

			57 Gormley Ave Toronto Ontario M4V 1Y9 Toronto C02 Yonge-St. Clair Toronto Taxes: \$8,506.12/2026 Sold Date: 04/27/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$1,495,000 List: \$1,495,000 For: Sale % Dif: 100																																																																																											
			Detached Link: N 3-Storey	Fronting On: S Acreage: 16.85 x 122.3 Feet Irreg:	Rms: 9 + 2 Bedrooms: 4 Washrooms: 3 1x2xMain, 1x4x2nd, 1x3xBsmt	Dir/Cross St: Oriole Parkway & Gormley Ave Directions: Oriole Parkway & Gormley Ave																																																																																											
MLS#: C13036892 PIN#: 211830255 Legal: PT LOT 34 PL 743 DEER PARK AS IN CT873374, T/W & S/T CT873374; CITY OF TORONTO																																																																																																	
Kitchens: 1 Fam Rm: Y Basement: Part Fin / Walk-Up Fireplace/Stv: Y Heat: Water / Gas A/C: Wall Unit Central Vac: No Apx Age: 100+ Year Built: 1914 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Flat, Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower			Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Arts Centre, Family Room, Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit Exterior Feat: Deck Interior Feat: Separate Hydro Meter, Water Heater Owned			Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In, Not Subject to HST Farm/Agr: Oth Struct: Survey Type: Spec Desig:																																																																																											
			<table> <tr> <th>#</th><th>Room</th><th>Level</th><th>Length (ft)</th><th>Width (ft)</th><th>Description</th><th></th></tr> <tr> <td>1</td><td>Living</td><td>Main</td><td>16.08</td><td>x 13.42</td><td>Hardwood Floor</td><td>Fireplace</td></tr> <tr> <td>2</td><td>Dining</td><td>Main</td><td>14.93</td><td>x 13.32</td><td>Hardwood Floor</td><td></td></tr> <tr> <td>3</td><td>Kitchen</td><td>Main</td><td>10.17</td><td>x 9.06</td><td>W/O To Deck</td><td></td></tr> <tr> <td>4</td><td>Family</td><td>2nd</td><td>13.45</td><td>x 12.93</td><td>Hardwood Floor</td><td>2 Pc Bath</td></tr> <tr> <td>5</td><td>Br</td><td>2nd</td><td>11.68</td><td>x 10.07</td><td>Hardwood Floor</td><td>Fireplace Pot Lights</td></tr> <tr> <td>6</td><td>2nd Br</td><td>2nd</td><td>10.24</td><td>x 8.6</td><td>Hardwood Floor</td><td>Closet</td></tr> <tr> <td>7</td><td>Sunroom</td><td>2nd</td><td>10.7</td><td>x 7.68</td><td>Broadloom</td><td>W/O To Sunroom</td></tr> <tr> <td>8</td><td>3rd Br</td><td>3rd</td><td>13.22</td><td>x 9.68</td><td>Hardwood Floor</td><td>O/Looks Garden</td></tr> <tr> <td>9</td><td>4th Br</td><td>3rd</td><td>13.16</td><td>x 13.52</td><td>Hardwood Floor</td><td>Closet Skylight</td></tr> <tr> <td>10</td><td>Laundry</td><td>Bsmt</td><td>14.17</td><td>x 9.71</td><td>Laundry Sink</td><td>Double Closet</td></tr> <tr> <td>11</td><td>Office</td><td>Bsmt</td><td>20.08</td><td>x 12.6</td><td>B/I Desk</td><td>B/I Shelves</td></tr> <tr> <td></td><td></td><td></td><td></td><td></td><td></td><td>Double Closet</td></tr> </table>				#	Room	Level	Length (ft)	Width (ft)	Description		1	Living	Main	16.08	x 13.42	Hardwood Floor	Fireplace	2	Dining	Main	14.93	x 13.32	Hardwood Floor		3	Kitchen	Main	10.17	x 9.06	W/O To Deck		4	Family	2nd	13.45	x 12.93	Hardwood Floor	2 Pc Bath	5	Br	2nd	11.68	x 10.07	Hardwood Floor	Fireplace Pot Lights	6	2nd Br	2nd	10.24	x 8.6	Hardwood Floor	Closet	7	Sunroom	2nd	10.7	x 7.68	Broadloom	W/O To Sunroom	8	3rd Br	3rd	13.22	x 9.68	Hardwood Floor	O/Looks Garden	9	4th Br	3rd	13.16	x 13.52	Hardwood Floor	Closet Skylight	10	Laundry	Bsmt	14.17	x 9.71	Laundry Sink	Double Closet	11	Office	Bsmt	20.08	x 12.6	B/I Desk	B/I Shelves							Double Closet
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Client Remks: Charming detached 3-storey home in fabulous St Clair/Yonge area. Walk out to a 16.85 x 122 ft south fenced garden with a large deck. Lovely living room with fireplace, separate dining room, kitchen opens to deck, 4 bedrooms, beautiful 2nd floor family room with fireplace, 3 bathrooms. Hardwood throughout the 3 floors. Walk to Yonge/St Clair shopping and subway. 1/2 block to Upper Canada College. Surrounded by lush parks and walking paths. An exceptional opportunity to buy into one of the most desirable neighbourhoods in central Toronto and make it your own. Inclusions: Kitchen Aid Fridge, Inglis Range, Maytag Dishwasher, Samsung Washer & Dryer, Fujitsu Wall Air Conditioner, All Light Fixtures Including Dining Rm Chandelier, All Window Coverings, All Built-ins Including Table in Kitchen, All Attached Mirrors, 2 Window Seat Cushions on Third Floor, Hot Water Tank (Owned) Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED Ph: 416-925-9191																																																																																																	



38 Walmsley Blvd Toronto Ontario M4V 1X6 Toronto C02 Yonge-St. Clair Toronto Taxes: \$9,667.39/2025 Sold Date: 02/19/2026 SPIS: No Last Status: SLD DOM: 2			Sold: \$1,606,000 List: \$1,495,000 For: Sale % Dif: 107
Detached Link: N 2-Storey	Fronting On: N Acreage: 25 x 122 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 Washrooms: 2 1x3x2nd, 1x4x2nd	Dir/Cross St: Walmsley Blvd & Lawton Ave. Directions: Walmsley Blvd & Lawton Ave.

MLS#: C12794094 **PIN#:** 211830302
Legal: PT LT 94-95 PL 743 DEER PARK AS IN CT567552, T/W CT567552

Kitchens: 1 Fam Rm: N Basement: Sep Entrance / Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding Gar/Gar Spcs: Detached / 1 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	21.26	x 10.01	Hardwood Floor
2	Dining	Main	16.34	x 13.16	Hardwood Floor
3	Kitchen	Main	17.26	x 11.52	Eat-In Kitchen Tile Floor
4	Prim Bdrm	2nd	17.26	x 11.52	Broadloom
5	2nd Br	2nd	14.17	x 10.99	
6	3rd Br	2nd	10.24	x 10.5	

Client Remks: Fantastic opportunity at Yonge and St. Clair! Build new or renovate on this 25x122 foot lot. A wonderfully charming home loved for the past 45 years by the same owner, awaits its next chapter. This home presents tons of opportunity on a desirable, quiet street in prime Deer Park, just steps to Yonge Street shops, restaurants, and the subway. This is your chance to personalize and create something truly special. Bring your imagination!

Inclusions: All appliances (in "as is" condition) and window coverings. Central Air Conditioning unit and Gas burner and equipment.

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



26 Wilberton Rd			Sold: \$2,425,000
Toronto Ontario M4V 1Z3			List: \$2,380,000
Toronto C02 Yonge-St. Clair Toronto			
Taxes: \$16,484.34/2025		For: Sale	% Dif: 102
Sold Date: 01/23/2026			
SPIS: No	Last Status: SLD	DOM: 142	
Detached	Fronting On: N	Rms: 10 + 1	
Link: N	Acreage:	Bedrooms: 5 + 1	
2 1/2 Storey	35 x 135 Feet	Washrooms: 4	
	Irreg:	1x3x2nd, 1x4x2nd, 1x3x3rd, 1x4xBsmt	
Dir/Cross St: Yonge & St.Clair Directions: Yonge & St.Clair			

MLS#: C12376902 **PIN#:** 211830043
Legal: PLAN M452 LOT 40

Kitchens: 1 Fam Rm: Y Basement: Sep Entrance / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 51-99 Apx Sqft: 2500-3000 Roof: Asphalt Shingle Foundation: Brick, Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Concrete Gar/Gar Spcs: Detached / 1 Drive: Mutual Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: No Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove, Park, Public Transit, School Interior Feat: Carpet Free, Central Vacuum, Sump Pump, Water Heater, Water Softener	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.8	x 15.09	Hardwood Floor	Fireplace	French Doors
2	Dining	Main	14.14	x 13.12	Hardwood Floor	Wainscoting	O/Looks Family
3	Kitchen	Main	14.11	x 12.14	Eat-In Kitchen	Stainless Steel Appl	
4	Breakfast	Main	11.81	x 9.97	Hardwood Floor	Bay Window	
5	Family	Main	18.04	x 15.09	Hardwood Floor	W/O To Garden	
6	Prim Bdrm	2nd	23	x 16.99	Hardwood Floor	W/I Closet	3 Pc Ensuite
7	2nd Br	2nd	15.29	x 9.97	Hardwood Floor	Crown Moulding	Double Closet
8	3rd Br	2nd	11.91	x 11.91	Hardwood Floor	Crown Moulding	Double Closet
9	4th Br	3rd	14.44	x 13.12	Hardwood Floor	Pot Lights	Double Closet
10	5th Br	3rd	12.6	x 10.6	Hardwood Floor	Skylight	
11	Rec	Lower	25.98	x 12.5	Heated Floor	Pot Lights	Above Grade Window
12	Br	Lower	10.5	x 9.84	Heated Floor	Pot Lights	Above Grade Window

Client Remks: 4808 Sq ft of Living Space. Pre-inspection Report & Survey Available. Separate Entrance.5mins Walk to Upper Canada College (U.C.C.) & Short Walk to Bishop Strachan School (B.S.S). 2 mins Walk to TTC Bus Stop. Short Walk to Davisville Subway Station. Detached Garage, Parking For Three Cars. Short walk to Forest Hill.

Inclusions: Appliances: Fridge, Microwave, Washer/Dryer, Water Softening System . All Window Coverings & Electrical Light Fixtures.

Listing Contracted With: KW Living Realty **Ph:** 905-888-8188



18 Gormley Ave			Sold: \$3,660,000
Toronto Ontario M4V 1Y8			List: \$3,895,000
Toronto C02 Yonge-St. Clair Toronto			
Taxes: \$17,661/2026		For: Sale	% Dif: 94
Sold Date: 06/18/2026			
SPIS: No	Last Status: SLD	DOM: 28	
Detached	Fronting On: N	Rms: 8 + 2	
Link: N	Acreage:	Bedrooms: 4 + 1	
3-Storey	25 x 118 Feet	Washrooms: 5	
	Irreg:	1x2xMain, 1x4x2nd, 1x6x2nd, 1x7x3rd, 1x5xLower	
Dir/Cross St: Yonge & St. Clair Directions: Lawton Blvd. & Gormley Ave.			

MLS#: C13158356	PIN#: 211830219
Assignment: No	Fractional Ownership: No
Legal: PT LT 4-5 PL 743 DEER PARK AS IN CA360678; TORONTO	Vacant Land Condo: No

Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 0-5 Year Built: 2025 Yr Built Source: Builder Apx Sqft: 2500-3000 Lot Shape: Rectangular Lot Size Source: Survey Roof: Asphalt Rolled Foundation: Concrete Assessment: 2025 POTL: N POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Detached / 2 Drive: Other Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: No Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Park, Place Of Worship, School, School Bus Route Exterior Feat: Landscaped Interior Feat: Auto Garage Door Remote, Carpet Free, ERV/HRV, Floor Drain, Sump Pump, On Demand Water Heater Security Feat: Alarm System, Carbon Monoxide Detectors, Monitored, Security System, Smoke Detector	Zoning: Residential Cable TV: A Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Year: 2017 Survey Type: Available Spec Desig: Unknown	Hydro: Yes Phone: Yes
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Topography: Flat							
Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.82	x 5.91	Hardwood Floor	Closet	Pot Lights
2	Dining	Main	20.18	x 14.01	Hardwood Floor	Window Flr to Ceil	Pot Lights
3	Kitchen	Main	17.26	x 9.84	Hardwood Floor	Centre Island	B/I Appliances
4	Living	Main	19.32	x 15.42	Hardwood Floor	Gas Fireplace	W/O To Patio
5	2nd Br	2nd	16.5	x 14.01	Hardwood Floor	O/Looks Frontyard	6 Pc Ensuite
6	3rd Br	2nd	14.01	x 10.6	Hardwood Floor	4 Pc Ensuite	Walk-Out
7	Prim Bdrm	2nd	11.75	x 9.42	Hardwood Floor	6 Pc Ensuite	Large Window
8	Prim Bdrm	3rd	19.32	x 14.57	Hardwood Floor	7 Pc Ensuite	W/I Closet
9	Rec	Lower	23.1	x 17.91	Hardwood Floor	Heated Floor	Pot Lights
10	5th Br	Lower	12.4	x 11.15	Hardwood Floor	Heated Floor	Pot Lights

Client Remks: Set along a quiet street in Deer Park, this newly built steel-frame custom home offers a refined blend of modern architecture and everyday comfort. Spanning three storeys, the home is defined by clean lines, contemporary finishes, and thoughtful functionality. With five bedrooms, five bathrooms, and beautifully appointed living spaces, it is ideally suited for family life within one of Toronto's most established and connected neighbourhoods. Natural light fills the open-concept main floor, where floor-to-ceiling windows create a seamless connection to the outdoors. The kitchen is both elegant and practical, featuring integrated appliances, custom cabinetry, and an oversized stone island with seating for four and built-in storage. The living room features a micro-cement gas fireplace, while oversized wall to wall sliding doors open to a landscaped backyard. At the front, a generous dining area is ideal for entertaining. A discreet powder room completes the level. The second floor offers three well-proportioned bedrooms, custom closets with organizers, and access to beautifully finished bathrooms. A double linen closet and a dedicated laundry space with built-in counter and hanging area enhance everyday convenience. The third level is devoted to a tranquil primary retreat set among the treetops, complete with a private terrace, skyline views, a custom walk-through closet, and a spa-inspired ensuite with heated floors, and a glass-enclosed shower. The lower level adds versatility with 10-foot ceilings, heated floors, a spacious recreation area, an additional bedroom, and a spa-like bathroom with steam shower. Outdoors, a landscaped garden and tiled patio provide a private, low-maintenance setting. An oversized detached two-car garage with rough-in for EV charging adds further convenience. Positioned moments from top private and public schools, parks, transit, and Yonge Street, this home offers a lifestyle defined by connection, comfort, and quiet sophistication.

Inclusions: See Schedule B

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



62 Heath St W			Sold: \$3,900,000
Toronto Ontario M4V 1T4			List: \$4,095,000
Toronto C02 Yonge-St. Clair Toronto			
Taxes: \$20,489/2025		For: Sale	% Dif: 95
Sold Date: 05/05/2026			
SPIS: No	Last Status: SLD	DOM: 21	
Detached	Fronting On: N	Rms: 8 + 3	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	35 x 144 Feet	Washrooms: 5	
	Irreg:	1x2xMain, 1x6x2nd, 1x3x2nd, 1x4x2nd, 1x3xLower	
Dir/Cross St: YONGE AND ST CLAIR			
Directions: W ON HEATH FROM YONGE/E ON HEATH FROM AVENUE			

MLS#: C12998182 **PIN#:** 211900062
Legal: LT 1 PL 544E TORONTO; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Year Built: 2013 Apx Sqft: 3000-3500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stone Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School Exterior Feat: Landscape Lighting, Patio, Lawn Sprinkler System, Landscaped Interior Feat: Sump Pump, Central Vacuum, Auto Garage Door Remote, On Demand Water Heater Security Feat: Alarm System, Security System	Zoning: Cable TV: A Gas: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.15	x 14.6	Hardwood Floor	Gas Fireplace	Picture Window
2	Dining	Main	11.15	x 14.07	Hardwood Floor	Panelled	Built-In Speakers
3	Kitchen	Main	11.12	x 18.18	Breakfast Bar	Pantry	Centre Island
4	Family	Main	16.9	x 14.9	B/I Bookcase	Walk-Out	Built-In Speakers
5	Prim Bdrm	2nd	16.57	x 16.86	Ensuite Bath	W/I Closet	Gas Fireplace
6	2nd Br	2nd	10.43	x 12.99	Ensuite Bath	Double Closet	Hardwood Floor
7	3rd Br	2nd	11.15	x 14.6	Ensuite Bath	Double Closet	Hardwood Floor
8	Study	2nd	11.15	x 11.02	Panelled	Skylight	Hardwood Floor
9	Rec	Lower	28.02	x 16.24	Cork Floor	Wet Bar	Fireplace
10	Exercise	Lower	11.15	x 9.84	Cork Floor	Mirrored Walls	Pot Lights
11	Br	Lower	11.15	x 12.11	Semi Ensuite	Double Closet	Cork Floor
12	Laundry	Lower	11.15	x 6.66	Marble Floor	Laundry Sink	Pot Lights

Client Remks: Welcome To The Finest Of Deer Park. This Stunning Custom-Built Home Shows Like New And Has Been Lightly Lived In, Featuring Soaring Ceilings And Plenty Of Entertaining Space Throughout The Main Level With Large Dedicated Living And Dining Rooms Connected By A Walkthrough Pantry To A Chef's Kitchen With Custom Cabinets By Petrolia, Breakfast Bar, Superior Finishes, And High-End Appliances. The Kitchen Opens To An Inviting Family Room With A Luxurious Feel, Designed For Both Relaxed Living And Effortless Entertaining, And Offers A Seamless Walkout To A Professionally Landscaped Yard That Serves As A Prime Backdrop For Hosting Friends And Family Or Simply Enjoying Your Outdoor Escape. The Second Level Offers A Spacious Primary Suite With A Dreamy Walk-In Closet Complete With Dressing Table And A Spa-Like Ensuite, Plus Additional Sizeable Bedrooms With Ensuites And A Sophisticated Study Perfect For Working From Home Or Quiet Reflection. The Lower Level Includes Impressive Extras Such As A Professional Gym, Temperature-Controlled Wine Cellar With Capacity For 700 Bottles, Guest Suite, And A Large Recreation Room With Wet Bar And Plenty Of Space For A Games Table Or Whatever You Desire, Along With A Laundry Room, And Expansive Mudroom With Built-In Storage, Plus Access To The Built-In Garage And Side Entrance. Steps To The Best Of Yonge And St. Clair, Top Schools, Casa Loma, TTC, And Easy Access To Downtown And More. This Is A Must-See Home!

Inclusions: Sub-Zero Fridge/Freezer, Bosch Dishwasher, Wolf Oven, Wolf Gas Cooktop, Panasonic Microwave, U-Line Beverage Fridge, Beverage Fridge (Lower Level), Ice Machine, Sony TV, Samsung TV, Rec Room 80" TV With Soundbar, Samsung Washer And Dryer, Central Vacuum And Equipment, Security Camera System, Alarm System (Monitoring Extra), Sonos Built-In Speakers Where Applicable, All Window Coverings, All Electric Light Fixtures.

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



24 Oriole Rd Toronto Ontario M4V 2E8 Toronto C02 Yonge-St. Clair Toronto		Sold: \$3,850,000 List: \$4,250,000
Taxes: \$21,928.85/2025	For: Sale	% Dif: 91
Sold Date: 04/28/2026		
SPIS: No	Last Status: SLD	DOM: 50
Detached Link: N 2 1/2 Storey	Fronting On: W Acreage: 29.76 x 174.25 Feet Irreg:	Rms: 9 + 2 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 1x5x2nd, 1x3x2nd, 1x4x3rd, 1x3xBsmt
Dir/Cross St: Yonge and St. Clair Directions: Yonge and St.Clair		

MLS#: C12861472

PIN#: 211890215

Legal: Plan 890 Pt Lt 51 RP 66R2184 Part 1

Kitchens: 1	Exterior: Brick / Stucco/Plaster	Zoning: Residential
Fam Rm: Y	Gar/Gar Spcs: Attached / 1	Cable TV: Yes Hydro: Yes
Basement: None	Drive: Private	Gas: Yes Phone: Yes
Fireplace/Stv: Y	Drive Park Spcs: 2	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 3	Water Supply Type:
A/C: Central Air	UFFI: No	Sewer: Sewers
Central Vac: Yes	Pool: None	Waterfront:
Apx Age: 16-30	Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove	Retirement:
Year Built: 2008	Exterior Feat: Lawn Sprinkler System, Deck, Porch Enclosed	Accessibility: Elevator
Apx Sqft: 3500-5000	Interior Feat: Bar Fridge, Built-In Oven, Central Vacuum	Feat:
Lot Shape: Rectangular		HST Applicable to: Not Subject to HST
Lot Size Source: GeoWarehouse		Sale Price:
Roof: Slate		Farm/Agr:
Foundation: Poured Concrete		Oth Struct:
Assessment: POTL:		Survey Type: Boundary Only
POTL Mo Fee:		Spec Desig: Unknown
Elevator: Yes		
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.08	x 14.93	Gas Fireplace	Pocket Doors	Double Doors
2	Dining	Main	13.29	x 12.14	Open Concept	Moulded Ceiling	Hardwood Floor
3	Kitchen	Main	17.55	x 8.86	Centre Island	Granite Counter	Stainless Steel Appl
4	Breakfast	Main	8.86	x 7.71	French Doors	W/O To Deck	Combined W/Kitchen
5	Family	Main	18.37	x 16.9	Open Concept	Gas Fireplace	Wet Bar
6	Prim Bdrm	2nd	23.29	x 18.37	5 Pc Ensuite	W/I Closet	His/Hers Closets
7	2nd Br	2nd	17.55	x 13.62	3 Pc Ensuite	W/I Closet	
8	3rd Br	3rd	19.03	x 16.4	4 Pc Ensuite	W/O To Terrace	B/I Bar
9	Den	3rd	23.13	x 8.2	Hardwood Floor	Closet	
10	Rec	Lower	24.77	x 12.63	W/O To Deck	Wet Bar	
11	4th Br	Lower	11.98	x 8.04			

Client Remks: Luxurious Midtown Property. A Detached 2 1/2-storey Georgian-style home with 4,960 sq ft of beautifully finished living space. Custom built in 2008, this exceptional property showcases soaring ceilings, expansive principal rooms, and an open-concept layout ideal for both everyday living and elegant entertaining. Situated on a premium 30 x 174 ft pool-sized lot, set back from the street for added privacy, this remarkable home is located north of St. Clair in prime Midtown Toronto, between Yonge Street and Avenue Road. This 4-bedroom, 5-bathroom residence has been extensively updated, including a stunning new kitchen (2025) featuring quartz counters and modern cabinetry. The main floor offers a private den, and an impressive open-concept dining room, kitchen, and family room. Three sets of double doors open from the great room to a spectacular west-facing terrace - perfect for seamless indoor-outdoor living. Gas fireplaces are located in both the living room and family room. The second floor features a luxurious primary retreat with abundant closet space and a spa-inspired 5-piece ensuite. A second bedroom on this level includes a walk-in closet and private 3-piece ensuite. The third floor offers a beautiful third bedroom suite with a 4-piece ensuite and sliding glass doors leading to a secluded west-facing terrace. A spacious den/storage area on this level presents the option for an additional bedroom. The bright, above-grade lower level boasts a large recreation room and a fourth (or fifth) bedroom. Three double doors lead to an expansive deck with stairs descending to a generous fenced backyard - ideal for family enjoyment and entertaining. Elevator access from the garage services all levels of the home, providing exceptional convenience. A long private driveway with side parking pad and garage offers ample parking options. Steps to fine restaurants, banks, subway, groceries, LCBO, and premier shopping.

Inclusions: Bosch 5 burner gas stove, Dacor oven, Dacor Microwave, GE Monogram side by side fridge, Bosch dishwasher, Maytag front loading washer and dryer, Danby bar fridges in primary bedroom and family room. , Sanyo bar fridge in third floor bedroom, Window blinds and remotes, All electric light fixtures, Remotes for gas fireplaces, Irrigation system (front and rear), Central Vacuum, Security system, 2 Furnaces, 2 Central air conditioners, Wall A/C unit on third floor.

Listing Contracted With: RE/MAX PRIME PROPERTIES - UNIQUE GROUP **Ph:** 416-928-6833