower | <b>Dir/Cross St:</b> Mount Pleasant & Davisville <b>Directions:</b> Mount Pleasant & Davisville |

**MLS#:** C13174656      **PIN#:** 211250450  
**Legal:** LT 163 PL 1787 TORONTO; CITY OF TORONTO

|                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                           |
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| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Part Fin<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Radiant / Gas<br><b>A/C:</b> Wall Unit<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 1500-2000<br><b>Lot Size Source:</b> MPAC<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Brick<br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Lower | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> Detached / 1<br><b>Drive:</b> Private<br><b>Drive Park Spcs:</b> 2<br><b>Tot Prk Spcs:</b> 3<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School<br><b>Exterior Feat:</b> Porch, Patio<br><b>Interior Feat:</b> Storage | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to Sale Price:</b> Included In<br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> Available<br><b>Spec Desig:</b> Unknown |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| # | Room      | Level | Length (ft) | Width (ft) | Description    |                 |                  |
|---|-----------|-------|-------------|------------|----------------|-----------------|------------------|
| 1 | Living    | Main  | 15.32       | x 14.4     | Fireplace      | Bay Window      | Hardwood Floor   |
| 2 | Dining    | Main  | 12.66       | x 12.17    | Panelled       | Hardwood Floor  | Window           |
| 3 | Kitchen   | Main  | 16.99       | x 8.01     | Galley Kitchen | Window          | O/Looks Backyard |
| 4 | Sunroom   | Main  | 5.74        | x 13.42    | O/Looks Garden | W/O To Deck     | Window           |
| 5 | Prim Bdrm | 2nd   | 13.42       | x 20.01    | Hardwood Floor | Mirrored Closet | Window           |
| 6 | 2nd Br    | 2nd   | 11.84       | x 9.74     | Hardwood Floor | Window          |                  |
| 7 | 3rd Br    | 2nd   | 10.99       | x 10.24    | Hardwood Floor | Window          | Closet           |
| 8 | Br        | Lower | 11.68       | x 11.42    | Window         |                 |                  |
| 9 | Laundry   | Lower | 12.01       | x 7.74     | Laundry Sink   | Separate Rm     |                  |

**Client Remks:** Tucked into one of Midtown's most beloved neighbourhoods, this Davisville home has been meticulously maintained and loved by the same family for over 45 years. 329 Millwood Road is full of warmth, character, and oodles of charm. Originally built as 4 bedrooms, the floor plan is larger than most detached in the neighbourhood. Currently 3 bedrooms and 2 baths, this inviting residence features a spacious living room with big beautiful bay window, wood burning fireplace, and original leaded glass built-ins. The oversized dining room with built-in fireplace and cupboard is adjacent to a south-facing sunroom overlooking the back garden. The sunroom is the perfect spot for morning coffee or quiet evenings at home. The character-filled kitchen has built-ins and sunny south-facing windows. Upstairs, the sizable landing leads to three great sized bedrooms with plenty of natural light. The principal bedroom has a generous closet and is semi-ensuite to the 4 piece family washroom. The partially finished lower level offers plenty of storage space, a spare bedroom or office, and 3 piece bath. With a private drive, detached garage and parking for three cars, this home checks all the boxes for comfortable city living. Just steps to the shops, cafes and restaurants along Mount Pleasant, Davisville Park and tennis club, excellent transit and in the desirable Maurice Cody PS district, this is a fantastic opportunity to own a truly special home in an exceptional neighbourhood.

**Inclusions:** Existing: Fridge, Gas Range, Dishwasher, Washer and Dryer. All electrical light fixtures and window coverings.

**Listing Contracted With:** BOSLEY REAL ESTATE LTD. Ph: 416-322-8000



|                                                                                   |                         |                          |
|-----------------------------------------------------------------------------------|-------------------------|--------------------------|
| <b>52 Belcourt Rd</b>                                                             |                         | <b>Sold: \$1,325,000</b> |
| <b>Toronto Ontario M4S 2T9</b>                                                    |                         | <b>List: \$1,388,000</b> |
| Toronto C10 Mount Pleasant East Toronto                                           |                         |                          |
| <b>Taxes:</b> \$7,149/2025                                                        | <b>For:</b> Sale        | <b>% Dif:</b> 95         |
| <b>Sold Date:</b> 06/30/2026                                                      |                         |                          |
| <b>SPIS:</b> No                                                                   | <b>Last Status:</b> SLD | <b>DOM:</b> 21           |
| Detached                                                                          | <b>Fronting On:</b> W   | <b>Rms:</b> 4            |
| <b>Link:</b> N                                                                    | <b>Acreage:</b>         | <b>Bedrooms:</b> 1 + 1   |
| Bungalow                                                                          | 25 x 125 Feet           | <b>Washrooms:</b> 1      |
|                                                                                   | <b>Irreg:</b>           | 1x4xGround               |
| <b>Dir/Cross St:</b> Btwn Manor & Belsize <b>Directions:</b> Btwn Manor & Belsize |                         |                          |

|                                    |                        |
|------------------------------------|------------------------|
| <b>MLS#:</b> C13422986             | <b>PIN#:</b> 211300310 |
| <b>Legal:</b> PLAN 1788 PT LOT 175 |                        |

|                                            |                                          |                                      |
|--------------------------------------------|------------------------------------------|--------------------------------------|
| <b>Kitchens:</b> 1                         | <b>Exterior:</b> Brick                   | <b>Zoning:</b>                       |
| <b>Fam Rm:</b> N                           | <b>Gar/Gar Spcs:</b> None / 0            | <b>Cable TV:</b>                     |
| <b>Basement:</b> Unfinished / Sep Entrance | <b>Drive:</b> Mutual                     | <b>Gas:</b>                          |
| <b>Fireplace/Stv:</b> Y                    | <b>Drive Park Spcs:</b> 0                | <b>Water:</b> Municipal              |
| <b>Heat:</b> Forced Air / Gas              | <b>Tot Prk Spcs:</b> 1                   | <b>Water Supply Type:</b>            |
| <b>A/C:</b> Central Air                    | <b>UFFI:</b>                             | <b>Sewer:</b> Sewers                 |
| <b>Central Vac:</b> No                     | <b>Pool:</b> None                        | <b>Waterfront:</b>                   |
| <b>Apx Age:</b> 100+                       | <b>Prop Feat:</b> Fireplace/Stove,       | <b>Retirement:</b>                   |
| <b>Year Built:</b> 1925                    | Grnbelt/Conserv, Library, Park, Place Of | <b>HST Applicable to</b> Included In |
| <b>Apx Sqft:</b> 700-1100                  | Worship, Public Transit, School          | <b>Sale Price:</b>                   |
| <b>Lot Size Source:</b> MPAC               | <b>Interior Feat:</b> None               | <b>Farm/Agr:</b>                     |
| <b>Roof:</b> Unknown                       |                                          | <b>Oth Struct:</b>                   |
| <b>Foundation:</b> Unknown                 |                                          | <b>Survey Type:</b> Unknown          |
| <b>Assessment:</b> POTL:                   |                                          | <b>Spec Desig:</b> Unknown           |
| <b>POTL Mo Fee:</b>                        |                                          |                                      |
| <b>Laundry lev:</b> Lower                  |                                          |                                      |

| #                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Room | Level | Length (ft) | Width (ft) | Description |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-------|-------------|------------|-------------|
| <b>Client Remks:</b> Attention Builders And End-Users Looking To Build Your Dream Home! A Rare Opportunity To Acquire An Ideal 25 x 125 Ft Lot On Belcourt Rd, A Quiet, Family-Friendly Street Nestled Between Manor Rd And Belsize Dr In Highly Sought-After Midtown Toronto. This Generous Lot Presents An Exceptional Opportunity To Design And Build A Custom Home In One Of Toronto's Most Desirable Neighbourhoods. Ideally Located Just Steps To The Popular Shops, Cafes, And Restaurants Along Bayview Ave, With Additional Amenities And Services Just Minutes Away On Mount Pleasant Rd. Enjoy The Perfect Balance Of A Peaceful Residential Setting While Remaining Within Walking Distance To TTC Transit And Everyday Conveniences, And Situated Within The Highly Regarded Maurice Cody School District. Property Is Being Sold In As-Is, Where-Is Condition. Architectural Drawings Available Upon Request. Development Application Has Passed Public Hearings And Is Currently Awaiting Building Permit Approval, Potentially Saving Buyers Significant Time And Effort In The Development Process. Exterior Showings Only. Please Do Not Walk The Property Without A Confirmed Appointment. |      |       |             |            |             |
| <b>Listing Contracted With:</b> RE/MAX REALTRON REALTY INC. <b>Ph:</b> 416-222-2600                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |      |       |             |            |             |



|                                                                                                                                                                                                                                                           |                                                                            |                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|-------------------------------------------------------------------|
| <b>15 Tilson Rd</b><br><b>Toronto Ontario M4S 1P3</b><br>Toronto C10 Mount Pleasant East Toronto<br><b>Taxes:</b> \$7,948/2025 <b>For:</b> Sale <b>% Dif:</b> 98<br><b>Sold Date:</b> 05/15/2026<br><b>SPIS:</b> No <b>Last Status:</b> SLD <b>DOM:</b> 0 |                                                                            |                                                                   |
| Detached<br><b>Link:</b> N<br>2-Storey                                                                                                                                                                                                                    | <b>Fronting On:</b> S<br><b>Acreage:</b><br>25 x 125 Feet<br><b>Irreg:</b> | <b>Rms:</b> 6<br><b>Bedrooms:</b> 3<br><b>Washrooms:</b> 1<br>1x4 |
| <b>Dir/Cross St:</b> Mt Pleasant & Belsize Dr <b>Directions:</b> south facing backyard                                                                                                                                                                    |                                                                            |                                                                   |

**MLS#:** C13134544      **PIN#:** 211310251  
**Legal:** Plan 1787 Lot 99 & 100

|                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Unfinished<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 1100-1500<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Block<br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> Other / 1<br><b>Drive:</b> Front Yard Parking<br><b>Drive Park Spcs:</b> 1<br><b>Tot Prk Spcs:</b> 1<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Fireplace/Stove<br><b>Interior Feat:</b> Carpet Free | <b>Zoning:</b><br><b>Cable TV:</b> A <b>Hydro:</b> Yes<br><b>Gas:</b> Yes <b>Phone:</b><br><b>Water:</b> Municipal<br><b>Water Supply Type:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b> None<br><b>Retirement:</b><br><b>HST Applicable to</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| <b>Waterfront:</b> None |           |        |             |            |                |
|-------------------------|-----------|--------|-------------|------------|----------------|
| #                       | Room      | Level  | Length (ft) | Width (ft) | Description    |
| 1                       | Living    | Ground | 11.98       | x 12.99    | Hardwood Floor |
| 2                       | Dining    | Ground | 10.5        | x 13.48    | Hardwood Floor |
| 3                       | Kitchen   | Ground | 13.48       | x 8.6      | W/O To Deck    |
| 4                       | Prim Bdrm | 2nd    | 11.98       | x 11.98    | Hardwood Floor |
| 5                       | 2nd Br    | 2nd    | 12.6        | x 11.98    | Hardwood Floor |
| 6                       | 3rd Br    | 2nd    | 9.32        | x 8.5      | Hardwood Floor |

**Client Remks:** Attention Builders, Renovators, Investors & End-Users. Rare detached opportunity in desirable North Toronto C10. Located on Tilson Road, a quiet non-through residential street just a few blocks from Mount Pleasant, 15 Tilson Road offers excellent potential to renovate, expand, or create a custom home in an established central Toronto neighbourhood. Set on a standard 25' x 125' lot, this existing two-storey detached single-family dwelling offers flexibility for a thoughtful renovation, major expansion, or full rebuild. Detached ownership provides meaningful advantages, including added privacy, no shared party walls, better separation from neighbouring homes, and greater flexibility for exterior improvements, expansion, or redevelopment compared with many semi-detached alternatives. The location is a major strength: a peaceful residential setting with convenient access to Mount Pleasant shops, restaurants, and cafes, the shops on Bayview, Yonge Street, Davisville Village, transit, and the Eglinton Crosstown LRT corridor. The area is also known for several popular schools, including Maurice Cody and North Toronto Collegiate, as well as nearby green spaces such as June Rowlands Park and Sherwood Park, making it especially appealing to families and buyers seeking a quiet residential pocket close to everyday conveniences. A strong opportunity to secure a detached property on a desirable lot in one of Toronto's well-regarded neighbourhoods.

**Listing Contracted With:** AIMHOME REALTY INC. **Ph:** 416-490-0880



|                                                                               |                         |                        |                          |
|-------------------------------------------------------------------------------|-------------------------|------------------------|--------------------------|
| <b>55 Banff Rd</b>                                                            |                         |                        | <b>Sold: \$1,325,000</b> |
| <b>Toronto Ontario M4S 2V6</b>                                                |                         |                        | <b>List: \$1,399,000</b> |
| Toronto C10 Mount Pleasant East Toronto                                       |                         |                        |                          |
| <b>Taxes:</b> \$6,850/2025                                                    |                         | <b>For:</b> Sale       | <b>% Dif:</b> 95         |
| <b>Sold Date:</b> 03/17/2026                                                  |                         |                        |                          |
| <b>SPIS:</b> No                                                               | <b>Last Status:</b> SLD | <b>DOM:</b> 2          |                          |
| Detached                                                                      | <b>Fronting On:</b> E   | <b>Rms:</b> 5 + 4      |                          |
| <b>Link:</b> N                                                                | <b>Acreage:</b>         | <b>Bedrooms:</b> 2 + 1 |                          |
| Bungalow                                                                      | 26 x 150 Feet           | <b>Washrooms:</b> 2    |                          |
|                                                                               | <b>Irreg:</b>           | 1x4xMain, 1x2xLower    |                          |
| <b>Dir/Cross St:</b> Bayview & Eglinton <b>Directions:</b> Bayview & Eglinton |                         |                        |                          |

**MLS#:** C12893810      **PIN#:** 211290227  
**Legal:** PT LT 15 BLK O PL 694 NORTH TORONTO AS IN CT980879; S/T & T/W CT980879; CITY OF TORONTO

|                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Sep Entrance / Part Fin<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Radiant / Gas<br><b>A/C:</b> Wall Unit<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 700-1100<br><b>Roof:</b> Unknown<br><b>Foundation:</b> Unknown<br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> Detached / 1<br><b>Drive:</b> Mutual<br><b>Drive Park Spcs:</b> 1<br><b>Tot Prk Spcs:</b> 2<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Clear View, Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit, School<br><b>Interior Feat:</b> Other | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to Sale Price:</b> Included In<br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> Available<br><b>Spec Desig:</b> Unknown |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| # | Room      | Level | Length (ft) | Width (ft) | Description        |                    |              |
|---|-----------|-------|-------------|------------|--------------------|--------------------|--------------|
| 1 | Living    | Main  | 13.52       | x 12.96    | Fireplace          | Moulded Ceiling    | Leaded Glass |
| 2 | Dining    | Main  | 11.88       | x 9.78     | Hardwood Floor     | Wainscoting        | Leaded Glass |
| 3 | Kitchen   | Main  | 9.02        | x 8.23     | Double Sink        | Track Lights       |              |
| 4 | Prim Bdrm | Main  | 13.81       | x 9.81     | Hardwood Floor     | Track Lights       |              |
| 5 | 2nd Br    | Main  | 10.66       | x 9.09     | Hardwood Floor     |                    |              |
| 6 | Rec       | Lower | 18.37       | x 10.14    | Finished           | Above Grade Window | Broadloom    |
| 7 | Laundry   | Lower | 27.56       | x 8.79     | Above Grade Window | 2 Pc Ensuite       |              |
| 8 | Workshop  | Lower | 16.83       | x 10.1     | B/I Shelves        |                    |              |
| 9 | Utility   | Lower | 14.44       | x 11.65    | B/I Shelves        |                    |              |

**Client Remks:** Location Location Location! This Wonderful Bungalow Is located in a 26 FEET frontage , 150 feet DEEP lot size and Is Convenient To Absolutely Everything: Transit, Schools, Shops, Restaurants, Parks, Hospital. Special Larger Than Normal Lot Surrounded By Multi Million Dollar Homes. Perfect For The First Time Buyer, Downsizer, Singles, Couples Or A Great Investment Opportunity. Note The School District Maurice Cody! Marty From Laneway House Has Indicated This Property Has Potential For A Garden Suite. Freshly painted , New kitchen ,New appliances and New flooring  
**Inclusions:** BRAND NEW S/S FRIDGE , BRAND NEW S/S DISHWASHER , BRAND NEW MICROWAVE , BRAND NEW ELECTRIC STOVE , WASHER/DRYER & light fixtures

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



**12 Oswald Cres**  
**Toronto Ontario M4S 2H6**  
 Toronto C10 Mount Pleasant West Toronto  
**Taxes:** \$9,936.68/2026 **For:** Sale **% Dif:** 100  
**Sold Date:** 06/26/2026  
**SPIS:** No **Last Status:** SLD **DOM:** 8  
**Link:** N **Fronting On:** W **Rms:** 6 + 2  
**2-Storey** **Acreage:** 33 x 125 Feet **Bedrooms:** 3 + 1  
**Irreg:** 2x3 **Washrooms:** 2  
**Dir/Cross St:** Yonge Street and Davisville Avenue  
**Directions:**  
 From Down Town : Drive north on Yonge Street past Davisville Avenue. Turn right into Manor Road East, then turn left onto Oswald Crescent.

|                                                                                                 |                                                |                                             |                   |
|-------------------------------------------------------------------------------------------------|------------------------------------------------|---------------------------------------------|-------------------|
| <b>MLS#:</b> C13459906                                                                          |                                                | <b>PIN#:</b> 211330179                      |                   |
| <b>Legal:</b> PT LT 118-119 PL 1789 TORONTO AS IN CA283660; T/W & S/T CA283660; CITY OF TORONTO |                                                |                                             |                   |
| <b>Kitchens:</b> 1                                                                              | <b>Exterior:</b> Stucco/Plaster                | <b>Zoning:</b>                              |                   |
| <b>Fam Rm:</b> Y                                                                                | <b>Gar/Gar Spcs:</b> Detached / 1              | <b>Cable TV:</b> No                         | <b>Hydro:</b> Yes |
| <b>Basement:</b> Fin W/O                                                                        | <b>Drive:</b> Mutual                           | <b>Gas:</b> Yes                             | <b>Phone:</b> Yes |
| <b>Fireplace/Stv:</b> Y                                                                         | <b>Drive Park Spcs:</b> 1                      | <b>Water:</b> Municipal                     |                   |
| <b>Heat:</b> Radiant / Electric                                                                 | <b>Tot Prk Spcs:</b> 2                         | <b>Water Supply Type:</b>                   |                   |
| <b>A/C:</b> None                                                                                | <b>UFFI:</b>                                   | <b>Sewer:</b> Sewers                        |                   |
| <b>Central Vac:</b> No                                                                          | <b>Pool:</b> None                              | <b>Waterfront:</b> None                     |                   |
| <b>Apx Age:</b>                                                                                 | <b>Prop Feat:</b> Family Room, Fireplace/Stove | <b>Retirement:</b>                          |                   |
| <b>Apx Sqft:</b> 1500-2000                                                                      | <b>Interior Feat:</b> Carpet Free              | <b>HST Applicable to</b> Not Subject to HST |                   |
| <b>Roof:</b> Asphalt Shingle                                                                    |                                                | <b>Sale Price:</b>                          |                   |
| <b>Foundation:</b> Unknown                                                                      |                                                | <b>Farm/Agr:</b>                            |                   |
| <b>Assessment:</b> POTL: N                                                                      |                                                | <b>Oth Struct:</b>                          |                   |
| <b>POTL Mo Fee:</b>                                                                             |                                                | <b>Survey Type:</b> Available               |                   |
| <b>Laundry lev:</b>                                                                             |                                                | <b>Spec Desig:</b> Unknown                  |                   |

| <b>Waterfront:</b> None |          |       |             |            |             |
|-------------------------|----------|-------|-------------|------------|-------------|
| #                       | Room     | Level | Length (ft) | Width (ft) | Description |
| 1                       | Living   | Main  | 17.49       | x 10.66    |             |
| 2                       | Dining   | Main  | 13.12       | x 10.01    |             |
| 3                       | Kitchen  | Main  | 11.32       | x 8.01     |             |
| 4                       | Family   | Main  | 16.17       | x 10.66    |             |
| 5                       | Br       | 2nd   | 13.25       | x 12.34    |             |
| 6                       | 2nd Br   | 2nd   | 13.25       | x 12.34    |             |
| 7                       | Den      | 2nd   | 12.4        | x 8.07     |             |
| 8                       | Bathroom | 2nd   | 11.52       | x 10.6     |             |
| 9                       | Rec      | Bsmt  | 13.58       | x 9.74     |             |
| 10                      | Br       | Bsmt  | 13.12       | x 8.2      |             |
| 11                      | 3rd Br   | Bsmt  | 9.84        | x 4.92     |             |
| 12                      | Laundry  | Bsmt  | 11.52       | x 10.6     |             |

**Client Remks:** Rare offering, Great opportunity, exceptional renovation property in a unique neighborhood. Sale by Estate of deceased owner. Vacant property with option to close ASAP. Steps to subway and Yonge and Eglington. Sale "as is" condition. \*For Additional Property Details Click The Brochure Icon Below\*

**Inclusions:** Appliances  
**Listing Contracted With:** ICI SOURCE REAL ASSET SERVICES INC. **Ph:** 888-852-7848



**619 Balliol St**  
**Toronto Ontario M4S 1E6**  
 Toronto C10 Mount Pleasant East Toronto  
**Taxes:** \$8,959/2025 **For:** Sale **% Dif:** 130  
**Sold Date:** 04/27/2026  
**SPIS:** No **Last Status:** SLD **DOM:** 5  
**Sold:** \$1,850,000  
**List:** \$1,428,000  
**Detached** **Fronting On:** S **Rms:** 10  
**Link:** N **Acreage:** **Bedrooms:** 3  
**2-Storey** **26 x 110.01 Feet** **Washrooms:** 2  
**Irreg:** **1x5x2nd, 1x3xBsmt**  
**Dir/Cross St:** Davisville Ave & Bayview Ave  
**Directions:**  
 From Bayview Avenue, turn onto Balliol Street and head west; the property will be on your left-hand side.

**MLS#:** C13031042 **PIN#:** 211260134  
**Legal:** PLAN M-5 PT LOT 93 RP66R13777 PART 1

|                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Finished<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 1500-2000<br><b>Lot Size Source:</b> MPAC<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Other<br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b> Brick / Vinyl Siding<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Drive:</b> Private<br><b>Drive Park Spcs:</b> 4<br><b>Tot Prk Spcs:</b> 4<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Fenced Yard, Fireplace/Stove, Park, Public Transit, Rec Centre, School<br><b>Interior Feat:</b> Sump Pump | <b>Zoning:</b><br><b>Cable TV:</b> <b>Hydro:</b><br><b>Gas:</b> <b>Phone:</b><br><b>Water:</b> Municipal<br><b>Water Supply Type:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to:</b> Not Subject to HST<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b> Garden Shed<br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown |
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| #  | Room      | Level | Length (ft) | Width (ft) | Description          |                  |                    |
|----|-----------|-------|-------------|------------|----------------------|------------------|--------------------|
| 1  | Living    | Main  | 11.75       | x 19.49    | Hardwood Floor       | O/Looks Backyard | Electric Fireplace |
| 2  | Dining    | Main  | 12.7        | x 12.11    | Hardwood Floor       | Large Window     | Breakfast Bar      |
| 3  | Kitchen   | Main  | 10.27       | x 8.73     | Stainless Steel Appl | Breakfast Bar    | Pot Lights         |
| 4  | Office    | Main  | 11.42       | x 6.1      | Hardwood Floor       | Window           |                    |
| 5  | Prim Bdrm | 2nd   | 11.78       | x 13.81    | Hardwood Floor       | His/Hers Closets | W/O To Balcony     |
| 6  | 2nd Br    | 2nd   | 11.55       | x 15.58    | Hardwood Floor       | Double Closet    | Window             |
| 7  | 3rd Br    | 2nd   | 11.42       | x 6.07     | Hardwood Floor       | Window           |                    |
| 8  | Rec       | Bsmt  | 10.5        | x 18.27    | Hardwood Floor       | Pot Lights       | Above Grade Window |
| 9  | Den       | Bsmt  | 9.32        | x 6.1      | Above Grade Window   | Broadloom        |                    |
| 10 | Laundry   | Bsmt  | 8.43        | x 9.78     | 3 Pc Bath            | Heated Floor     | Laundry Sink       |

**Client Remks:** An outstanding opportunity to own a detached storey on a coveted 26 x 110 ft corner lot in the heart of Davisville Village, within the highly rated Maurice Cody school district, offering 3 bedrooms, 2 baths, a private fenced yard, and rare four-car laneway parking. Step inside to a welcoming foyer with a double closet, designed for everyday organization. The main level features an inviting layout, where the kitchen showcases ample cabinetry, SS appliances, ceramic tile flooring, pot lights, and a breakfast bar connects to the dining area, creating a natural flow for daily living and entertaining. Hardwood flooring extends across the main and levels and into the recreation room adding a sense of warmth and continuity. An electric fireplace glows where the living space settles, and double French doors lead onto a deck, a patio, and a fenced backyard. Adjacent to the living space, a dedicated home office provides a quiet retreat for work or unwinding. Upstairs, the primary bedroom includes his-and-hers closets and a W/O to a private balcony overlooking the streetscape. A second generously sized bedroom features a double closet, while all 3 bedrooms share a renovated 5-pc bath with heated floors and modern finish. The fully finished basement adds meaningful living space, with a comfortable rec room, pot lighting, a versatile den, laundry area, substantial storage, and a 3 pc bath with heated floors. Benefit from easy access to some of Midtown Toronto's most scenic green spaces, including Moore Park Ravine, Kay Gardner Beltline Trail, and Moorevale Park-perfect for year-round outdoor enjoyment. A short ride connects you to Evergreen Brick Works and the Don Valley Parkway. Located just a short walk to Bayview Avenue and Mount Pleasant, you'll enjoy access to cafes, restaurants, boutiques, and everyday conveniences. With excellent transit options, LRT connectivity, quick access to Downtown, and a Walk Score of 91, this home truly delivers the best of Midtown living.

**Inclusions:** LG Refrigerator, Bosch Dishwasher, Bosch Microwave, Bosch Electric Stove, LG Dryer & Washer, Thermostat, A/C 2021, 2 Sump Pumps, Front door light/camera.

**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD. Ph: 416-462-1888



|                                                                                                                                                                                                                                     |                                                                            |                                                                                                                                                                                             |                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| <b>331 Millwood Rd</b><br><b>Toronto Ontario M4S 1J9</b><br>Toronto C10 Mount Pleasant East Toronto<br><b>Taxes:</b> \$9,261.44/2026<br><b>Sold Date:</b> 06/17/2026<br><b>SPIS:</b> No<br><b>Last Status:</b> SLD<br><b>DOM:</b> 5 |                                                                            |                                                                                                                                                                                             | <b>Sold:</b> \$1,750,000<br><b>List:</b> \$1,548,000<br><b>For:</b> Sale<br><b>% Dif:</b> 113 |
| Detached<br><b>Link:</b> N<br>2-Storey                                                                                                                                                                                              | <b>Fronting On:</b> S<br><b>Acreage:</b><br>25 x 130 Feet<br><b>Irreg:</b> | <b>Rms:</b> 7 + 2<br><b>Bedrooms:</b> 3 + 1<br><b>Washrooms:</b> 3<br>1x2xMain, 1x5x2nd, 1x4xBsmt<br><b>Dir/Cross St:</b> Mt. Pleasant & Davisville <b>Directions:</b> East of Mt. Pleasant |                                                                                               |

**MLS#:** C13438924 **PIN#:** 211250451  
**Legal:** PLAN 1787 PT LOT 164

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Fin W/O<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Year Built:</b> 1924<br><b>Yr Built Source:</b> MPAC<br><b>Apx Sqft:</b> 1500-2000<br><b>Lot Size Source:</b> MPAC<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Block<br><b>Assessment:</b> 2025 <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b><br>Brick Front / Stucco/Plaster<br><b>Gar/Gar Spcs:</b> Detached / 1<br><b>Drive:</b> Front Yard Parking<br><b>Drive Park Spcs:</b> 1<br><b>Tot Prk Spcs:</b> 1<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Family Room, Fireplace/Stove<br><b>Interior Feat:</b> In-Law Capability | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to</b> Not Subject to HST<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| # | Room      | Level | Length (ft) | Width (ft) | Description        |                |              |
|---|-----------|-------|-------------|------------|--------------------|----------------|--------------|
| 1 | Living    | Main  | 15.49       | x 13.16    | Hardwood Floor     | Fireplace      | Open Concept |
| 2 | Kitchen   | Main  | 14.76       | x 9.58     | Combined W/Dining  | Hardwood Floor |              |
| 3 | Dining    | Main  | 14.76       | x 8.5      | Combined W/Kitchen | Hardwood Floor |              |
| 4 | Family    | Main  | 18.08       | x 14.6     | 2 Pc Bath          | Walk-Out       |              |
| 5 | Prim Bdrm | 2nd   | 14.83       | x 9.25     |                    |                |              |
| 6 | 2nd Br    | 2nd   | 11.84       | x 8.6      |                    |                |              |
| 7 | 3rd Br    | 2nd   | 10.24       | x 10.24    |                    |                |              |
| 8 | 4th Br    | Lower | 11.58       | x 10.66    |                    |                |              |
| 9 | Rec       | Lower | 16.93       | x 13.85    |                    |                |              |

**Client Remks:** Beautifully renovated family home in one of Toronto's most desirable neighbourhoods, within a highly coveted school district. Thoughtfully updated throughout, this warm and inviting home features a rear addition with a spacious main-floor family room and a two-piece powder room, plus an expanded lower level with a recreation room and a walkout to the private south-facing backyard. Complete with an additional bedroom and three-piece bath, the lower level is ideal for a nanny or in-law suite. A newly renovated five-piece bathroom and beautifully landscaped outdoor space complete the package. Continued use of the front pad parking is subject to the Buyer applying for and obtaining the required permit from the City of Toronto and paying any applicable fees. The detached garage is currently used for storage; access is restricted, and it is not currently configured or represented as available for vehicle parking. Just a short walk to the shops and restaurants of Mt. Pleasant and Bayview, the TTC, and the Eglinton LRT, this is the perfect place to call home.

**Inclusions:** S/S Double Oven, Gas Cooktop, Fridge, Dishwasher, Washer & Dryer, All Electric Light Fixtures, California Shutters and drapes.

**Listing Contracted With:** REAL BROKER ONTARIO LTD. **Ph:** 888-311-1172



|                                                                                                                                                                                                                      |  |  |                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>214 Belsize Dr</b><br><b>Toronto Ontario M4S 1M4</b><br>Toronto C10 Mount Pleasant East Toronto<br><b>Taxes:</b> \$7,978.24/2026<br><b>Sold Date:</b> 03/22/2026<br><b>SPIS:</b> No<br><b>Link:</b> N<br>2-Storey |  |  | <b>Sold: \$1,440,000</b><br><b>List: \$1,549,000</b><br><b>For:</b> Sale<br><b>% Dif:</b> 93<br><b>Last Status:</b> SLD<br><b>DOM:</b> 6<br><b>Fronting On:</b> N<br><b>Acreage:</b><br>25 x 125 Feet<br><b>Irreg:</b><br><b>Dir/Cross St:</b> East Of Mt. Pleasant <b>Directions:</b> Follow your GPS |
|                                                                                                                                                                                                                      |  |  | <b>Rms:</b> 8<br><b>Bedrooms:</b> 3<br><b>Washrooms:</b> 2<br>1x4x2nd, 1x1xBsmt                                                                                                                                                                                                                        |

**MLS#:** C12886818 **PIN#:** 211310270  
**Legal:** PT LT 113 PL 1787 TORONTO AS IN CA252255; T/W & S/T CA252255; CITY OF TORONTO

|                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Unfinished<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Water / Gas<br><b>A/C:</b> Wall Unit<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 1100-1500<br><b>Roof:</b> Shingles<br><b>Foundation:</b> Block<br><b>Assessment:</b> POTL:<br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Lower | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Drive:</b> Front Yard Parking<br><b>Drive Park Spcs:</b> 1<br><b>Tot Prk Spcs:</b> 1<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Fenced Yard, Fireplace/Stove, Hospital, Park, Place Of Worship, Public Transit, School<br><b>Exterior Feat:</b> Deck<br><b>Interior Feat:</b> Water Heater | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to Sale Price:</b> Included In<br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| # | Room      | Level | Length (ft) | Width (ft) | Description    |                              |
|---|-----------|-------|-------------|------------|----------------|------------------------------|
| 1 | Sunroom   | Main  | 11.19       | x 6.5      | Hardwood Floor | Bay Window                   |
| 2 | Living    | Main  | 14.73       | x 11.45    | Hardwood Floor | Fireplace                    |
| 3 | Dining    | Main  | 13.22       | x 10.89    | Hardwood Floor | Separate Rm Window           |
| 4 | Den       | Main  | 9.09        | x 8.89     | Hardwood Floor | W/O To Deck O/Looks Backyard |
| 5 | Kitchen   | Main  | 12.5        | x 7.58     | Hardwood Floor | Window                       |
| 6 | Prim Bdrm | 2nd   | 12.37       | x 11.65    | Hardwood Floor | Closet Window                |
| 7 | 2nd Br    | 2nd   | 13.22       | x 9.25     | Hardwood Floor | Window Closet                |
| 8 | 3rd Br    | 2nd   | 9.25        | x 9.19     | Hardwood Floor | Window                       |
| 9 | Laundry   | Bsmt  | 0           | 0          | Concrete Floor | Above Grade Window           |

**Client Remks:** Offered for the first time in over 50 years, this lovingly owned 3-bedroom residence presents a truly rare opportunity to create your own place to call home in the heart of the Maurice Cody school district. Perfectly positioned directly across from the serene Glebe Manor Square parkette, the location offers an idyllic lifestyle for families and dog owners alike. The home's footprint includes a bright front sunroom and a rear den that opens onto a deck and a charming, fenced backyard. While the interior awaits a personal reimagining to meet modern standards, the fundamentals are irreplaceable: legal front parking, an ultra-walkable location to an exceptional list of amenities and a front-row seat to one of the neighbourhood's favourite green spaces. Private fenced yard and deck allow for outdoor enjoyment. This is a chance to secure a long-held family property in Davisville Village.

**Inclusions:** Existing Fridge, Gas Stove (2023), Hood Fan, B/I Dishwasher (2023), All window coverings, All electric light fixtures, Washer & Dryer. Carpet where attached, Basement fridge & freezer. Rubbermaid storage unit in yard.

**Listing Contracted With:** SOTHEY'S INTERNATIONAL REALTY CANADA **Ph:** 416-960-9995



|                                                                                             |                         |                              |
|---------------------------------------------------------------------------------------------|-------------------------|------------------------------|
| <b>36 Banff Rd</b>                                                                          |                         | <b>Sold: \$1,630,000</b>     |
| <b>Toronto Ontario M4S 2V5</b>                                                              |                         | <b>List: \$1,639,000</b>     |
| Toronto C10 Mount Pleasant East Toronto                                                     |                         |                              |
| <b>Taxes:</b> \$11,115.25/2025                                                              | <b>For:</b> Sale        | <b>% Dif:</b> 99             |
| <b>Sold Date:</b> 03/20/2026                                                                |                         |                              |
| <b>SPIS:</b> No                                                                             | <b>Last Status:</b> SLD | <b>DOM:</b> 4                |
| Detached                                                                                    | <b>Fronting On:</b> W   | <b>Rms:</b> 7 + 2            |
| <b>Link:</b> N                                                                              | <b>Acreage:</b>         | <b>Bedrooms:</b> 3 + 1       |
| 2-Storey                                                                                    | 25 x 150 Feet           | <b>Washrooms:</b> 3          |
|                                                                                             | <b>Irreg:</b>           | 1x4x2nd, 1x3x2nd, 1x3xGround |
| <b>Dir/Cross St:</b> Eglinton Ave East/Bayview <b>Directions:</b> Eglinton Ave East/Bayview |                         |                              |

**MLS#:** C12888816      **PIN#:** 211290201  
**Legal:** Part Lot 20 Block 0 Plan 694 North Toronto As In CA542191; S/T & T/W CA542191; City Of Toronto

|                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                       |                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Sep Entrance / Finished<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 1500-2000<br><b>Roof:</b> Metal<br><b>Foundation:</b> Unknown<br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Drive:</b> Front Yard Parking<br><b>Drive Park Spcs:</b> 1<br><b>Tot Prk Spcs:</b> 1<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Family Room, Fenced Yard, Fireplace/Stove, Public Transit, School<br><b>Interior Feat:</b> None | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b> Yes<br><b>Water:</b> Municipal<br><b>Water Supply Type:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to Sale Price:</b> Included In<br><b>Farm/Agr:</b><br><b>Oth Struct:</b> Garden Shed<br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown | <b>Hydro:</b> Yes<br><b>Phone:</b> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|

| # | Room      | Level | Length (ft) | Width (ft) | Description    |                      |                |
|---|-----------|-------|-------------|------------|----------------|----------------------|----------------|
| 1 | Living    | Main  | 15.32       | x 10.01    | Bay Window     | Fireplace            | Hardwood Floor |
| 2 | Dining    | Main  | 10.99       | x 10.01    | Open Concept   | Pot Lights           | Hardwood Floor |
| 3 | Kitchen   | Main  | 17.85       | x 12.34    | Breakfast Area | Stainless Steel Appl | Heated Floor   |
| 4 | Family    | Main  | 15.49       | x 14.4     | Open Concept   | Fireplace            | W/O To Deck    |
| 5 | Prim Bdrm | 2nd   | 17.49       | x 16.4     | 3 Pc Ensuite   | His/Hers Closets     | W/O To Deck    |
| 6 | 2nd Br    | 2nd   | 15.42       | x 9.84     | Bay Window     | Double Closet        | Hardwood Floor |
| 7 | 3rd Br    | 2nd   | 15.42       | x 8.99     | Window         | Double Closet        | Hardwood Floor |
| 8 | Rec       | Lower | 17.85       | x 17.49    | Side Door      | B/I Shelves          | Laminate       |
| 9 | Office    | Lower | 11.32       | x 7.68     | Window         | B/I Desk             | Laminate       |

**Client Remks:** \* Rare 150 Ft Deep Lot In Prime Davisville Village \* This Charming Detached Home Is Nestled On An Exceptional 25 x 150 Ft Lot In The Prestigious Maurice Cody P.S District \* The Main Floor Features A Sun-Filled Family Room With A Walk-Out To A Gorgeous, Deep & Private Garden Oasis \* Versatile Layout Includes A Living Room With Fireplace, Private Door & Easy Access To A Full 3pc Bath-Perfect As A 4th Bedroom Or In-Law Suite \* The Kitchen Boasts A Brand-New Appliance Package & Heated Floors and A Charming Breakfast Area \* A Bright Skylight Above The Staircase Leads You To The Upper Level \* The Upper Level Offers 3 Spacious Bedrooms, Including A Primary Retreat With A Sun-Drenched Skylight & Spa-Like Ensuite (Heated Floors & Sleek Shower) and Deck Off Master Bedroom \* The Finished Lower Level With Separate Entrance Provides A Large Recreation Room, Dedicated Office, Cold Room, & Laundry \* Enjoy A Worry-Free Lifestyle With Major Upgrades: Permanent Steel Roof, Front Windows, & Freshly Painted Interiors \* Over 2,500 Sq Ft Of Total Living Space Including Finished Basement \* Steps To The New Line 5 Eglinton LRT (Mt Pleasant Station) & TTC \* A Move-In-Ready In A High-Demand, Transit-Oriented Community \* Enjoy The Best Of Midtown Living With Top-Rated Schools, Boutique Shopping, and Trendy Dining-All Just Steps Away \* An Exceptional Investment With Long-Term Value!

**Inclusions:** New Stainless Steel Fridge, Stove and Built-In Dishwasher, Washer & Dryer, All Electric Lighting Fixtures, All Window Coverings.  
**Listing Contracted With:** TRADEWORLD REALTY INC **Ph:** 416-491-3228



|                                                                                                                                                                                                                                                                |                                                                            |                                                                           |                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <b>43 Acacia Rd</b><br><b>Toronto Ontario M4S 2K6</b><br>Toronto C10 Mount Pleasant West Toronto<br><b>Taxes:</b> \$8,015.94/2025 <b>For:</b> Sale <b>% Dif:</b> 103<br><b>Sold Date:</b> 06/04/2026<br><b>SPIS:</b> No <b>Last Status:</b> SLD <b>DOM:</b> 10 |                                                                            |                                                                           | <b>Sold: \$1,700,000</b><br><b>List: \$1,649,000</b>                                  |
| Detached<br><b>Link:</b> N<br>2-Storey                                                                                                                                                                                                                         | <b>Fronting On:</b> E<br><b>Acreage:</b><br>25 x 125 Feet<br><b>Irreg:</b> | <b>Rms:</b> 6 + 1<br><b>Bedrooms:</b> 3<br><b>Washrooms:</b> 1<br>1x4x2nd | <b>Dir/Cross St:</b> Mt. Pleasant & Belsize <b>Directions:</b> Mt. Pleasant & Belsize |

**MLS#:** C13175608      **PIN#:** 211240368  
**Legal:** PT LT 262 PL 1789 TORONTO AS IN CT927544

|                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Part Fin<br><b>Fireplace/Stv:</b> N<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 1100-1500<br><b>Roof:</b> Shingles<br><b>Foundation:</b> Block<br><b>Assessment:</b> 2025 <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Drive:</b> Private<br><b>Drive Park Spcs:</b> 1<br><b>Tot Prk Spcs:</b> 1<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b><br><b>Interior Feat:</b> Carpet Free, In-Law<br>Capability, On Demand Water Heater | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> Unknown<br><b>Spec Desig:</b> Unknown |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| # | Room      | Level  | Length (ft) | Width (ft) | Description    |                  |                  |
|---|-----------|--------|-------------|------------|----------------|------------------|------------------|
| 1 | Living    | Ground | 16.01       | x 10.01    | Hardwood Floor | French Doors     |                  |
| 2 | Dining    | Ground | 16.01       | x 8.17     | Hardwood Floor | Open Concept     | O/Looks Backyard |
| 3 | Kitchen   | Ground | 12.5        | x 7.35     | Hardwood Floor | Open Concept     | O/Looks Backyard |
| 4 | Prim Bdrm | 2nd    | 12.99       | x 9.32     | Hardwood Floor | W/W Closet       |                  |
| 5 | 2nd Br    | 2nd    | 10.99       | x 9.42     | Hardwood Floor |                  |                  |
| 6 | 3rd Br    | 2nd    | 9.74        | x 9.15     | Hardwood Floor | O/Looks Backyard |                  |
| 7 | Family    | Bsmt   | 14.67       | x 14.34    | Broadloom      |                  |                  |
| 8 | Laundry   | Bsmt   | 17.09       | x 15.09    |                |                  |                  |

**Client Remks:** Opportunity knocks in prime Davisville. Own a beautifully upgraded and immaculately maintained detached home with a rare private drive in this most sought-after neighbourhood in the best part of Davisville. Surrounded by parks (Belsize Parkette and Davisville Park, tennis courts, a walk to public transit, schools, daycare, a multitude of shops & restaurants - all the conveniences that create a pleasant & easy lifestyle. Thoughtfully updated with many upgrades, which include- entire house just freshly painted in neutral tones, all hardwood floors refinished in 2025, stove 2025, microwave/ fan/ toaster 2026, washer 2025, new front windows 2025, on-demand water heater 2023, upgraded dryer, dishwasher, fridge and furnace, new custom wall-to-wall closets with organisers. Plumbed-in gas line to BBQ, newer fence - totally fenced and private backyard, custom-built shed.

**Inclusions:** Fridge, Stove 2025, Microwave/Fan 2026, Dishwasher, Washer 2023, Dryer, On Demand Water Heater 2025, Furnace, All Electric Light Fixtures (except those excluded-see below), All Blinds, All Drapery tracks (except Living room rod), Broadloom in basement, Stair runners, Custom made Garden Shed.

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



|                                                                                                                                                                                                                                                               |                                                                           |                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <b>65 Cleveland St</b><br><b>Toronto Ontario M4S 2W3</b><br>Toronto C10 Mount Pleasant East Toronto<br><b>Taxes:</b> \$8,364/2025 <b>For:</b> Sale <b>% Dif:</b> 95<br><b>Sold Date:</b> 06/27/2026<br><b>SPIS:</b> No <b>Last Status:</b> SLD <b>DOM:</b> 10 |                                                                           |                                                                                       |
| Detached<br><b>Link:</b> N<br>2 1/2 Storey                                                                                                                                                                                                                    | <b>Fronting On:</b> E<br><b>Acreage:</b><br>25 x 50 Feet<br><b>Irreg:</b> | <b>Rms:</b> 10<br><b>Bedrooms:</b> 3<br><b>Washrooms:</b> 3<br>1x5x2nd, 1x3xBsmt, 1x3 |
| <b>Dir/Cross St:</b> Davisville/Bayview <b>Directions:</b> Cleveland South Of davisville                                                                                                                                                                      |                                                                           |                                                                                       |

|                                         |                        |
|-----------------------------------------|------------------------|
| <b>MLS#:</b> C13457462                  | <b>PIN#:</b> 211260087 |
| <b>Legal:</b> Plan M116 Pt Lots 81 & 82 |                        |

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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Finished<br><b>Fireplace/Stv:</b> N<br><b>Heat:</b> Radiant / Gas<br><b>A/C:</b> Wall Unit<br><b>Central Vac:</b> Yes<br><b>Apx Age:</b><br><b>Year Built:</b> 2011<br><b>Apx Sqft:</b> 1500-2000<br><b>Lot Size Source:</b> MPAC<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Insulated Concrete Form<br><b>Assessment:</b> POTL:<br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b> Stucco/Plaster<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Drive:</b><br><b>Drive Park Spcs:</b> 1<br><b>Tot Prk Spcs:</b> 1<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Central Vacuum, Family Room<br><b>Interior Feat:</b> Air Exchanger, Central Vacuum, On Demand Water Heater, Ventilation System, Water Heater Owned, ERV/HRV, Carpet Free | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to:</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Accessibility,Unknown |
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| #                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Room | Level | Length (ft) | Width (ft) | Description |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-------|-------------|------------|-------------|
| <b>Client Remks:</b> Stunning custom built detached home with over 2200 sqft of living space in the highly coveted Maurice Cody School Dist. Meticulously crafted with no expense spared and no detail overlooked, this exceptional residence seamlessly blends luxury, functionality, and timeless design. Bright and elegant living spaces feature hardwood floors, LED pot lights, and an abundance of natural light throughout. The chef's kitchen is a true showpiece, complete with quartz counters, high end S/S appliances, marble floors and backsplash, and seamless access to an entertainer's deck that beautifully extends the indoor living space outdoors. A custom Italian made staircase adds architectural elegance to the home's sophisticated design. Thoughtfully designed for modern family living, the second floor showcases a luxurious primary retreat with a 5 piece semi ensuite, along with a separate media lounge that serves as a seamless extension of the primary suite, easily convertible into a fourth bedroom if desired. The third floor offers two additional bedrooms and a stylish 3 piece bathroom. The finished lower level includes a spacious recreation room, a 3pc bathroom, an office area, and a dedicated laundry area. Engineered for comfort and efficiency, the home features radiant in-floor heating throughout the entire home on all four levels, with individual temperature controls for each floor, delivering exceptional year round climate control. Built with insulated concrete form ICF exterior walls throughout the basement and all levels, this construction ensures superior insulation, keeping the home cooler in the summer and warmer in the winter while enhancing overall comfort and efficiency. Ideally located within walking distance to Bayview Aves boutique shops, cafes, and restaurants, and surrounded by some of Toronto's top ranked public, private, and early education schools, this is a rare opportunity to own a truly exceptional family home in one of the city's most sought after neighbourhoods<br><b>Inclusions:</b> All S/S Appliances, Washer Dryer, all elfs, all window coverings. Central Vac 200 Amph Electrical, TV mounts, outdoor couches. 2 on-demand water heaters**Front Parking Pad not licensed, has been used for decades**Too much to list, check FEATURE SHEET<br><b>Listing Contracted With:</b> RE/MAX HALLMARK REALTY LTD. Ph: 416-494-7653 |      |       |             |            |             |



|                                                                         |                  |                    |
|-------------------------------------------------------------------------|------------------|--------------------|
| 25 Whitewood Rd                                                         |                  | Sold: \$1,660,000  |
| Toronto Ontario M4S 2X8                                                 |                  | List: \$1,699,000  |
| Toronto C10 Mount Pleasant East Toronto                                 |                  |                    |
| Taxes: \$9,380.84/2025                                                  | For: Sale        | % Dif: 98          |
| Sold Date: 05/14/2026                                                   |                  |                    |
| SPIS: No                                                                | Last Status: SLD | DOM: 16            |
| Detached                                                                | Fronting On: E   | Rms: 6 + 3         |
| Link: N                                                                 | Acreage:         | Bedrooms: 3 + 1    |
| 2-Storey                                                                | 26.92 x 125 Feet | Washrooms: 2       |
|                                                                         | Irreg:           | 1x4x2nd, 1x3xLower |
| Dir/Cross St: Bayview And Davisville Directions: Bayview And Davisville |                  |                    |

**MLS#:** C13051670 **PIN#:** 211260313

**Legal:** Pt Lt 138-139 Pl 590E Toronto As In Ca610092S/T &

|                                          |                                        |                                       |
|------------------------------------------|----------------------------------------|---------------------------------------|
| <b>Kitchens:</b> 1                       | <b>Exterior:</b> Brick                 | <b>Zoning:</b>                        |
| <b>Fam Rm:</b> N                         | <b>Gar/Gar Spcs:</b> Detached / 2      | Legal Desc Con't: T/W Ca610092        |
| <b>Basement:</b> Finished / Sep Entrance | <b>Drive:</b> Mutual                   | <b>Cable TV:</b> <b>Hydro:</b>        |
| <b>Fireplace/Stv:</b> Y                  | <b>Drive Park Spcs:</b> 2              | <b>Gas:</b> <b>Phone:</b>             |
| <b>Heat:</b> Forced Air / Gas            | <b>Tot Prk Spcs:</b> 4                 | <b>Water:</b> Municipal               |
| <b>A/C:</b> Central Air                  | <b>UFFI:</b>                           | <b>Water Supply Type:</b>             |
| <b>Central Vac:</b> Yes                  | <b>Pool:</b> None                      | <b>Sewer:</b> Sewers                  |
| <b>Apx Age:</b> 51-99                    | <b>Prop Feat:</b> Central Vacuum,      | <b>Waterfront:</b>                    |
| <b>Apx Sqft:</b> 1100-1500               | Fireplace/Stove, Library, Park, Public | <b>Retirement:</b>                    |
| <b>Roof:</b> Asphalt Shingle             | Transit, School                        | <b>HST Applicable to:</b> Included In |
| <b>Foundation:</b> Concrete Block        | <b>Interior Feat:</b> Central Vacuum   | <b>Sale Price:</b>                    |
| <b>Assessment:</b> <b>POTL:</b>          |                                        | <b>Farm/Agr:</b>                      |
| <b>POTL Mo Fee:</b>                      |                                        | <b>Oth Struct:</b>                    |
| <b>Laundry lev:</b> Lower                |                                        | <b>Survey Type:</b> Unknown           |
|                                          |                                        | <b>Spec Desig:</b> Unknown            |

| # | Room      | Level | Length (ft) | Width (ft) | Description    |                  |                      |
|---|-----------|-------|-------------|------------|----------------|------------------|----------------------|
| 1 | Living    | Main  | 13.22       | x 15.55    | Hardwood Floor | Gas Fireplace    | Picture Window       |
| 2 | Dining    | Main  | 9.06        | x 13.58    | Hardwood Floor | W/O To Deck      | Combined W/Kitchen   |
| 3 | Kitchen   | Main  | 10.24       | x 10.24    | Hardwood Floor | Quartz Counter   | Stainless Steel Appl |
| 4 | Prim Bdrm | 2nd   | 9.65        | x 12.3     | Hardwood Floor | His/Hers Closets | O/Looks Garden       |
| 5 | 2nd Br    | 2nd   | 8.07        | x 12.5     | Hardwood Floor | Double Closet    | O/Looks Backyard     |
| 6 | 3rd Br    | 2nd   | 8.83        | x 12.5     | Hardwood Floor | Closet           |                      |
| 7 | Rec       | Lower | 11.81       | x 16.73    |                |                  |                      |
| 8 | 4th Br    | Lower | 9.84        | x 10.07    | Linoleum       |                  |                      |
| 9 | Laundry   | Lower | 7.91        | x 11.91    | Quartz Counter |                  |                      |

**Client Remks:** Situated on a quiet street just steps from everything Bayview has to offer, 25 Whitewood Road has been thoughtfully updated over the years while maintaining its traditional charm. The expansive living room features a gas fireplace with updated facade, smooth ceilings with new pot lights, and hardwood floors throughout. The home has been freshly repainted, with all hardwood floors buffed and varnished, and a runner added to the main staircase. Front and side doors have been replaced, along with updated bay windows, and smart locks and thermostats have been added for modern convenience. The updated kitchen includes quartz countertops, a breakfast bar, a newer gas range (with gas line installed), microwave, and a walkout from the dining room to the deck, with a gas line also run to the BBQ. The home offers two updated bathrooms and three generously sized bedrooms, including a principal bedroom with a custom built closet by California Closets. The dug-out lower level, complete with a separate entrance, provides ample storage along with an additional bedroom or home office and a rec room. A low-maintenance property with a back deck ideal for entertaining, a perennial garden, and a rare two-car garage. Located in the coveted Maurice Cody school district with quick access to the TTC and nearby amenities

**Inclusions:** See Schedule B.

**Listing Contracted With:** BOSLEY REAL ESTATE LTD. **Ph:** 416-322-8000





|                                                                                                                                                                                                                                                                |                                                                                                 |                                                                                           |                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|------------------------------------------------------|
| <b>41 Tilson Rd</b><br><b>Toronto Ontario M4S 1P3</b><br>Toronto C10 Mount Pleasant East Toronto<br><b>Taxes:</b> \$7,304.80/2026 <b>For:</b> Sale <b>% Dif:</b> 101<br><b>Sold Date:</b> 06/18/2026<br><b>SPIS:</b> No <b>Last Status:</b> SLD <b>DOM:</b> 21 |                                                                                                 |                                                                                           | <b>Sold: \$1,867,500</b><br><b>List: \$1,849,000</b> |
| Detached<br><b>Link:</b> N<br>2-Storey                                                                                                                                                                                                                         | <b>Fronting On:</b> S<br><b>Acreage:</b><br>12.81 x 96.16 Feet<br><b>Irreg:</b> Widens To 40 Ft | <b>Rms:</b> 6<br><b>Bedrooms:</b> 3<br><b>Washrooms:</b> 3<br>1x2xMain, 1x4x2nd, 1x3xBsmt |                                                      |
| <b>Dir/Cross St:</b> Mount Pleasant & Davisville                                                                                                                                                                                                               |                                                                                                 |                                                                                           | <b>Directions:</b> N/A                               |

**MLS#:** C13208594      **PIN#:** 211310264  
**Legal:** PT LT 105 PL 1787 TORONTO AS IN CA623441;CITY OF TORONTO

|                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Finished / Apartment<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Radiant, Water / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 1100-1500<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Unknown<br><b>Assessment:</b> POTL:<br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> Attached / 1<br><b>Drive:</b> Private<br><b>Drive Park Spcs:</b> 1<br><b>Tot Prk Spcs:</b> 2<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Fireplace/Stove<br><b>Interior Feat:</b> Carpet Free, Storage | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to Sale Price:</b> Included In<br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Other |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| # | Room      | Level  | Length (ft) | Width (ft) | Description                                       |
|---|-----------|--------|-------------|------------|---------------------------------------------------|
| 1 | Mudroom   | Ground | 9.48        | x 4.99     | Stone Floor                                       |
| 2 | Living    | Ground | 15.75       | x 11.68    | Gas Fireplace      B/I Shelves                    |
| 3 | Dining    | Ground | 13.42       | x 12.43    | Combined W/Kitchen      Crown Moulding            |
| 4 | Kitchen   | Ground | 13.42       | x 8.63     | Breakfast Bar      Corian Counter                 |
| 5 | Prim Bdrm | 2nd    | 13.75       | x 11.68    | Closet      Track Lights      Hardwood Floor      |
| 6 | 2nd Br    | 2nd    | 11.12       | x 9.74     | Double Closet      Hardwood Floor      Window     |
| 7 | 3rd Br    | 2nd    | 10.5        | x 9.12     | Double Closet      Hardwood Floor                 |
| 8 | Rec       | Bsmt   | 12.37       | x 19.29    | Gas Fireplace      3 Pc Bath      Ceramic Floor   |
| 9 | Laundry   | Bsmt   | 13.12       | x 8.04     | Corian Counter      B/I Shelves      Large Closet |

**Client Remks:** A Rare Turnkey Family Home In The Heart Of Davisville Village, Reimagined With Exceptional Attention To Detail And Designer-Inspired Finishes Throughout. Located On One Of The Neighbourhood's Most Coveted Streets Within The Maurice Cody, Hodgson, And Northern School Catchments, This One-Of-A-Kind Detached Home Blends Warm Contemporary Design With Thoughtful Functionality For Modern Family Living. Extensively Renovated With Over \$250K In Improvements, Every Space Has Been Carefully Curated To Create A Home That Feels Both Sophisticated And Effortless. A Bright, Sun-Filled Mudroom Welcomes You Into A Beautiful Main Floor Layout Featuring Elegant Family Room And An Open-Concept Kitchen And Dining Space Designed For Everyday Living And Entertaining. The Home Offers Three Generously Sized Bedrooms, A Convenient Main Floor Powder Room, A Fully Finished Lower Level With A Spacious Laundry Room And Storage, And Multiple Indoor And Outdoor Living Areas. Designer Features Include California Closets, Marble Kitchen Detailing, New Flooring And Interior Painting Throughout, And A Stunning Redesigned Staircase That Anchors The Home With Architectural Character. The Fully Fenced Property Offers Rare Privacy And Exceptional Outdoor Living With Multiple Distinct Spaces To Gather And Unwind. Surrounded By Mature Greenery, The Home Feels Wonderfully Secluded With A Lush Front Garden, Private Upper Deck, And Shaded Rear Patio. Beyond The Design, The Home Has Been Thoughtfully Upgraded For Long-Term Comfort And Peace Of Mind, Including New Heating And A/C Systems, Dedicated Basement Climate Control, Updated Insulation, Chimney, Deck, Plumbing, And Appliances. This Is A Perfect Home Where The Work Has Already Been Done. Simply Move In And Enjoy One Of Midtown Toronto's Most Beloved Family Neighbourhoods, Known For Its Top-Ranked Schools, TreeLined Streets, Strong Community Feel, And Exceptional Walkability To Bayview, Mount Pleasant, Parks, Shops, Restaurants, And TTC.

**Inclusions:** S/S Fridge, wolf stove, samsung dishwasher, water filter, washer and dryer, security systems, window coverings, central A/C, brand new combination boiler/hot water heater, wine fridge and more! Easy to convert studio back to garage.

**Listing Contracted With:** CENTURY 21 LEADING EDGE REALTY INC. **Ph:** 416-686-1500



|                                                                               |                         |                             |                          |
|-------------------------------------------------------------------------------|-------------------------|-----------------------------|--------------------------|
| <b>645 Balliol St</b>                                                         |                         |                             | <b>Sold: \$2,360,000</b> |
| <b>Toronto Ontario M4S 1E6</b>                                                |                         |                             | <b>List: \$1,999,000</b> |
| Toronto C10 Mount Pleasant East Toronto                                       |                         |                             |                          |
| <b>Taxes:</b> \$12,578/2025                                                   |                         | <b>For:</b> Sale            | <b>% Dif:</b> 118        |
| <b>Sold Date:</b> 05/05/2026                                                  |                         |                             |                          |
| <b>SPIS:</b> No                                                               | <b>Last Status:</b> SLD | <b>DOM:</b> 6               |                          |
| Detached                                                                      | <b>Fronting On:</b> S   | <b>Rms:</b> 8 + 2           |                          |
| <b>Link:</b> N                                                                | <b>Acreage:</b>         | <b>Bedrooms:</b> 4 + 1      |                          |
| 3-Storey                                                                      | 28 x 175.5 Feet         | <b>Washrooms:</b> 4         |                          |
|                                                                               | <b>Irreg:</b>           | 1x4x2nd, 1x5x3rd, 1x3xBsmt, |                          |
|                                                                               |                         | 1x2xMain                    |                          |
| <b>Dir/Cross St:</b> Balliol/Cleveland <b>Directions:</b> Direct from Bayview |                         |                             |                          |

**MLS#:** C13057462      **PIN#:** 211260124  
**Legal:** PCL 97-2 SEC M5; PT LT 97 PL M5 TORONTO PT 5, 66R6269 T/W ROW OVER PT LT 97 PL M5 PT 2 & 3, 66R6269; TORONTO , CITY OF TORONTO

|                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Finished<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 2000-2500<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Concrete<br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Drive:</b><br><b>Drive Park Spcs:</b> 1<br><b>Tot Prk Spcs:</b> 1<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Family Room, Fireplace/Stove<br><b>Interior Feat:</b> Carpet Free | <b>Zoning:</b><br><b>Cable TV:</b> <b>Hydro:</b><br><b>Gas:</b> <b>Phone:</b><br><b>Water:</b> Municipal<br><b>Water Supply Type:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to:</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> Available<br><b>Spec Desig:</b> Unknown |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| #  | Room      | Level | Length (ft) | Width (ft) | Description    |                |                      |
|----|-----------|-------|-------------|------------|----------------|----------------|----------------------|
| 1  | Living    | Main  | 12.01       | x 16.96    | Hardwood Floor | Bay Window     | Fireplace            |
| 2  | Dining    | Main  | 13.98       | x 7.74     | Hardwood Floor | Large Window   | Open Concept         |
| 3  | Kitchen   | Main  | 15.45       | x 13.19    | Hardwood Floor | Open Concept   | Stainless Steel Appl |
| 4  | Family    | Main  | 15.98       | x 24.34    | Hardwood Floor | Fireplace      | W/O To Deck          |
| 5  | 2nd Br    | 2nd   | 12.8        | x 9.58     | Hardwood Floor | Window         | Closet               |
| 6  | 3rd Br    | 2nd   | 8.76        | x 9.91     | Hardwood Floor | Window         | Closet               |
| 7  | 4th Br    | 2nd   | 8.76        | x 12.01    | Hardwood Floor | Window         | Closet               |
| 8  | Prim Bdrm | 3rd   | 15.75       | x 16.6     | 5 Pc Ensuite   | W/O To Balcony | W/I Closet           |
| 9  | Rec       | Bsmt  | 13.85       | x 23.59    | Vinyl Floor    | Pot Lights     | 3 Pc Bath            |
| 10 | 5th Br    | Bsmt  | 14.83       | x 14.53    | Window         | Closet         | Pot Lights           |

**Client Remks:** This is the opportunity Davisville has been waiting for! A gorgeous 4+1 bedroom, 4 bathroom, detached red brick home sitting on a 175 ft deep lot in Maurice Cody SD! The main floor boasts rich hardwood floors, open concept kitchen with breakfast bar, 2 fireplaces, powder room and a large family room with vaulted ceilings and exposed brick leading out to a two tiered deck, beautifully landscaped yard and chic "clubhouse" for watching the game, hanging out or relaxing. The second level features 3 bedrooms which share a sleek 4 pc bath. The 3rd level is where the adults go to unwind. The entire level is an oasis with hardwood floors, a large walk-in closet, stunning 5 pc ensuite and a private balcony overlooking the yard and the treetops. The lower level features a spacious rec room, which has been thoughtfully underpinned, a 5th bedroom, 3 pc bath and separate laundry room. Beautiful curb appeal and attention to the landscaping, front and back. Short stroll to top schools, parks, the Bayview Strip for shopping, TTC, all conveniences and amenities of Bayview, Mt Pleasant and Yonge St. It's a show stopper!

**Inclusions:** All SS appliances (GE fridge, Frigidaire gas stove, Samsung microwave, Bosch dishwasher, Maytag washer dryer), All ELF's, all window coverings except white ones in LR (staging).

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



|                                         |                         |                               |                                     |  |  |
|-----------------------------------------|-------------------------|-------------------------------|-------------------------------------|--|--|
| <b>101 Manor Rd E</b>                   |                         |                               | <b>Sold: \$2,360,000</b>            |  |  |
| <b>Toronto Ontario M4S 1R3</b>          |                         |                               | <b>List: \$2,195,000</b>            |  |  |
| Toronto C10 Mount Pleasant West Toronto |                         |                               |                                     |  |  |
| <b>Taxes:</b> \$10,217.88/2025          |                         | <b>For:</b> Sale              | <b>% Dif:</b> 108                   |  |  |
| <b>Sold Date:</b> 03/01/2026            |                         |                               |                                     |  |  |
| <b>SPIS:</b> No                         | <b>Last Status:</b> SLD | <b>DOM:</b> 4                 |                                     |  |  |
| Detached                                | <b>Fronting On:</b> S   | <b>Rms:</b> 11                |                                     |  |  |
| <b>Link:</b> N                          | <b>Acreage:</b>         | <b>Bedrooms:</b> 4 + 1        |                                     |  |  |
| 2 1/2 Storey                            | 25 x 125 Feet           | <b>Washrooms:</b> 4           |                                     |  |  |
|                                         | <b>Irreg:</b>           | 1x2xGround, 1x4x2nd, 1x3x3rd, |                                     |  |  |
|                                         |                         | 1x4xBsmt                      |                                     |  |  |
| <b>Dir/Cross St:</b> Yonge/Davisville   |                         |                               | <b>Directions:</b> Yonge/Davisville |  |  |

**MLS#:** C12818550 **PIN#:** 211320081  
**Legal:** PT LT 129 PL 1789 TORONTO AS IN CA567967; T/W & S/T CA567967; CITY OF TORONTO

|                                    |                                                                                                                                       |                                       |
|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| <b>Kitchens:</b> 1                 | <b>Exterior:</b> Brick / Vinyl Siding                                                                                                 | <b>Zoning:</b>                        |
| <b>Fam Rm:</b> N                   | <b>Gar/Gar Spcs:</b> None / 0                                                                                                         | <b>Cable TV:</b>                      |
| <b>Basement:</b> Sep Entrance      | <b>Drive:</b> Available, Front Yard Parking, Mutual                                                                                   | <b>Gas:</b>                           |
| <b>Fireplace/Stv:</b> Y            | <b>Drive Park Spcs:</b> 1                                                                                                             | <b>Water:</b> Municipal               |
| <b>Heat:</b> Forced Air / Gas      | <b>Tot Prk Spcs:</b> 1                                                                                                                | <b>Water Supply Type:</b>             |
| <b>A/C:</b> Central Air            | <b>UFFI:</b>                                                                                                                          | <b>Sewer:</b> Sewers                  |
| <b>Central Vac:</b> No             | <b>Pool:</b> None                                                                                                                     | <b>Waterfront:</b>                    |
| <b>Apx Age:</b>                    | <b>Prop Feat:</b> Clear View, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, School                                     | <b>Retirement:</b>                    |
| <b>Apx Sqft:</b> 1500-2000         | <b>Interior Feat:</b> In-Law Suite, Separate Heating Controls, Steam Room, Storage, Upgraded Insulation, Water Heater, Water Purifier | <b>HST Applicable to:</b> Included In |
| <b>Roof:</b> Asphalt Shingle, Flat |                                                                                                                                       | <b>Sale Price:</b>                    |
| <b>Foundation:</b> Brick           |                                                                                                                                       | <b>Farm/Agr:</b>                      |
| <b>Assessment:</b> POTL:           |                                                                                                                                       | <b>Oth Struct:</b> Garden Shed        |
| <b>POTL Mo Fee:</b>                |                                                                                                                                       | <b>Survey Type:</b> Available         |
| <b>Laundry lev:</b> Lower          |                                                                                                                                       | <b>Spec Desig:</b> Unknown            |

| #  | Room      | Level | Length (ft) | Width (ft) | Description       |                |                   |
|----|-----------|-------|-------------|------------|-------------------|----------------|-------------------|
| 1  | Living    | Main  | 17.65       | x 11.42    | Fireplace         | Hardwood Floor | Picture Window    |
| 2  | Dining    | Main  | 14.6        | x 9.09     | Combined W/Living | W/O To Yard    | Double Doors      |
| 3  | Kitchen   | Main  | 1574.8      | x 10.5     | Combined W/Dining | Quartz Counter | Pot Lights        |
| 4  | 2nd Br    | 2nd   | 13.75       | x 15.75    | W/I Closet        | Hardwood Floor | O/Looks Frontyard |
| 5  | 3rd Br    | 2nd   | 12.99       | x 10.5     | W/I Closet        | Hardwood Floor | O/Looks Garden    |
| 6  | 4th Br    | 2nd   | 9.15        | x 9.32     | Hardwood Floor    | South View     | O/Looks Garden    |
| 7  | Prim Bdrm | 3rd   | 14.76       | x 20.57    | 3 Pc Ensuite      | W/I Closet     | O/Looks Garden    |
| 8  | Rec       | Lower | 16.17       | x 19.75    | 4 Pc Bath         | Double Closet  | Pantry            |
| 9  | Br        | Lower | 16.17       | x 19.75    | Closet            | Vinyl Floor    | Combined W/Rec    |
| 10 | Laundry   | Lower | 14.34       | x 7.15     | Laundry Sink      | Tile Floor     |                   |
| 11 | Foyer     | Main  | 3.18        | x 4        | Closet            | 2 Pc Bath      |                   |

**Client Remks:** Fully renovated and flooded with natural light, this exceptional detached, 4+1 bedroom home sits on a deep south-facing lot near the top of the hill on Manor Road, offering a ravine-like setting and a rare sense of peace in the heart of midtown. Thoughtfully designed from top to bottom, blending warmth, functionality and elevated style. The oversized covered front porch offers a serene additional living space and a favourite spot to enjoy year-round. Cozy up beside the wood-burning fireplace in the living room on chilly evenings or unwind in the lush, private garden in the warmer months. The open-concept kitchen and dining area features a wall of windows that fill the home with natural light and sky. Custom cabinetry, quartz countertops and a large breakfast bar create a space that is both stylish and functional, with generous storage throughout. The second level offers three bedrooms, including two spacious rooms with walk-in closets and a third bedroom or office overlooking the garden. The primary suite is a true retreat, occupying its own private floor and featuring a custom walk-in closet and spa-like ensuite with an enclosed steam shower and skylight. The multi-purpose lower level includes a convenient mudroom, a bedroom (if desired), a rec room AND a roughed-in kitchen for a potential income property - no retrofit status provided. Ample storage for bikes and gardening tools in the shed. A rare and peaceful oasis offering the perfect balance of nature, thoughtful design and city living. This sought-after family community is walking distance to everything you will need! A few minutes to Davisville or Eglinton subways, trendy shops, restaurants, amenities and parks. In the highly desired Davisville Jr P.S. (rebuilt in 2021), Hodgson M.S. (rebuilt - fall 2026 opening) and North Toronto SS (rebuilt in 2010) catchment. Legal front pad parking - one spot. Owner parks second car on Manor Rd via street permit parking - apply for a permit with the city.

**Inclusions:** S/S KitchenAid Fridge, Dishwasher, Gas Range, S/S premium VentAHood, S/S Panasonic B/I Microwave, Basement 2nd Fridge White Maytag, LG front-loading washer & dryer. Hot Water Tank, All Electric Light Fixtures & Window Coverings. Feature sheet documents all improvements. Public Open House Feb 28th/Mar 1st 2-4pm.

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



|                                                                                                                                                                                                                                                              |                                                                                        |                                                                                                              |                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| <b>103 Manor Rd E</b><br><b>Toronto Ontario M4S 1R3</b><br>Toronto C10 Mount Pleasant West Toronto<br><b>Taxes:</b> \$9,954/2025 <b>For:</b> Sale <b>% Dif:</b> 105<br><b>Sold Date:</b> 03/18/2026<br><b>SPIS:</b> No <b>Last Status:</b> SLD <b>DOM:</b> 1 |                                                                                        |                                                                                                              | <b>Sold: \$2,300,000</b><br><b>List: \$2,199,000</b>                                                |
| Detached<br><b>Link:</b> N<br>2 1/2 Storey                                                                                                                                                                                                                   | <b>Fronting On:</b> S<br><b>Acreage:</b> < .50<br>29.03 x 125.16 Feet<br><b>Irreg:</b> | <b>Rms:</b> 10<br><b>Bedrooms:</b> 4 + 1<br><b>Washrooms:</b> 4<br>1x5xBsmt, 1x2xGround, 1x4x2nd,<br>1x4x3rd | <b>Dir/Cross St:</b> Yonge St. & Davisville Avenue <b>Directions:</b> Yonge St. & Davisville Avenue |

**MLS#:** C12890842      **PIN#:** 211320082  
**Legal:** PT LT 129 PL 1789 TORONTO AS IN CA451509; T/W & S/T CA451509; S/T EXECUTION 00-013978, IF ENFORCEABLE; S/T EXECUTION 01-004532, IF ENFORCEABLE; CITY OF TORONTO

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                             |                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Sep Entrance / Finished / Full<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b> 100+<br><b>Year Built:</b> 1919<br><b>Yr Built Source:</b> MPAC<br><b>Apx Sqft:</b> 1500-2000<br><b>Lot Shape:</b> Rectangular<br><b>Lot Size Source:</b> GeoWarehouse<br><b>Roof:</b> Asphalt Shingle, Asphalt Rolled<br><b>Foundation:</b> Block<br><b>Assessment:</b> 2025 <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b> Brick / Vinyl Siding<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Drive:</b> Front Yard Parking<br><b>Drive Park Spcs:</b> 1<br><b>Tot Prk Spcs:</b> 1<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Fireplace/Stove<br><b>Interior Feat:</b> Built-In Oven, Carpet Free, Countertop Range, Floor Drain, In-Law Capability, Storage, Sump Pump, Upgraded Insulation, Water Heater, Workbench<br><b>Security Feat:</b> Carbon Monoxide Detectors, Smoke Detector | <b>Zoning:</b><br><b>Cable TV:</b> Yes<br><b>Gas:</b> Yes<br><b>Water:</b> Municipal<br><b>Water Supply Type:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to:</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b> Garden Shed, Shed<br><b>Survey Year:</b> 2011<br><b>Survey Type:</b> Available<br><b>Spec Desig:</b> Unknown | <b>Hydro:</b> Yes<br><b>Phone:</b> Yes |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|

| #  | Room      | Level | Length (ft) | Width (ft) | Description     |                |                |
|----|-----------|-------|-------------|------------|-----------------|----------------|----------------|
| 1  | Living    | Main  | 17.59       | x 11.25    | Bay Window      | Fireplace      | Hardwood Floor |
| 2  | Dining    | Main  | 14.67       | x 9.42     | French Doors    | W/O To Deck    | Hardwood Floor |
| 3  | Kitchen   | Main  | 15.68       | x 8.99     | Granite Counter | B/I Appliances | W/O To Deck    |
| 4  | 2nd Br    | 2nd   | 14.83       | x 12.66    | Large Window    | W/I Closet     | Hardwood Floor |
| 5  | 3rd Br    | 2nd   | 12.99       | x 10.17    | Large Window    | W/I Closet     | Hardwood Floor |
| 6  | 4th Br    | 2nd   | 8.01        | x 9.58     | Large Window    | Hardwood Floor |                |
| 7  | Prim Bdrm | 3rd   | 14.34       | x 19.85    | W/I Closet      | 4 Pc Ensuite   | Hardwood Floor |
| 8  | Rec       | Bsmt  | 21.75       | x 10.5     | B/I Shelves     | Hardwood Floor | 5 Pc Ensuite   |
| 9  | Exercise  | Bsmt  | 6.33        | x 7.41     | Laminate        | Window         |                |
| 10 | Laundry   | Bsmt  | 7.41        | x 10.99    | Tile Floor      | Laundry Sink   |                |

**Client Remks:** Perfectly positioned on the best block of Manor Rd E, this beautifully renovated home offers the ideal blend of refined living and exceptional Midtown convenience. Steps to restaurants, boutiques, cafes and services on Yonge and Mt. Pleasant, within easy reach of Eglinton, Davisville & the new LRT stations commuting couldn't be easier. Designed for modern family living & meticulously maintained with tons of storage, this home has been thoughtfully renovated with quality finishes and intelligent functionality on every level. The welcoming main floor features a powder room for guests' convenience, elegant living and dining rooms ideal for entertaining, flowing seamlessly into a renovated eat-in kitchen designed for everyday family life and hosting. Large glass doors open to a spectacular covered and heated rear deck-an outdoor extension of the home overlooking a beautifully landscaped backyard designed for relaxation with no grass to maintain. The second floor offers three large family bedrooms, two featuring walk-in closets, the largest with two walk-in closets. A beautifully renovated family bathroom with double vanity & spacious walk-in shower complete the 2nd floor. A rare and luxurious third-floor primary retreat occupies the entire level, flooded with natural light from oversized windows & offering a large walk-in closet and spa-inspired ensuite bath. The fully underpinned lower level adds exceptional family living space, with a stunning five-piece spa bathroom, wall of custom built-ins, dedicated gym area, and a finished utility room that keeps everything organized. Outside, a charming covered front porch provides the perfect place to enjoy quiet mornings or evening conversations with neighbours, while legal front-pad parking lends fantastic convenience. Located walking distance to Toronto's best public and private schools, this is a rare opportunity of sophisticated family living in one of Midtown's most established & connected communities.

**Inclusions:** All Hunter Douglas custom window coverings where installed. All ceiling light fixtures where installed. S/S built-in Frigidaire double oven, S/S built-in Bosch dishwasher, S/S built-in Frigidaire, gas cooktop, S/S Samsung French door refrigerator, S/S built-in microwave range hood, Electrolux front loading washer and dryer. Exterior ceiling mounted heaters on rear deck, exterior ceiling fan installed on rear deck, projection screen installed on rear deck, gas BBQ on rear deck, workbench and shelving in rear yard garden sheds.

**Listing Contracted With:** CORCORAN HORIZON REALTY **Ph:** 647-873-3999

|                                                                                   |                                                                                                                               |                                                                                  |                                                                                     |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  | <b>351 Hillsdale Ave E</b><br><b>Toronto Ontario M4S 1T9</b><br>Toronto C10 Mount Pleasant East Toronto                       |                                                                                  | <b>Sold: \$2,100,000</b><br><b>List: \$2,200,000</b>                                |
|                                                                                   | <b>Taxes:</b> \$11,710.97/2025<br><b>Sold Date:</b> 02/27/2026<br><b>SPIS:</b> No<br><b>Last Status:</b> SLD<br><b>DOM:</b> 8 | <b>For:</b> Sale<br><b>% Dif:</b> 95                                             |                                                                                     |
|                                                                                   | <b>Detached</b><br><b>Link:</b> N<br>2-Storey                                                                                 | <b>Fronting On:</b> S<br><b>Acreage:</b><br>24.16 x 139.47 Feet<br><b>Irreg:</b> | <b>Rms:</b> 8 + 3<br><b>Bedrooms:</b> 4 + 1<br><b>Washrooms:</b> 3<br>1x6, 1x4, 1x3 |
|                                                                                   | <b>Dir/Cross St:</b> Mount Pleasant / Davisville<br><b>Directions:</b> East of Mount Pleasant, north of Davisville Ave.       |                                                                                  |                                                                                     |

**MLS#:** C12801834

**PIN#:** 211310049

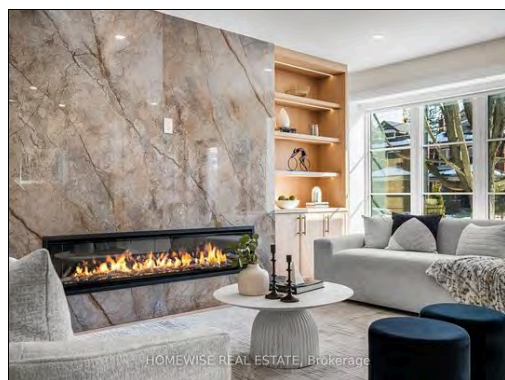
**Legal:** PT LT 117 PL 866 NORTH TORONTO AS IN CA455201; T/W & S/T CA455201; CITY OF TORONTO

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Fin W/O<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b> 100+<br><b>Year Built:</b> 1925<br><b>Yr Built Source:</b> MPAC<br><b>Apx Sqft:</b> 2000-2500<br><b>Lot Size Source:</b> MPAC<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Concrete Block<br><b>Assessment:</b> 2025 <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b> Stucco/Plaster<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Drive:</b> Front Yard Parking, Mutual<br><b>Drive Park Spcs:</b> 1<br><b>Tot Prk Spcs:</b> 1<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Arts Centre, Family Room, Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, School<br><b>Exterior Feat:</b> Landscaped<br><b>Interior Feat:</b> Other | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to:</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b><br><b>Spec Desig:</b> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Hydro:</b><br><b>Phone:</b><br>Municipal<br>Sewers<br>Unknown<br>Unknown                                                                                                                                                                                                                                        |

| #  | Room      | Level | Length (ft) | Width (ft) | Description    |                |                    |
|----|-----------|-------|-------------|------------|----------------|----------------|--------------------|
| 1  | Foyer     | Main  | 4.59        | x 4.59     | Stone Floor    | Closet         | Stained Glass      |
| 2  | Living    | Main  | 14.5        | x 11.75    | Fireplace      | Hardwood Floor | Large Window       |
| 3  | Dining    | Main  | 14.5        | x 9.15     | Hardwood Floor | B/I Shelves    | Open Concept       |
| 4  | Family    | Main  | 18.77       | x 9.33     | Bay Window     | Hardwood Floor | Electric Fireplace |
| 5  | Kitchen   | Main  | 14.5        | x 9.51     | B/I Appliances | O/Looks Dining | Open Concept       |
| 6  | Breakfast | Main  | 18.77       | x 9.33     | W/O To Deck    | Hardwood Floor | South View         |
| 7  | Prim Bdrm | 2nd   | 17.59       | x 11.52    | W/I Closet     | O/Looks Garden | 6 Pc Ensuite       |
| 8  | 2nd Br    | 2nd   | 16.17       | x 9.68     | B/I Shelves    | Double Closet  | Hardwood Floor     |
| 9  | 3rd Br    | 2nd   | 11.84       | x 8.83     | Window         | Hardwood Floor | B/I Shelves        |
| 10 | 4th Br    | 2nd   | 9.15        | x 8.66     | Hardwood Floor | B/I Shelves    | 4 Pc Bath          |
| 11 | 5th Br    | Lower | 12.01       | x 10.66    | Sliding Doors  | B/I Shelves    | Pot Lights         |
| 12 | Media/Ent | Lower | 17.65       | x 15.32    | Combined W/Rec | Fireplace      | W/O To Garden      |
| 13 | Laundry   | Lower | 10.66       | x 9.15     | Laundry Sink   | B/I Appliances | 3 Pc Bath          |

**Client Remks:** This beautifully updated 4 + 1 bdrm offers over 3,100' of finished living, combining thoughtful design with exceptional everyday comfort. A three level add'n & expansive south-facing windows infuse this with remarkable natural light, creating airy, warm & inviting living ideally suited to modern family life. Located in the heart of Davisville Village, just steps to the Eglinton/Mt Pleasant LRT & within the sought-after MAURICE CODY school district, this offers an outstanding balance of convenience & community. The open-concept main flr is designed for both relaxed living & easy entertaining. The kitchen, bkfst area, & family room are filled with sunlight & connect seamlessly to the dining space, flanked by custom b/ins. An exceptional 140 foot deep lot provides for a spectacular south-facing fenced garden and expansive deck, allowing ample outdoor recreation whether for dining, play or sports - there is even room for a winter skating rink! Upstairs, 4 spacious bdrms & 2 baths provide excellent flexibility. The primary suite is generous in scale, with expansive views, an excellent wicc & spa-like 6 pc. The adjacent 4th bdrm works equally well as a home ofc, nursery, or secondary dressing space, allowing the layout to adapt easily to changing needs. The L. L. adds valuable living with a 5th bdrm, w/o media, gym or rec rm with fp, a 3 pc bath, lau & extensive stg - ideal for guests, teens, or family gatherings. Licenced front pad parking is so convenient, within the first block of Mt Pleasant! Set on a highly prized street in one of Toronto's most impressive neighbourhoods, this beauty is within easy walking distance of excellent schools, parks, tennis, library, shops, restaurants & the new LRT (direct subway access). Exclusive clubs & private schools are minutes away by car. Truly this is perfection not to be missed!

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



|                                                                         |                  |                             |                   |
|-------------------------------------------------------------------------|------------------|-----------------------------|-------------------|
| 306 Manor Rd E                                                          |                  |                             | Sold: \$2,200,000 |
| Toronto Ontario M4S 1S2                                                 |                  |                             | List: \$2,249,900 |
| Toronto C10 Mount Pleasant East Toronto                                 |                  |                             |                   |
| Taxes: \$7,818/2025                                                     |                  | For: Sale                   | % Dif: 98         |
| Sold Date: 04/01/2026                                                   |                  |                             |                   |
| SPIS: No                                                                | Last Status: SLD | DOM: 6                      |                   |
| Detached                                                                | Fronting On: N   | Rms: 7                      |                   |
| Link: N                                                                 | Acreage:         | Bedrooms: 3                 |                   |
| 2-Storey                                                                | 25 x 122 Feet    | Washrooms: 4                |                   |
|                                                                         | Irreg:           | 1x2xMain, 2x4x2nd, 1x3xBsmt |                   |
| Dir/Cross St: Mt Pleasant & Eglinton Directions: Mt Pleasant & Eglinton |                  |                             |                   |

**MLS#:** C12924838      **PIN#:** 211290498

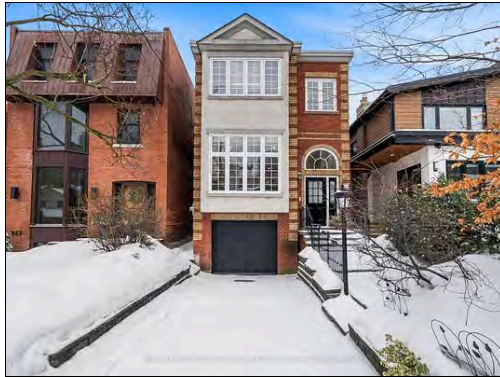
**Legal:** Plan 1788 PT LOT 12

|                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                        |                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Sep Entrance / Finished<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 1500-2000<br><b>Lot Size Source:</b> MPAC<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Poured Concrete<br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Upper | <b>Exterior:</b> Brick / Stucco/Plaster<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Drive:</b> Front Yard Parking<br><b>Drive Park Spcs:</b> 1<br><b>Tot Prk Spcs:</b> 1<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Fenced Yard, Fireplace/Stove<br><b>Exterior Feat:</b> Deck<br><b>Interior Feat:</b> Storage, Carpet Free, Built-In Oven | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to:</b><br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b><br><b>Spec Desig:</b> | <b>Hydro:</b><br><b>Phone:</b><br>Municipal<br>Sewers<br>N<br>Included In<br>Unknown<br>Unknown |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|

| # | Room      | Level | Length (ft) | Width (ft) | Description    |                    |               |
|---|-----------|-------|-------------|------------|----------------|--------------------|---------------|
| 1 | Living    | Main  | 11.81       | x 15.42    | Hardwood Floor | Fireplace          | B/I Bookcase  |
| 2 | Dining    | Main  | 19.16       | x 10.43    | Hardwood Floor | Combined W/Kitchen | Large Window  |
| 3 | Kitchen   | Main  | 19.16       | x 10.01    | Hardwood Floor | Centre Island      | Stone Counter |
| 4 | Prim Bdrm | 2nd   | 13.58       | x 18.57    | Hardwood Floor | W/I Closet         | 4 Pc Ensuite  |
| 5 | 2nd Br    | 2nd   | 9.68        | x 13.09    | Hardwood Floor | Closet             | North View    |
| 6 | 3rd Br    | 2nd   | 9.68        | x 9.35     | Hardwood Floor | Closet             | South View    |
| 7 | Rec       | Bsmt  | 18.41       | x 17.26    | Vinyl Floor    | Separate Rm        | Swing Doors   |

**Client Remks:** 306 Manor Rd, your next step toward the life you've been dreaming of. Located in one of the city's most sought-after pockets and within the coveted Maurice Cody school district, this home delivers on both lifestyle and design. As exceptional as the location is, it's secondary to the sheer beauty of the home itself. Enjoy the convenience of your own front pad parking and take in the stunning landscaped facade with fresh modern brickwork. Step inside to a bright, airy living space anchored by 15 feet of sleek custom built-ins with under-mount lighting and a striking stone accent wall. A thoughtfully concealed powder room featuring custom fluting adds character and polish. The nearly 20-foot-wide kitchen is a true showpiece - complete with a large waterfall island, built-in appliances, and warm designer finishes. The kitchen seamlessly connects to a generous dining area, perfect for hosting your future memorable dinner parties. Upstairs, the oversized primary suite offers an incredible double vanity ensuite and a rare, spacious walk-in closet. Two additional spacious bedrooms, a four-piece bath, and the convenience of second-floor laundry complete the level. The finished basement provides flexible space for a cozy TV room, kids' play area, and a generous home office. And don't forget about the large backyard just waiting for the right family create memories in. No detail was overlooked in this stunning rebuild. With an additional 12 feet added to both the main and second floors, the heavy lifting is done - all that's left is to move in. Steps to the incredible shops and restaurants along the Bayview strip, the brand new Leaside Station, parks, and everything this family-friendly neighbourhood has to offer.

**Listing Contracted With:** HOMEWISE REAL ESTATE **Ph:** 647-812-5813



|                                                                                                                                                                                                                                                                       |                                                                            |                                                                                                                |                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| <b>245 Hillsdale Ave E</b><br><b>Toronto Ontario M4S 1T7</b><br>Toronto C10 Mount Pleasant West Toronto<br><b>Taxes:</b> \$11,590.32/2025 <b>For:</b> Sale <b>% Dif:</b> 104<br><b>Sold Date:</b> 02/23/2026<br><b>SPIS:</b> No <b>Last Status:</b> SLD <b>DOM:</b> 4 |                                                                            |                                                                                                                | <b>Sold: \$2,330,000</b><br><b>List: \$2,250,000</b>                                    |
| Detached<br><b>Link:</b> N<br>2-Storey                                                                                                                                                                                                                                | <b>Fronting On:</b> S<br><b>Acreage:</b><br>25 x 143 Feet<br><b>Irreg:</b> | <b>Rms:</b> 8 + 2<br><b>Bedrooms:</b> 3 + 1<br><b>Washrooms:</b> 4<br>1x2xMain, 1x5x2nd, 1x4x2nd,<br>1x3xLower | <b>Dir/Cross St:</b> Mt. Pleasant & Eglinton <b>Directions:</b> Mt. Pleasant & Eglinton |

**MLS#:** C12803690      **PIN#:** 211320041  
**Legal:** PT LT 81 PL 866 NORTH TORONTO AS IN CA224831; CITY OF TORONTO

|                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 1 + 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Finished / Walk-Up<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 2000-2500<br><b>Lot Size Source:</b> MPAC<br><b>Roof:</b> Shingles, Flat<br><b>Foundation:</b> Concrete Block<br><b>Assessment:</b> POTL:<br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b> Brick / Stucco/Plaster<br><b>Gar/Gar Spcs:</b> Built-In / 1<br><b>Drive:</b> Private<br><b>Drive Park Spcs:</b> 2<br><b>Tot Prk Spcs:</b> 3<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Family Room, Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit, Rec Centre, School<br><b>Exterior Feat:</b> Porch Enclosed, Deck<br><b>Interior Feat:</b> Auto Garage Door Remote<br><b>Security Feat:</b> Alarm System | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to:</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b> Shed<br><b>Survey Type:</b> Available<br><b>Spec Desig:</b> Unknown |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| #  | Room      | Level | Length (ft) | Width (ft) | Description    |                      |                      |
|----|-----------|-------|-------------|------------|----------------|----------------------|----------------------|
| 1  | Foyer     | Main  | 13.58       | x 5.15     | Granite Floor  | Closet               | Large Window         |
| 2  | Living    | Main  | 24.41       | x 11.91    | Bay Window     | Fireplace            | Crown Moulding       |
| 3  | Dining    | Main  | 13.16       | x 11.58    | Open Concept   | 2 Pc Bath            | Window               |
| 4  | Kitchen   | Main  | 17.59       | x 7.68     | Granite Floor  | Stainless Steel Appl | Window               |
| 5  | Family    | Main  | 17.59       | x 14.67    | Crown Moulding | Pot Lights           | W/O To Porch         |
| 6  | Prim Bdrm | 2nd   | 17.85       | x 15.09    | W/I Closet     | 5 Pc Ensuite         | Fireplace            |
| 7  | 2nd Br    | 2nd   | 10.76       | x 9.84     | Window         | 4 Pc Bath            | Closet               |
| 8  | 3rd Br    | 2nd   | 15.58       | x 12.34    | Double Closet  | Large Window         | O/Looks Backyard     |
| 9  | Rec       | Bsmt  | 19.75       | x 17.26    | Walk-Up        | 3 Pc Ensuite         | Stainless Steel Appl |
| 10 | Utility   | Bsmt  | 8.33        | x 8.23     | Window         |                      |                      |

**Client Remks:** Welcome to 245 Hillsdale Avenue East, a thoughtfully updated family home on a deep south-facing lot in the heart of Davisville Village. Generous principal rooms, adaptable lower-level living and welcoming outdoor spaces define this residence, blending modern comfort with classic charm. Steps from Mount Pleasant shops, cafes, restaurants, and top neighbourhood amenities, and walkable to Yonge & Eglinton, this home presents an opportunity to embrace Midtown Toronto living with ease and convenience. Inside, soaring 9 foot ceilings and natural light highlight open-concept living and dining areas, enhanced by herringbone oak floors, architectural columns and custom stained glass accents. Bright and open to the family room, the kitchen has newer stainless steel appliances and abundant counter space. Sunny, south-facing windows and a walkout to the enclosed sunporch extend the living space outdoors. Upstairs, the primary suite boasts two walk-in closets, a cozy sitting area with fireplace and a renovated five-piece ensuite with tub, separate shower, and adjacent vanities under a skylight. Two additional bedrooms share a four-piece bathroom, with the laundry conveniently located on the 2nd floor. The finished lower offers direct access from the built-in garage, plus a recreation area/in-law suite with a full kitchen setup (rough-in for stove), ensuite bath and separate entrance with walk-up to the backyard. Outdoors, a fully fenced garden, screened in porch, wooden deck, and private shed create a serene setting for both relaxation and entertaining. With close proximity to Yonge & Eglinton & Mt. Pleasant Line 5 Eglinton subway stations and near schools North Toronto Collegiate high school, this well maintained home stands out with its impressive location and curb appeal.

**Inclusions:** All electrical light fixtures and window coverings, Front door Weiser lock with keypad entry, Doorbell, Kitchen appliances including: LG ThinQ French door refrigerator with bottom freezer drawer (2023), Bosch dishwasher (2022), GE Profile gas range oven, Allure range hood, Second floor Washer & Dryer (washer in "as-is" condition), Ademco security panel with Telus security and door sensors (monitoring extra), Google Nest thermostat, Lower level second kitchen, including: GE Profile refrigerator, GE Profile range hood/microwave, Outlet for stove, Terracotta wine storage rack in cold storage room, Chamberlain garage door opener and remote, Auxiliary 50-amp breaker (can be used for an EV charger), Floodlight in the backyard and another motion detecting floodlight on side walkway, Two fireplaces (in 'as is' condition), Rough-in for central vacuum (in 'as is' condition), Garden shed, Roof replaced 2020, Furnace (2022)

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



|                                                                                                    |                         |                                                      |
|----------------------------------------------------------------------------------------------------|-------------------------|------------------------------------------------------|
| <b>307 Belsize Dr</b><br><b>Toronto Ontario M4S 1M7</b><br>Toronto C10 Mount Pleasant East Toronto |                         | <b>Sold: \$2,245,000</b><br><b>List: \$2,295,000</b> |
| <b>Taxes:</b> \$10,753/2025                                                                        | <b>For:</b> Sale        | <b>% Dif:</b> 98                                     |
| <b>Sold Date:</b> 04/30/2026                                                                       |                         |                                                      |
| <b>SPIS:</b> No                                                                                    | <b>Last Status:</b> SLD | <b>DOM:</b> 9                                        |
| Detached                                                                                           | <b>Fronting On:</b> S   | <b>Rms:</b> 9 + 5                                    |
| <b>Link:</b> N                                                                                     | <b>Acreage:</b>         | <b>Bedrooms:</b> 4 + 1                               |
| 2-Storey                                                                                           | 25 x 125 Feet           | <b>Washrooms:</b> 4                                  |
|                                                                                                    | <b>Irreg:</b>           | 1x2xMain, 1x5x2nd, 1x4x2nd,<br>1x4xLower             |
| <b>Dir/Cross St:</b> Mt Pleasant/ Belsize <b>Directions:</b> Belsize & Forman                      |                         |                                                      |

**MLS#:** C13026570 **PIN#:** 211300111  
**Legal:** PT LT 230 PL 1788 TORONTO AS IN CA756660; S/T CA756660; T/W CA756660; CITY OF TORONTO

|                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Finished<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Year Built:</b> 1925<br><b>Apx Sqft:</b> 1500-2000<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Concrete, Block<br><b>Assessment:</b> 2025 <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b> Brick / Stucco/Plaster<br><b>Gar/Gar Spcs:</b> Detached / 0<br><b>Drive:</b> Front Yard Parking<br><b>Drive Park Spcs:</b> 1<br><b>Tot Prk Spcs:</b> 1<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Family Room, Fireplace/Stove<br><b>Interior Feat:</b> Storage | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to Sale Price:</b> Included In<br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> Unknown<br><b>Spec Desig:</b> Unknown |
| <b>Hydro:</b><br><b>Phone:</b> Municipal<br><b>Water:</b> Municipal<br><b>Sewers:</b> Sewers                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                         |

| #  | Room      | Level | Length (ft) | Width (ft) | Description |
|----|-----------|-------|-------------|------------|-------------|
| 1  | Foyer     | Main  | 16.5        | x 6.82     |             |
| 2  | Living    | Main  | 14.24       | x 12.07    |             |
| 3  | Dining    | Main  | 13.48       | x 10.66    |             |
| 4  | Family    | Main  | 16.77       | x 13.16    |             |
| 5  | Kitchen   | Main  | 15.85       | x 8.23     |             |
| 6  | Prim Bdrm | 2nd   | 13.25       | x 11.58    |             |
| 7  | 2nd Br    | 2nd   | 11.25       | x 11.09    |             |
| 8  | 3rd Br    | 2nd   | 10.93       | x 8.99     |             |
| 9  | 4th Br    | 2nd   | 8.76        | x 7.84     |             |
| 10 | Rec       | Lower | 15.16       | x 14.01    |             |
| 11 | Utility   | Lower | 6.5         | x 5.09     |             |
| 12 | Games     | Lower | 12.93       | x 10.76    |             |
| 13 | Br        | Lower | 13.42       | x 11.91    |             |
| 14 | Laundry   | Lower | 9.32        | x 5.58     |             |

**Client Remks:** Welcome to 307 Belsize Drive, a charming four bedroom family home offering well proportioned living spaces and a highly functional layout. A welcoming foyer opens to elegant formal living and dining rooms, anchored by a wood burning fireplace, well suited for both entertaining and day to day living. At the rear of the home, a spacious family room with built in shelving provides a natural gathering place, with a walkout to a deck that extends the living space outdoors. The kitchen is thoughtfully designed with ample cabinetry and workspace, supporting the home's practical flow. Upstairs, a skylit landing leads to four bedrooms, including a spacious primary suite featuring two walk in closets and a private ensuite with heated floors. An additional bathroom serves the other three bedrooms. The lower level offers exceptional flexibility, with high ceilings, a large recreation area, and a fifth bedroom or nanny suite. Additional storage, another 4 piece bathroom and a dedicated laundry area complete the space. Ideally located across from the Belsize parkette, within the Maurice Cody catchment, and just moments to excellent schools, transit, and the vibrant shops and cafes along Mt Pleasant and Bayview. 307 Belsize offers an outstanding blend of space, comfort, and convenience in the heart of midtown Toronto.

**Inclusions:** See Schedule B

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



|                                                                                               |                         |                                         |
|-----------------------------------------------------------------------------------------------|-------------------------|-----------------------------------------|
| <b>432 Merton St</b>                                                                          |                         | <b>Sold: \$2,150,000</b>                |
| <b>Toronto Ontario M4S 1B3</b>                                                                |                         | <b>List: \$2,295,000</b>                |
| Toronto C10 Mount Pleasant East Toronto                                                       |                         |                                         |
| <b>Taxes:</b> \$11,002.13/2026                                                                | <b>For:</b> Sale        | <b>% Dif:</b> 94                        |
| <b>Sold Date:</b> 06/26/2026                                                                  |                         |                                         |
| <b>SPIS:</b> No                                                                               | <b>Last Status:</b> SLD | <b>DOM:</b> 8                           |
| Detached                                                                                      | <b>Fronting On:</b> N   | <b>Rms:</b> 10 + 1                      |
| <b>Link:</b> N                                                                                | <b>Acreage:</b>         | <b>Bedrooms:</b> 4 + 2                  |
| 2-Storey                                                                                      | 25 x 176 Feet           | <b>Washrooms:</b> 4                     |
|                                                                                               | <b>Irreg:</b>           | 1x2xMain, 1x4x2nd, 1x4x2nd,<br>1x3xBsmt |
| <b>Dir/Cross St:</b> Mt Pleasant And Davisville <b>Directions:</b> Mt Pleasant And Davisville |                         |                                         |

**MLS#:** C13462564 **PIN#:** 211250033  
**Legal:** PCL 62-2 SEC M5; PT LT 62 N/S MERTON ST PL M5 TORONTO THE WLY 25 FT THROUGHOUT FROM FRONT TO REAR; TORONTO , CITY OF TORONTO

|                                 |                                       |                                              |
|---------------------------------|---------------------------------------|----------------------------------------------|
| <b>Kitchens:</b> 1              | <b>Exterior:</b> Stucco/Plaster       | <b>Zoning:</b>                               |
| <b>Fam Rm:</b> N                | <b>Gar/Gar Spcs:</b> Built-In / 1     | <b>Cable TV:</b>                             |
| <b>Basement:</b> Finished       | <b>Drive:</b> Private                 | <b>Hydro:</b>                                |
| <b>Fireplace/Stv:</b> N         | <b>Drive Park Spcs:</b> 2             | <b>Gas:</b>                                  |
| <b>Heat:</b> Forced Air / Gas   | <b>Tot Prk Spcs:</b> 3                | <b>Water:</b> Municipal                      |
| <b>A/C:</b> Central Air         | <b>UFFI:</b>                          | <b>Water Supply Type:</b>                    |
| <b>Central Vac:</b> No          | <b>Pool:</b> None                     | <b>Sewer:</b> Sewers                         |
| <b>Apx Age:</b>                 | <b>Prop Feat:</b> Interior Feat: None | <b>Waterfront:</b>                           |
| <b>Apx Sqft:</b> 2000-2500      |                                       | <b>Retirement:</b>                           |
| <b>Roof:</b> Shingles           |                                       | <b>HST Applicable to:</b> Not Subject to HST |
| <b>Foundation:</b> Concrete     |                                       | <b>Sale Price:</b>                           |
| <b>Assessment:</b> <b>POTL:</b> |                                       | <b>Farm/Agr:</b>                             |
| <b>POTL Mo Fee:</b>             |                                       | <b>Oth Struct:</b>                           |
| <b>Laundry lev:</b>             |                                       | <b>Survey Type:</b> Unknown                  |
|                                 |                                       | <b>Spec Desig:</b> Unknown                   |

| #  | Room      | Level | Length (ft) | Width (ft) | Description    |               |                      |
|----|-----------|-------|-------------|------------|----------------|---------------|----------------------|
| 1  | Living    | Main  | 20.9        | x 16.24    | Hardwood Floor | Open Concept  | Large Window         |
| 2  | Dining    | Main  | 9.45        | x 12.99    | Hardwood Floor | Open Concept  | Combined W/Living    |
| 3  | Kitchen   | Main  | 23.2        | x 14.93    | Hardwood Floor | Centre Island | Stainless Steel Appl |
| 4  | Sitting   | Main  | 23.2        | x 14.93    | Hardwood Floor | Open Concept  | W/O To Deck          |
| 5  | Office    | Main  | 13.58       | x 5.31     | Hardwood Floor | Separate Rm   | Window               |
| 6  | Prim Bdrm | 2nd   | 14.67       | x 17.62    | Broadloom      | 4 Pc Ensuite  | Double Closet        |
| 7  | 2nd Br    | 2nd   | 15.32       | x 9.15     | Broadloom      | Double Closet | Window               |
| 8  | 3rd Br    | 2nd   | 13.75       | x 9.06     | Broadloom      | Double Closet | Window               |
| 9  | 4th Br    | 2nd   | 13.85       | x 8.04     | Broadloom      | Double Closet | Window               |
| 10 | Laundry   | 2nd   | 7.05        | x 5.58     | Tile Floor     | Separate Rm   | Laundry Sink         |
| 11 | Rec       | Bsmt  | 31.82       | x 10.99    | Broadloom      | B/I Bookcase  | Access To Garage     |
| 12 | Br        | Bsmt  | 11.29       | x 8.27     | Broadloom      | Window        | Pot Lights           |

**Client Remks:** Nestled in one of Toronto's most family-friendly neighbourhoods, this beautifully updated detached home in coveted Davisville Village offers the perfect blend of modern living and timeless comfort. Situated on an exceptional 25 x 176 ft deep lot, this spacious 4-bedroom, 4-bathroom home is located within the highly sought-after Maurice Cody School District and just a short stroll to Davisville subway, Bayview shops, parks, and scenic walking & biking trails. The sun-filled main floor features an open concept layout with hardwood floors, pot lights, expansive windows, smart lighting throughout, and a European custom-built gourmet kitchen with top-of-the-line appliances. Walk out to a private deck overlooking the deep, tree-lined backyard - an incredible outdoor space designed for both entertaining and family fun, complete with a playscape, zipline, and trampoline. Upstairs offers generously sized bedrooms with double closets, including a spacious primary retreat with a 4-piece ensuite and two double closets. The second-floor bathrooms feature heated floors, and a separate laundry room adds everyday convenience. The bright lower level includes an additional bedroom, cozy living space with pot lights, and direct access to the garage. Enjoy a private drive with parking for up to 2 vehicles in addition to the built-in oversized garage. Exceptional lot depth, privacy, and family-friendly living in one of Midtown Toronto's most sought-after communities.

**Inclusions:** Sub-Zero Fridge, Wolf Gas Cooktop, Wolf Built-In Oven, Panasonic Microwave, Bosch Dishwasher, Subzero undercounter wine fridge, All window coverings/blinds, all electric light fixtures, the smart lights throughout, Backyard Shed (As is), Outdoor Kids Play set, Built-in speakers

**Listing Contracted With:** REALOSOPHY REALTY INC. **Ph:** 647-347-7325



|                                                                                            |                         |                                                    |                          |
|--------------------------------------------------------------------------------------------|-------------------------|----------------------------------------------------|--------------------------|
| <b>72 Marmot St</b>                                                                        |                         |                                                    | <b>Sold: \$2,700,000</b> |
| <b>Toronto Ontario M4S 2T5</b>                                                             |                         |                                                    | <b>List: \$2,298,000</b> |
| Toronto C10 Mount Pleasant East Toronto                                                    |                         |                                                    |                          |
| <b>Taxes:</b> \$6,251.38/2026                                                              |                         | <b>For:</b> Sale                                   | <b>% Dif:</b> 117        |
| <b>Sold Date:</b> 02/26/2026                                                               |                         |                                                    |                          |
| <b>SPIS:</b> No                                                                            | <b>Last Status:</b> SLD | <b>DOM:</b> 2                                      |                          |
| Detached                                                                                   | <b>Fronting On:</b> W   | <b>Rms:</b> 9 + 3                                  |                          |
| <b>Link:</b> N                                                                             | <b>Acreage:</b>         | <b>Bedrooms:</b> 4                                 |                          |
| 3-Storey                                                                                   | 20 x 150 Feet           | <b>Washrooms:</b> 6                                |                          |
|                                                                                            | <b>Irreg:</b>           | 1x2xGround, 1x4x2nd, 2x3x2nd,<br>1x5x3rd, 1x3xBsmt |                          |
| <b>Dir/Cross St:</b> Eglinton Ave & Bayview Ave                                            |                         |                                                    |                          |
| <b>Directions:</b> From Eglinton Ave turn south on Marmot St. The property is on the left. |                         |                                                    |                          |

**MLS#:** C12817516      **PIN#:** 211290152  
**Legal:** PT LT 5 BLK N PL 722 NORTH TORONTO AS IN EN3705; S/T & T/W EN3705; CITY OF TORONTO

|                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Finished<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air, Radiant / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 2000-2500<br><b>Lot Size Source:</b> MPAC<br><b>Roof:</b> Other<br><b>Foundation:</b> Concrete<br><b>Assessment:</b> POTL:<br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b><br>Stucco/Plaster / Brick Veneer<br><b>Gar/Gar Spcs:</b> Built-In / 1<br><b>Drive:</b> Other<br><b>Drive Park Spcs:</b> 0<br><b>Tot Prk Spcs:</b> 1<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Family Room, Fenced Yard, Fireplace/Stove, Public Transit, School<br><b>Exterior Feat:</b> Deck, Landscaped<br><b>Interior Feat:</b> Built-In Oven, Carpet Free, Sump Pump<br><b>Security Feat:</b> Carbon Monoxide Detectors, Smoke Detector | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to:</b> Not Subject to HST<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b> Fence - Full<br><b>Survey Type:</b> Available<br><b>Spec Desig:</b> Unknown |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| #  | Room      | Level | Length (ft) | Width (ft) | Description        |                  |                  |
|----|-----------|-------|-------------|------------|--------------------|------------------|------------------|
| 1  | Foyer     | Main  | 14.14       | x 5.38     | B/I Closet         |                  |                  |
| 2  | Kitchen   | Main  | 11.32       | x 12.11    | B/I Appliances     | Open Concept     | Centre Island    |
| 3  | Living    | Main  | 13.85       | x 16.04    | W/O To Deck        | Fireplace        | O/Looks Backyard |
| 4  | Dining    | Main  | 6.2         | x 10.6     | Combined W/Kitchen | Pot Lights       |                  |
| 5  | 2nd Br    | 2nd   | 17.39       | x 16.04    | 3 Pc Ensuite       | B/I Closet       | Pot Lights       |
| 6  | 3rd Br    | 2nd   | 13.55       | x 12.01    | 4 Pc Bath          | Pot Lights       | Hardwood Floor   |
| 7  | 4th Br    | 2nd   | 10.17       | x 16.04    | 3 Pc Bath          | O/Looks Backyard | Large Window     |
| 8  | Laundry   | 2nd   | 6.2         | x 5.09     | Laundry Sink       | B/I Shelves      |                  |
| 9  | Prim Bdrm | 3rd   | 27          | x 12.14    | W/O To Terrace     | 5 Pc Ensuite     | B/I Closet       |
| 10 | Rec       | Bsmt  | 28.41       | x 16.04    | Wet Bar            | 3 Pc Bath        | Double Closet    |
| 11 | Utility   | Bsmt  | 11.45       | x 11.88    |                    |                  |                  |
| 12 | Other     | Bsmt  | 16.57       | x 3.84     |                    |                  |                  |

**Client Remks:** Welcome to your dream home! Located on a quiet street in Central Mount Pleasant E, one of Toronto's most sought-after neighborhoods, within the Maurice Cody School District & steps to the new Eglinton LRT for easy commute. This renovated & beautifully designed 4-bedrooms, 5.5-baths, 3-storey home sits on a deep 150-ft lot & offers over 2600 sq.ft. of luxurious living space, including the finished basement. The main flr features a welcoming foyer with two closets, an open-concept layout with soaring ceilings filled with natural light, a floor-to-ceiling door, engineered hardwood floors, luxury millwork & high-end finishes throughout. The Chef-inspired kitchen offers B/I appliances, Quartz countertops, a center island & plenty of cupboards. The sun-filled living room with built-in shelving & a warm, inviting fireplace opens to a generous backyard, featuring a deck with sleek glass railings, an ideal space for entertaining and relaxing. A convenient powder room & direct access to the garage complete this level. The 2nd flr offers 3 bedrooms, each with an ensuite bath and spacious B/I closets, plus a laundry rm with a sink for added convenience. The 3rd level features a skylight that fills the hallway with natural light & a luxurious primary bedroom with a 5PC ensuite & a generous B/I closet & B/I chest. Step outside to two premium terraces with glass railings, one at the front, offering vibrant street views, and one at the back, perfect for private outdoor relaxation. Enjoy the convenience of electric heated floors in every bath. The finished basement has radiant in-floor heating & offers a cozy family/rec room with a wet bar, a full bath, & abundant storage space. This home is perfectly situated in one of Midtown's most vibrant hubs, with shopping, dining & entertainment along Bayview Ave, Mount Pleasant Rd & Eglinton Ave. Close to Sherwood Park, June Rowlands Park, Oriole Park, Eglinton Park, & nearby ravine trails, ideal for an active, family-friendly lifestyle.

**Inclusions:** KitchenAir Refrigerator, Samsung Induction Cooktop, Aviva Range Hood, Bosch Dishwasher, Samsung Microwave, Samsung Oven, Bodega Cooler (Master Bedroom), LG Stackable Washer & Dryer, Frigidaire Cooler (Basement) , Ecobee Smart Thermostat, Mirrors in all bathrooms, Exterior gas connection, 3 Cameras, Ring Doorbell, \*\*\*Heated Driveway, All Elf's

**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD. **Ph:** 416-462-1888



|                                                                                                                                                                                                                                                                 |                                                                            |                                                                                                            |                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| <b>69 Manor Rd E</b><br><b>Toronto Ontario M4S 1R1</b><br>Toronto C10 Mount Pleasant West Toronto<br><b>Taxes:</b> \$11,379.17/2026 <b>For:</b> Sale <b>% Dif:</b> 100<br><b>Sold Date:</b> 02/23/2026<br><b>SPIS:</b> No <b>Last Status:</b> SLD <b>DOM:</b> 0 |                                                                            |                                                                                                            | <b>Sold:</b> \$2,300,000<br><b>List:</b> \$2,298,000                                          |
| Detached<br><b>Link:</b> N<br>2-Storey                                                                                                                                                                                                                          | <b>Fronting On:</b> S<br><b>Acreage:</b><br>25 x 125 Feet<br><b>Irreg:</b> | <b>Rms:</b> 7 + 2<br><b>Bedrooms:</b> 3 + 1<br><b>Washrooms:</b> 4<br>1x2xMain, 1x3xBsmt, 1x4x2nd, 1x4x2nd | <b>Dir/Cross St:</b> Mt Pleasant and Eglinton <b>Directions:</b> 3rd Street South of Eglinton |

|                                                                                             |                                                              |
|---------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| <b>MLS#:</b> C12810786                                                                      | <b>PIN#:</b> 211330162                                       |
| <b>Assignment:</b> No                                                                       | <b>Fractional Ownership:</b> No <b>Vacant Land Condo:</b> No |
| <b>Legal:</b> PT LT 100 PL 1789 TORONTO AS IN EN120035; T/W & S/T EN120035; CITY OF TORONTO |                                                              |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Finished / Full / Sep Entrance<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b> 100+<br><b>Year Built:</b> 1921<br><b>Yr Built Source:</b> MPAC<br><b>Apx Sqft:</b> 1500-2000<br><b>Lot Shape:</b> Rectangular<br><b>Lot Size Source:</b> GeoWarehouse<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Concrete Block<br><b>Assessment:</b> <b>POTL:</b> N<br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Upper | <b>Exterior:</b> Stucco/Plaster<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Drive:</b> Front Yard Parking<br><b>Drive Park Spcs:</b> 1<br><b>Tot Prk Spcs:</b> 1<br><b>UFFI:</b> No<br><b>Pool:</b> None<br><b>Prop Feat:</b> Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit<br><b>Exterior Feat:</b> Deck, Landscaped, Porch<br><b>Interior Feat:</b> Floor Drain, In-Law Capability, Sump Pump<br><b>Security Feat:</b> Alarm System, Carbon Monoxide Detectors, Security System, Smoke Detector | <b>Zoning:</b><br><b>Cable TV:</b> A<br><b>Gas:</b> A<br><b>Water:</b> Municipal<br><b>Water Supply Type:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b> N<br><b>HST Applicable to:</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| #  | Room      | Level | Length (ft) | Width (ft) | Description      |                    |                      |
|----|-----------|-------|-------------|------------|------------------|--------------------|----------------------|
| 1  | Kitchen   | Main  | 6.76        | x 15.62    | Open Concept     | Breakfast Bar      | Stainless Steel Appl |
| 2  | Dining    | Main  | 16.27       | x 31.2     | Open Concept     | Combined W/Kitchen | 2 Pc Ensuite         |
| 3  | Living    | Main  | 16.27       | x 31.2     | Open Concept     | Pot Lights         | Fireplace            |
| 4  | Family    | Main  | 18.93       | x 13.71    | W/O To Deck      | Open Concept       | Combined W/Kitchen   |
| 5  | Prim Bdrm | 2nd   | 18.9        | x 15.81    | His/Hers Closets | Hardwood Floor     | 4 Pc Ensuite         |
| 6  | 2nd Br    | 2nd   | 9.22        | x 14.34    | Closet           | Hardwood Floor     | Large Window         |
| 7  | 3rd Br    | 2nd   | 9.06        | x 14.34    | Closet           | Hardwood Floor     | Large Window         |
| 8  | Laundry   | 2nd   | 9.42        | x 5.02     |                  |                    |                      |
| 9  | Br        | Bsmt  | 10.63       | x 16.63    | Closet           | Broadloom          |                      |
| 10 | Media/Ent | Bsmt  | 17.78       | x 15.81    | Window           | Broadloom          |                      |
| 11 | Furnace   | Bsmt  | 10.63       | x 16.63    | Concrete Floor   |                    |                      |

**Client Remks:** This is it. The one you've been waiting for. Rarely offered and beautifully renovated, this home blends modern with everyday functionality. Step inside to a bright, open-concept main floor anchored by a sleek kitchen that lets you cook, entertain, and stay connected to the family room. Dinner parties flow effortlessly from indoors to the beautifully manicured backyard, while guests enjoy the convenience of a main-floor powder room. Upstairs, the primary suite is a true retreat with space for a king-size bed and sitting area, his-and-hers closets, an ensuite, and large windows overlooking the backyard. The second and third bedrooms are equally well-proportioned and filled with natural light. The fully finished basement offers exceptional flexibility with a separate side entrance, full bathroom, guest bedroom, and a large media room perfect for movie nights. All of this, just steps to the subway, cafes, groceries, schools in Davisville Village. Homes like this don't come along often.

**Inclusions:** Stainless Steel JennAir Fridge, Stove, Dishwasher, Microwave, Grey Samsung Washer & Dryer, Gas hook-up for BBQ.  
**Listing Contracted With:** BOSLEY REAL ESTATE LTD. Ph: 416-322-8000



|                                                                                                   |  |                         |                          |                             |  |
|---------------------------------------------------------------------------------------------------|--|-------------------------|--------------------------|-----------------------------|--|
| <b>36 Millwood Rd</b>                                                                             |  |                         | <b>Sold: \$2,350,000</b> |                             |  |
| <b>Toronto Ontario M4S 1J7</b>                                                                    |  |                         | <b>List: \$2,350,000</b> |                             |  |
| Toronto C10 Mount Pleasant West Toronto                                                           |  |                         |                          |                             |  |
| <b>Taxes:</b> \$10,173/2026                                                                       |  | <b>For:</b> Sale        |                          | <b>% Dif:</b> 100           |  |
| <b>Sold Date:</b> 05/08/2026                                                                      |  |                         |                          |                             |  |
| <b>SPIS:</b> No                                                                                   |  | <b>Last Status:</b> SLD |                          | <b>DOM:</b> 4               |  |
| Detached                                                                                          |  | <b>Fronting On:</b> N   |                          | <b>Rms:</b> 8 + 3           |  |
| <b>Link:</b> N                                                                                    |  | <b>Acreage:</b>         |                          | <b>Bedrooms:</b> 3 + 1      |  |
| 2 1/2 Storey                                                                                      |  | 22.83 x 162 Feet        |                          | <b>Washrooms:</b> 3         |  |
|                                                                                                   |  | <b>Irreg:</b>           |                          | 1x4x2nd, 1x3x2nd, 1x3xLower |  |
| <b>Dir/Cross St:</b> Yonge Street & Davisville Avenue <b>Directions:</b> Yonge St. / Millwood Rd. |  |                         |                          |                             |  |

|                                                                                           |                                            |                                               |                                             |
|-------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------|---------------------------------------------|
| <b>MLS#:</b> C13078080                                                                    |                                            | <b>PIN#:</b> 211240245                        |                                             |
| <b>Assignment:</b> No                                                                     |                                            | <b>Fractional Ownership:</b> No               |                                             |
| <b>Legal:</b> PT LT 5 PL 1387 TORONTO AS IN CA639910; T/W & S/T CA639910; CITY OF TORONTO |                                            | <b>Vacant Land Condo:</b> No                  |                                             |
| <b>Kitchens:</b> 1                                                                        | N                                          | <b>Exterior:</b> Brick                        | <b>Zoning:</b> Residential                  |
| <b>Fam Rm:</b> Y                                                                          |                                            | <b>Gar/Gar Spcs:</b> None / 0                 | <b>Cable TV:</b> Yes <b>Hydro:</b> Yes      |
| <b>Basement:</b> Finished / Full                                                          |                                            | <b>Drive:</b> Front Yard Parking              | <b>Gas:</b> Yes <b>Phone:</b> Yes           |
| <b>Fireplace/Stv:</b> Y                                                                   |                                            | <b>Drive Park Spcs:</b> 2                     | <b>Water:</b> Municipal                     |
| <b>Heat:</b> Forced Air / Gas                                                             |                                            | <b>Tot Prk Spcs:</b> 2                        | <b>Water Supply Type:</b>                   |
| <b>A/C:</b> Central Air                                                                   |                                            | <b>UFFI:</b>                                  | <b>Sewer:</b> Sewers                        |
| <b>Central Vac:</b> No                                                                    |                                            | <b>Pool:</b> None                             | <b>Waterfront:</b> None                     |
| <b>Apx Age:</b> 51-99                                                                     |                                            | <b>Prop Feat:</b> Family Room,                | <b>Retirement:</b> N                        |
| <b>Apx Sqft:</b> 2000-2500                                                                |                                            | Fireplace/Stove, Library, Park, Public        | <b>HST Applicable to</b> Not Subject to HST |
| <b>Lot Shape:</b> Rectangular                                                             |                                            | Transit, Rec Centre, School, School Bus       | <b>Sale Price:</b>                          |
| <b>Lot Size Source:</b> MPAC                                                              |                                            | Route                                         | <b>Farm/Agr:</b>                            |
| <b>Roof:</b> Asphalt Shingle                                                              |                                            | <b>Exterior Feat:</b> Landscaped, Lawn        | <b>Oth Struct:</b> Shed, Workshop           |
| <b>Foundation:</b> Concrete Block                                                         |                                            | Sprinkler System, Porch Enclosed, Patio       | <b>Survey Type:</b> Available               |
| <b>Assessment:</b> <b>POTL:</b>                                                           |                                            | <b>Interior Feat:</b> Bar Fridge, ERV/HRV, On | <b>Spec Desig:</b> Unknown                  |
| <b>POTL Mo Fee:</b>                                                                       | Demand Water Heater, Sump Pump,            |                                               |                                             |
| <b>Laundry lev:</b> Lower                                                                 | Water Heater Owned                         |                                               |                                             |
|                                                                                           | <b>Security Feat:</b> Alarm System, Carbon |                                               |                                             |
|                                                                                           | Monoxide Detectors, Smoke Detector         |                                               |                                             |

|                         |             |              |                    |                   |                    |                   |                      |
|-------------------------|-------------|--------------|--------------------|-------------------|--------------------|-------------------|----------------------|
| <b>Waterfront:</b> None |             |              |                    |                   |                    |                   |                      |
| <b>#</b>                | <b>Room</b> | <b>Level</b> | <b>Length (ft)</b> | <b>Width (ft)</b> | <b>Description</b> |                   |                      |
| 1                       | Foyer       | Main         | 7.15               | x 7.15            | Broadloom          | B/I Closet        | Pot Lights           |
| 2                       | Dining      | Main         | 15.91              | x 10.01           | Hardwood Floor     | Fireplace         | Pot Lights           |
| 3                       | Kitchen     | Main         | 16.67              | x 11.91           | Stone Floor        | Breakfast Bar     | Stainless Steel Coun |
| 4                       | Family      | Main         | 21.65              | x 15.16           | Tile Floor         | Fireplace         | W/O To Patio         |
| 5                       | Prim Bdrm   | 2nd          | 16.4               | x 12.6            | Broadloom          | 3 Pc Ensuite      | Balcony              |
| 6                       | 2nd Br      | 2nd          | 11.91              | x 10.17           | Broadloom          | Closet Organizers | Pot Lights           |
| 7                       | 3rd Br      | 2nd          | 11.91              | x 8.76            | Broadloom          | Window            | Staircase            |
| 8                       | Loft        | 3rd          | 16.67              | x 12.99           | Combined W/Br      | Skylight          | Closet Organizers    |
| 9                       | Rec         | Lower        | 32.91              | x 16.01           | Concrete Floor     | Heated Floor      | Wet Bar              |
| 10                      | Mudroom     | Lower        | 15.85              | x 14.01           | Concrete Floor     | Heated Floor      | B/I Shelves          |
| 11                      | Laundry     | Lower        | 20.24              | x 2.99            | Concrete Floor     | Heated Floor      | Laundry Sink         |

**Client Remks:** 36 Millwood Road carries a quiet confidence and a noticeable sense of energy. From the moment you step inside, the home feels alive, balancing thoughtful craftsmanship with a lived-in warmth that is increasingly hard to find. Across three well-composed floors, the residence offers 3 bedrooms, 3 bathrooms, and an all-seasons garden studio, set within one of Toronto's most spirited neighbourhoods, Davisville Village. A bright foyer with built-in storage opens the home with ease. Beyond it, the dining room has a classical character packed with a colourful punch. The kitchen is designed with both craft and function in mind, finished with quartz and stainless steel countertops, premium appliances, a wine fridge, and a generous built-in pantry. The family room serves as the home's natural centre, large enough for a crowd and comfortable for a quiet evening in. A sleek fireplace anchors the space, while oversized sliding glass doors open onto a covered terrace made for relaxed, long summer nights. Upstairs, the primary suite rises into the treetops. Built-in closets, a 3pc ensuite with a glass-enclosed shower and heated floors, and a private balcony give it a calm sense of retreat. Two further bedrooms and a 4pc bathroom complete the level. Off the third bedroom, a loft space functions as a bedroom and adapts easily into a playroom or office. The lower level brings the same fun energy, with polished concrete heated floors, an oversized rec room with wet bar, a 3pc bathroom, laundry, and ample storage. Outside, the backyard is an entertainer's delight with professionally landscaped gardens and seating areas. The back year-round studio includes an office, gym and extra storage. Steps from Yonge Street, the subway, schools, parks, and the cafes and shops that give this part of Midtown it's ease of convenience and community feel.

**Inclusions:** Subzero Refrigerator and Freezer, Bosch Stainless Steel Dishwasher, Dacor Six Burner Stovetop and Oven, Dacor Stainless Steel Hood Range, Marvel Wine and Beverage Fridge in Kitchen, Samsung Washing Machine and Dryer, Frigidaire Refrigerator and Freezer in Lower Level, NTI Furnace and All Heating Equipment, Air Conditioner and All Cooling Equipment, Lifebreath HRV System, All Heating and Cooling



|                                                                                                                                                                                                                                                                 |                                                                                                            |                                                                                                             |                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| <b>30 Oswald Cres</b><br><b>Toronto Ontario M4S 2H6</b><br>Toronto C10 Mount Pleasant West Toronto<br><b>Taxes:</b> \$11,326.39/2025 <b>For:</b> Sale <b>% Dif:</b> 99<br><b>Sold Date:</b> 04/10/2026<br><b>SPIS:</b> No <b>Last Status:</b> SLD <b>DOM:</b> 3 |                                                                                                            |                                                                                                             | <b>Sold:</b> \$2,616,000<br><b>List:</b> \$2,649,000 |
| Detached<br><b>Link:</b> N<br>2-Storey                                                                                                                                                                                                                          | <b>Fronting On:</b> W<br><b>Acreage:</b><br>30 x 125 Feet<br><b>Irreg:</b><br>And Being Irregularly Shaped | <b>Rms:</b> 6 + 3<br><b>Bedrooms:</b> 3 + 1<br><b>Washrooms:</b> 4<br>1x2xMain, 1x5x2nd, 1x4x2nd, 1x3xLower |                                                      |
| <b>Dir/Cross St:</b> Yonge and Eglinton <b>Directions:</b> South of Eglinton, East of Yonge                                                                                                                                                                     |                                                                                                            |                                                                                                             |                                                      |

**MLS#:** C12966258      **PIN#:** 211330171  
**Legal:** PT LT 124 PL 1789 TORONTO AS IN CA250340; T/W & S/T CA250340; CITY OF TORONTO

|                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Finished / Sep Entrance<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Radiant, Water / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 2000-2500<br><b>Lot Size Source:</b> MPAC<br><b>Roof:</b> Shingles<br><b>Foundation:</b> Concrete<br><b>Assessment:</b> POTL:<br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Drive:</b> Mutual, Other<br><b>Drive Park Spcs:</b> 1<br><b>Tot Prk Spcs:</b> 1<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Fireplace/Stove<br><b>Interior Feat:</b> Bar Fridge, Built-In Oven, Countertop Range, Garburator, Other, Workbench | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to Sale Price:</b> Included In<br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| #  | Room      | Level | Length (ft) | Width (ft) | Description        |                      |                |
|----|-----------|-------|-------------|------------|--------------------|----------------------|----------------|
| 1  | Living    | Main  | 21          | x 14.99    | Bay Window         | Fireplace            | Hardwood Floor |
| 2  | Dining    | Main  | 12.17       | x 12.99    | Window             | Pot Lights           | Hardwood Floor |
| 3  | Kitchen   | Main  | 10.01       | x 20.01    | Centre Island      | Stainless Steel Appl | Hardwood Floor |
| 4  | Breakfast | Main  | 10.17       | x 15.49    | Combined W/Kitchen | W/O To Yard          | Pot Lights     |
| 5  | Prim Bdrm | 2nd   | 12.99       | x 20.01    | 5 Pc Ensuite       | W/I Closet           | W/O To Terrace |
| 6  | 2nd Br    | 2nd   | 12.5        | x 11.32    | Double Closet      | Window               | Hardwood Floor |
| 7  | 3rd Br    | 2nd   | 12.17       | x 11.52    | Closet             | Window               | Hardwood Floor |
| 8  | Rec       | Lower | 17.49       | x 22.24    | Window             | Built-In Speakers    | Pot Lights     |
| 9  | 4th Br    | Lower | 14.24       | x 10.43    | Closet             | Window               | Pot Lights     |
| 10 | Workshop  | Lower | 19.65       | x 19       | Unfinished         | Window               | Concrete Floor |

**Client Remks:** A rare and remarkable offering, 30 Oswald Crescent is a home where timeless Arts & Crafts architecture meets internationally celebrated design - an inspired residence that balances beauty, function, and everyday family living. The main level features elegant, light-filled principal rooms, including a welcoming living room with rich architectural detailing, warm character, and a beautifully scaled dining room ideal for both everyday living and entertaining. Seamless flow and curated sightlines enhance the sense of space and connection. At its heart, the award-winning, magazine-featured kitchen by XTC Design is as stunning as it is functional. Thoughtfully designed for connection, it features distinct work zones, a dramatic island with a six-inch butcher block, granite surfaces, bespoke millwork, and a large breakfast room - creating a space where family and friends naturally gather. Upstairs, the home offers two inviting children's bedrooms and a beautifully appointed shared bath, while the primary suite is a true retreat, complete with vaulted ceilings, rich wood trim, a fireplace, a walk-in closet, and a serene, spa-inspired ensuite. Influenced by Japanese design, sliding shoji-style screens create a calming, light-filled sanctuary that feels both open and private. The lower level expands the home's possibilities with a recreation room, additional bedroom, and a substantial unfinished space with impressive ceiling height - an exceptional opportunity to create a theatre, games room, gym, or private retreat. Outdoors, the professionally designed backyard is nothing short of transformative. A natural slope has been reimaged into a tiered landscape with stone pathways, a waterfall, multiple seating areas, and a custom storage shed under the covered parking - offering a peaceful escape in the heart of the city. A truly special home offering architectural integrity, award-winning design, and exceptional livability in one of Toronto's most sought-after neighbourhoods.

**Inclusions:** Refrigerator, Gas Stovetop (As-Is), Hood Vent, Two Ovens, Dishwasher, Beverage Fridge, Microwave, Garburator, Fridge in Lower Level, Washer, Dryer, All Built-in Speakers, All Window Coverings, All Electric Light Fixtures, All Bathroom Mirrors, All Fireplaces, Towel Warmer in Second Floor Bathroom, All Built-In Shelving & Organizers, All TV Brackets, Security System (Monitoring Extra), Boiler, Sump Pump & Central AC

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



|                                                                                           |                                                            |                                                                                          |                                        |
|-------------------------------------------------------------------------------------------|------------------------------------------------------------|------------------------------------------------------------------------------------------|----------------------------------------|
| 159 Hillsdale Ave E<br>Toronto Ontario M4S 1T4<br>Toronto C10 Mount Pleasant West Toronto |                                                            |                                                                                          | Sold: \$2,530,000<br>List: \$2,650,000 |
| Taxes: \$10,783/2025                                                                      | For: Sale                                                  | % Dif: 95                                                                                |                                        |
| Sold Date: 06/18/2026                                                                     |                                                            |                                                                                          |                                        |
| SPIS: No                                                                                  | Last Status: SLD                                           | DOM: 30                                                                                  |                                        |
| Detached<br>Link: N<br>2-Storey                                                           | Fronting On: S<br>Acreage:<br>25.06 x 134.3 Feet<br>Irreg: | Rms: 8 + 3<br>Bedrooms: 3 + 1<br>Washrooms: 4<br>1x4x2nd, 1x4x2nd, 1x4xBsmt,<br>1x2xMain |                                        |
| Dir/Cross St: Mount Pleasant & Hillsdale Directions: Mount Pleasant & Hillsdale           |                                                            |                                                                                          |                                        |

**MLS#:** C13142082 **PIN#:** 211330077  
**Legal:** PT LT 55 PL 866 NORTH TORONTO PT 1 63R4350; CITY OF TORONTO

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Fin W/O<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Year Built:</b> 1988<br><b>Yr Built Source:</b> MPAC<br><b>Apx Sqft:</b> 2000-2500<br><b>Lot Size Source:</b> MPAC<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Concrete Block<br><b>Assessment:</b> 2025 <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> Built-In / 1<br><b>Drive:</b> Private<br><b>Drive Park Spcs:</b> 2<br><b>Tot Prk Spcs:</b> 3<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Family Room, Fireplace/Stove<br><b>Interior Feat:</b> In-Law Suite | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| #  | Room      | Level | Length (ft) | Width (ft) | Description |
|----|-----------|-------|-------------|------------|-------------|
| 1  | Foyer     | Main  | 4.17        | x 6.76     |             |
| 2  | Living    | Main  | 20.57       | x 11.75    |             |
| 3  | Dining    | Main  | 14.4        | x 8.99     |             |
| 4  | Kitchen   | Main  | 14.4        | x 8.99     |             |
| 5  | Breakfast | Main  | 14.99       | x 10.01    |             |
| 6  | Prim Bdrm | 2nd   | 15.85       | x 16.77    |             |
| 7  | 2nd Br    | 2nd   | 12.99       | x 9.32     |             |
| 8  | 3rd Br    | 2nd   | 12.01       | x 9.32     |             |
| 9  | Rec       | Bsmt  | 18.77       | x 9.84     |             |
| 10 | 4th Br    | Bsmt  | 11.58       | x 7.84     |             |
| 11 | Laundry   | Bsmt  | 7.51        | x 6.07     |             |

**Client Remks:** Big and beautifully renovated detached home in midtown's Davisville Village. The main floor welcomes you to the home with soaring ceilings, wide-plank hardwood floors throughout and tons of natural light, enhanced by 1 of 4 skylights in the home and the living room's bay window. The stunning living room has a redone, working wood-burning fireplace, extensive lighting and flows to the spacious formal dining room. At the back of the house, overlooking the garden, is the always highly coveted extra space of the family room. Completing the main floor is the show-stopper custom-designed two-tone kitchen that boasts a huge custom-designed breakfast bar, endless counter space for those who love to cook and entertain, stainless induction stove, glass-paneled fridge and floor-to-ceiling custom cabinetry. The main floor is completed with a renovated powder room and two door front hall closet. Upstairs you're greeted with a redone staircase, 3 of the 4 skylights and the continuation of the wide-plank hardwood flooring. The expansive primary suite has wall-to-wall closets, a stunning ensuite bath with dual sinks, marble flooring in the rain shower and a skylight for additional natural light. The second and third bedrooms both have closets and windows overlooking the backyard. The basement has high ceilings, a large rec room with glass sliding doors leading to the backyard and a separate fourth bedroom with a double closet. The south-facing, treelined backyard is private and tranquil, you can forget you're in the middle of the city. Out front you have a private drive and built-in garage, and are steps to every convenience imaginable on Yonge St. or Mount Pleasant Ave.

**Inclusions:** Glass Panel Fridge, Induction Stove, SS Dishwasher, Built-In Microwave, All Electric Light Fixtures, Washer & Dryer, Backyard Shed, Family Room TV & Bracket

**Listing Contracted With:** ROYAL LEPAGE TERREQUITY REALTY **Ph:** 416-485-2299



|                                                                                               |  |                         |                          |                                         |  |
|-----------------------------------------------------------------------------------------------|--|-------------------------|--------------------------|-----------------------------------------|--|
| <b>34 Belsize Dr</b>                                                                          |  |                         | <b>Sold: \$2,585,000</b> |                                         |  |
| <b>Toronto Ontario M4S 1L4</b>                                                                |  |                         | <b>List: \$2,650,000</b> |                                         |  |
| Toronto C10 Mount Pleasant West Toronto                                                       |  |                         |                          |                                         |  |
| <b>Taxes:</b> \$10,459/2025                                                                   |  | <b>For:</b> Sale        |                          | <b>% Dif:</b> 98                        |  |
| <b>Sold Date:</b> 06/17/2026                                                                  |  |                         |                          |                                         |  |
| <b>SPIS:</b> No                                                                               |  | <b>Last Status:</b> SLD |                          | <b>DOM:</b> 29                          |  |
| Detached                                                                                      |  | <b>Fronting On:</b> N   |                          | <b>Rms:</b> 7 + 2                       |  |
| <b>Link:</b> N                                                                                |  | <b>Acreage:</b>         |                          | <b>Bedrooms:</b> 4 + 1                  |  |
| 2 1/2 Storey                                                                                  |  | 29.5 x 120 Feet         |                          | <b>Washrooms:</b> 4                     |  |
|                                                                                               |  | <b>Irreg:</b>           |                          | 1x2xMain, 1x5x2nd, 1x3x3rd,<br>1x3xBsmt |  |
| <b>Dir/Cross St:</b> Yonge St South of Eglinton <b>Directions:</b> Yonge St South of Eglinton |  |                         |                          |                                         |  |

**MLS#:** C13144116 **PIN#:** 211330321

**Legal:** PT LT 38 PL 1789 TORONTO AS IN CA490308; CITY OF TORONTO

|                                          |                                                                                                                          |                                         |
|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| <b>Kitchens:</b> 1                       | <b>Exterior:</b> Brick / Vinyl Siding                                                                                    | <b>Zoning:</b>                          |
| <b>Fam Rm:</b> Y                         | <b>Gar/Gar Spcs:</b> None / 0                                                                                            | <b>Cable TV:</b>                        |
| <b>Basement:</b> Sep Entrance / Finished | <b>Drive:</b> Front Yard Parking                                                                                         | <b>Gas:</b>                             |
| <b>Fireplace/Stv:</b> Y                  | <b>Drive Park Spcs:</b> 1                                                                                                | <b>Water:</b> Municipal                 |
| <b>Heat:</b> Forced Air / Gas            | <b>Tot Prk Spcs:</b> 1                                                                                                   | <b>Water Supply Type:</b>               |
| <b>A/C:</b> Central Air, Wall Unit       | <b>UFFI:</b>                                                                                                             | <b>Sewer:</b> Sewers                    |
| <b>Central Vac:</b> No                   | <b>Pool:</b> None                                                                                                        | <b>Waterfront:</b>                      |
| <b>Apx Age:</b>                          | <b>Prop Feat:</b> Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, Rec Centre | <b>Retirement:</b>                      |
| <b>Year Built:</b> 1919                  | <b>Exterior Feat:</b> Deck, Landscaped, Lawn Sprinkler System, Lighting, Porch                                           | <b>Under Contract:</b> Hot Water Heater |
| <b>Apx Sqft:</b> 2500-3000               | <b>Interior Feat:</b> Bar Fridge, Floor Drain, Water Heater                                                              | <b>HST Applicable to</b> Included In    |
| <b>Roof:</b> Cedar, Flat                 | <b>Security Feat:</b> Alarm System                                                                                       | <b>Sale Price:</b>                      |
| <b>Foundation:</b> Unknown               |                                                                                                                          | <b>Farm/Agr:</b>                        |
| <b>Assessment:</b> <b>POTL:</b>          |                                                                                                                          | <b>Oth Struct:</b> Shed                 |
| <b>POTL Mo Fee:</b>                      |                                                                                                                          | <b>Survey Year:</b> 1983                |
| <b>Laundry lev:</b> Lower                |                                                                                                                          | <b>Survey Type:</b> Available           |
|                                          |                                                                                                                          | <b>Spec Desig:</b> Unknown              |

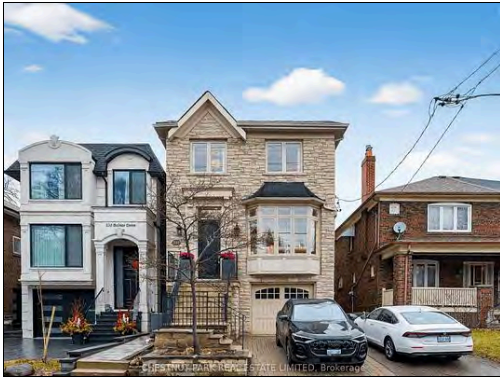
| # | Room      | Level | Length (ft) | Width (ft) | Description    |                  |              |
|---|-----------|-------|-------------|------------|----------------|------------------|--------------|
| 1 | Kitchen   | Main  | 16.9        | x 10.3     | Tile Floor     | O/Looks Backyard | W/O To Yard  |
| 2 | Dining    | Main  | 16.01       | x 10.5     | French Doors   | Wood Floor       | Window       |
| 3 | Living    | Main  | 17.81       | x 13.62    | O/Looks Dining | Wood Floor       | Bay Window   |
| 4 | Family    | 2nd   | 21          | x 16.8     | Bay Window     | Wood Floor       | Fireplace    |
| 5 | Prim Bdrm | 2nd   | 17.19       | x 12.2     | W/I Closet     | Hardwood Floor   | 5 Pc Ensuite |
| 6 | 2nd Br    | 3rd   | 11.61       | x 9.91     | Bay Window     | Closet           | B/I Desk     |
| 7 | 3rd Br    | 3rd   | 18.04       | x 16.5     | Closet         | Window           | W/O To Deck  |
| 8 | 5th Br    | Lower | 15.81       | x 10.5     | Closet         | 3 Pc Ensuite     | Window       |
| 9 | Rec       | Lower | 14.9        | x 14.6     | Window         |                  |              |

**Client Remks:** Elegantly positioned on one of the most desirable streets in the heart of Davisville Village, this timeless red brick 2.5-storey residence blends classic Toronto character with thoughtfully updated family living. Set on picturesque Belsize Drive, this beautifully maintained home offers exceptional space, warmth, and functionality in one of midtown Toronto's most sought-after neighbourhoods. Rich in charm and architectural character, the home features generous principal rooms, soaring ceilings, and an abundance of natural light throughout. The classic red brick facade and inviting presence reflect the enduring appeal of Toronto's most cherished family homes, while the 2.5-storey layout offers remarkable versatility across multiple levels. The second floor features an impressive primary retreat, creating a private and tranquil escape within the home, while another bedroom currently operating as a family room offers a fireplace and built in shelving. The third floor offers two additional bedrooms and a beautifully renovated bathroom, ideal for growing families, guests, or flexible work-from-home living. One of the third-floor bedrooms opens onto a private rooftop deck, a rare and inviting outdoor retreat perfect for morning coffee, summer evenings, or quiet relaxation above the trees of this established neighbourhood. Located just steps to boutique shops, restaurants, cafes, parks, transit, and some of midtown Toronto's most respected schools, this is a rare opportunity to own a distinguished property in the heart of Davisville Village.

**Inclusions:** All existing appliances: fridge, stove, dishwasher, hood vent, bar fridge, wine fridge. Washer & Dryer. Existing window coverings, existing light fixtures, built ins throughout, furnace, AC (on ground & ductless, serviced May 20th), 2 x TV brackets (kitchen & 2nd floor). Sprinkler system front & back (professionally opened for season). Built in & mounted speakers throughout house & backyard (all as-is), Wall mounted furniture in basement (main room & bedroom), and dresser under shelves next to laundry room.

**Listing Contracted With:** SOTHEBY'S INTERNATIONAL REALTY CANADA **Ph:** 416-916-3931

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                   |                                                                            |                   |                    |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>354 Cleveland St</b><br><b>Toronto Ontario M4S 2W9</b><br>Toronto C10 Mount Pleasant East Toronto |                                                                                                                                                                                                                                                                                                                                                                                   | <b>Sold: \$2,494,000</b><br><b>List: \$2,685,000</b>                       |                   |                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Taxes:</b> \$13,393/2025<br><b>Sold Date:</b> 03/24/2026                                          |                                                                                                                                                                                                                                                                                                                                                                                   | <b>For:</b> Sale<br><b>% Dif:</b> 93                                       |                   |                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>SPIS:</b> No<br><b>Last Status:</b> SLD<br><b>DOM:</b> 21                                         |                                                                                                                                                                                                                                                                                                                                                                                   |                                                                            |                   |                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Detached<br><b>Link:</b> N<br>2-Storey                                                               |                                                                                                                                                                                                                                                                                                                                                                                   | <b>Fronting On:</b> W<br><b>Acreage:</b><br>25 x 150 Feet<br><b>Irreg:</b> |                   |                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                      | <b>Rms:</b> 7<br><b>Bedrooms:</b> 3 + 1<br><b>Washrooms:</b> 4<br>1x2xGround, 1x4x2nd, 1x5x2nd, 1x4xBsmt                                                                                                                                                                                                                                                                          |                                                                            |                   |                    |
| <b>Dir/Cross St:</b> Bayview & Eglinton <b>Directions:</b> Bayview & Eglinton                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                   |                                                                            |                   |                    |
| <b>MLS#:</b> C12842646<br><b>Legal:</b> Plan 694 Blk P Pt Lot 17                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                   |                                                                            |                   |                    |
| <b>PIN#:</b> 211290267                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                   |                                                                            |                   |                    |
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Finished<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 1500-2000<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Concrete<br><b>Assessment:</b> POTL:<br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Upper                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                      | <b>Exterior:</b><br>Metal/Side / Stucco/Plaster<br><b>Gar/Gar Spcs:</b> Detached / 2<br><b>Drive:</b> Private<br><b>Drive Park Spcs:</b> 2<br><b>Tot Prk Spcs:</b> 4<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Clear View, Family Room, Fireplace/Stove, Hospital, Library, Public Transit, School<br><b>Interior Feat:</b> Built-In Oven, Carpet Free, Sump Pump |                                                                            |                   |                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                      | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to</b><br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b><br><b>Spec Desig:</b>                                                                             |                                                                            |                   |                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                      | <b>Hydro:</b><br><b>Phone:</b><br>Municipal<br>Sewers<br>N<br>Included In<br>Unknown                                                                                                                                                                                                                                                                                              |                                                                            |                   |                    |
| <b>#</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Room</b>                                                                                          | <b>Level</b>                                                                                                                                                                                                                                                                                                                                                                      | <b>Length (ft)</b>                                                         | <b>Width (ft)</b> | <b>Description</b> |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Living                                                                                               | Ground                                                                                                                                                                                                                                                                                                                                                                            | 17.62                                                                      | x 12.63           | Hardwood Floor     |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Dining                                                                                               | Ground                                                                                                                                                                                                                                                                                                                                                                            | 13.39                                                                      | x 12.01           | Hardwood Floor     |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Kitchen                                                                                              | Ground                                                                                                                                                                                                                                                                                                                                                                            | 11.65                                                                      | x 11.32           | Hardwood Floor     |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Family                                                                                               | Ground                                                                                                                                                                                                                                                                                                                                                                            | 15.42                                                                      | x 14.76           | Hardwood Floor     |
| 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Prim Bdrm                                                                                            | 2nd                                                                                                                                                                                                                                                                                                                                                                               | 16.17                                                                      | x 13.42           | Hardwood Floor     |
| 6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 2nd Br                                                                                               | 2nd                                                                                                                                                                                                                                                                                                                                                                               | 15.19                                                                      | x 13.58           | Hardwood Floor     |
| 7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 3rd Br                                                                                               | 2nd                                                                                                                                                                                                                                                                                                                                                                               | 10.66                                                                      | x 8.3             | Hardwood Floor     |
| 8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Rec                                                                                                  | Bsmt                                                                                                                                                                                                                                                                                                                                                                              | 20.11                                                                      | x 13.91           | Hardwood Floor     |
| <b>Client Remks:</b> Welcome to this stunning residence in one of Midtown Toronto's most sought-after neighbourhoods, perfectly blending style, quality, and function. No detail has been overlooked in this recent top-to-bottom renovation. The sleek Scavolini kitchen features premium built-in appliances, custom cabinetry, and an oversized island that flows into the open-concept living and dining areas. The split-level main floor offers a bright family room with a large picture window, gas fireplace, and abundant natural light. The primary bedroom includes wall-to-wall custom closets, a cozy reading nook, and a spa-inspired ensuite that feels like a private retreat. Enjoy a large walkout deck overlooking a beautiful mature cherry tree-perfect for outdoor entertaining. This property features a double garage and qualifies for the Garden Suite Program (report available). Finished, fully waterproofed basement. Located in a top school district close to all amenities including the Eglinton LRT line for convenient transit access. Recent upgrades also include a new high-efficiency furnace (2024) and air conditioning unit (2022), built-in Bluetooth speakers on main floor as well as plug-ins built in for Home Cinema in the basement. |                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                   |                                                                            |                   |                    |
| <b>Inclusions:</b> All Elfs, All Appliances (Jennair) B/I Fridge, B/I Stove, B/I Microwave, Bosch Dishwasher, Washer/Dryer. Gaf Timberline Roof 2017 (50 Years Warranty), Window Coverings. Built-In Bluetooth Speakers, Main. Plug-Ins Built In For                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                   |                                                                            |                   |                    |
| <b>Listing Contracted With:</b> STRATA REAL ESTATE <b>Ph:</b> 416-720-8080                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                   |                                                                            |                   |                    |



|                                                                                 |                         |                                          |
|---------------------------------------------------------------------------------|-------------------------|------------------------------------------|
| <b>340 Belsize Dr</b>                                                           |                         | <b>Sold: \$2,750,000</b>                 |
| <b>Toronto Ontario M4S 1N1</b>                                                  |                         | <b>List: \$2,695,000</b>                 |
| Toronto C10 Mount Pleasant East Toronto                                         |                         |                                          |
| <b>Taxes:</b> \$13,166.36/2025                                                  | <b>For:</b> Sale        | <b>% Dif:</b> 102                        |
| <b>Sold Date:</b> 04/01/2026                                                    |                         |                                          |
| <b>SPIS:</b> No                                                                 | <b>Last Status:</b> SLD | <b>DOM:</b> 1                            |
| Detached                                                                        | <b>Fronting On:</b> N   | <b>Rms:</b> 6 + 1                        |
| <b>Link:</b> N                                                                  | <b>Acreage:</b>         | <b>Bedrooms:</b> 4                       |
| 2-Storey                                                                        | 25 x 125 Feet           | <b>Washrooms:</b> 4                      |
|                                                                                 | <b>Irreg:</b>           | 1x2xMain, 1x5x2nd, 1x4x2nd,<br>1x4xLower |
| <b>Dir/Cross St:</b> Millwood/Bayview <b>Directions:</b> West of Bayview Avenue |                         |                                          |

|                                                                                                                                                    |                                 |                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|------------------------------|
| <b>MLS#:</b> C12940860                                                                                                                             | <b>PIN#:</b> 211300196          |                              |
| <b>Assignment:</b> No                                                                                                                              | <b>Fractional Ownership:</b> No | <b>Vacant Land Condo:</b> No |
| <b>Legal:</b> PT LT 136 PL 1788 TORONTO AS IN CT656520 & CT578559; S/T & T/W CT578559 (RE: LT 137 & LT 136 -- SECONDLY DESCRIBED); CITY OF TORONTO |                                 |                              |

|                                   |                                            |                           |               |
|-----------------------------------|--------------------------------------------|---------------------------|---------------|
| <b>Kitchens:</b> 1                | <b>Exterior:</b>                           | <b>Zoning:</b>            | Residential   |
| <b>Fam Rm:</b> Y                  | Stone / Stucco/Plaster                     | <b>Cable TV:</b>          | <b>Hydro:</b> |
| <b>Basement:</b> Finished         | <b>Gar/Gar Spcs:</b> Built-In / 1          | <b>Gas:</b>               | <b>Phone:</b> |
| <b>Fireplace/Stv:</b> Y           | <b>Drive:</b> Private                      | <b>Water:</b>             | Municipal     |
| <b>Heat:</b> Forced Air / Gas     | <b>Drive Park Spcs:</b> 1                  | <b>Water Supply Type:</b> |               |
| <b>A/C:</b> Central Air           | <b>Tot Prk Spcs:</b> 2                     | <b>Sewer:</b>             | Sewers        |
| <b>Central Vac:</b> No            | <b>UFFI:</b>                               | <b>Waterfront:</b>        |               |
| <b>Apx Age:</b> 16-30             | <b>Pool:</b> None                          | <b>Retirement:</b>        | N             |
| <b>Year Built:</b> 2007           | <b>Prop Feat:</b> Family Room,             | <b>Under Contract:</b>    | None          |
| <b>Yr Built Source:</b> MPAC      | Fireplace/Stove, Park, Public Transit, Rec | <b>HST Applicable to</b>  | Included In   |
| <b>Apx Sqft:</b> 2000-2500        | Centre, School                             | <b>Sale Price:</b>        |               |
| <b>Roof:</b> Asphalt Shingle      | <b>Exterior Feat:</b> Deck, Lawn Sprinkler | <b>Farm/Agr:</b>          |               |
| <b>Foundation:</b> Concrete       | System                                     | <b>Oth Struct:</b>        |               |
| <b>Assessment:</b> <b>POTL:</b> N | <b>Interior Feat:</b> Storage, Sump Pump   | <b>Survey Type:</b>       | None          |
| <b>POTL Mo Fee:</b>               | <b>Security Feat:</b> Alarm System, Carbon | <b>Spec Desig:</b>        | Unknown       |
| <b>Laundry lev:</b> Lower         | Monoxide Detectors, Security System,       |                           |               |
|                                   | Smoke Detector                             |                           |               |

| #  | Room      | Level | Length (ft) | Width (ft) | Description    |                   |
|----|-----------|-------|-------------|------------|----------------|-------------------|
| 1  | Kitchen   | Main  | 19.16       | x 13.25    | Hardwood Floor | Granite Counter   |
| 2  | Living    | Main  | 26.9        | x 11.25    | Hardwood Floor | Combined W/Dining |
| 3  | Family    | Main  | 19.65       | x 12.76    | Hardwood Floor | Fireplace         |
| 4  | Powder Rm | Main  | 7.41        | x 3.41     | Tile Floor     | 2 Pc Bath         |
| 5  | Prim Bdrm | 2nd   | 22.51       | x 12.01    | Hardwood Floor | 5 Pc Ensuite      |
| 6  | Bathroom  | 2nd   | 15.58       | x 7.25     | Tile Floor     | 5 Pc Ensuite      |
| 7  | 2nd Br    | 2nd   | 10.93       | x 9.68     | Hardwood Floor |                   |
| 8  | 3rd Br    | 2nd   | 16.17       | x 9.68     | Hardwood Floor |                   |
| 9  | 4th Br    | 2nd   | 11.91       | x 9.68     | Hardwood Floor |                   |
| 10 | Bathroom  | 2nd   | 9.58        | x 4.92     | Tile Floor     |                   |
| 11 | Rec       | Lower | 18.18       | x 18.08    | Hardwood Floor |                   |
| 12 | Bathroom  | Lower | 9.42        | x 4.92     | Tile Floor     |                   |
| 13 | Laundry   | Lower | 9.51        | x 9.32     | Laundry Sink   | Tile Floor        |
| 14 | Utility   | Lower | 11.09       | x 6.5      | Concrete Floor |                   |
| 15 | Other     | Lower | 18.5        | x 10.76    |                |                   |

**Client Remks:** Bathed in natural light and masterfully constructed, this elegant 4 bedrooms 4 bathroom residence is set along one of Mount Pleasant Village's most sought-after streets. Positioned within a 30 second walk to the esteemed John Maurice Cody school district and just moments from vibrant shops, acclaimed restaurants, and convenient transit, the home offers an exceptional balance of urban accessibility and residential tranquility. Thoughtfully designed, the interiors reveal an elegant open-concept layout spanning approximately 2,400 square feet, complemented by a fully finished lower level. At the heart of the home, a sophisticated chef's kitchen flows seamlessly into the principal living and dining spaces-an inviting setting equally suited to refined entertaining and effortless everyday living. Architectural details elevate every room, from rich hardwood floors and tailored crown mouldings to custom millwork and striking tall beamed ceilings that add depth and character. The primary suite offers a serene, private retreat, complete with a spa-inspired ensuite designed with relaxation in mind. The lower level extends the home's living space with intention and versatility, featuring a beautifully finished games room reimagined as an additional family room or private office-offering a quiet, adaptable environment suited to both work and relaxation. It doesn't stop there with the added convenience of a built in garage with one car parking and space for a second car on the private drive. A rare offering defined by quality craftsmanship, timeless design, and an exceptional address-this is a home that delivers both enduring value and a truly elevated living experience in the heart of Mount Pleasant Village. The perfect mid town location for living your best life.

**Inclusions:** See Schedule C  
**Listing Contracted With:** CHESTNUT PARK REAL ESTATE LIMITED **Ph:** 416-925-9191



|                                                                                                                                                                                                                                                                      |                                                                            |                                                                                                                |                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| <b>553 Davisville Ave</b><br><b>Toronto Ontario M4S 1J2</b><br>Toronto C10 Mount Pleasant East Toronto<br><b>Taxes:</b> \$12,646.04/2025 <b>For:</b> Sale <b>% Dif:</b> 95<br><b>Sold Date:</b> 05/03/2026<br><b>SPIS:</b> No <b>Last Status:</b> SLD <b>DOM:</b> 17 |                                                                            |                                                                                                                | <b>Sold: \$2,650,000</b><br><b>List: \$2,789,000</b>                                            |
| Detached<br><b>Link:</b> N<br>2-Storey                                                                                                                                                                                                                               | <b>Fronting On:</b> S<br><b>Acreage:</b><br>25 x 148 Feet<br><b>Irreg:</b> | <b>Rms:</b> 8 + 3<br><b>Bedrooms:</b> 4 + 1<br><b>Washrooms:</b> 4<br>1x2xMain, 1x5x2nd, 1x4x2nd,<br>1x3xLower | <b>Dir/Cross St:</b> South of Eglinton, West of Bayview <b>Directions:</b> Eglinton and Bayview |

**MLS#:** C13008834      **PIN#:** 211260051  
**Legal:** PCL 51-1 SEC M116; LT 51 PL M116 TORONTO T/W A ROW IN, OVER, ALONG AND UPON THE ELY 3 FT 6 INCHES OF THE NLY 65 FT OF THE LANDS IMMEDIATELY ADJACENT TO THE W THEREOF, BEING PT OF LT 52 ON SAID PL; S/T A ROW IN, OVER, ALONG AND UPON THE WLY 3 FT 5 INCHES OF THE NLY 65 FT OF THESE LANDS; THE SAID TWO RIGHTS-OF-WAY TO FORM A MUTUAL ROW AND PASSAGE FOR THE USE OF THE OWNERS AND OCCUPANTS FROM TIME TO TIME OF THE LANDS IMMEDIATELY ADJACENT THERETO; TORONTO , CITY OF TORONTO

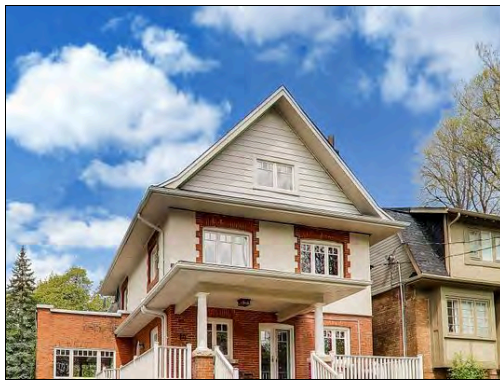
|                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Finished<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air, Radiant / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> Yes<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 2000-2500<br><b>Roof:</b> Shingles<br><b>Foundation:</b> Concrete<br><b>Assessment:</b> 2025 <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b><br>Stone / Stucco/Plaster<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Drive:</b> Lane<br><b>Drive Park Spcs:</b> 2<br><b>Tot Prk Spcs:</b> 2<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Central Vacuum, Family Room, Fireplace/Stove<br><b>Exterior Feat:</b> Deck, Hot Tub<br><b>Interior Feat:</b> Bar Fridge, Carpet Free, Central Vacuum, ERV/HRV, On Demand Water Heater, Storage, Sump Pump, Upgraded Insulation, Water Heater Owned, Water Softener | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> Available<br><b>Spec Desig:</b> Unknown |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| #  | Room      | Level | Length (ft) | Width (ft) | Description   |                   |                |
|----|-----------|-------|-------------|------------|---------------|-------------------|----------------|
| 1  | Living    | Main  | 12.01       | x 9.68     | Window        | Built-In Speakers | Hardwood Floor |
| 2  | Family    | Main  | 13.68       | x 14.6     | Gas Fireplace | Pot Lights        | Hardwood Floor |
| 3  | Kitchen   | Main  | 24.57       | x 8.6      | W/O To Yard   | Centre Island     | Heated Floor   |
| 4  | Dining    | Main  | 21.42       | x 10.5     | Wainscoting   | Built-In Speakers | Heated Floor   |
| 5  | Prim Bdrm | 2nd   | 12.34       | x 19.16    | 5 Pc Ensuite  | W/I Closet        | Hardwood Floor |
| 6  | 2nd Br    | 2nd   | 14.01       | x 9.15     | Double Closet | Pot Lights        | Hardwood Floor |
| 7  | 3rd Br    | 2nd   | 15.49       | x 8.99     | Closet        | Pot Lights        | Hardwood Floor |
| 8  | 4th Br    | 2nd   | 12.01       | x 8.99     | Double Closet | Pot Lights        | Hardwood Floor |
| 9  | Rec       | Lower | 15.32       | x 17.65    | Heated Floor  | Window            | Pot Lights     |
| 10 | Office    | Lower | 12.99       | x 8.6      | Heated Floor  | B/I Desk          | Pot Lights     |
| 11 | 5th Br    | Lower | 11.15       | x 8.99     | Heated Floor  | Murphy Bed        | Window         |
| 12 | Laundry   | Lower | 5.51        | x 8.01     | Heated Floor  | Laundry Sink      | Pot Lights     |

**Client Remks:** A true masterpiece crafted & designed by renowned designer Ali Budd, this exceptional 4 bed, 4 bath home blends elevated design with everyday living in the highly sought after Davisville Village. From the moment you enter, the home reveals soaring ceilings, a curated palette of luxurious materials & bespoke details including marble accents, custom millwork, integrated cabinetry, & built-in speakers throughout. The open-concept living & family rooms are anchored by a striking marble feature fireplace & dramatic window wall, creating a sophisticated backdrop for entertaining & daily life. The designer kitchen & spacious dining room combine beautifully to create an exceptional entertaining space with stone countertops, an oversized centre island w/breakfast bar, panelled appliances, a 6-burner gas range, & statement hood vent. Dramatic floor-to-ceiling sliding glass doors open seamlessly to a private backyard deck for effortless indoor-outdoor living. A heated-floor powder room completes the main level. Upstairs, the vaulted primary retreat with grand picture window & custom walk-in closet offers a spa-inspired 5-piece ensuite with skylights, heated floors, glass shower, & soaker tub. Three additional vaulted bedrooms feature custom closets with thoughtful storage & abundant natural light. This floor is complemented by a beautiful family bath with heated floors & skylight. The lower level adds versatility with an office or guest bedroom with Murphy bed, recreation room with custom cabinetry & storage, dedicated workspace, full bath, & laundry room. Outside, enjoy a fully fenced backyard oasis w/deck, hot tub, stone patio, grassy yard, & rare two-car laneway parking. The property also includes architectural landscape drawings along with plans & permits for a three-storey laneway suite by IZEN Architecture. Ideally located steps to Bayview Ave's shops, restaurants, & transit, & within the coveted Maurice Cody SD. This is a special home not to be missed!

**Inclusions:** Refrigerator, Gas Range and Dual Ovens, Hood Vent, Dishwasher, Microwave Drawer, Beverage Fridge, Washer, Dryer, All Window Coverings (Except as Noted), All Electric Light Fixtures (Except as Noted), All Bathroom Mirrors (Except as Noted), Built-in Speaker System (Except as Noted), All Built-In Shelving & Organizers, All TV Brackets, Fireplace, Water Filtration System & Water Softener, Central

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>111 Hillsdale Ave E</b><br><b>Toronto Ontario M4S 1T4</b><br>Toronto C10 Mount Pleasant West Toronto<br><b>Taxes:</b> \$16,535.55/2026<br><b>Sold Date:</b> 06/16/2026<br><b>SPIS:</b> No<br><b>Last Status:</b> SLD<br><b>DOM:</b> 8 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Sold:</b> \$3,055,000<br><b>List:</b> \$2,799,000<br><b>For:</b> Sale<br><b>% Dif:</b> 109                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                         |                    |                  |                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Detached<br><b>Link:</b> N<br>2-Storey                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Fronting On:</b> S<br><b>Acreage:</b> < .50<br>29.92 x 141 Feet<br><b>Irreg:</b><br><br><b>Dir/Cross St:</b> Yonge/Eglinton<br><b>Directions:</b><br>Hillsdale Avenue East is off Yonge Street, twoYonge Street/Eglinton Avenueblocks south of Eglinton Avenue. |                                                                                                                                                                                                                                                                                                                                                                                         |                    |                  |                  |
| <b>MLS#:</b> C13412784<br><b>Assignment:</b> No<br><b>Legal:</b> Plan 866 Part Lot 39                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                          | <b>PIN#:</b> 211330063<br><b>Fractional Ownership:</b> No                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                         |                    |                  |                  |
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Finished<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> Yes<br><b>Apx Age:</b> 6-15<br><b>Year Built:</b> 2009<br><b>Yr Built Source:</b> MPAC<br><b>Apx Sqft:</b> 3000-3500<br><b>Roof:</b> Metal<br><b>Foundation:</b> Concrete<br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Upper                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                          | <b>Exterior:</b> Brick / Stone<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Drive:</b> Lane<br><b>Drive Park Spcs:</b> 0<br><b>Tot Prk Spcs:</b> 3<br><b>UFFI:</b> No<br><b>Pool:</b> None<br><b>Prop Feat:</b> Central Vacuum, Electric Car Charger, Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, School<br><b>Interior Feat:</b> Bar Fridge, Built-In Oven, Central Vacuum, Countertop Range, ERV/HRV, Floor Drain, Storage, Water Heater Owned, Upgraded Insulation, Water Meter |                                                                                                                                                                                                                                                                    | <b>Zoning:</b> Residential<br><b>Cable TV:</b> Yes<br><b>Gas:</b> Yes<br><b>Water:</b> Municipal<br><b>Water Supply Type:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b> N<br><b>HST Applicable to:</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b> Garden Shed<br><b>Survey Type:</b> Available<br><b>Spec Desig:</b> Unknown |                    |                  |                  |
| <b>#</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Room</b>                                                                                                                                                                                                                              | <b>Level</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Length (ft)</b>                                                                                                                                                                                                                                                 | <b>Width (ft)</b>                                                                                                                                                                                                                                                                                                                                                                       | <b>Description</b> |                  |                  |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Foyer                                                                                                                                                                                                                                    | Main                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 8.17                                                                                                                                                                                                                                                               | x 7.51                                                                                                                                                                                                                                                                                                                                                                                  | Slate Flooring     | Crown Moulding   | Closet           |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Living                                                                                                                                                                                                                                   | Main                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 17.59                                                                                                                                                                                                                                                              | x 13.48                                                                                                                                                                                                                                                                                                                                                                                 | Gas Fireplace      | B/I Bookcase     | Hardwood Floor   |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Dining                                                                                                                                                                                                                                   | Main                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 13.48                                                                                                                                                                                                                                                              | x 12.66                                                                                                                                                                                                                                                                                                                                                                                 | Coffered Ceiling   | Hardwood Floor   | Halogen Lighting |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Kitchen                                                                                                                                                                                                                                  | Main                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 17.16                                                                                                                                                                                                                                                              | x 13.48                                                                                                                                                                                                                                                                                                                                                                                 | B/I Appliances     | Granite Counter  | Breakfast Bar    |
| 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Family                                                                                                                                                                                                                                   | Main                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 24.02                                                                                                                                                                                                                                                              | x 15.58                                                                                                                                                                                                                                                                                                                                                                                 | Dry Bar            | Gas Fireplace    | Hardwood Floor   |
| 6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Prim Bdrm                                                                                                                                                                                                                                | 2nd                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 17.91                                                                                                                                                                                                                                                              | x 14.67                                                                                                                                                                                                                                                                                                                                                                                 | Hardwood Floor     | Coffered Ceiling | 5 Pc Ensuite     |
| 7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Sitting                                                                                                                                                                                                                                  | 2nd                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 13.58                                                                                                                                                                                                                                                              | x 12.24                                                                                                                                                                                                                                                                                                                                                                                 | Crown Moulding     | Hardwood Floor   | B/I Shelves      |
| 8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Office                                                                                                                                                                                                                                   | 2nd                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 7.58                                                                                                                                                                                                                                                               | x 5.84                                                                                                                                                                                                                                                                                                                                                                                  | Hardwood Floor     | Window           |                  |
| 9                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 2nd Br                                                                                                                                                                                                                                   | 2nd                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 15.26                                                                                                                                                                                                                                                              | x 12.24                                                                                                                                                                                                                                                                                                                                                                                 | Window             | Double Closet    | Crown Moulding   |
| 10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 3rd Br                                                                                                                                                                                                                                   | 2nd                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 12.6                                                                                                                                                                                                                                                               | x 12.01                                                                                                                                                                                                                                                                                                                                                                                 | Double Closet      | Murphy Bed       | Hardwood Floor   |
| 11                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Games                                                                                                                                                                                                                                    | Lower                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 27.82                                                                                                                                                                                                                                                              | x 12.76                                                                                                                                                                                                                                                                                                                                                                                 | Window             | Halogen Lighting | Heated Floor     |
| 12                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Br                                                                                                                                                                                                                                       | Lower                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 23.1                                                                                                                                                                                                                                                               | x 14.93                                                                                                                                                                                                                                                                                                                                                                                 | Heated Floor       | Track Lights     | Broadloom        |
| <b>Client Remks:</b> **Click Multimedia Icon for over 100 photos; floor plans, features & more** Calling all rockstars. Gorgeous Georgian style home with eye popping curb appeal & classic tasteful interiorappointments throughout. Style and substance. Finest marbles & wood. Lower level alreadyconfigured for a future recording studio with cosy hydronic heated floors. Outstanding masterdressing room for all your flashy threads and diamond studded shoes. Solid maintenance freeconstruction, built to last. Brick, stone. Copper downspouts, flashing, even exhaust vents.Quality copper plumbing supply lines with instant hot water circulation pump system. Metalroof. Aluminium clad wood core windows. 40A/240V EV power in driveway. Newly replaced ACcondenser unit, kitchen fridge, and washer/dryer in 2026. Everything overbuilt to the extremesos you can focus on your busy life. 100% turnkey--nothing to do but move in. Check the featurepage on the virtual tour for all the minutiae. Landscaped back yard for your wild all nightparties. Steps from vibrant Yonge/Eglinton, subway/transit node, shops, clubs, bistros, parks,the best schools, everything. Over 3000 sq. feet above grade. 4600 + total finished livingspace. A residence for discerning homeowners who are ready to rock the world.<br><b>Inclusions:</b> Gas cook top, built-in counter depth fridge, B/I dishwasher B/I wall oven & microwave oven,Insinkerator hot water dispenser, wine fridge, washer/dryer, gas boiler and equipment, A/C,central vac, steam injection humidifier, hot water tank, air purifier, HRV, all electric lightfixtures, wall mirrors, copper raingear, garden shed, security system (monitoring optional),.40A/240V EV outlet, window coverings, armoire in front foyer, wall unit in games room, Amanafridge in utility room. |                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                         |                    |                  |                  |
| <b>Listing Contracted With:</b> INTERNATIONAL REALTY FIRM, INC. <b>Ph:</b> 647-494-8012                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                         |                    |                  |                  |



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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| <b>14 Wilfrid Ave</b><br><b>Toronto Ontario M4S 2H9</b><br>Toronto C10 Mount Pleasant West Toronto<br><b>Taxes:</b> \$13,393.59/2025 <b>For:</b> Sale <b>% Dif:</b> 99<br><b>Sold Date:</b> 06/03/2026<br><b>SPIS:</b> No <b>Last Status:</b> SLD <b>DOM:</b> 22 |                                                                            |                                                                                                            | <b>Sold: \$2,910,000</b><br><b>List: \$2,950,000</b> |
| Detached<br><b>Link:</b> N<br>3-Storey                                                                                                                                                                                                                           | <b>Fronting On:</b> W<br><b>Acreage:</b><br>40 x 125 Feet<br><b>Irreg:</b> | <b>Rms:</b> 10<br><b>Bedrooms:</b> 5 + 2<br><b>Washrooms:</b> 4<br>1x4x2nd, 1x4x3rd, 1x2xMain,<br>1x3xBsmt |                                                      |
| <b>Dir/Cross St:</b> Yonge & Belsize <b>Directions:</b> Yonge/ Belsize                                                                                                                                                                                           |                                                                            |                                                                                                            |                                                      |

**MLS#:** C13117778      **PIN#:** 211330183  
**Legal:** PT LT 117 PL 1789 TORONTO AS IN CA680061; S/T EXECUTION 96-012009, IF ENFORCEABLE; CITY OF TORONTO

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 1 + 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Apartment / Sep Entrance / Full / Finished<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Water / Gas<br><b>A/C:</b> Central Air, Wall Unit<br><b>Central Vac:</b> No<br><b>Apx Age:</b> 100+<br><b>Year Built:</b> 1925<br><b>Yr Built Source:</b> MPAC<br><b>Apx Sqft:</b> 2500-3000<br><b>Lot Size Source:</b> MPAC<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Concrete Block, Stone<br><b>Assessment:</b> 2025 <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Lower | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> Attached / 1<br><b>Drive:</b><br><b>Drive Park Spcs:</b> 2<br><b>Tot Prk Spcs:</b> 3<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit<br><b>Exterior Feat:</b> Deck, Hot Tub, Landscaped, Lighting, Patio, Paved Yard, Privacy, Porch<br><b>Interior Feat:</b> Built-In Oven, Countertop Range, In-Law Capability, In-Law Suite, Storage<br><b>Security Feat:</b> Alarm System, Carbon Monoxide Detectors, Smoke Detector | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to Sale Price:</b> Included In<br><b>Farm/Agr:</b><br><b>Oth Struct:</b> Fence - Full, Shed<br><b>Survey Type:</b> Available<br><b>Spec Desig:</b> Unknown |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| #  | Room    | Level | Length (ft) | Width (ft) | Description        |                |             |
|----|---------|-------|-------------|------------|--------------------|----------------|-------------|
| 1  | Living  | Main  | 14.11       | x 12.14    | Combined W/Dining  | Hardwood Floor | Fireplace   |
| 2  | Dining  | Main  | 7.87        | x 12.14    | Combined W/Dining  | Hardwood Floor | Beamed      |
| 3  | Kitchen | Main  | 16.4        | x 15.75    | Ceramic Floor      | Eat-In Kitchen | W/O To Deck |
| 4  | Family  | Main  | 18.7        | x 15.09    | Gas Fireplace      | Hardwood Floor | East View   |
| 5  | Foyer   | Main  | 7.87        | x 7.87     | Panelled           | Tile Floor     | Side Door   |
| 6  | Br      | 2nd   | 9.51        | x 11.81    | Fireplace          | Hardwood Floor | B/I Shelves |
| 7  | 2nd Br  | 2nd   | 14.76       | x 11.15    | Closet             | Hardwood Floor |             |
| 8  | 3rd Br  | 2nd   | 12.14       | x 10.83    | Combined W/Sunroom | Hardwood Floor | B/I Closet  |
| 9  | Sunroom | 2nd   | 7.22        | x 15.09    | Large Window       | Hardwood Floor |             |
| 10 | 4th Br  | 3rd   | 10.5        | x 11.15    | Closet             | Hardwood Floor |             |
| 11 | 5th Br  | 3rd   | 14.11       | x 13.45    | Closet             | Hardwood Floor |             |
| 12 | Rec     | Bsmt  | 16.08       | x 13.78    | Access To Garage   | Broadloom      |             |
| 13 | Kitchen | Bsmt  | 5.91        | x 7.87     | Laminate           |                |             |
| 14 | Br      | Bsmt  | 10.5        | x 9.84     | Broadloom          |                |             |
| 15 | Laundry | Bsmt  | 11.15       | x 9.19     |                    |                |             |

**Client Remks:** This is a very special home, unique in Davisville Village. Steps to Yonge Street and overlooking the western Belsize Parkette, 14 Wilfrid is a rare three-storey grand home on a 40 x 125-foot lot - a footprint almost never seen in Davisville Village. Five bedrooms. Three full bathrooms. A main floor powder room. An extremely large family room that functions as a great room. New hardwood floors throughout. Updated windows throughout. Original leaded glass cabinetry, gumwood paneling, and three fireplaces have been carefully restored rather than replaced to preserve the architectural soul of the home. The home has been lovingly renovated over the years through an architect-designed, fully permitted main floor reno - new oak floors throughout, and modern radiators all redone - with roofs updated in 2016 and 2020. The well-appointed kitchen walks out to a large composite deck with a 5-person hot tub and gas BBQ line. A stone patio, a backyard basketball shooting area, and a very generous, fully fenced pool-sized backyard built for weekends that rarely require leaving home. The wraparound covered front porch is the heart of this house - incredibly inviting, perfectly oriented for morning coffee while the sun rises over the picturesque Belsize Parkette. Three car parking, including an attached garage with access to the home. The lower-level in-law suite has a recreation room, guest bedroom, three-piece bath, and kitchenette - ideal for guests. Walk to Davisville subway, the shops and restaurants of Yonge Street, & Mt Pleasant high street. June Rowlands Park offers tennis, baseball, a splash pad, and a summer Farmers Market. New Davisville P.S. offers English & French immersion, plus two of Ontario's top high schools: North Toronto C.I. and Northern S.S. The owners chose this home over 25 years ago. Now it's your turn. Schedule your private showing today.

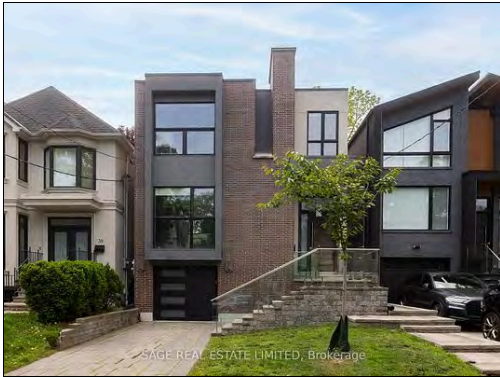


|                                                                                                  |                         |                                                    |
|--------------------------------------------------------------------------------------------------|-------------------------|----------------------------------------------------|
| <b>367 Manor Rd E</b>                                                                            |                         | <b>Sold: \$2,935,000</b>                           |
| <b>Toronto Ontario M4S 1S7</b>                                                                   |                         | <b>List: \$2,999,000</b>                           |
| Toronto C10 Mount Pleasant East Toronto                                                          |                         |                                                    |
| <b>Taxes:</b> \$13,724/2025                                                                      | <b>For:</b> Sale        | <b>% Dif:</b> 98                                   |
| <b>Sold Date:</b> 04/15/2026                                                                     |                         |                                                    |
| <b>SPIS:</b> No                                                                                  | <b>Last Status:</b> SLD | <b>DOM:</b> 6                                      |
| Detached                                                                                         | <b>Fronting On:</b> S   | <b>Rms:</b> 9 + 4                                  |
| <b>Link:</b> N                                                                                   | <b>Acreage:</b>         | <b>Bedrooms:</b> 4 + 1                             |
| 2-Storey                                                                                         | 25 x 125 Feet           | <b>Washrooms:</b> 5                                |
|                                                                                                  | <b>Irreg:</b>           | 1x2xGround, 1x3x2nd, 1x4x2nd,<br>1x5x2nd, 1x3xBsmt |
| <b>Dir/Cross St:</b> Bayview & Eglinton <b>Directions:</b> South of Eglinton and West of Bayview |                         |                                                    |

|                                                                         |                                                                                                                        |                           |                        |
|-------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|---------------------------|------------------------|
| <b>MLS#:</b> C12979828                                                  |                                                                                                                        | <b>PIN#:</b> 211300269    |                        |
| <b>Legal:</b> PT LT 149 PL 1788 TORONTO AS IN CA137700; CITY OF TORONTO |                                                                                                                        |                           |                        |
| <b>Kitchens:</b> 1                                                      | <b>Exterior:</b>                                                                                                       | <b>Zoning:</b>            | R(d0.6*930)            |
| <b>Fam Rm:</b> Y                                                        | Stone / Stucco/Plaster                                                                                                 | <b>Cable TV:</b>          | <b>Hydro:</b>          |
| <b>Basement:</b> Full / Walk-Up / Finished                              | <b>Gar/Gar Spcs:</b> Detached / 1.5                                                                                    | <b>Gas:</b>               | <b>Phone:</b>          |
| <b>Fireplace/Stv:</b> Y                                                 | <b>Drive:</b> Available, Private, Tandem                                                                               | <b>Water:</b>             | Municipal              |
| <b>Heat:</b> Forced Air / Gas                                           | <b>Drive Park Spcs:</b> 2                                                                                              | <b>Water Supply Type:</b> |                        |
| <b>A/C:</b> Central Air                                                 | <b>Tot Prk Spcs:</b> 3                                                                                                 | <b>Sewer:</b>             | Sewers                 |
| <b>Central Vac:</b> No                                                  | <b>UFFI:</b>                                                                                                           | <b>Waterfront:</b>        |                        |
| <b>Apx Age:</b> 0-5                                                     | <b>Pool:</b> None                                                                                                      | <b>Retirement:</b>        |                        |
| <b>Year Built:</b> 2023                                                 | <b>Prop Feat:</b> Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit | <b>Under Contract:</b>    | On Demand Water Heater |
| <b>Yr Built Source:</b> Plans                                           | <b>Exterior Feat:</b> Deck, Landscape Lighting, Landscaped, Privacy                                                    | <b>HST Applicable to</b>  | Not Subject to HST     |
| <b>Apx Sqft:</b> 2000-2500                                              | <b>Interior Feat:</b> Auto Garage Door Remote, Bar Fridge, Carpet Free, ERV/HRV, Storage, Water Heater, Sump Pump      | <b>Sale Price:</b>        |                        |
| <b>Lot Shape:</b> Irregular                                             | <b>Security Feat:</b> Alarm System, Carbon Monoxide Detectors, Smoke Detector                                          | <b>Farm/Agr:</b>          |                        |
| <b>Lot Size Source:</b> Other                                           |                                                                                                                        | <b>Oth Struct:</b>        |                        |
| <b>Roof:</b> Asphalt Shingle                                            |                                                                                                                        | <b>Survey Year:</b>       | 2019                   |
| <b>Foundation:</b> Poured Concrete                                      |                                                                                                                        | <b>Survey Type:</b>       | Available              |
| <b>Assessment:</b> <b>POTL:</b>                                         |                                                                                                                        | <b>Spec Desig:</b>        | Unknown                |
| <b>POTL Mo Fee:</b>                                                     |                                                                                                                        |                           |                        |
| <b>Laundry lev:</b> Upper                                               |                                                                                                                        |                           |                        |

| <b>Topography:</b> Level |            |        |             |            |                    |                |                    |
|--------------------------|------------|--------|-------------|------------|--------------------|----------------|--------------------|
| #                        | Room       | Level  | Length (ft) | Width (ft) | Description        |                |                    |
| 1                        | Foyer      | Ground | 10.99       | x 7.51     | Closet             | Tile Floor     | Heated Floor       |
| 2                        | Living     | Ground | 14.01       | x 10.99    | Gas Fireplace      | Hardwood Floor | Window             |
| 3                        | Dining     | Ground | 15.19       | x 8.4      | O/Looks Living     | Hardwood Floor | B/I Bookcase       |
| 4                        | Kitchen    | Ground | 14.76       | x 8.99     | B/I Oven           | Centre Island  | Quartz Counter     |
| 5                        | Family     | Ground | 14.76       | x 8.99     | Combined W/Kitchen | Gas Fireplace  | W/O To Deck        |
| 6                        | Bathroom   | Ground | 0           | 0          | 2 Pc Bath          | Heated Floor   | Pot Lights         |
| 7                        | Prim Bdrrm | 2nd    | 14.83       | x 12.34    | 5 Pc Ensuite       | W/I Closet     | Double Closet      |
| 8                        | Bathroom   | 2nd    | 0           | 0          | 5 Pc Ensuite       |                |                    |
| 9                        | 2nd Br     | 2nd    | 9.74        | x 9.09     | Hardwood Floor     | Double Closet  | Window             |
| 10                       | Bathroom   | 2nd    | 0           | 0          | 3 Pc Bath          |                |                    |
| 11                       | 3rd Br     | 2nd    | 10.5        | x 9.09     | Hardwood Floor     | Double Closet  | Pot Lights         |
| 12                       | Bathroom   | 2nd    | 0           | 0          | 4 Pc Bath          | Double Sink    |                    |
| 13                       | 4th Br     | 2nd    | 10.66       | x 8.83     | Double Closet      | Hardwood Floor | Picture Window     |
| 14                       | Laundry    | 2nd    | 0           | 0          | Closet             |                |                    |
| 15                       | 5th Br     | Bsmt   | 12.11       | x 9.19     | Laminate           | Double Closet  | Above Grade Window |
| 16                       | Bathroom   | Bsmt   | 0           | 0          | 3 Pc Bath          |                |                    |
| 17                       | Laundry    | Bsmt   | 8.23        | x 6.92     | Tile Floor         |                |                    |
| 18                       | Rec        | Bsmt   | 23.59       | x 17.09    | Walk-Up            | B/I Bar        | B/I Shelves        |

**Client Remks:** Showcasing a phenomenal residence in sought-after Davisville Village, this new contemporary two-storey family home (custom built in 2023) offers 4+1 bedrooms and 4.5 baths. A beautifully designed home with refined finishes throughout. Heated floors at the entry set the tone leading you past a striking porcelain slab fireplace and wide plank hardwood floors. A welcoming sitting area at the front seamlessly connects to the dining room, subtly divided by a mid-century inspired open bookcase that transitions beautifully into the kitchen and family room. The kitchen is a true showpiece, wrapped wall-to-wall in Scavolini cabinetry and outfitted with Gaggenau appliances for a sophisticated aesthetic. The oversized island anchors the space and overlooks the family room, complete Sonos speakers, additional cabinetry and floor-to-ceiling windows with a W/O to a new deck and barbecue area. Upstairs offers four bright bedrooms and three full baths featuring hardwood floors, heated bathroom floor, skylights, generous windows, double closets/large walk-in closet, and convenient secondary laundry. The lower level carries the same thoughtful design with large windows and a walk-up to the backyard that brings in natural light. A full laundry room with sink and cabinetry, a fifth bedroom, full bathroom with steam shower, recreation room with built-in bar, large storage areas, and a dedicated dog washing station. All closets are Scavolini; Hunter Douglas blinds throughout. Outside, professionally designed landscaping, an



**40 Hoyle Ave**  
**Toronto Ontario M4S 2X6**  
 Toronto C10 Mount Pleasant East Toronto  
**Taxes:** \$17,201/2025 **For:** Sale **% Dif:** 94  
**Sold Date:** 02/13/2026  
**SPIS:** No **Last Status:** SLD **DOM:** 23  
**Detached** **Fronting On:** W **Rms:** 12 + 1  
**Link:** N **Acreage:** **Bedrooms:** 4 + 1  
 2-Storey 30 x 150 Feet **Washrooms:** 5  
**Irreg:** 2x4x2nd, 1x3x2nd, 1x2xMain, 1x3xLower  
**Dir/Cross St:** Eglinton and Bayview **Directions:** Eglinton and Bayview

**MLS#:** C12715944 **PIN#:** 211280074  
**Legal:** Plan 694 Blk Q Pt Lt 17 & 20

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| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Fin W/O<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 2500-3000<br><b>Roof:</b> Flat<br><b>Foundation:</b> Concrete<br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> Attached / 1<br><b>Drive:</b><br><b>Drive Park Spcs:</b> 2<br><b>Tot Prk Spcs:</b> 3<br><b>UFFI:</b><br><b>Pool:</b> Inground<br><b>Prop Feat:</b> Family Room, Fireplace/Stove<br><b>Interior Feat:</b> None | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b> <b>Hydro:</b><br><b>Water:</b> Municipal <b>Phone:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| #  | Room      | Level | Length (ft) | Width (ft) | Description    |                |               |
|----|-----------|-------|-------------|------------|----------------|----------------|---------------|
| 1  | Living    | Main  | 19.72       | x 17.75    | Fireplace      | Hardwood Floor |               |
| 2  | Dining    | Main  | 24.57       | x 9.61     | Hardwood Floor | W/O To Yard    |               |
| 3  | Kitchen   | Main  | 17.78       | x 11.81    | Hardwood Floor | B/I Appliances | Stone Counter |
| 4  | Family    | Main  | 26.28       | x 13.42    | Hardwood Floor |                |               |
| 5  | Foyer     | Main  | 14.73       | x 7.94     |                |                |               |
| 6  | Prim Bdrm | 2nd   | 24.57       | x 12.43    | Hardwood Floor | 4 Pc Ensuite   | W/I Closet    |
| 7  | 2nd Br    | 2nd   | 13.68       | x 10.14    | Hardwood Floor | Closet         |               |
| 8  | 3rd Br    | 2nd   | 11.06       | x 11.06    | Hardwood Floor | Closet         |               |
| 9  | 4th Br    | 2nd   | 10.4        | x 8.14     | Hardwood Floor | Closet         |               |
| 10 | Rec       | Bsmt  | 55.61       | x 24.57    | Tile Floor     | Fireplace      | W/O To Patio  |
| 11 | Office    | Bsmt  | 12.24       | x 11.48    | Tile Floor     |                |               |
| 12 | Utility   | Bsmt  | 7.74        | x 5.48     |                |                |               |
| 13 | Cold/Cant | Bsmt  | 10.76       | x 7.74     |                |                |               |

**Client Remks:** Welcome to 40 Hoyle Avenue - a striking, modern detached home nestled in the heart of coveted Mount Pleasant East. Designed with discerning taste and built for elevated living, this exceptional 4+1 bedroom, 5-bathroom residence seamlessly blends architectural sophistication with everyday functionality. Step inside to discover soaring ceilings and a grand sense of space. The chef-inspired kitchen is a true showstopper, featuring built-in appliances, an expansive island, and sleek contemporary finishes - ideal for entertaining or family life. The open-concept layout flows effortlessly into the bright living areas, where automated blinds, clean lines, and premium finishes define every corner. Retreat to the luxurious primary suite complete with a custom Italian-made Poliform closet - a masterclass in elegance and organization. Downstairs, the high-ceilinged lower level offers walk-out access, a guest or office bedroom, and a made-to-order Italian Resource Furniture Murphy bed that transforms into a stylish desk and shelving system - a rare fusion of design and versatility. Step outside into your private backyard oasis. A gorgeous swimming pool (13.9 by 26), hot tub, and outdoor shower create a resort-style escape, while the automated pergola with louvered roof and thermal heating ensures year-round enjoyment. The irrigation system keeps the lush landscaping pristine with minimal effort. Additional features include: central vacuum, smart automation, and thoughtful design touches throughout. This is not just a home - it's a lifestyle. For those seeking timeless design, modern convenience, and luxury living in one of Toronto's most desirable neighbourhoods, 40 Hoyle Avenue delivers.

**Inclusions:** B/in Fridge. Wolf stove. B/in Dishwasher. B/in microwave. B/in espresso machine. Washer and dryer. Custom polyform closet system in primary. Central vacuum and accessories. Resource furniture convertible desk/murphy bed in basement guest room. Wolf outdoor bbq. Outdoor fridge.

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



**28 Belle Ayre Blvd**  
**Toronto Ontario M4S 1K3**  
 Toronto C10 Mount Pleasant East Toronto  
**Taxes:** \$13,829.96/2025 **For:** Sale **% Dif:** 88  
**Sold Date:** 01/04/2026  
**SPIS:** No **Last Status:** SLD **DOM:** 27  
**Sold:** \$3,500,000  
**List:** \$3,958,000  
**Detached** **Fronting On:** W **Rms:** 10 + 3  
**Link:** N **Acreage:** < .50 **Bedrooms:** 4 + 3  
**2-Storey** **35 x 127.58 Feet** **Washrooms:** 4  
**Irreg:** \*City of Toronto **1x2xMain, 1x5x2nd, 1x4x2nd, 1x3xLower**  
**Dir/Cross St:** Mount Pleasant & Millwood  
**Directions:**  
 Mount Pleasant Rd, East to Millwood Rd, South to Belle Ayre Blvd. It's the large white corner house.

**MLS#:** C12609782 **PIN#:** 211250867

**Legal:** PT LT 178 PL 1787 TORONTO AS IN CA619141; CITY OF TORONTO

|                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Finished / Sep Entrance<br><b>Fireplace/Stv:</b> N<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> Yes<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 2500-3000<br><b>Lot Size Source:</b> GeoWarehouse<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Concrete<br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Upper | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> Detached / 1.5<br><b>Drive:</b> Private Double, Private<br><b>Drive Park Spcs:</b> 2<br><b>Tot Prk Spcs:</b> 3.5<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Central Vacuum, Family Room, Fenced Yard, Park, Public Transit, School<br><b>Exterior Feat:</b> Deck, Hot Tub, Landscaped, Lawn Sprinkler System, Lighting, Patio, Paved Yard, Privacy, Porch<br><b>Interior Feat:</b> Auto Garage Door Remote, Carpet Free, Central Vacuum, Sump Pump, Water Softener, Water Purifier, Bar Fridge, On Demand Water Heater, Separate Heating Controls, Storage, Upgraded Insulation<br><b>Security Feat:</b> Alarm System, Carbon Monoxide Detectors, Security System, Smoke Detector, Monitored | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b> Municipal<br><b>Water Supply Type:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to Sale Price:</b> Included In, Not Subject to HST<br><b>Farm/Agri:</b><br><b>Oth Struct:</b> Playground, Storage, Shed, Fence - Full<br><b>Survey Year:</b> 2005<br><b>Survey Type:</b> Available<br><b>Spec Desig:</b> Unknown |
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| #  | Room      | Level | Length (ft) | Width (ft) | Description        |                    |                      |
|----|-----------|-------|-------------|------------|--------------------|--------------------|----------------------|
| 1  | Foyer     | Main  | 12.4        | x 10.04    | Double Closet      | 2 Pc Bath          | Wall Sconce Lighting |
| 2  | Great Rm  | Main  | 17.42       | x 16.31    | Hardwood Floor     | Pot Lights         | Bay Window           |
| 3  | Dining    | Main  | 14.11       | x 9.78     | Hardwood Floor     | Large Window       | Open Concept         |
| 4  | Kitchen   | Main  | 15.26       | x 15.94    | Hardwood Floor     | Centre Island      | B/I Appliances       |
| 5  | Breakfast | Main  | 15.26       | x 11.22    | Hardwood Floor     | Picture Window     | O/Looks Backyard     |
| 6  | Family    | Main  | 11.25       | x 19.78    | Hardwood Floor     | Crown Moulding     | Pot Lights           |
| 7  | Prim Bdrm | 2nd   | 18.83       | x 15.52    | 4 Pc Ensuite       | His/Hers Closets   | Vaulted Ceiling      |
| 8  | 2nd Br    | 2nd   | 8.99        | x 14.86    | Hardwood Floor     | Pot Lights         | Double Closet        |
| 9  | 3rd Br    | 2nd   | 8.99        | x 17.06    | Hardwood Floor     | Pot Lights         | W/I Closet           |
| 10 | 4th Br    | 2nd   | 8.1         | x 12.8     | Hardwood Floor     | Pot Lights         | Double Closet        |
| 11 | Laundry   | 2nd   | 4.53        | x 7.28     | Undermount Sink    | Quartz Counter     | B/I Shelves          |
| 12 | Rec       | Bsmt  | 26.84       | x 17.91    | Heated Floor       | 3 Pc Bath          | Above Grade Window   |
| 13 | 5th Br    | Bsmt  | 8.99        | x 17.42    | Heated Floor       | Above Grade Window | Pot Lights           |
| 14 | Exercise  | Lower | 17.42       | x 10.66    | Above Grade Window | Double Closet      | Heated Floor         |
| 15 | Other     | Bsmt  | 18.04       | x 4.82     | Vinyl Floor        | B/I Shelves        | Pot Lights           |
| 16 | Utility   | Bsmt  | 17.42       | x 8.3      | B/I Shelves        | Unfinished         |                      |

**Client Remks:** Welcome to 28 Belle Ayre Blvd, an exquisitely reimagined centre hall style residence on a rare 35 x 127.58 ft premium south-facing lot, in the coveted Maurice Cody PS district. Newly renovated throughout, this bright & spacious 4+3 bedroom home offers over 3,700 sqft of meticulous living space. Grand foyer with gleaming checkered tiles, double closet, powder room, large principal rooms with 9.5-10.5 ft ceilings, with wall-to-wall windows, generous spaces for entertaining, and filled with natural light. Oak hardwood floors, custom millwork, built-ins in every closet, tall solid core doors & hardware, elegant sconces & Serena & Lily wallcoverings elevate each level. Custom kitchen with a 10ft waterfall island, matched backsplash, Perrin & Rowe brass faucets with filtration, La Cornue French gas range, 60" SubZero panelled fridge/freezer, hidden coffee station & double SubZero beverage drawers. Side-door mud entrance with custom closet. The Primary Suite boasts a vaulted ceiling, stunning ensuite w/ glass shower, feature wall, heated floors, water closet with washlet & custom double vanity



|                                                                                                                                                                                                                                                               |                                                                               |                                                                                                                        |                                                                                     |
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| <b>505 Soudan Ave</b><br><b>Toronto Ontario M4S 1X1</b><br>Toronto C10 Mount Pleasant East Toronto<br><b>Taxes:</b> \$16,741/2025 <b>For:</b> Sale <b>% Dif:</b> 97<br><b>Sold Date:</b> 06/22/2026<br><b>SPIS:</b> No <b>Last Status:</b> SLD <b>DOM:</b> 68 |                                                                               |                                                                                                                        | <b>Sold: \$3,880,000</b><br><b>List: \$3,988,000</b>                                |
| Detached<br><b>Link:</b> N<br>2-Storey                                                                                                                                                                                                                        | <b>Fronting On:</b> S<br><b>Acreage:</b><br>28.33 x 150 Feet<br><b>Irreg:</b> | <b>Rms:</b> 9 + 3<br><b>Bedrooms:</b> 4 + 1<br><b>Washrooms:</b> 5<br>1x2xMain, 1x5x2nd, 1x5x2nd,<br>1x3x2nd, 1x3xBsmt | <b>Dir/Cross St:</b> Bayview & Mt Pleasant <b>Directions:</b> Bayview & Mt Pleasant |

**MLS#:** C13001524      **PIN#:** 211290303  
**Legal:** PT LT 33 PL 751 NORTH TORONTO AS IN CT507380 CITY

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| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Fin W/O<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> Yes<br><b>Apx Age:</b> New<br><b>Year Built:</b> 2023<br><b>Apx Sqft:</b> 2500-3000<br><b>Roof:</b> Other, Metal<br><b>Foundation:</b> Concrete<br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b> Other<br><b>Gar/Gar Spcs:</b> Attached / 1<br><b>Drive:</b> Private, Front Yard Parking<br><b>Drive Park Spcs:</b> 2<br><b>Tot Prk Spcs:</b> 3<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Central Vacuum, Electric Car Charger, Family Room, Fenced Yard, Fireplace/Stove, Hospital, Public Transit, School<br><b>Exterior Feat:</b> Landscape Lighting, Landscaped<br><b>Interior Feat:</b> Auto Garage Door Remote, Bar Fridge, Carpet Free, Central Vacuum, ERV/HRV<br><b>Security Feat:</b> Alarm System, Security System, Smoke Detector | <b>Zoning:</b> Residential<br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to:</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> Unknown<br><b>Spec Desig:</b> Unknown |
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| #  | Room      | Level | Length (ft) | Width (ft) | Description     |                     |                    |
|----|-----------|-------|-------------|------------|-----------------|---------------------|--------------------|
| 1  | Living    | Main  | 24.54       | x 18.8     | Hardwood Floor  | Fireplace           | O/Looks Dining     |
| 2  | Dining    | Main  | 24.54       | x 18.8     | Hardwood Floor  | O/Looks Living      | Pot Lights         |
| 3  | Kitchen   | Main  | 23.56       | x 10.3     | Hardwood Floor  | Family Size Kitchen | Custom Counter     |
| 4  | Breakfast | Main  | 23.56       | x 10.3     | Hardwood Floor  | O/Looks Backyard    | Combined W/Kitchen |
| 5  | Family    | Main  | 20.96       | x 11.35    | Hardwood Floor  | Fireplace           | Large Window       |
| 6  | Office    | Main  | 12.11       | x 8.53     | Hardwood Floor  | Glass Doors         | B/I Bookcase       |
| 7  | Prim Bdrm | 2nd   | 20.34       | x 16.11    | Hardwood Floor  | 5 Pc Ensuite        | W/I Closet         |
| 8  | 2nd Br    | 2nd   | 12.37       | x 11.29    | Hardwood Floor  | 4 Pc Bath           | O/Looks Frontyard  |
| 9  | 3rd Br    | 2nd   | 17.39       | x 11.25    | Hardwood Floor  | 4 Pc Bath           | Pot Lights         |
| 10 | 4th Br    | 2nd   | 14.47       | x 8.96     | Hardwood Floor  | 3 Pc Ensuite        | Pot Lights         |
| 11 | Great Rm  | Bsmt  | 21.59       | x 14.99    | Porcelain Floor | Heated Floor        | B/I Bar            |
| 12 | Br        | Bsmt  | 11.45       | x 10.5     | Hardwood Floor  | 3 Pc Ensuite        | Separate Rm        |

**Client Remks:** Experience luxury living in this brand-new, two-story home on a 150-foot-deep lot in the prestigious Mount Pleasant East area! Unparalleled luxury finishes throughout. Living/Dining features a gas fireplace w/ burled walnut wood. Office w/ built-in millwork & glass door, European chevron white oak flooring throughout the main floor. Enjoy an exceptional layout w/ chef-inspired dream kitchen w/ an Italian porcelain countertop (Antolini). Large family room features 11 ft ceiling, Gas fireplace, fully customized built-in wall unit w/ white oak rift cut, completed w/ porcelain and solid brass hardware. The Primary bedroom w/ 10 ft ceiling retreat features a luxurious 5-piece heated ensuite and boutique-style his/her walk-in closet. Walk-out basement features heated floor, Wine display w/ over 200 bottles capacity, Bar w/ granite countertop, Fully custom fabricated w/ mini fridge, Gas fireplace finished w/ Italian porcelain. Heated floor in the foyer and powder room. E.V charger.

**Inclusions:** All Existing Appliances: B/I Thermador Refrigerator and freezer, Thermador Wine cellar, Thermador 6-burner Gas Stove, Thermador B/I Microwave, Thermador Dishwasher, Thermador Range Hood, and 2 Washers and 2 Dryers.

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