



222 Chaplin Cres Toronto Ontario M5P 1B4 Toronto C03 Forest Hill South Toronto Taxes: \$10,248.04/2025 Sold Date: 04/12/2026 SPIS: No Last Status: SLD DOM: 3			Sold: \$1,675,000 List: \$1,699,000 For: Sale % Dif: 99
Detached Link: N Bungalow	Fronting On: E Acreage: 56.79 x 129.25 Feet Irreg:	Rms: 6 + 3 Bedrooms: 3 + 1 Washrooms: 3 1x3xMain, 1x2xBsmt, 1x5xBsmt Dir/Cross St: Avenue/ Chaplin Directions: Avenue/ Chaplin	

MLS#: C12976256 **PIN#:** 211750245
Legal: PT LT 133-134 PL 2350 TORONTO AS IN CT291550: CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Sep Entrance / Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.49	x 12.93	Hardwood Floor	Bay Window	Fireplace
2	Dining	Main	12.24	x 12.76	Hardwood Floor	Window	
3	Kitchen	Main	10.01	x 10.01	Hardwood Floor		
4	Br	Main	12.66	x 12.01	Hardwood Floor	Window	Closet
5	2nd Br	Main	11.84	x 9.84	Hardwood Floor	W/O To Yard	Closet
6	3rd Br	Main	10.6	x 9.74	Hardwood Floor	Window	Closet
7	Rec	Bsmt	21.49	x 12.93	Hardwood Floor	Fireplace	
8	Rec	Bsmt	10.83	x 10.33	Tile Floor	Window	
9	4th Br	Bsmt	13.58	x 10.33	Closet	Window	

Client Remks: Start a fairytale in your own castle in Chaplin Estates! This rarely offered bungalow is set on a premium 56-foot frontage and stands out as one of the most unique offerings in one of Toronto's most sought- after neighbourhoods. This 3-bedroom, 3-bathroom charmer features hardwood throughout, separate entrance to finished basement and private fenced backyard. Endless potential for those entering the market, downsizing, or looking to top-up or build. Garage and generous driveway allow parking for up to 3 vehicles. Perfectly located steps to grocery, shops, restaurants, cafes, parks, top rated schools, Eglinton LRT, subway and everything else this prestigious area offers.

Inclusions: Existing: Fridge, stove,dishwasher,hood fan, all electrical light fixtures, combo washer/dryer, basement fridge, garage door opener, garage door remote.

Listing Contracted With: RE/MAX ULTIMATE REALTY INC. **Ph:** 416-487-5131



603 Spadina Rd			Sold: \$1,960,000		
Toronto Ontario M5P 2X1			List: \$1,799,000		
Toronto C03 Forest Hill South Toronto					
Taxes: \$10,919/2025		For: Sale		% Dif: 109	
Sold Date: 07/01/2026					
SPIS: No		Last Status: SLD		DOM: 13	
Detached		Fronting On: E		Rms: 8 + 3	
Link: N		Acreage:		Bedrooms: 4 + 1	
2-Storey		50.06 x 68.91 Feet		Washrooms: 4	
		Irreg:		1x2xMain, 1x4x2nd, 1x3x2nd, 1x3xBsmt	
Dir/Cross St: Old Forest Hill Rd / Spadina Rd Directions: Old Forest Hill Rd / Spadina Rd					

MLS#: C13461866 **PIN#:** 211790064
Legal: PT LT 114 PL 824 FOREST HILL AS IN CT800940; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Other Foundation: Other Assessment: POTL: POTL Mo Fee: Laundry lev: Lower		Exterior: Brick Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Other, Park, Place Of Worship, Rec Centre, School Exterior Feat: Landscaped, Patio, Privacy Interior Feat: Other		Zoning: Residential Cable TV: Gas: Hydro: Water: Phone: Water Supply Type: Municipal Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown	
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	21	x 12.96	Fireplace	Wainscoting	Pot Lights
2	Dining	Main	13.12	x 12.8	Crown Moulding	Pot Lights	Laminate
3	Kitchen	Main	12.8	x 8.86	Stainless Steel Appl	Eat-In Kitchen	Backsplash
4	Office	Main	10.83	x 9.68	Laminate	W/O To Deck	Window
5	Prim Bdrm	2nd	19.03	x 12.8	3 Pc Ensuite	Closet	Laminate
6	2nd Br	2nd	12.8	x 7.87	Window	Pot Lights	Laminate
7	3rd Br	2nd	8.86	x 7.87	Window	Laminate	
8	4th Br	2nd	12.8	x 9.84	Window	Closet	Laminate
9	Rec	Bsmt	0	0	Laminate		
10	Sitting	Bsmt	0	0	Laminate		
11	Laundry	Bsmt	0	0	Combined W/Sitting		

Client Remks: Located in one of Toronto's most established and prestigious neighbourhoods ----- 603 Spadina Road---sits on a premium 50 ft lot & RECENTLY UPDATES(FULLY/NEWLY FINISHED, HI CEILING with UNDERPINNED BASEMENT, NEWER FLOOR, NEWER KITCHEN, NEWLY PAINTED, WIDEN INTERLOCKING DRIVEWAY---SPENT \$\$\$\$) ----- surrounded by luxury custom homes and ongoing redevelopment. Whether your vision is to restore and personalize a character home, or to take advantage of the lot and pursue a new build, this address presents flexibility that is increasingly hard to find in Forest Hill.The home offers a functional layout with generous room sizes and solid structure, newly finished basement(\$\$\$).This beautifully updated home features a brand new interlocking widened driveway with parking for up to 3 cars, a newly finished basement with high ceilings, and new flooring throughout all levels. The spacious second floor offers 4 generously sized bedrooms, making it perfect for families.Walking distance to top-tier private schools(UCC,BSS) parks, transit, and the amenities of Forest Hill Village, this is a strategic acquisition for buyers looking beyond turnkey properties and focusing on location-driven upside

Inclusions: Newer Kitchen(Newer Cabinet,Newer Countertop,Newer Backsplash,Newer Floor & Newer Kitchen Appliance),Newer S/S Fridge,Newer Stove,Newer S/S B/I Dishwasher,Newer S/S B/I Hoodfan,Rough-In Laundry Washer/Dryer,Laundry Sink,Fireplace,Newer Lamninate Floor,Newer Por Lightings,Newer Windows,New Widen Interlocking Driveway(2026),Sundeck,All Window Covgs,All Elf, Auto Garage Dr Remotes,Newer Washrooms,Newly Painted---NEW BASEMENT(with UNDERPINNED AND SUMP PUMP--2026)

Listing Contracted With: FOREST HILL REAL ESTATE INC. **Ph:** 416-929-4343



95 Highbourne Rd Toronto Ontario M5P 2J5 Toronto C03 Yonge-Eglinton Toronto Taxes: \$12,163.42/2026 Sold Date: 03/28/2026 SPIS: No Last Status: SLD DOM: 5			Sold: \$2,250,000 List: \$2,295,000 For: Sale % Dif: 98
Detached Link: N 2-Storey	Fronting On: E Acreage: 39.5 x 129.58 Feet Irreg:	Rms: 8 Bedrooms: 4 Washrooms: 2 1x2xMain, 1x4x2nd	Dir/Cross St: Avenue Road & Chaplin Crescent Directions: East of Avenue & North of Chaplin

MLS#: C12911866 **PIN#:** 211810160
Legal: PT LT 106-107 PL 569E TORONTO AS IN CT388224; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished / Full Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: 51-99 Year Built: 1927 Yr Built Source: MPAC Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School Interior Feat: Carpet Free	Zoning: Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: Hot Water Tank-Gas HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown	Hydro: Yes Phone: Yes
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	12.76	x 10.66	Window	W/O To Deck	O/Looks Backyard
2	Dining	Main	16.17	x 12.07	O/Looks Living	O/Looks Backyard	Hardwood Floor
3	Living	Main	18.34	x 13.32	Fireplace	O/Looks Dining	Hardwood Floor
4	Den	Main	9.74	x 8.33	Large Window	O/Looks Backyard	Hardwood Floor
5	Prim Bdrm	2nd	15.32	x 12.99	Large Closet	Large Window	Hardwood Floor
6	2nd Br	2nd	12.76	x 12.07	Closet	Large Window	Hardwood Floor
7	3rd Br	2nd	9.51	x 9.42	Closet	Large Window	Hardwood Floor
8	4th Br	2nd	11.84	x 10.33	Closet	Large Window	Hardwood Floor
9	Utility	Lower	27.66	x 26.57			
10	Laundry	Lower	9.91	x 8.5			

Client Remks: Offered for the first time in 47 years, 95 Highbourne Road presents a truly rare opportunity in the heart of Chaplin Estates. Situated on one of the neighbourhood's most desirable, quiet, tree-lined streets, this classic detached home sits among beautifully maintained residences on larger lots in a setting defined by low traffic and midtown Toronto charm. Set on a 39.5 x 130 ft lot, the home showcases its original character through spacious principal rooms and timeless architectural details. The living room, centred around a wood-burning fireplace, is enhanced by a large bow window that fills the space with natural light and flows seamlessly into the dining room, ideal for both everyday living and entertaining. At the rear, the kitchen and adjoining sitting room open directly to a quiet and private garden, creating a natural extension of the living space and a tranquil backdrop for outdoor living. A main floor powder room adds convenience. Upstairs, four well-sized bedrooms and a full family bathroom provide comfortable accommodation for growing families. Perfectly positioned just moments from Yonge & Eglinton, this location offers exceptional access to the subway and the new Eglinton LRT, along with an array of neighbourhood shops, cafes, and restaurants (Little Sister and Oretta!). Steps to Oriole Park and the Kay Gardner Beltline Trail, along with access to some of Toronto's most respected schools (UCC, BSS, Oriole Park JPS, Hodgson MS and North Toronto CI), further enhance the appeal. Whether reimagined, renovated or rebuilt, this is a remarkable opportunity to create a lasting home in one of midtown Toronto's most established and coveted communities.

Inclusions: Existing fridge, gas stove, dishwasher, washer, dryer, light fixtures. All in 'as is' condition.

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



79 Elmsthorpe Ave Toronto Ontario M5P 2L8 Toronto C03 Forest Hill South Toronto Taxes: \$13,257/2026 Sold Date: 06/08/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$2,500,000 List: \$2,450,000 For: Sale % Dif: 102
Detached Link: N 2-Storey	Fronting On: E Acreage: 30 x 142.66 Feet Irreg:	Rms: 7 + 3 Bedrooms: 3 Washrooms: 4 1x2xMain, 2x4x2nd, 1x3xBsmt	Dir/Cross St: Avenue Rd. /S. Of Eglinton Ave. Directions: Avenue Rd. /S. Of Eglinton Ave.

MLS#: C13230668 **PIN#:** 211740030
Legal: Pt Blk A Pl 598E Toronto As In Ca165480; City Of T

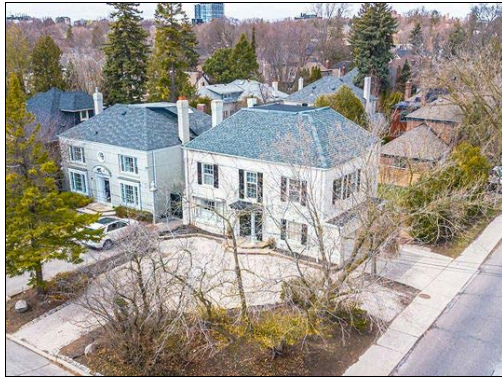
Kitchens: 1 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Wood Gar/Gar Spcs: Detached / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove Interior Feat: Carpet Free, Central Vacuum	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	7.68	x 6.73	Wainscoting	Closet	Stained Glass
2	Living	Main	15.91	x 12.17	Hardwood Floor	Gas Fireplace	Bay Window
3	Dining	Main	16.08	x 8.4	Hardwood Floor	Pot Lights	Combined W/Kitchen
4	Kitchen	Main	16.08	x 11.81	Centre Island	Quartz Counter	Stainless Steel Appl
5	Family	Main	17.75	x 11.22	Vaulted Ceiling	2 Pc Bath	W/O To Deck
6	Prim Bdrm	2nd	15.39	x 11.32	4 Pc Ensuite	Hardwood Floor	W/I Closet
7	2nd Br	2nd	10.99	x 11.15	Hardwood Floor	Double Closet	Pot Lights
8	3rd Br	2nd	11.32	x 10.24	Hardwood Floor	Double Closet	Picture Window
9	Rec	Lower	13.58	x 10.99	Pot Lights	Window	
10	Office	Lower	8.99	x 6.14	Pot Lights	Window	
11	4th Br	Lower	6.89	x 10.3	Pot Lights	Window	
12	Laundry	Lower	15.81	x 6.89	Laundry Sink		

Client Remks: Nestled On A Rare Deep Lot In One Of Midtown Toronto's Most Desirable Neighbourhoods, This Beautifully Updated Residence Offers The Perfect Blend Of Character, Style, And Modern Convenience. Thoughtfully Renovated Throughout, The Home Features A Bright And Functional Layout Designed For Today's Lifestyle. The Main Floor Showcases A Designer Kitchen With Quality Finishes, Seamlessly Connected To Spacious Principal Rooms Ideal For Everyday Living And Entertaining. A Stunning Rear Family Room Addition With Expansive Glass Features Fills The Space With Natural Light And Provides Views Of The Private Backyard Retreat Complete With Sun Shades, Full-Sized Cedar Deck And New Cedar Fencing. Upstairs, The Generous Primary Suite Serves As A Comfortable Escape, Featuring Ensuite 4 Pc Bath, Custom Walk-In Closet And Elegant Finishes Inspired By Luxury European Design. Two Additional Bedrooms Provide Flexible Space For Families, Guests, Or A Home Office. Hardwood Flooring Extends Throughout The Home, Complemented By Numerous Upgrades Including High-Efficiency Heating And Cooling Systems, Heat Pump With Air Conditioning, Tankless Hot Water, Smart Home Lighting, Motorized Blinds, Pot Lights Throughout, Attic Insulation, Waterproofing, Tuckpointing, Upgraded Drain In Furnace Room And A Newly Constructed Driveway. Extensive Exterior Improvements And Professional Landscaping Represent Over \$250,000 In Recent Investment, Creating Outstanding Curb Appeal And Exceptional Outdoor Living Space. Located Within A Highly Sought-After School District And Just Moments From The Beltline, Parks, Recreation, Shopping, Dining, Transit, And The Vibrant Amenities Of Midtown Toronto, This Move-In Ready Home Presents A Rare Opportunity To Own A Meticulously Maintained Property In An Established Family-Oriented Community.

Inclusions: Fridge, Gas Stovetop, 2 Wolf Ovens, B/I Microwave, Dishwasher, Wine Fridge, Bsmr Fridge, Washer, Dryer, All ELFS, 2 Sail Shades, All Backyard Lighting, Motorized Blinds, Ring Doorbell, Heat Pump W/ AC.

Listing Contracted With: RE/MAX WEST REALTY INC. **Ph:** 416-760-0600



2 Silverwood Ave Toronto Ontario M5P 1W4 Toronto C03 Forest Hill South Toronto Taxes: \$12,138.46/2025 Sold Date: 01/21/2026 SPIS: No Last Status: SLD DOM: 16			Sold: \$2,625,000 List: \$2,799,000 For: Sale % Dif: 94
Detached Link: N 2-Storey	Fronting On: N Acreage: 50 x 110 Feet Irreg:	Rms: 9 + 1 Bedrooms: 4 Washrooms: 4 1x2x2nd, 1x4x2nd, 1x5x2nd, 1x2xLower	Dir/Cross St: Spadina Rd & Silverwood Ave Directions: Spadina Rd & Silverwood Ave

MLS#: C12662956 **PIN#:** 211780185
Legal: PCL 108-1 SEC M508; LT 108 N/S SILVERWOOD AV PL M508 TORONTO; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 51-99 Apx Sqft: 2000-2500 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle, Membrane Foundation: Not Applicable Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Built-In / 2 Drive: Circular Drive Drive Park Spcs: 6 Tot Prk Spcs: 10 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Public Transit, School Interior Feat: Other	Zoning: Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown	Hydro: Yes Phone: Yes
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.67	x 13.32	Fireplace	Hardwood Floor	Moulded Ceiling
2	Dining	Main	14.04	x 13.32	W/O To Yard	Hardwood Floor	Moulded Ceiling
3	Kitchen	Main	12.2	x 10.99	Ceramic Floor	Stainless Steel Appl	W/O To Yard
4	Breakfast	Main	10.3	x 7.61	Ceramic Floor		
5	Family	2nd	15.62	x 10.43	Panelled	Fireplace	O/Looks Frontyard
6	Prim Bdrm	2nd	17.09	x 11.15	5 Pc Ensuite	B/I Closet	O/Looks Frontyard
7	2nd Br	2nd	11.45	x 11.19	Double Closet	Hardwood Floor	O/Looks Backyard
8	3rd Br	2nd	12.24	x 11.06	Closet	4 Pc Bath	O/Looks Backyard
9	4th Br	2nd	15.62	x 10.43	2 Pc Ensuite		
10	Rec	Bsmt	19.52	x 12.7	Fireplace	2 Pc Bath	Above Grade Window

Client Remks: Offering In The Heart Of Forest Hill. Set Amongst Toronto's Most Prestigious Addresses, Live in as-is , renovate or rare Development opportunity. 50' x 110' Offers An Exceptional Opportunity To Create Something Truly Special. Approx. 2,400 Sq Ft Above Grade, Featuring 4 Bedrooms And 4 Bathrooms, With Endless Possibilities To Renovate, Build A Bespoke Single-Family Estate, Or Develop 4 condo Luxury Town homes , laneway house ,or multiplex (as of right Subject To Approvals). An Irreplaceable Location, Steps To Forest Hill Village, Top Private And Public Schools, Parks, TTC, And The Best The City Has To Offer. A Blank Canvas Surrounded By Multi-Million Dollar Homes - Bring Your Vision To Life.

Inclusions: Fridge, Stove, Dishwasher, All Window Coverings, All Electric Light Fixtures, Electric Garage Door Opener + Remote.

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



416 Rosemary Rd			Sold: \$2,670,000		
Toronto Ontario M5P 3E5			List: \$2,699,000		
Toronto C03 Forest Hill South Toronto					
Taxes: \$16,224.25/2025		For: Sale	% Dif: 99		
Sold Date: 04/28/2026					
SPIS: No	Last Status: SLD	DOM: 5			
Detached	Fronting On: W	Rms: 9			
Link: N	Acreage:	Bedrooms: 5			
2 1/2 Storey	40 x 126.54 Feet	Washrooms: 2			
	Irreg:	1x5x2nd, 1x4x3rd			
Dir/Cross St: Bathurst & Eglinton			Directions: Bathurst & Eglinton		

MLS#: C13034276 **PIN#:** 211770047
Legal: PCL 97-1 SEC M335; LT 97 W/S ELTON AV PL M335 TORONTO; TORONTO, CITY OF TORONTO

Kitchens: 1		Exterior: Brick	Zoning:
Fam Rm: N		Gar/Gar Spcs: None / 0	Cable TV:
Basement: Crawl Space /		Drive: Private	Gas:
criteria.basementFeatures,yn.Development / Full		Drive Park Spcs: 2	Water: Municipal
/ Sep Entrance / W/O / Part Fin		Tot Prk Spcs: 2	Water Supply Type:
Fireplace/Stv: Y		UFFI:	Sewer: Sewers
Heat: Radiant / Gas		Pool: None	Waterfront:
A/C: Central Air, Other		Prop Feat: Fenced Yard, Fireplace/Stove,	Retirement:
Central Vac: No		Park, Place Of Worship, Public Transit,	HST Applicable to Included In
Apx Age:		School	Sale Price:
Year Built: 1929		Interior Feat: Storage, Water Heater	Farm/Agr:
Apx Sqft: 2500-3000			Oth Struct: Shed
Lot Shape: Rectangular			Survey Type: Available
Lot Size Source: GeoWarehouse			Spec Desig: Unknown
Roof: Asphalt Shingle			
Foundation: Stone			
Assessment: POTL:			
POTL Mo Fee:			
Laundry lev: Lower			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.75	x 18.83	Bay Window	Fireplace	Hardwood Floor
2	Dining	Main	14.99	x 14.99	Hardwood Floor		
3	Kitchen	Main	9.15	x 12.24			
4	Breakfast	Main	9.15	x 12.24	W/O To Deck		
5	Prim Bdrm	2nd	13.16	x 15.58	Closet	Hardwood Floor	
6	2nd Br	2nd	11.84	x 15.58	Closet	Hardwood Floor	
7	3rd Br	2nd	13.16	x 8.99	Double Closet	Hardwood Floor	
8	4th Br	3rd	9.25	x 13.42	Closet	Hardwood Floor	
9	5th Br	3rd	9.25	x 13.32	Closet	Hardwood Floor	

Client Remks: Ideally located in the heart of prestigious Forest Hill. This impressive classic detached 2-storey home c1929 offers five bedrooms with 2 full baths and a private drive, lovingly owned and maintained by the same family for almost 35 years. With over 2,600 sq ft of living space above grade, the home features generously proportioned principal rooms, fireplace, gorgeous hardwood floors, leaded glass windows, excellent natural light and a well planned layout perfect to accomodate family living. The full unspoiled lower level with almost 7' ceilings provides outstanding potential for customization. Situated steps from top-ranked private schools, parks, the beltline trail, neighbourhood amenities & "The Village", great shopping on Eglinton west. This is a rare opportunity to own a substantial family home on a beautiful west facing 40'x126' lot in one of the city's most coveted enclaves. Quiet street with very limited thru traffic, Renovate to suit or buy, hold and build your dream home. Come and explore the possibilities!!

Inclusions: All existing appliances (fridge, stove, built-in dishwasher, washer & dryer), All existing window coverings, Existing light fixtures, Space-pak central air conditioning, Hot water gas boiler (replaced Oct. 25).

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



34 Tarlton Rd			Sold: \$2,975,000
Toronto Ontario M5P 2M4			List: \$3,099,000
Toronto C03 Forest Hill South Toronto			
Taxes: \$13,453/2025		For: Sale	% Dif: 96
Sold Date: 05/20/2026			
SPIS: No	Last Status: SLD	DOM: 58	
Detached	Fronting On: W	Rms: 11 + 4	
Link: N	Acreage:	Bedrooms: 4 + 1	
2 1/2 Storey	35 x 124 Feet	Washrooms: 4	
	Irreg:	1x6x2nd, 1x4x2nd, 1x2xBsmt, 1x2xMain	
Dir/Cross St: Avenue Rd. & Eglinton Ave. W.			
Directions: Between Eglinton Ave. W. & Chaplin Cres.			

MLS#: C12909662 **PIN#:** 211750131
Legal: PT LT 57-58 PL 2350 TORONTO AS IN CT855193; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Fin W/O / Full / W/O / Walk-Up Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 3000-3500 Lot Size Source: Survey Roof: Asphalt Shingle Foundation: Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stone Gar/Gar Spcs: None / 0 Drive: Private, Tandem Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, School Exterior Feat: Deck, Landscaped, Porch Interior Feat: Central Vacuum, Garburator, Sump Pump Security Feat: Alarm System	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Alarm System, Hot Water Heater HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Year: 1929 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	13.85	x 7.25	2 Pc Bath	Staircase	Wainscoting
2	Living	Main	16.83	x 16.67	Fireplace	Bay Window	Crown Moulding
3	Dining	Main	14.57	x 12.24	Hardwood Floor	Crown Moulding	Combined W/Living
4	Kitchen	Main	14.67	x 11.25	Granite Counter	Stainless Steel Appl	Updated
5	Breakfast	Main	11.25	x 9.74	Bay Window	Combined W/Kitchen	B/I Desk
6	Family	Main	19.59	x 12.5	Gas Fireplace	B/I Shelves	W/O To Deck
7	Prim Bdrm	2nd	21	x 14.67	Vaulted Ceiling	Bay Window	W/I Closet
8	Bathroom	2nd	10.17	x 9.09	6 Pc Ensuite	Whirlpool	Separate Shower
9	2nd Br	2nd	12.4	x 12.01	Dropped Ceiling	Crown Moulding	Double Closet
10	3rd Br	2nd	15.16	x 11.32	Picture Window	Closet	Crown Moulding
11	Office	2nd	11.58	x 8.01	Open Concept	Hardwood Floor	B/I Desk
12	Bathroom	2nd	10.6	x 8.17	4 Pc Bath	Updated	Heated Floor
13	4th Br	3rd	16.4	x 9.58	Broadloom	W/O To Terrace	His/Hers Closets
14	Rec	Bsmt	23.59	x 21.42	Sunken Room	Above Grade Window	W/O To Yard
15	Laundry	Bsmt	10.76	x 7.25	Ceramic Floor	Laundry Sink	Double Closet
16	Utility	Bsmt	11.58	x 8.17	Concrete Floor	Window	
17	Bathroom	Bsmt	7.91	x 4.92	2 Pc Bath	Ceramic Floor	Double Closet

Client Remks: Exceptional 4-bedroom family home in the heart of Chaplin Estates, conveniently located near UCC and BSS, offering approximately 3,009 sq ft above grade plus a finished walkout basement. This deceptively spacious residence has been thoughtfully expanded with a substantial 3-level addition, seamlessly blending the charm of its traditional facade with the scale and functionality of a much larger home. Elegant principal rooms include a formal living room with wood-burning fireplace and a gracious dining room ideal for entertaining. The kitchen, complete with breakfast area and quality appliances, opens to a generous family room with walkout to a private deck and beautifully landscaped garden-well suited for both everyday living and hosting. Character details such as plaster mouldings, hardwood flooring and quality millwork complement the home's overall sense of warmth and craftsmanship. The upper levels offer well-proportioned bedrooms and a flexible layout, including a third level that provides valuable additional space for a growing family, home office or guest retreat. The finished walkout lower level offers excellent recreational space with natural light and direct access to the backyard. Pride of ownership is evident throughout; the home has been meticulously maintained and is entirely move-in ready, while offering a clear opportunity for a buyer to modernize kitchen, bathrooms and finishes over time. Set on a rare 35' lot with a private driveway-an uncommon and highly desirable feature in this neighbourhood-this home is ideally positioned just steps to Eglinton's shops, restaurants and everyday amenities, as well as the Crosstown LRT for convenient transit access. A compelling opportunity to secure a well-maintained family home with exceptional space, location and long-term upside in one of Midtown Toronto's most sought-after communities.



10 Gardiner Rd Toronto Ontario M5P 3B3 Toronto C03 Forest Hill South Toronto Taxes: \$19,010.53/2025 Sold Date: 03/16/2026 SPIS: No Last Status: SLD DOM: 17		Sold: \$3,000,000 List: \$3,150,000 For: Sale % Dif: 95
Detached Link: N 2-Storey	Fronting On: W Acreage: 50 x 132 Feet Irreg:	Rms: 10 + 1 Bedrooms: 5 Washrooms: 4 1x2xMain, 2x4x2nd, 1x3x2nd
Dir/Cross St: South of Eglinton Directions: Use GPS		

MLS#: C12827556 **PIN#:** 211760129

Legal: Plan 1560 Lot 50

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1932 Yr Built Source: MPAC Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete, Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stone Gar/Gar Spcs: Built-In / 2 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Grnbelt/Conserv, Library, Park, Place Of Worship, Public Transit, School Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	6.33	x 4.76	
2	Living	Main	24.51	x 14.17	
3	Dining	Main	18.18	x 14.34	
4	Kitchen	Main	12.99	x 10.99	
5	Breakfast	Main	12.07	x 6.99	
6	Sunroom	Main	12.34	x 8.6	
7	Prim Bdrm	2nd	17.65	x 14.01	
8	2nd Br	2nd	16.01	x 14.34	
9	3rd Br	2nd	16.4	x 14.34	
10	4th Br	2nd	12.34	x 10.01	
11	5th Br	2nd	10.99	x 8.43	
12	Rec	Bsmt	23.75	x 14.01	
13	Laundry	Bsmt	14.01	x 12.17	
14	Utility	Bsmt	12.07	x 8.33	
15	Other	Bsmt	24.02	x 13.42	

Client Remks: Situated on a prime west-facing 50 x 132 ft lot in the heart of Forest Hill South, this classic Tudor centre hall plan offers good bones, a great location, with exceptional potential. The distinguished 2-storey brick and stone residence, built in 1932 and cherished by the same family for generations, showcases timeless proportions, original character, and enduring craftsmanship. Offering approximately 2,713 sq ft above grade plus an approximately 1,363 sq.ft. finished lower level, the home provides generous scale for modern family living. The traditional centre hall layout is anchored by gracious principal rooms including a formal living room with fireplace, elegant dining room, eat-in kitchen with breakfast area, sunroom, and powder room; an ideal canvas for thoughtful renovation or redesign. The second floor features five well-proportioned bedrooms, including a primary suite with walk-in closet and ensuite, complemented by additional family baths. The lower level adds valuable recreation space, laundry, storage, and utility areas. A built-in garage with private drive parking, stone and brick exterior, gas hot water heating, central air conditioning, and solid structural fundamentals further enhance the offering. Bathed in natural light from its west lot on Gardiner Road, the property enjoys a coveted streetscape in close proximity to top public and private schools, parks, library, greenbelt, transit, and places of worship. A rare opportunity to restore, renovate, or build new; this is a true blank canvas to create your dream home and bring a bespoke vision to life in one of Toronto's most prestigious neighbourhoods. *Some photos have been virtually staged

Inclusions: Inglis Refrigerator, Moffat Stove, Washer, Dryer, Electric Light Fixtures, Window Coverings, Broadloom Where Laid

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



221 Richview Ave Toronto Ontario M5P 3G2 Toronto C03 Forest Hill South Toronto Taxes: \$16,801.06/2025 Sold Date: 04/16/2026 SPIS: No Last Status: SLD DOM: 30			Sold: \$3,190,000 List: \$3,495,000 For: Sale % Dif: 91
Detached Link: N 2-Storey	Fronting On: E Acreage: 40 x 128 Feet Irreg:	Rms: 9 + 3 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 2x4x2nd, 1x3x2nd, 1x3xLower	Dir/Cross St: Bathurst St/ Eglinton Ave W Directions: Bathurst St/ Eglinton Ave W

MLS#: C12892124 **PIN#:** 211780059
Legal: PCL 77-1 SEC M347; LT 77 E/S RICHVIEW AV PL M347 TORONTO; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1933 Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Brick Gar/Gar Spcs: Built-In / 0 Drive: Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: In-Law Suite, Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.62	x 13.78	Stone Fireplace	Bay Window	Hardwood Floor
2	Dining	Main	12.96	x 12.53	Hardwood Floor	Moulded Ceiling	
3	Kitchen	Main	18.21	x 14.07	Modern Kitchen	Stainless Steel Appl	Breakfast Area
4	Breakfast	Main	12.83	x 7.97	W/O To Deck	O/Looks Backyard	Combined W/Family
5	Family	Main	12.66	x 11.68	Window Flr to Ceil	Hardwood Floor	Pot Lights
6	Mudroom	Main	8.17	x 7.41	Large Window	B/I Shelves	Walk-Out
7	Prim Bdrm	2nd	17.59	x 12.11	4 Pc Ensuite	W/I Closet	Picture Window
8	2nd Br	2nd	18.67	x 10.99	3 Pc Ensuite	Bay Window	W/I Closet
9	3rd Br	2nd	15.22	x 9.02	W/I Closet	Picture Window	Hardwood Floor
10	4th Br	2nd	13.88	x 11.61	His/Hers Closets	Picture Window	
11	Rec	Lower	21.65	x 12.99	Open Concept	Pot Lights	Finished
12	5th Br	Lower	13.12	x 8.5	Closet	Above Grade Window	

Client Remks: Beautifully renovated and nestled in coveted Forest Hill, this exceptional family home offers the perfect blend of comfort, style, and sophistication in one of Toronto's most prestigious neighbourhoods. The sun-filled living room features heated hardwood floors, a charming bay window, and a cozy gas fireplace - ideal for both everyday living and elegant entertaining. Step outside to a private backyard oasis with a spacious deck with exceptional privacy. Upstairs, the primary retreat includes a renovated ensuite and walk-in closet, complemented by three additional bedrooms, a modern family bath, and a convenient second-floor laundry room (convertible to a fifth bedroom). The finished lower level offers a recreation room, guest bedroom, fourth bathroom, and ample storage. Complete with a full-size garage and additional parking, and just steps to top schools, Forest Hill Village, Eglinton shops and dining, the subway & LRT - this is a rare turnkey opportunity in an unbeatable location.

Inclusions: Fridge, Stove, Hood Fan, Dishwasher. Washer & Dryer. All electrical light fixtures.

Listing Contracted With: RE/MAX HALLMARK BATORDI GROUP INC. **Ph:** 416-485-7575



3 Silverwood Ave Toronto Ontario M5P 1W3 Toronto C03 Forest Hill South Toronto		Sold: \$3,298,000 List: \$3,599,000
Taxes: \$18,399.72/2025	For: Sale	% Dif: 92
Sold Date: 06/27/2026		
SPIS: No	Last Status: SLD	DOM: 23
Detached	Fronting On: S	Rms: 10 + 2
Link: N	Acreage:	Bedrooms: 4 + 1
2-Storey	51.3 x 110 Feet	Washrooms: 4
	Irreg:	1x2xMain, 1x3x2nd, 1x5x2nd, 1x3xBsmt
Dir/Cross St: Spadina/Eglinton Directions: Spadina/Eglinton		

MLS#: C13245694	PIN#: 211780206
Legal: PLAN M508 PT LOT 105 LOT 106	

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Radiant, Water / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Stucco/Plaster Gar/Gar Spcs: Detached / 2 Drive: Private Drive Park Spcs: 6 Tot Prk Spcs: 8 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove Exterior Feat: Deck Interior Feat: Auto Garage Door Remote, Built-In Oven, Carpet Free, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.34	x 13.16	Hardwood Floor	Bay Window	
2	Dining	Main	14.24	x 13.16	Hardwood Floor	Bay Window	
3	Kitchen	Main	15.09	x 13.16	Centre Island	Quartz Counter	Open Concept
4	Breakfast	Main	16.24	x 11.25	Large Window	Skylight	W/O To Deck
5	Family	Main	14.99	x 22.51	Fireplace	Skylight	Cathedral Ceiling
6	Office	Main	9.09	x 13.16	French Doors	Hardwood Floor	Formal Rm
7	Prim Bdrm	2nd	14.5	x 13.16	Hardwood Floor	Double Closet	5 Pc Ensuite
8	2nd Br	2nd	13.85	x 11.75	Hardwood Floor	Closet	Picture Window
9	3rd Br	2nd	11.84	x 13.16	Hardwood Floor	W/I Closet	South View
10	4th Br	2nd	9.15	x 13.16	Hardwood Floor	Closet	South View
11	Rec	Bsmt	20.01	x 12.34	Laminate	Window	
12	5th Br	Bsmt	8.33	x 12.34	Laminate	Window	

Client Remks: A Rare Opportunity To Own A Beautifully Renovated Family Residence In The Heart Of Forest Hill Village. Nestled On A Quiet, Tree-Lined Street, This Exceptional 4+1 Bedroom, 4 Bathroom Home Offers Approximately 4,500 Sq.Ft Of Refined Living Space On A Premium Lot. Designed For Modern Family Living, The Home Features Elegant Principal Rooms, New Engineered Hardwood Flooring Throughout The Main And Upper Levels, Renovated Bathrooms, And A Stunning Family Room With Soaring Cathedral Ceilings, Skylights, Custom Millwork And A Designer Porcelain Feature Fireplace. The Designer Eat-In Kitchen Showcases A Waterfall Centre Island, Integrated Premium Appliances And A Walkout To A Professionally Landscaped Backyard Retreat. The Spacious Primary Suite Offers A Walk-In Closet And A Luxurious Spa-Inspired Ensuite With Double Vanity, Glass Shower And Soaker Tub. The Finished Lower Level Includes A Large Recreation Room, Guest Bedroom, Full Bathroom And Extensive Storage, Ideal For Extended Family, Live-In Help Or Visiting Guests. Private Driveway Parking For Six Vehicles. Mins To Top Tier Private schools: UCC and BSS. Close to Parks, Nature Trails, TTC And The Boutique Shops And Restaurants Of Forest Hill Village. A Sophisticated Family Home Combining Timeless Elegance, Modern Comfort And One Of Toronto's Most Coveted Neighbourhoods.

Inclusions: Miele appliances: Built-in Fridge, Built-in Oven, range hood. Gas Cook Top, Dishwasher. Kitchen Aid Microwave, washer, dryer, Air Conditioner, Garage Door Remote, All elf, all Existing Window covering, Water Heater Owned (2024)

Listing Contracted With: BAY STREET GROUP INC. Ph: 905-909-0101



21 Gardiner Rd			Sold: \$3,330,021
Toronto Ontario M5P 3B4			List: \$3,595,000
Toronto C03 Forest Hill South Toronto			
Taxes: \$19,870.20/2025		For: Sale	% Dif: 93
Sold Date: 03/07/2026			
SPIS: No	Last Status: SLD	DOM: 17	
Detached	Fronting On: E	Rms: 10 + 4	
Link: N	Acreage:	Bedrooms: 4	
2-Storey	50 x 132 Feet	Washrooms: 4	
	Irreg:	1x2xMain, 1x4x2nd, 1x4x2nd, 1x3xLower	
Dir/Cross St: Old Forest Hill Rd / Spadina Rd Directions: Old Forest Hill Rd / Spadina Rd			

MLS#: C12797822 **PIN#:** 211760171
Legal: LT 68 PL 1560 TORONTO; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Water / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Unknown Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stone Gar/Gar Spcs: Attached / 0 Drive: Private Double Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.99	x 6.17	Tile Floor	Closet	
2	Living	Main	22.57	x 14.24	Hardwood Floor	Fireplace	Halogen Lighting
3	Dining	Main	14.99	x 14.99	Hardwood Floor	Halogen Lighting	Leaded Glass
4	Kitchen	Main	14.17	x 10.07	Renovated	Centre Island	Breakfast Area
5	Breakfast	Main	14.17	x 9.15	Hardwood Floor	Halogen Lighting	W/O To Deck
6	Family	Main	14.17	x 15.42	Hardwood Floor	B/I Shelves	W/O To Deck
7	Prim Bdrm	2nd	18.01	x 13.32	His/Hers Closets	4 Pc Ensuite	Hardwood Floor
8	2nd Br	2nd	14.34	x 11.32	B/I Closet	Hardwood Floor	O/Looks Garden
9	3rd Br	2nd	10.99	x 10.99	Closet	Hardwood Floor	O/Looks Garden
10	4th Br	2nd	10.33	x 10.01	Hardwood Floor	O/Looks Garden	
11	Office	2nd	16.01	x 10.01	Fireplace	Panelled	Hardwood Floor
12	Rec	Lower	20.51	x 12.99	Hardwood Floor	Pot Lights	
13	5th Br	Lower	14.34	x 9.58	B/I Closet	Window	

Client Remks: Excited to present a fabulous home on a 50 x 132 foot lot on an extremely quiet street in Lower Village! This beautifully updated 2-storey, 4+bedroom residence offers everything you've been searching for. The main floor boasts a spacious, renovated kitchen with a centre island, built-in desk and breakfast area, a bright and inviting family room, a large dining area perfect for gatherings, and a sun-filled living room. You'll also find a convenient 2-piece powder room and easy access to a massive deck - ideal for entertaining with ample space to relax and unwind. Upstairs, the home continues to impress with 4 bedrooms, including a primary bedroom featuring a private ensuite, his & her closets with pocket doors, and a dedicated office space. The fully finished lower level features a large recreation room flooded with natural light, a fifth bedroom, and a renovated 3-piece bathroom. The expansive, fully fenced backyard offers plenty of room for outdoor activities. Plus, this home is just a short walk to the new LRT, public transit, and several schools - making it the perfect family-friendly location. This is a must-see property!

Inclusions: SS Panasonic microwave, SS Silohoutte wine fridge, Miele matching panel dishwasher, Fischer & Paykel SS 4 gas burner cooktop and oven, Fischer & Paykel matching panel fridge/freezer, LG front load washer/dryer, LL SS KitchenAid fridge/freezer, LL Master Chef microwave, all window coverings, all electric light fixtures, umbrella and BBQ in backyard, gas line to BBQ, Swing set in backyard.

Listing Contracted With: FOREST HILL REAL ESTATE INC. Ph: 416-488-2875



407 Richview Ave Toronto Ontario M5P 3G7 Toronto C03 Forest Hill South Toronto Taxes: \$20,307.57/2025 Sold Date: 01/22/2026 SPIS: No Last Status: SLD DOM: 2			Sold: \$3,336,000 List: \$3,295,000 For: Sale % Dif: 101
Detached Link: N 2-Storey	Fronting On: E Acreage: 40 x 128 Feet Irreg:	Rms: 8 + 3 Bedrooms: 4 + 2 Washrooms: 4 1x6x2nd, 1x4x2nd, 1x3xLower, 1x2xGround	Dir/Cross St: Between Dewbourne Ave and Ava Rd, on east side street Directions: Between Dewbourne Ave and Ava Rd, on east side street

MLS#: C12714908

PIN#: 211770038

Legal: PCL 79-1 SEC M335; LT 79 E/S ALBANY AV PL M335 TORONTO; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2500-3000 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Stone / Stucco/Plaster Gar/Gar Spcs: Built-In / 1 Drive: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 5 UFFI: Pool: Inground Prop Feat: Family Room, Fireplace/Stove Interior Feat: Other	Zoning: Residential Cable TV: Gas: Hydro: Water: Phone: Water Supply Type: Municipal Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.18	x 15.09	Hardwood Floor	Bay Window	Fireplace
2	Dining	Main	14.01	x 14.17	Hardwood Floor	Wainscoting	O/Looks Family
3	Kitchen	Main	15.16	x 18.18	Updated	Centre Island	B/I Desk
4	Family	Main	14.99	x 14.6	Sunken Room	Hardwood Floor	2 Pc Bath
5	Prim Bdrm	2nd	14.01	x 20.67	W/I Closet	6 Pc Ensuite	O/Looks Garden
6	2nd Br	2nd	15.42	x 11.52	Hardwood Floor	B/I Bookcase	W/O To Deck
7	3rd Br	2nd	16.01	x 12.34	Hardwood Floor	Closet	B/I Bookcase
8	4th Br	2nd	11.58	x 8.6	Hardwood Floor	Closet	O/Looks Frontyard
9	Rec	Lower	15.32	x 19.09	Open Concept	Pot Lights	
10	5th Br	Lower	12.4	x 12.66	Closet	3 Pc Bath	
11	Br	Lower	8.6	x 15.68	Closet		

Client Remks: Welcome to 407 Richview Ave located in the Heart of Forest Hill South! Don't miss this inviting family home with grand living room/ dining rm for entertaining, an updated gourmet kitchen that is a chef's dream with an oversized centre island, gourmet appliances and a fabulous family room overlooking the backyard. Renovated main floor powder rm. The spacious primary suite offers a walk-in closet, a 6 pc ensuite and a walk-out to an oversized upper deck with amazing vistas of the garden. A terrific lower level with 2 bedrooms offering flex space for a gym, office and/or nanny's rm, and a spacious Rec Rm for kids to play. The backyard is another amazing entertaining space with swimming pool (vinyl), jacuzzi, cabana and covered seating area. The house has a double private driveway with parking for 4 cars plus a garage. This home is perfectly located close to some of the best private, public and day schools, shops of Eglinton and Forest Hill Village, future LRT, parks and belt-line. Don't miss it!

Inclusions: See Schedule B

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



52 Elmsthorpe Ave Toronto Ontario M5P 2L7 Toronto C03 Forest Hill South Toronto Taxes: \$20,729.85/2025 Sold Date: 05/25/2026 SPIS: No Last Status: SLD DOM: 14			Sold: \$4,050,000 List: \$4,495,000 For: Sale % Dif: 90
Detached Link: N 2 1/2 Storey	Fronting On: W Acreage: 35.5 x 124 Feet Irreg:	Rms: 8 + 2 Bedrooms: 4 + 1 Washrooms: 7 2x2, 1x5xUpper, 2x3xUpper, 1x4xUpper, 1x3xLower	Dir/Cross St: Avenue and Eglinton Directions: South on Elmsthorpe from Eglinton

MLS#: C13112872 **PIN#:** 211750189
Legal: PT LT 150 PL 2350 TORONTO AS IN CT211900; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Year Built: 2022 Yr Built Source: MPAC Apx Sqft: 3000-3500 Lot Size Source: MPAC Roof: Flat Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Elevator: Yes Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: Inground Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, Rec Centre, School Exterior Feat: Deck, Patio, Landscaped, Landscape Lighting Interior Feat: Carpet Free, Storage, Sump Pump, Auto Garage Door Remote, Central Vacuum	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	26.25	x 15.88	Walk-Out	Fireplace	Hardwood Floor
2	Kitchen	Main	15.12	x 10.07	Centre Island	Breakfast Bar	Built-In Speakers
3	Dining	Main	11.06	x 10.07	Picture Window	Pot Lights	Open Concept
4	Office	Upper	21.62	x 11.98	Picture Window	Hardwood Floor	Pot Lights
5	Prim Bdrm	Upper	14.67	x 17.32	Ensuite Bath	W/I Closet	Picture Window
6	2nd Br	Upper	10.97	x 15.45	Hardwood Floor	Ensuite Bath	Double Closet
7	3rd Br	Upper	17.98	x 13.75	Picture Window	Double Closet	Ensuite Bath
8	4th Br	Upper	21.62	x 11.98	Picture Window	Ensuite Bath	W/W Closet
9	Rec	Lower	17.78	x 25.13	Heated Floor	Walk-Out	Wet Bar
10	Br	Lower	10.56	x 9.28	Above Grade Window	Porcelain Floor	Pot Lights
11	Laundry	Upper	6.59	x 5.81	Porcelain Floor	Pot Lights	Laundry Sink

Client Remks: Welcome Home To 52 Elmsthorpe Avenue In Sought-After Forest Hill. Designed w/ Clean Architectural Detailing, Exceptional Craftsmanship, & A Warm, Functional Layout, This Home Beautifully Balances Elevated Design w/ Everyday Family Living. From The Moment You Step Into The Skylit Foyer, You're Welcomed By A Sense Of Comfort, Light, & Thoughtful Custom Finishes. The Main Floor Offers An Ideal Space For Both Entertaining & Daily Life, Featuring A Chef's Eat-In Kitchen Seamlessly Connected To A Stunning Living/Family Room w/ A Fireplace Feature, Custom Built-Ins, & Expansive Floor-To-Ceiling Windows That Fill The Home w/ Natural Light. A Formal Dining Area Anchored By A Wine Display Creates The Perfect Setting For Family Gatherings, Celebrations, & Hosting Friends. W/O To The Beautifully Landscaped Backyard Retreat Featuring A Betz Concrete Inground Pool w/ Remote-Controlled In-Pool Lighting. Ascend In Style Via The Architectural Floating Staircase Or Private Elevator w/ Access Throughout The Home. The Upper Levels Offer Exceptional Space For Growing Families, Including A Flexible Lounge, Study, Or Homework Area, Alongside A Luxurious Primary Retreat w/ Custom Built-Ins, Walk-In Closet, & Spa-Inspired Ensuite w/ Heated Floors. 3 Additional Spacious Bedrooms, Each w/ Their Own Ensuite, Provide Comfort & Privacy For Children, Guests, Or Extended Family. The Lower Level Features Radiant Heated Floors & Exceptional Additional Living Space w/ A Large Recreation Room Featuring A Glamorous Wet Bar, Fireplace, W/O To The Yard, Garage Access, Cold Room, & Private Nanny/Guest Suite. Outfitted w/ Smart Home Features, Heated Driveway, Extensive Landscaping, & Custom Upgrades Throughout. Perfectly Positioned Just Steps To The Best Shops & Cafes Along Eglinton, Summerhill Market, LRT Transit, Top-Rated Schools, Parks, & More, This Is A Home Designed To Grow w/ Your Family & Create Lasting Memories For Years To Come.

Inclusions: See Schedule B

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



12 Killarney Rd			Sold: \$4,608,000
Toronto Ontario M5P 1L8			List: \$5,198,000
Toronto C03 Forest Hill South Toronto			
Taxes: \$28,240.55/2025		For: Sale	% Dif: 89
Sold Date: 07/03/2026			
SPIS: No	Last Status: SLD	DOM: 44	
Detached	Fronting On: N	Rms: 9 + 2	Bedrooms: 5 + 1 Washrooms: 5 1x2xMain, 1x7x2nd, 1x3x2nd, 1x3x3rd, 1x2xLower
Link: N	Acreage:		
3-Storey	50 x 150 Feet		
	Irreg:		
Dir/Cross St: AVENUE RD AND OXTON AVE			
Directions: W ON KILLARNEY RD OFF AVENUE RD			

MLS#: C13149352 **PIN#:** 211800285
Legal: LT 25 PL 2232 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: 1929 Apx Sqft: 3500-5000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Stone / Stucco/Plaster Gar/Gar Spcs: Detached / 2 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, Rec Centre, School Exterior Feat: Deck, Landscaped, Landscape Lighting, Privacy Interior Feat: Auto Garage Door Remote, Storage, Central Vacuum, Built-In Oven	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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Water Body Type: River

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.93	x 25.26	Fireplace	Bay Window	Hardwood Floor
2	Dining	Main	14.63	x 16.63	Bay Window	Hardwood Floor	Pot Lights
3	Kitchen	Main	13.65	x 22.67	Pantry	Centre Island	Hardwood Floor
4	Breakfast	Main	10.56	x 20.24	Walk-Out	Open Concept	Picture Window
5	Prim Bdrm	2nd	20.34	x 17.81	W/I Closet	Ensuite Bath	Hardwood Floor
6	2nd Br	2nd	13.35	x 16.27	W/I Closet	Ensuite Bath	Picture Window
7	Office	2nd	13.29	x 10.3	Picture Window	Hardwood Floor	B/I Bookcase
8	3rd Br	3rd	9.68	x 17.16	W/I Closet	Picture Window	Hardwood Floor
9	4th Br	3rd	11.32	x 12.17	Picture Window	W/I Closet	Hardwood Floor
10	Rec	Lower	23.33	x 37.86	Broadloom	Pot Lights	Above Grade Window
11	Br	Lower	10.93	x 22.18	B/I Closet	Pot Lights	Broadloom

Client Remks: Beautiful, Stunning Three-Storey Detached Home In Prime Forest Hill South, One Of Toronto's Most Prestigious Neighbourhoods, Set On One Of The Area's Most Private And Tree-Lined Streets And A Gorgeous Premium 50 X 150 Lot With A Gently Sloping Backyard Ideal For Future Landscaping Or Creating A Private Outdoor Retreat. Offering Timeless Elegance And Exceptional Scale, This Residence Features A Substantial Three-Storey Addition With Expansive, Sun-Filled Principal Rooms Designed For Both Comfortable Family Living And Effortless Entertaining, Including Formal Living And Dining Areas And An Open Concept Kitchen With A Generous Breakfast Area And Seamless Walkout To The Yard. The Second Floor Primary Retreat Showcases Soaring Vaulted Ceilings, A Spacious Ensuite, And Walk-In Closet, While The Upper Levels Offer Four Additional Well-Proportioned Bedrooms Providing Flexibility For Growing Families, Guests, Or Home Office Use. The Lower Level Includes A Large Recreation Room, Guest Bedroom, And Abundant Storage Space. Ideally Located Just Moments To UCC, St. Clair, And Top Tier Schools, Parks, Shops, And Dining, This Is A Rare Opportunity To Own In One Of The City's Most Established And Sought-After Communities.

Inclusions: See Schedule B
Listing Contracted With: HARVEY KALLES REAL ESTATE LTD. Ph: 416-441-2888



120 Glenayr Rd Toronto Ontario M5P 3C2 Toronto C03 Forest Hill South Toronto Taxes: \$26,438/2025 Sold Date: 04/29/2026 SPIS: No Last Status: SLD DOM: 9			Sold: \$4,609,018 List: \$4,645,000 For: Sale % Dif: 99
Detached Link: N 2-Storey	Fronting On: W Acreage: 50 x 130 Feet Irreg:	Rms: 9 + 3 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 2x4x2nd, 1x6x2nd, 1x4xBsmt	Dir/Cross St: Ardmore and Spadina Directions: Ardmore and Spadina

MLS#: C13021624 **PIN#:** 211780113
Legal: PCL 58-1 SEC M348; LT 58 W/S BRUNSWICK RD PL M348 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: Apx Sqft: 3500-5000 Lot Size Source: MPAC Roof: Asphalt Rolled Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: No Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove Interior Feat: Bar Fridge, Built-In Oven, Central Vacuum, Garburator, Storage	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	18.64	x 12.04	Bay Window	Hardwood Floor	O/Looks Family
2	Dining	Main	16.14	x 11.58	Bay Window	Hardwood Floor	Separate Rm
3	Kitchen	Main	16.04	x 12.01	Stainless Steel Appl	Centre Island	Hardwood Floor
4	Family	Main	20.87	x 19.46	Hardwood Floor	Window	Fireplace
5	Prim Bdrm	2nd	18.54	x 14.96	6 Pc Bath	Bay Window	W/I Closet
6	2nd Br	2nd	17.81	x 11.65	4 Pc Ensuite	Window	W/I Closet
7	3rd Br	2nd	18.08	x 11.55	Window	Closet	Broadloom
8	4th Br	2nd	15.75	x 12.04	Window	Closet	Broadloom
9	Office	2nd	14.6	x 9.55	Window	B/I Shelves	Broadloom
10	Rec	Bsmt	36.29	x 15.81	Broadloom	Window	W/I Closet
11	Media/Ent	Bsmt	20.83	x 11.45	Broadloom	Window	
12	5th Br	Bsmt	11.91	x 8.96	Broadloom	Window	

Client Remks: Prime Lower Forest Hill South location on a generous 50 x 130 ft west facing lot. This elegant centre hall home offers 4 +1 bedrooms and an exceptional layout for family living and entertaining. The expansive open-concept kitchen and family room serves as the heart of the home, complete with a large island with additional sink, pantry, and a walk-out to a beautifully treed, private backyard. A built-in desk adjacent to the eat-in kitchen provides the perfect space for an additional work space or children's homework area, all overlooking the garden. Formal large living and dining rooms with bay windows add timeless charm, while a stylish bar with glass cabinets and a built-in bar fridge enhances the home's entertaining appeal. Rich hardwood floors run throughout the main level. In addition to the Primary retreat, the second floor features three spacious bedrooms, each with large closets, including one with its own ensuite. The primary suite boasts a bay window overlooking the backyard, a large walk-in closet, and a luxurious 6-piece ensuite. A generous second-floor office offers additional flexible living/work space. The fully finished basement includes a huge recreation room, media room, Spacious Nanny's bedroom, and ample storage. A built-in garage with direct access to the home adds everyday convenience. Ideally located just minutes to Forest Hill Village and the shops of Eglinton West, and within reach of top schools including UCC, BSS, Robbins Hebrew Academy, and the Forest Hill school district. This is an elegant home on one of ForestHill's few cobblestone streets adding extra charm and value, not to be missed!

Inclusions: Monogram S/S Side by Side Refrigerator/Freezer, Dacor 4 Burner S/S Gas Stove, Bosch S/S Dishwasher, Dacor S/S B/I Oven and Dacor Warming Oven, S/S Range Hood, S/S B/I Microwave, Garbage Disposal. S/S Bar Fridge. Central Vacuum and Equipment. Washer and Dryer, Basement Fridge (In As Is Condition), All Electric Light Fixtures and Window Treatment, 2 Furnaces and Equipment, 2 Air Cleaners, Hot Water Tank (Owned), Alarm Panel (Contract Not Included). Electric Garage Door.

Listing Contracted With: FOREST HILL REAL ESTATE INC. **Ph:** 416-975-5588



1 Burton Rd Toronto Ontario M5P 1T6 Toronto C03 Forest Hill South Toronto Taxes: \$24,575.69/2025 Sold Date: 04/26/2026 SPIS: No Last Status: SLD DOM: 30			Sold: \$4,850,000 List: \$5,395,000 For: Sale % Dif: 90
Detached Link: N 2-Storey	Fronting On: S Acreage: 40 x 125.2 Feet Irreg: Irreg widens to 60' at rear 129' west	Rms: 12 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 1x5x2nd, 1x3x2nd, 1x5x2nd, 1x4xLower	Dir/Cross St: Spadina Rd Directions: Spadina Rd

MLS#: C12927954 **PIN#:** 104660336
Legal: PCL 85-1 SEC M408; LT 85 PL M408 TORONTO; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 2000 Apx Sqft: 3500-5000 Lot Size Source: MPAC Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Stone / Wood Gar/Gar Spcs: Detached / 2 Drive: Private Drive Park Spcs: 8 Tot Prk Spcs: 10 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.24	x 10.07	Hardwood Floor	Curved Stairs	Halogen Lighting
2	Living	Main	14.6	x 18.77	Hardwood Floor	Fireplace	B/I Shelves
3	Dining	Main	16.5	x 11.75	Hardwood Floor	B/I Shelves	
4	Kitchen	Main	12.01	x 14.17	Stone Floor	B/I Desk	Centre Island
5	Breakfast	Main	8.76	x 11.84	Stone Floor	Combined W/Kitchen	W/O To Terrace
6	Family	Main	15.16	x 19.75	Hardwood Floor	Fireplace	W/O To Terrace
7	Mudroom	Main	5.41	x 12.4	Separate Rm	B/I Closet	
8	Prim Bdrm	2nd	16.01	x 14.99	Hardwood Floor	W/I Closet	B/I Shelves
9	2nd Br	2nd	12.5	x 13.75	Hardwood Floor	Closet	3 Pc Ensuite
10	3rd Br	2nd	14.6	x 12.66	Hardwood Floor	Closet	
11	4th Br	2nd	12.01	x 13.48	Hardwood Floor	Closet	
12	Great Rm	Lower	19	x 18.01	B/I Bookcase	Built-In Speakers	
13	Exercise	Lower	21.33	x 15.32	B/I Bookcase	B/I Desk	Built-In Speakers
14	5th Br	Lower	13.42	x 11.15	Closet	Above Grade Window	
15	Laundry	Lower	8.01	x 14.34			

Client Remks: This exceptional residence, custom-designed in 2000 by the esteemed firm of Katharine Newman and Peter Cebulak, exemplifies luxurious living with the finest materials throughout. Lot pies out to 60 feet in rear. The home begins with a vestibule featuring an armoire closet and a chic two-piece powder room. The expansive layout flows effortlessly from the large foyer into spacious principal rooms, creating an airy and inviting atmosphere. The gourmet kitchen offers a coffee station, built-in desk, oversized island, and a bright breakfast room with French doors opening to an oversized terrace, perfect for al fresco dining or quiet relaxation. The adjacent family room features a fireplace, custom shelving, and walk-out access to the stone terrace. Separate living and dining rooms provide additional versatility. A mudroom with a separate entrance and ample closet space completes the main floor, which boasts 9'6" ceilings. Upstairs, the south-facing primary suite offers a walk-in closet and spa-like ensuite with dual vanities. Three additional generously sized bedrooms with abundant closet space and large windows, along with beautifully appointed bathrooms, complete this level. The lower level features heated floors, a large great room with built-in bookshelves and a wall-mounted TV, a gym/office with built-in desks, and a fifth bedroom with a large closet. A fully-finished laundry room with ample storage, a walk-in wine cellar, and an additional four-piece bath provide exceptional convenience. The spectacular stone terrace leads to professionally landscaped gardens with a stone BBQ area. The detached stone garage, built in 2010, complements the homes exterior and features a heated driveway. Ideally located within walking distance to the best private schools (BSS and UCC,)as well as shops, restaurants, transit, and places of worship. This home offers the perfect blend of luxury, convenience, and style!

Inclusions: See attached Feature Sheet for Complete List of Inclusions

Listing Contracted With: FOREST HILL REAL ESTATE INC. Ph: 416-488-2875



17 Parkwood Ave Toronto Ontario M4V 2W9 Toronto C02 Casa Loma Toronto Taxes: \$23,693/2025 Sold Date: 05/10/2026 SPIS: No Last Status: SLD DOM: 25			Sold: \$5,000,000 List: \$5,198,000 For: Sale % Dif: 96
Detached Link: N 3-Storey	Fronting On: E Acreage: 50 x 157.66 Feet Irreg:	Rms: 15 + 4 Bedrooms: 6 Washrooms: 5 1x2xMain, 1x7x2nd, 1x4x2nd, 1x4x3rd, 1x2xLower	
Dir/Cross St: Spadina Road / Shorncliffe Avenue Directions: Spadina Road / Shorncliffe Avenue			

MLS#: C13003814
Legal: PI M298 Lt 76

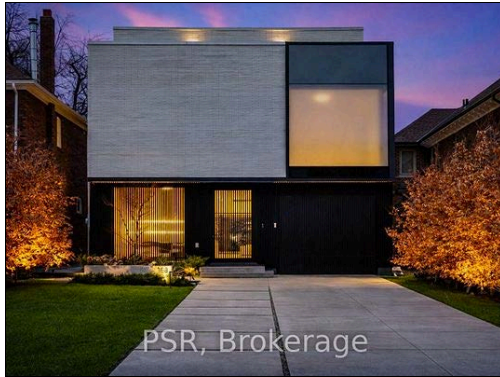
PIN#: 211880089

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 5000+ Roof: Asphalt Shingle Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Brick / Stone Gar/Gar Spcs: Carport / 1 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 5 UFFI: Pool: Inground Prop Feat: Family Room, Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Year: 2001 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	15.75	x 13.58	Hardwood Floor	W/W Closet	Crown Moulding
2	Living	Main	21.39	x 20.47	Bay Window	Fireplace	Recessed Lights
3	Dining	Main	16.08	x 15.45	Hardwood Floor	Crown Moulding	French Doors
4	Kitchen	Main	20.47	x 16.83	O/Looks Family	Pantry	B/I Desk
5	Breakfast	Main	14.24	x 10.24	Hardwood Floor	B/I Shelves	O/Looks Pool
6	Family	Main	19.65	x 14.14	Hardwood Floor	W/O To Patio	Bay Window
7	Prim Bdrm	2nd	16.6	x 15.62	Fireplace	W/I Closet	7 Pc Ensuite
8	Solarium	2nd	15.16	x 9.45	Hardwood Floor	Window Flr to Ceil	O/Looks Pool
9	2nd Br	2nd	17.45	x 15.26	Hardwood Floor	Fireplace	B/I Bookcase
10	3rd Br	2nd	20.93	x 13.22	Hardwood Floor	W/I Closet	Bay Window
11	4th Br	3rd	17.75	x 14.67	Broadloom	Vaulted Ceiling	W/I Closet
12	5th Br	3rd	18.41	x 16.37	Broadloom	W/I Closet	Large Window
13	Br	3rd	12.47	x 15.55	Broadloom	Closet	Window

Client Remks: Beautifully situated on a quiet tree lined street, this is a fantastic home in Forest Hill. Both character and a contemporary aesthetic have been blended together in this beautifully proportioned home. High ceilings are enjoyed throughout with nearly 5000 square feet above grade. The grand foyer welcomes you with a beautiful staircase and palladium windows. There is a formal living room, dining room, modern kitchen overlooking the family room, and breakfast room. Calling all large families - six spacious bedrooms! This home sits on an incredible 50'x157' lot with lush landscaping, stone terraces, and large inground pool. Enjoy the close proximity to The Village shops and restaurants, Winston Churchill Park, the TTC, and both UCC and BSS are within walking distance. This home is move-in ready for the next family to create lasting memories.

Listing Contracted With: ROYAL LEPAGE/J & D DIVISION **Ph:** 416-489-2121



188 Montclair Ave Toronto Ontario M5P 1P9 Toronto C03 Forest Hill South Toronto		Sold: \$5,450,000 List: \$5,495,000
Taxes: \$26,318/2025 Sold Date: 04/13/2026	For: Sale	% Dif: 99
SPIS: No	Last Status: SLD	DOM: 6
Detached Link: N 3-Storey	Fronting On: N Acreage: 40 x 128.25 Feet Irreg:	Rms: 9 + 3 Bedrooms: 4 + 1 Washrooms: 7 1x2xMain, 3x4x2nd, 1x6x3rd, 1x2xBsmt, 1x3
Dir/Cross St: Bathurst St & St Clair Ave W Directions: Bathurst St & St Clair Ave W		

MLS#: C12966408 **PIN#:** 104660057
Legal: LT 43 PL 1688 FOREST HILL; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: New Year Built: 2024 Apx Sqft: 3500-5000 Roof: Other Foundation: Concrete Assessment: POTL: POTL Mo Fee: Elevator: Yes Laundry lev: Upper	Exterior: Brick / Other Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 5 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Exterior Feat: Landscape Lighting, Landscaped, Lawn Sprinkler System, Lighting, Patio Interior Feat: None Security Feat: Alarm System, Security System	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Office	Main	17.49	x 9.58	
2	Dining	Main	17.59	x 17.26	
3	Kitchen	Main	10.33	x 19.09	
4	Family	Main	19.16	x 20.57	
5	2nd Br	2nd	12.6	x 10.5	
6	3rd Br	2nd	16.67	x 14.34	
7	4th Br	2nd	12.4	x 19.91	
8	Study	2nd	8.17	x 6.43	
9	Prim Bdrm	3rd	19	x 20.41	
10	Sitting	3rd	29.59	x 16.67	
11	Rec	Lower	28.67	x 19.49	
12	Media/Ent	Lower	16.77	x 11.32	
13	5th Br	Lower	10.24	x 11.32	

Client Remks: A striking architectural statement in prestigious Forest Hill, 188 Montclair Ave offers approx 5000+ sq ft across 4 elevator-serviced levels. Clad in custom dolomite brick & enhanced by Reynaers curtain wall & window systems the home is filled w/ natural light. The dramatic great room features 21' ceilings, floor-to-ceiling glazing & a Ortal floating gas fireplace set against a white brick feature wall - creating an elegant yet welcoming space for everyday living & entertaining. The chef's kitchen is anchored by an oversized island w/ integrated induction cooktop, Caesarstone quartz, dual sinks & dishwashers, and a full suite of premium built-in appliances seamlessly concealed within custom cabinetry & a hidden server's area. Expansive patio doors open to beautifully landscaped grounds. Wide-plank European engineered hardwood runs throughout, complemented by imported Italian tile, including heated porcelain floors on the lower level & a luxurious primary ensuite clad in Laminam slabs w/ radiant heat. Each bedroom features its own ensuite bath, rainfall shower & custom built-ins. The third-floor primary retreat offers dual walk-in closets, spa-inspired 6-pc ensuite, wet bar, bespoke millwork & walkout to a south-facing rooftop terrace w/ CN Tower views. The lower level adds exceptional living space w/ heated floors, rec room w/ a Napoleon gas fireplace, theatre, wet bar, guest suite & ample storage. Additional features include smart home integration, built-in speakers, security & camera monitoring, automated irrigation & landscape lighting, two furnaces, concrete foundation & torch-on roof system. An extra-wide heated driveway accommodates four vehicles in addition to the attached garage w/ EV capability. A rare offering defined by scale, craftsmanship & modern sophistication in one of Toronto's most coveted neighbourhoods.

Inclusions: Window Coverings, ELFs, All Miele Appliances (Stove, Wall Oven, Microwave, Fridge, Freezer, Dishwasher x2) ThinQ LG Washer and Dryer, Built In Sonos Speakers, Doorbell Camera, Wifi Controlled Landscape System, 2 Electric Car Charging Stations (excluding chargers), Gas BBQ, Outdoor Gas Fire Pit

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



205 Rosemary Rd Toronto Ontario M5P 3E2 Toronto C03 Forest Hill South Toronto Taxes: \$26,687.14/2025 Sold Date: 05/22/2026 SPIS: No Last Status: SLD DOM: 11			Sold: \$5,600,000 List: \$5,795,000 For: Sale % Dif: 97
Detached Link: N 3-Storey	Fronting On: E Acreage: 40 x 130.35 Feet Irreg:	Rms: 11 + 4 Bedrooms: 5 + 2 Washrooms: 7 2x2, 1x3x2nd, 1x6x2nd, 1x5x2nd, 2x4	Dir/Cross St: Spadina & Ardmore Directions: North of Ardmore

MLS#: C13112824 PIN#: 211780090 Legal: PCL 3137 SEC WEST TOWNSHIP OF YORK; LT 82 E/S HOWLAND AV PL M348 TORONTO; 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: 2009 Yr Built Source: MPAC Apx Sqft: 3500-5000 Lot Size Source: MPAC Roof: Cedar, Shingles Foundation: Poured Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stone Gar/Gar Spcs: Built-In / 1 Drive: Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Hospital, Place Of Worship, Public Transit, School Exterior Feat: Hot Tub Interior Feat: Auto Garage Door Remote, Bar Fridge, Central Vacuum, Sump Pump
	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.5	x 13.52	Gas Fireplace	B/I Bookcase	Hardwood Floor
2	Dining	Main	15.16	x 13.52	Crown Moulding	Hardwood Floor	Built-In Speakers
3	Kitchen	Main	16.7	x 13.58	Centre Island	Breakfast Area	W/O To Patio
4	Breakfast	Main	13.58	x 4.4	Combined W/Kitchen	Pot Lights	Hardwood Floor
5	Family	Main	18.14	x 18.34	Gas Fireplace	Hardwood Floor	Built-In Speakers
6	Prim Bdrm	2nd	17.88	x 17.39	His/Hers Closets	6 Pc Ensuite	Built-In Speakers
7	2nd Br	2nd	12.93	x 12.99	3 Pc Ensuite	Closet	Hardwood Floor
8	3rd Br	2nd	12.73	x 13.12	Hardwood Floor	W/I Closet	Pot Lights
9	4th Br	2nd	12.2	x 13.06	Hardwood Floor	W/I Closet	Window
10	5th Br	3rd	19.13	x 15.88	4 Pc Ensuite	W/I Closet	Hardwood Floor
11	Den	3rd	12.14	x 11.84	Hardwood Floor		
12	Rec	Lower	17.68	x 28.12	Built-In Speakers	Wet Bar	Pot Lights
13	Laundry	Lower	9.84	x 6.2	Laundry Sink	Tile Floor	Backsplash
14	Br	Lower	11.38	x 12.93	B/I Closet	Window	Pot Lights
15	Exercise	Lower	16.27	x 14.01	Closet	Pot Lights	Window

Client Remks: Architecturally distinguished and custom built, this exceptional Lorne Rose-designed residence is ideally situated in the heart of Forest Hill. Built in 2009 offering approximately 4,568 sq. ft. above grade plus a beautifully finished lower level, the home blends timeless craftsmanship with elegant contemporary living. Well appointed with ample natural light throughout, this residence features exquisite millwork, hardwood flooring, custom built-ins, and outstanding attention to detail across all levels. Elegant principal rooms include a formal living room with gas fireplace, a spacious dining room, and a custom-designed eat-in kitchen featuring brand new Miele appliances and opening seamlessly to the sun-filled family room with gas fireplace. The second level offers 4 spacious bedrooms, including a luxurious primary suite featuring his-and-hers walk-in closets and a updated 6pc ensuite. The third floor features an additional bedroom with 4pc ensuite, as well as a separate bonus room ideal for storage or future conversion to an additional bedroom or office. The finished lower level includes a spacious recreation area with wet bar, additional bedroom, dedicated home gym, and ample storage. Heated floors throughout the basement, entryway, and bathrooms provide an added level of everyday comfort, while the heated driveway and walkway to the side entrance offer exceptional convenience year-round. The professionally landscaped backyard feels like a private oasis, featuring an outdoor retreat complete with a built-in hot tub and BBQ, ideal for entertaining and family living. Located minutes to Forest Hill Village, parks, cafes, and restaurants, and within close proximity to Toronto's most prestigious private schools including Upper Canada College and Bishop Strachan School, as well as top-ranked public schools, this is a rare opportunity to own a sophisticated family home in one of the city's most coveted neighbourhoods.

Inclusions: Main Floor: Miele Dishwasher, Miele 6 Burner Gas Stove/Oven & Hood Fan, 2nd Miele Oven, Miele Microwave Oven, Sub-Zero Fridge/Freezer, Family Room T.V. Second Floor: Washer/Dryer, Primary Bedroom T.V. Lower Level: Sub-Zero Fridge/Freezer, Wine Fridge, LG



302 Russell Hill Rd Toronto Ontario M4V 2T6 Toronto C02 Casa Loma Toronto Taxes: \$28,610/2025 Sold Date: 05/26/2026 SPIS: No Last Status: SLD DOM: 14			Sold: \$6,100,000 List: \$6,380,000 For: Sale % Dif: 96
Detached Link: N 3-Storey	Fronting On: W Acreage: 55 x 181.25 Feet Irreg:	Rms: 11 + 2 Bedrooms: 4 + 1 Washrooms: 5 1x2, 2x3, 1x7, 1x4	Dir/Cross St: Spadina Rd/St Clair Ave W Directions: North of St Clair Ave W

MLS#: C13116540 **PIN#:** 211880184
Legal: PT LT 5-6 PL 373E TORONTO AS IN CA547241; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Radiant / Other A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 3500-5000 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Drive Park Spcs: 6 Tot Prk Spcs: 8 UFFI: Pool: Inground Prop Feat: Family Room, Fireplace/Stove, Golf, Library, Public Transit Interior Feat: Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	16.67	x 6.59	Wainscoting	Hardwood Floor	B/I Closet
2	Living	Main	14.24	x 12.76	Bay Window	Fireplace	Hardwood Floor
3	Dining	Main	19.75	x 12.66	Crown Moulding	Hardwood Floor	Bay Window
4	Kitchen	Main	17.16	x 12.4	W/O To Patio	Centre Island	Hardwood Floor
5	Family	Main	18.08	x 14.01	Hardwood Floor	Open Concept	Crown Moulding
6	Sunroom	Main	10.07	x 7.84	Vaulted Ceiling	Hardwood Floor	Picture Window
7	Prim Bdrm	2nd	18.01	x 13.85	7 Pc Ensuite	Combined W/Sitting	Hardwood Floor
8	2nd Br	2nd	12.24	x 11.42	Closet	Semi Ensuite	O/Looks Frontyard
9	3rd Br	2nd	11.15	x 10.83	W/O To Terrace	Hardwood Floor	Closet
10	4th Br	3rd	13.48	x 10.93	Broadloom	O/Looks Backyard	Large Window
11	Office	3rd	20.34	x 13.32	Picture Window	Broadloom	3 Pc Bath
12	Rec	Lower	19.65	x 16.08	Vinyl Floor	Above Grade Window	Pot Lights
13	5th Br	Lower	11.91	x 11.91	4 Pc Ensuite	Broadloom	Above Grade Window

Client Remks: A Rare and Refined Offering On One Of Forest Hill South's Most Prestigious Streets. This Stunning Residence Sits On A Remarkable 55' x 181' West Facing Lot And Has Been Extensively Updated By Current Owners To Blend Timeless Charm With Exceptional Craftsmanship and Comfort, Including Richly Restored Original Hardwood Floors and Architectural Details, Custom Kitchen With Top-Of-The-Line Wolf/Sub-Zero Appliances and Statuario Marble Throughout, Coved Ceilings and Crown Moulding, Custom Leaded Windows, And Designer Embellishments At Every Turn. The Gourmet Kitchen With Adjacent Servedy and Grand Principal Rooms With Sun Room Complete The Main Level, Along With A Striking Side Staircase Leading To Three Spacious Bedrooms On The 2nd Floor With Walkout To The Upper Level Terrace. The Primary Suite Is A Private Retreat, Offering Custom Built-Ins, Lavish Marble Ensuite and Sitting Room Overlooking The Rear Gardens. Additional Living Spaces Include A Third-Level Complete With Expansive Office Space Which Can Be Converted To 2 Bedrooms If Needed, 4th Bedroom and 3PC Bathroom, Plus A Fully Finished Lower Level With A Very Convenient Laundry Room, Nanny's Suite Featuring 4PC Ensuite and Lower Level Rec Room/Fitness Room Plus Ample Storage Space. This Residence's Gated and Fully Fenced Rear Gardens Are Equally Impressive, With Exquisite Stonework, Integrated Lighting, Irrigation And Meticulous Landscape Design Including Salt Water Pool and Multiple Entertaining Spaces. A Beautifully Renovated Midtown Retreat Designed For Luxury & Comfort.

Inclusions: Sub-Zero Fridge/Freezer, Sub-Zero Wine Fridge, LG ThinQ Washer/Dryer, Panasonic Microwave, Wolf Dual Fuel 6-Burner Range and Oven With Hood Fan, Miele Dishwasher, 1 Central Air Unit, Heat Pump, Smoke and CO Alarms, Security System with Exterior Cameras, Irrigation System, Elfs, Custom Window Cows

Listing Contracted With: RE/MAX REALTRON BARRY COHEN HOMES INC. Ph: 416-223-1818



36 Ava Rd			Sold: \$6,400,000
Toronto Ontario M5P 1Y4			List: \$6,795,000
Toronto C03 Forest Hill South Toronto			
Taxes: \$15,783/2025		For: Sale	% Dif: 94
Sold Date: 06/20/2026			
SPIS: No	Last Status: SLD	DOM: 23	
Detached	Fronting On: N	Rms: 10	
Link: N	Acreage:	Bedrooms: 6 + 2	
3-Storey	48.5 x 120.45 Feet	Washrooms: 7	
	Irreg:	7x3	
Dir/Cross St: Bathurst & Eglinton Directions: Bathurst & Eglinton			

MLS#: C13207358 **PIN#:** 211770243
Legal: PT LT D, E PL2509 TORONTO AS IN CA613289; TORONTO, CITY OF TORONTO

Kitchens: 1 + 1	Exterior: Brick / Stone	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Attached / 1	Cable TV:
Basement: Finished	Drive: Private	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 4	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 5	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: Inground	Waterfront:
Apx Age:	Prop Feat: Family Room, Fireplace/Stove	Retirement:
Apx Sqft: 5000+	Interior Feat: None	HST Applicable to Included In
Lot Size Source: GeoWarehouse	Security Feat: Alarm System, Carbon Monoxide Detectors, Smoke Detector	Sale Price:
Roof: Slate		Farm/Agr:
Foundation: Concrete		Oth Struct:
Assessment: POTL:		Survey Type: None
POTL Mo Fee:		Spec Desig: Unknown
Elevator: Yes		
Laundry lev: Upper		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.18	x 13.06	Hardwood Floor	Gas Fireplace	Coffered Ceiling
2	Dining	Main	20.18	x 11.84	Hardwood Floor	Crown Moulding	Wall Sconce Lighting
3	Kitchen	Main	20.18	x 13.42	Eat-In Kitchen	B/I Appliances	B/I Shelves
4	Pantry	Main	12.5	x 8.07	B/I Appliances	Bar Sink	B/I Shelves
5	Family	Main	20.01	x 17.49	Gas Fireplace	Coffered Ceiling	B/I Shelves
6	Mudroom	Main	10.66	x 4.33	W/O To Garden	B/I Closet	Porcelain Floor
7	Prim Bdrm	2nd	20.08	x 17.49	Hardwood Floor	Crown Moulding	W/I Closet
8	2nd Br	2nd	16.01	x 12.83	Hardwood Floor	Pot Lights	W/I Closet
9	3rd Br	2nd	16.08	x 12.93	Hardwood Floor	Pot Lights	W/I Closet
10	4th Br	3rd	20.01	x 11.75	Hardwood Floor	Pot Lights	Window
11	5th Br	3rd	19.65	x 11.58	Hardwood Floor	Pot Lights	Closet
12	Br	3rd	25.98	x 17.26	Hardwood Floor	Pot Lights	Juliette Balcony
13	Exercise	Bsmt	20.08	x 9.68	Pot Lights	Glass Doors	Heated Floor
14	Media/Ent	Bsmt	25.33	x 19.32	Heated Floor	Wet Bar	Vinyl Floor
15	Laundry	Bsmt	12.93	x 7.41	Heated Floor	Vinyl Floor	Closet Organizers
16	Br	Bsmt	11.84	x 10.79	Vinyl Floor	Window	3 Pc Ensuite
17	Laundry	3rd	11.42	x 6.99	Skylight	Closet	Porcelain Floor

Client Remks: A newly built custom residence by Spragge Architects, ideally positioned with southern exposure and winter city views, offering over 5,200 sq ft of refined living space in prestigious Forest Hill. This exceptional 6-bedroom, 8-bathroom home showcases outstanding craftsmanship and timeless design. A striking brick and Indiana limestone exterior with heated walkway leads to a grand entry. Inside, 10.5' ceilings, a curved staircase, and a stone hallway set an elegant tone. Formal living and dining rooms feature coffered ceilings, a fireplace, and a butler's pantry-perfect for entertaining. Sun-filled principal rooms overlook landscaped gardens and a saltwater pool. A private elevator services all levels. The chef's kitchen includes a large island, eat-in area, and opens to a family room with custom built-ins and walk-out to the yard. The primary suite offers a private balcony, custom walk-in closet, and spa-inspired ensuite. Two additional bedrooms with ensuites complete the second floor. The upper level adds two more bedrooms, a full bath, office/play space, and a bright laundry room. The lower level features a spacious rec room, wet bar, gym, guest/nanny suite, and radiant heated floors. Steps to Forest Hill Village, Cedarvale Park, and minutes to Yorkville. A rare offering combining luxury, comfort, and location. *Power of Sale- as is, where is.

Inclusions: Miele master cool fridge, Miele master cool freezer, Miele master cool wine fridge, 2-Miele fully integrated dishwashers, Miele 30" oven connectivity and self clean, Miele 30" speed oven, Miele built in coffee machine with direct water, Miele 48" range top with 6 burners and griddle plate, Electrolux laundry tower single unit front load, Electrolux front load perfect steam dryer, Electrolux front load perfect steam washer, Samsung Fridge in Media/ Entertainment Room in Lower Level.

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



190 Forest Hill Rd			Sold: \$6,400,000		
Toronto Ontario M5P 2N4			List: \$7,288,888		
Toronto C03 Forest Hill South Toronto					
Taxes: \$39,529/2025		For: Sale		% Dif: 88	
Sold Date: 04/23/2026					
SPIS: No		Last Status: SLD		DOM: 94	
Detached		Fronting On: N		Rms: 11 + 3	
Link: N		Acreage:		Bedrooms: 5 + 1	
3-Storey		45 x 191.5 Feet		Washrooms: 8	
		Irreg:		1x2xGround, 1x6x2nd, 3x4x2nd,	
				1x3x3rd, 2x3xBsmt	
Dir/Cross St: Forest Hill & Hillholm Directions: Forest Hill & Hillholm					

MLS#: C12712660 **PIN#:** 211800169
Legal: PT LT 22-23 CON 3 FTB TWP OF YORK AS IN CA327675; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Full / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 5000+ Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:		Exterior: Brick / Stone Gar/Gar Spcs: Attached / 2 Drive: Available Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: Inground Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Grnbelt/Conserv, Hospital, School Interior Feat: Auto Garage Door Remote, Bar Fridge, Built-In Oven, Central Vacuum		Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Accessibility: Feat: HST Applicable to: In Addition To Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown	
				Hydro: Municipal Phone: Sewers Open Floor Plan	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.42	x 13.32	Marble Fireplace	Crown Moulding	O/Looks Frontyard
2	Office	Main	16.04	x 11.91	B/I Bookcase	Built-In Speakers	Halogen Lighting
3	Dining	Main	17.16	x 13.32	Combined W/Kitchen	Hardwood Floor	
4	Family	Main	20.34	x 14.6	W/O To Garden	Window Flr to Ceil	
5	Kitchen	Main	27.95	x 14.01	Centre Island	B/I Bar	Breakfast Area
6	Prim Bdrm	2nd	20.44	x 19	W/I Closet	W/O To Balcony	6 Pc Ensuite
7	2nd Br	2nd	15.09	x 12.01	W/I Closet	Hardwood Floor	4 Pc Ensuite
8	3rd Br	2nd	14.99	x 13.25	Double Closet	Hardwood Floor	Halogen Lighting
9	4th Br	2nd	13.25	x 12.99	W/I Closet	Hardwood Floor	4 Pc Ensuite
10	Exercise	3rd	32.09	x 15.42	O/Looks Backyard	Halogen Lighting	B/I Shelves
11	Games	3rd	18.08	x 15.42	O/Looks Backyard	Halogen Lighting	B/I Shelves
12	Rec	Ground	0	0	Slate Flooring	4 Pc Bath	B/I Bar
13	Br	Ground	0	0	3 Pc Ensuite	Halogen Lighting	B/I Closet

Client Remks: Set on Billionaires Row, the prestigious Forest Hill Road, this architectural gem by Kirkor Architect rests on an ultra-rare 45 x 190 ft south-facing lot. The facade pairs customized Indiana stone, American brick, and limestone with an upgraded cedar roof, copper eaves, and tin downspouts. **Designed and built to ISO 9001 certification, Canada's first of its kind**This This 7,500 sq. ft. residence across three levels showcases impeccable craftsmanship, structural integrity, and timeless luxury. Inside, a 39-ft gallery foyer reveals soaring 10-11ft ceilings, wide plank oak floors, and refined crown mouldings. Formal living and dining rooms are anchored by a six-foot gas fireplace with marble surround and floor-to-ceiling windows. The custom walnut kitchen is a chef's dream, featuring a 60 Wolf range with grill and griddle, Sub-Zero fridge/freezer, two Miele dishwashers, and a marble island. The adjoining breakfast area opens through French doors to the stone terrace and garden side for seamless indoor-outdoor living. Upstairs, the primary suite boasts a private balcony, a large dressing room, and a spa-like six-piece ensuite with heated limestone floors, an air jet tub, a steam shower with dual rain heads, and a heated towel rack. Each additional bedroom offers its own ensuite with luxurious finishes. Custom glass and wrought iron railings accent the floating staircase. The lower level includes radiant heated limestone floors, a full theatre, wet bar, nanny suite, and walkout to a lush backyard oasis with a concrete saltwater pool, waterfall, year-round hot tub, and double cabana with kitchen and lounge. Heated drive, paths, and taps ensure year-round comfort. A true legacy home in the heart of Forest Hill.

Inclusions: Outdoor speakers, security system, security cameras, all main kitchen appliances, and a built in fridge in the cold bar/rec room, Hot-tub, as well as the pool house. Optional for purchase: All furniture, gym equipment, home theater chairs, and outdoor patio furniture.

Listing Contracted With: THE AGENCY **Ph:** 416-847-5288



101 Dunloe Rd Toronto Ontario M5P 2T7 Toronto C03 Forest Hill South Toronto		Sold: \$6,948,013 List: \$7,699,999
Taxes: \$35,690.94/2025	For: Sale	% Dif: 90
Sold Date: 03/30/2026		
SPIS: No	Last Status: SLD	DOM: 25
Detached	Fronting On: E	Rms: 13 + 5
Link: N	Acreage:	Bedrooms: 4 + 1
2-Storey	55 x 120.41 Feet	Washrooms: 7
	Irreg:	1x2xMain, 1x6xUpper, 3x4xUpper, 2x4xLower
Dir/Cross St: Russell Hill & Old Forest Hill Directions: use gps		

MLS#: C12848668 **PIN#:** 211790140
Legal: PT LT 55 PL 824 FOREST HILL AS IN CT750995; CITY OF TORONTO

Kitchens: 2 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 0-5 Apx Sqft: 5000+ Lot Size Source: GeoWarehouse Roof: Other Foundation: Concrete Assessment: POTL: POTL Mo Fee: Elevator: Yes Laundry lev: Upper	Exterior: Stone Gar/Gar Spcs: Built-In / 2 Drive: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: Inground Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Park, School Interior Feat: Built-In Oven, Central Vacuum	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: Accessibility Feat: Multiple Entrances, Elevator HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Design: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	14.44	x 24.87	Modern Kitchen	B/I Appliances	Quartz Counter
2	Kitchen	Main	6	x 21.52	W/O To Yard	Large Window	B/I Appliances
3	Living	Main	21.36	x 31.82	Fireplace	Window Flr to Ceil	Combined W/Dining
4	Dining	Main	0	0	Glass Doors	Built-In Speakers	Combined W/Living
5	Family	Main	19.42	x 18.73	W/O To Pool	Gas Fireplace	
6	Office	Main	10.83	x 12.83	W/O To Balcony	B/I Bookcase	Window Flr to Ceil
7	Prim Bdrm	2nd	15.75	x 19.23	6 Pc Ensuite	W/I Closet	Gas Fireplace
8	2nd Br	2nd	13.62	x 12.96	Window Flr to Ceil	W/I Closet	4 Pc Ensuite
9	3rd Br	2nd	12.73	x 15.55	W/I Closet	Large Window	4 Pc Ensuite
10	4th Br	2nd	10.83	x 13.98	W/I Closet	Large Window	4 Pc Ensuite
11	Media/Ent	Bsmt	10.1	x 8.66	Built-In Speakers	4 Pc Bath	Glass Doors
12	Rec	Bsmt	36.32	x 18.18	Wet Bar	Open Concept	W/O To Yard
13	Br	Bsmt	0	0	4 Pc Bath	Closet	Window
14	Laundry	2nd	0	0			
15	Laundry	Bsmt	0	0			

Client Remks: An extraordinary custom luxury residence showcasing impeccable design, grand proportions, and refined finishes throughout. This stunning home offers private elevator access to all three levels, delivering convenience wrapped in sophistication. The main floor presents an exceptional layout designed for upscale living and elegant entertaining. A spectacular chef-inspired kitchen is complemented by a fully appointed spice kitchen, ideal for seamless hosting. Expansive principal rooms include a formal living room and a richly appointed family room - each featuring its own fireplace, creating warm and inviting yet distinguished spaces. The formal dining room is perfectly positioned for elevated gatherings, while the sunlit breakfast area overlooks the heart of the home. A private executive office offers a quiet and refined workspace. Upstairs, the second level hosts four generously sized bedrooms. The opulent primary retreat is a true sanctuary, complete with its own fireplace and a lavish 6-piece spa-inspired ensuite designed for ultimate relaxation. Each of the three additional bedrooms features its own private 4-piece ensuite bath, offering comfort and privacy for family and guests. A beautifully designed hallway alcove adds architectural charm and a versatile lounge or reading space. The fully finished lower level is designed for premium entertaining and leisure. A grand recreation room with a striking fireplace and built-in bar creates the perfect setting for upscale gatherings. Enjoy an immersive experience in the dedicated media room, showcase your collection in the elegant wine cellar, and accommodate guests with an additional bedroom on this level. Every detail of this residence reflects timeless elegance, thoughtful design, and elevated luxury living. A rare offering crafted for the most discerning buyer seeking sophistication, comfort, and architectural excellence.

Inclusions: List of Inclusions: All existing mechanical fixtures incl 2 AC, 2 Furnace, NTI Equipment for Snowmelt, NTI Equipment for Floor-heating, NTI Water Heater, Control4 home Automation System and 3 Pads, Cambridge Elevator, Wine Cellar Built-ins and Equipment, Pool Equipment, Garage EV Charger, Central Vacuum, B/I Speakers, Irrigation System, Backup Generator Rough-in. Toilets as-is. All existing lighting fixtures incl Pot-lights, Cabinetry Lights, Chandeliers, Sconces and Exterior lights. All Window Coverings. All Existing Appliances: (Main



157 Forest Hill Rd			Sold: \$7,475,678.64		
Toronto Ontario M5P 2N2			List: \$8,998,000		
Toronto C03 Forest Hill South Toronto					
Taxes: \$42,455.09/2025		For: Sale	% Dif: 83		
Sold Date: 04/24/2026					
SPIS: No	Last Status: SLD	DOM: 51			
Detached	Fronting On: E	Rms: 10 + 4			
Link: N	Acreage:	Bedrooms: 4 + 1			
2-Storey	50 x 150 Feet	Washrooms: 7			
	Irreg:	2x1, 1x9, 1x3, 3x4			
Dir/Cross St: Avenue/Eglinton			Directions: W. Of Avenue		

MLS#: C12844638 **PIN#:** 211800267
Legal: LT 40 PL 2232 TORONTO SUBJECT TO AN EASEMENT OVER PART 1 66R29373 IN FAVOUR OF LOT 39 PLAN 2232 AS IN AT4851260 CITY OF TORONTO

Kitchens: 2		Exterior: Brick / Stone	Zoning:		
Fam Rm: Y		Gar/Gar Spcs: Built-In / 3	Cable TV:	Hydro:	
Basement: Finished / W/O		Drive: Private	Gas:	Phone:	
Fireplace/Stv: Y		Drive Park Spcs: 4	Water:	Municipal	
Heat: Radiant / Other		Tot Prk Spcs: 7	Water Supply Type:		
A/C: Central Air		UFFI:	Sewer:	Sewers	
Central Vac: No		Pool: None	Waterfront:		
Apx Age: 0-5		Prop Feat: Family Room,	Retirement:		
Apx Sqft: 5000+		Fireplace/Stove, Park, Public Transit,	HST Applicable to Included In		
Roof: Slate		School	Sale Price:		
Foundation: Poured Concrete		Interior Feat: Carpet Free	Farm/Agr:		
Assessment: POTL:			Oth Struct:		
POTL Mo Fee:			Survey Type: Unknown		
Elevator: Yes			Spec Desig: Unknown		
Laundry lev: Lower					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.57	x 14.93	Fireplace	Juliette Balcony	Hardwood Floor
2	Dining	Main	20.41	x 15.49	Juliette Balcony	Coffered Ceiling	Crown Moulding
3	Kitchen	Main	19.85	x 19.65	Centre Island	Hardwood Floor	Pocket Doors
4	Kitchen	Main	16.01	x 14.01	Breakfast Bar	Centre Island	B/I Desk
5	Family	Main	19.75	x 19.65	W/O To Terrace	Fireplace	Vaulted Ceiling
6	Breakfast	Main	15.16	x 12.99	Hardwood Floor	W/O To Terrace	Crown Moulding
7	Prim Bdrm	2nd	20.34	x 18.41	His/Hers Closets	7 Pc Ensuite	Fireplace
8	2nd Br	2nd	14.01	x 12.01	4 Pc Ensuite	W/I Closet	Hardwood Floor
9	3rd Br	2nd	14.01	x 12.01	4 Pc Ensuite	Crown Moulding	W/I Closet
10	4th Br	2nd	14.01	x 12.01	4 Pc Ensuite	Double Closet	Crown Moulding
11	5th Br	Lower	9.74	x 9.58	3 Pc Ensuite	Closet	Heated Floor
12	Rec	Lower	26.41	x 19.09	Heated Floor	Window	B/I Shelves

Client Remks: Stately Builder's Own Custom-Built Residence In The Heart Of Forest Hill, Designed With Impeccable Attention To Detail By Renowned Architect Richard Wengle And Interior Designer Robin Nadel. Showcasing The Finest Luxury Appointments And Rich In Design And Execution, With Timeless Finishes And The Utmost In High-End Features. Step Into An Exquisite Marble Foyer And Ascend The Grand Staircase, Where Extensive Custom Millwork Adds A Touch Of Sophistication Throughout. Designed For Grand Entertaining And Family Living, This Residence Boasts A Seamless Blend Of Elegance And Functionality. The Brick And Limestone Exterior Exudes Timeless Charm, While The Open Gourmet Kitchen And Family Room Provide The Perfect Setting For Gatherings. For Added Convenience, A Full Catering Kitchen Is Also Included. The Primary Bedroom Is A Luxurious Retreat, Featuring His And Hers Walk-In Closets, A Cozy Fireplace, Vaulted Ceilings, And A Lavish 7-Piece Ensuite. The Lower Level Is Equally Impressive, Offering A Library/Office With A Separate Entrance, Nanny Quarters, A Wine Cellar, A Recreation Room, And A Gym. Outside, The Backyard Oasis Awaits With An Outdoor Kitchen, Professionally Landscaped Gardens, Turf, And Stone Terraces, Creating A Serene Escape. The Property Also Includes Heated Driveway/Walkway, A 3-Car Heated Garage, Ensuring Comfort And Convenience Year-Round. Located Just Steps From Upper Canada College, Bishop Strachan School, Parks, And The Charming Shops Of Forest Hill Village, This Residence Offers Unparalleled Luxury In One Of Toronto's Most Prestigious Neighborhoods.

Inclusions: Heated Flrs T/O, Heated Drive+Front Walkway, Hunter Douglas Blinds T/O (Some Automated), Multiple W/Outs, Multiple Juliette Balconies, Sec Sys/Cams, Z Wave Lighting System, 12 Zone Ac System, Generator. Ex Dr Lf, Wine Cellar Lf And Foyer Lf

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



148 Forest Hill Rd Toronto Ontario M5P 2M9 Toronto C03 Forest Hill South Toronto Taxes: \$33,323.11/2025 Sold Date: 06/18/2026 SPIS: No Last Status: SLD DOM: 20			Sold: \$7,750,148 List: \$8,495,000 For: Sale % Dif: 91
Detached Link: N 3-Storey	Fronting On: W Acreage: 66 x 170 Feet Irreg: Irregular lot narrows to 50' at rear	Rms: 11 + 1 Bedrooms: 5 Washrooms: 6 1x4x2nd, 1x3x2nd, 2x3x3rd, 1x2xMain, 1x3xBsmt	
Dir/Cross St: Avenue Road / Kilbarry Directions: Avenue Road / Kilbarry			

MLS#: C13213388 **PIN#:** 211800148
Legal: Part Lot 72 Plan 2232 Toronto as in CA181479; City of Toronto

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Central Air Central Vac: Yes Apx Age: 51-99 Apx Sqft: 3500-5000 Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Private Drive Park Spcs: 6 Tot Prk Spcs: 8 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove Interior Feat: Central Vacuum	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	24.34	x 14.67	W/O To Garden	Hardwood Floor	Pot Lights
2	Dining	Main	16.24	x 14.83	O/Looks Garden	Hardwood Floor	Gas Fireplace
3	Kitchen	Main	16.4	x 12.5	Hardwood Floor	Eat-In Kitchen	Renovated
4	Library	Main	15.75	x 9.84	Hardwood Floor	Pot Lights	Gas Fireplace
5	Prim Bdrm	2nd	18.41	x 14.67	Hardwood Floor	W/I Closet	Ensuite Bath
6	2nd Br	2nd	15.16	x 12.76	Hardwood Floor	Pot Lights	3 Pc Ensuite
7	3rd Br	3rd	16.17	x 12.66	Hardwood Floor	W/I Closet	3 Pc Ensuite
8	4th Br	3rd	16.17	x 14.24	Hardwood Floor	Pot Lights	W/W Closet
9	5th Br	3rd	12.83	x 12.83	Hardwood Floor	Pot Lights	O/Looks Garden
10	Loft	Upper	22.67	x 15.26	Hardwood Floor	Pot Lights	Closet
11	Rec	Lower	40.16	x 14.01	Hardwood Floor	Wet Bar	Closet

Client Remks: One of the most epic Georgians in the city. Completely and elegantly renovated; seamlessly marrying character and fine contemporary finishes with over 6500 sq ft of living space. A custom Downsview kitchen features stunning floor to ceiling cabinetry, Staturietto marble, and Wolf and Miele appliances. Exceptional millwork and craftsmanship blend with European white oak flooring and under floor heating. Outstanding marble foyer with elegant staircase leads to large light filled rooms with modern curated fixtures. Fresh, relevant design flows through all spaces, including a primary suite with two expansive dressing rooms and ensuite spa-like bath. Every bedroom is similarly appointed with custom cabinetry and classic marble. Chic and sophisticated lower level with Downsview stainless steel bar and every essential appliance - perfect for effortless entertaining. Cool, crisp, lower level bathroom includes a wet steam room and spa shower. Additional living spaces are a fourth floor movie room complete with surround sound. An oversized lot surrounded by mature trees offers a private sanctuary in the center of the city. A gated two car garage allows for added security. There is no more perfect location in the city, steps to UCC, blocks from BSS, a short drive to Bloor St and under 30 minutes to the airport. This prestigious Georgian, renovated to perfection, offers luxury and brilliant design in the center of the city.

Inclusions: see Feature Sheet for extensive list of inclusions & renovations.

Listing Contracted With: ROYAL LEPAGE/J & D DIVISION **Ph:** 416-489-2121