



33 Glengowan Rd Toronto Ontario M4N 1E9 Toronto C04 Lawrence Park South Toronto Taxes: \$12,676.21/2025 For: Sale % Dif: 96 Sold Date: 04/01/2026 SPIS: No Last Status: SLD DOM: 27			Sold: \$2,200,000 List: \$2,299,000
Detached Link: N 2-Storey	Fronting On: S Acreage: 50 x 135 Feet Irreg:	Rms: 7 + 4 Bedrooms: 3 + 2 Washrooms: 5 1x2xMain, 1x5x2nd, 1x4x2nd, 2x3xLower	Dir/Cross St: Mt Pleasant and Lawrence Directions: West On Glengowan Off Mt Pleasant

MLS#: C12850836 **PIN#:** 211380126
Legal: LT 174 PL 511E TORONTO; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Sep Entrance / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit, Ravine Exterior Feat: Controlled Entry, Deck, Landscaped, Landscape Lighting, Backs On Green Belt Interior Feat: Built-In Oven, Accessory Apartment	Zoning: Cable TV: A Gas: A 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
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.24	x 14.83	Hardwood Floor	Pot Lights	Fireplace
2	Dining	Main	12.76	x 15.45	Bay Window	Hardwood Floor	Moulded Ceiling
3	Kitchen	Main	9.51	x 15.06	Breakfast Bar	Quartz Counter	Pot Lights
4	Family	Main	12.53	x 24.93	Hardwood Floor	Fireplace	Moulded Ceiling
5	Prim Bdrm	2nd	11.48	x 12.43	W/I Closet	Ensuite Bath	Fireplace
6	2nd Br	2nd	12.53	x 13.22	Double Closet	Picture Window	Laminate
7	3rd Br	2nd	12.53	x 12.53	Double Closet	Picture Window	Broadloom
8	Rec	Lower	12.53	x 11.48	Above Grade Window	Laminate	Fireplace
9	Kitchen	Lower	11.91	x 8.6	Open Concept	Laminate	Quartz Counter
10	Br	Lower	11.38	x 10.01	Above Grade Window	Laminate	Pot Lights
11	Laundry	Lower	5.22	x 9.74	Laminate	Pot Lights	
12	Workshop	Lower	9.32	x 17.68	Laminate	Ensuite Bath	Above Grade Window

Client Remks: Welcome To 33 Glengowan Road, A Rare Offering In The Coveted Enclave Of Lawrence Park South. Step Inside To Your Quintessential, Timeless Centre Hall Layout With Generous Principal Rooms Designed For Both Everyday Living And Elevated Entertaining. This Beautiful Traditional Home Blends Classic Architecture With Modern Comfort, Including Forced Air Heating And Central Air Conditioning For Year Round Ease. The Fully Renovated Kitchen Features White Shaker Cabinetry, Quartz Countertops, A Wolf Range, Double Oven Convenience And Premium Finishes Throughout, Flowing Effortlessly Into Bright, Inviting Living Spaces Made For Family Life And Hosting. This Three Plus Two Bedroom, Five Bathroom Home Offers Exceptional Space And Flexibility. Upstairs, Your Primary Retreat Showcases Vaulted 11 Foot Ceilings, A Walk In Closet And An Oversized Ensuite, While Two Additional Bedrooms And A Well Appointed Additional Bath Provide Ideal Family Functionality. The Fully Finished Lower Level Includes A True Flush Walkout With Above Grade Windows And A Self Contained One Bedroom Suite, Perfect For In Laws, Guests Or A Nanny, Plus Additional Space For A Gym, Workshop Or Extended Living. Set On A Premium 50 X 135 Foot Lot Backing Onto A Tranquil Ravine, You Enjoy Direct Trail Access At The End Of Your Quiet Dead End Street. Complete Privacy Surrounded By Nature, Yet Just Moments To Shops, Restaurants, Transit And Top Ranked Schools Including A Coveted School Track... Blythwood Elementary, Glenview Middle School, Lawrence Park Collegiate And Toronto French School. With Four Wood Burning Fireplaces And Sun Filled South Facing Exposure, This Home Delivers Warmth, Privacy And Refined Living In One Of Midtown Toronto's Most Desirable Neighbourhoods. Truly Unique. A Rare Find.

Inclusions: Bosch Fridge/Freezer, Miele Dishwasher, Wolf Oven, Panasonic Microwave, Dacor Wall Oven, Range Hood, Frigidaire Fridge/Freezer, Frigidaire Dishwasher, GE Oven And Cooktop, Vesta Range Hood, Samsung Washer, Samsung Dryer, Alarm System (Monitoring Extra), Security Cameras, All Window Coverings, All Electric Light Fixtures

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



1350 Mount Pleasant Rd			Sold: \$2,150,000
Toronto Ontario M4N 2T3			List: \$2,349,000
Toronto C04 Lawrence Park South Toronto			
Taxes: \$10,987/2025		For: Sale	% Dif: 92
Sold Date: 05/22/2026			
SPIS: No	Last Status: SLD	DOM: 39	
Detached	Fronting On: W	Rms: 9 + 2	
Link: N	Acreage:	Bedrooms: 3	
2-Storey	48 x 150 Feet	Washrooms: 3	
	Irreg:	1x4, 2x4x2nd	
Dir/Cross St: Mt Pleasant/Dinnick Directions: Mt Pleasant/Dinnick			

MLS#: C12993344	PIN#: 211400149
Legal: Plan 1485 Lot 47	

Kitchens: 1 Fam Rm: Y Basement: Other Fireplace/Stv: Y Heat: Water / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2000-2500 Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Detached / 2 Drive: Private Double Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Park, Public Transit, School Interior Feat: In-Law Capability, Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Shed, Storage Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.93	x 17.22	Bow Window	Fireplace	Hardwood Floor
2	Dining	Main	15.72	x 9.42	Beamed	French Doors	Hardwood Floor
3	Kitchen	Main	16.08	x 10.04	Window	Family Size Kitchen	Tile Floor
4	Breakfast	Main	12.37	x 12.34	Window	Combined W/Kitchen	B/I Shelves
5	Office	Main	6.96	x 17.22	Large Window	Hardwood Floor	
6	Den	Main	6.96	x 16.54	Window	Hardwood Floor	
7	Prim Bdrm	2nd	16.37	x 12.34	Window	W/I Closet	4 Pc Ensuite
8	2nd Br	2nd	16.8	x 11.35	Window	Closet	4 Pc Bath
9	3rd Br	2nd	16.8	x 12.07	W/O To Balcony	Window	4 Pc Bath
10	Rec	Lower	29.04	x 21	Window	Finished	Laundry Sink
11	Utility	Lower	29.04	x 12.8			

Client Remks: Welcome to 1350 Mt Pleasant Rd - an exceptional Lawrence Park residence set on a rare 50 x 150ft corner lot at Mt Pleasant Rd and Dinnick Cres. Situated in one of Toronto's most prestigious and sought-after neighbourhoods, this impressive home offers a unique blend of scale, character, and versatility right in the heart of the city. From the moment you enter, the home makes a statement. A grand entrance and expansive centre hall create a striking first impression, giving the space a boutique hotel-like feel-elegant, open, and full of possibility. The layout is both functional and inspiring, offering incredible flexibility for a variety of end users. Currently configured as a spacious family home, the property features three very large bedrooms on the second floor, along with two full bathrooms. The main floor adds even more versatility, with a full bathroom and generous space that could easily accommodate additional bedrooms, guest suites, or private work areas. What truly sets this property apart is its potential. With its size, layout, and prominent corner positioning, the home lends itself seamlessly to a multi-plex conversion. Whether you're an end user looking for a forever home, an investor exploring income-generating opportunities, or someone with a vision to reimagine the space, the possibilities here are undeniable. Adding to its appeal, the property is located on a Major Street under the City of Toronto's new bylaw, further enhancing its flexibility and long-term upside. A rare opportunity in Lawrence Park-live in it, transform it, or invest in it.

Inclusions: Three Outdoor Storage Sheds. Window Coverings (Custom Blinds In Bedrooms & Bathrooms). KitchenAid Stainless Steel Fridge, Gas Stove, Dishwasher, & Microwave. Detached 2-Car Garage.

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



3 St Hilda's Ave			Sold: \$2,300,000
Toronto Ontario M4N 2P3			List: \$2,495,000
Toronto C04 Lawrence Park South Toronto			
Taxes: \$10,323.45/2025		For: Sale	% Dif: 92
Sold Date: 04/24/2026			
SPIS: No	Last Status: SLD	DOM: 18	
Detached	Fronting On: E	Rms: 9	
Link: N	Acreage:	Bedrooms: 3 + 1	
2 1/2 Storey	30 x 80 Feet	Washrooms: 3	
	Irreg:	1x4x2nd, 1x4x2nd, 1x3xLower	
Dir/Cross St: Blythwood / Yonge Directions: Via Google Maps			

MLS#: C12962362 **PIN#:**
Legal: See Schedule B.

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1921 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Other / 1 Drive: Right Of Way Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove, Hospital, Library, Public Transit, Ravine, School Exterior Feat: Deck, Privacy Interior Feat: Other Security Feat: Security System	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Tank-Gas HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Heritage
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	18.67	x 6.07	Closet	Open Concept	Tile Floor
2	Living	Main	17.49	x 8.83	Fireplace	Pot Lights	Hardwood Floor
3	Dining	Main	12.6	x 8.83	O/Looks Living	W/O To Garden	Hardwood Floor
4	Kitchen	Main	12.6	x 9.74	Renovated	Centre Island	Hardwood Floor
5	Prim Bdrm	2nd	13.48	x 8.99	W/I Closet	4 Pc Ensuite	Vaulted Ceiling
6	2nd Br	2nd	10.33	x 8.99	Closet	South View	Hardwood Floor
7	Sitting	2nd	14.07	x 9.58	O/Looks Garden	Vaulted Ceiling	Hardwood Floor
8	3rd Br	3rd	12.17	x 12.07	Vaulted Ceiling	B/I Closet	Broadloom
9	Rec	Lower	14.34	x 13.85	Above Grade Window	Pot Lights	Hardwood Floor
10	Br	Lower	9.15	x 8.92	B/I Closet	3 Pc Ensuite	Hardwood Floor

Client Remks: With captivating street presence, 3 St. Hilda's Avenue is an architecturally intriguing historical home that was completely renovated in 2019, offering a historical facade with striking modern interiors. Individually defined garden beds and floating concrete steps carry you to the front door where the interiors expand into a gorgeous open-concept design showcasing white oak flooring, crisp white walls for art, and enlarged windows on all four sides that fill the space with natural light. The living room is centered upon a wood burning fireplace with flanking windows overlooking the streetscape and gardens in front of the home. The kitchen and dining room have expanded features, with oversized proportions that beg to host large gatherings. The completely custom kitchen features a large waterfall Quartz island with breakfast bar seating and multiple workspaces for meal prep. Appliances have been colour coordinated to the aesthetic of this space, and hidden storage is revealed with the push of the cabinets lining the perimeter. A walk-out to the covered porch expands the functional living space of this home, offering an amazing outdoor living room to be enjoyed no matter what the weather. The gardens beyond it are lined with perennial plantings and mature cedars, giving this entertaining space total privacy. On the second floor, the primary bedroom dazzles with vaulted, beamed ceilings, a wood-burning fireplace, a huge walk-in dressing room with custom storage, and a perfectly appointed four-piece ensuite with a walk-in shower and double vanity. The second bedroom benefits from the addition of an awesome tandem room, historically a welcome sanctuary for teenagers for both homework and gaming. On the third floor, a separate bedroom suite is recessed into the roofline with built-in closet storage and balanced heating and cooling from the second HVAC system. The basement is fully finished with 7'4" ceiling heights, a huge rec room and separate bedroom with ensuite.

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



85 Weybourne Cres Toronto Ontario M4N 2R6 Toronto C04 Lawrence Park South Toronto Taxes: \$13,980.78/2026 For: Sale % Dif: 91 Sold Date: 05/27/2026 SPIS: No Last Status: SLD DOM: 1		
Sold: \$2,550,000 List: \$2,795,000		
Detached Link: N 2 1/2 Storey	Fronting On: E Acreage: 50 x 100 Feet Irreg:	Rms: 9 + 2 Bedrooms: 5 Washrooms: 5 1x2xMain, 1x5x2nd, 1x4x2nd, 1x3x3rd, 1x2xBsmt
Dir/Cross St: East of Yonge, South of Lawrence Directions: Just E of Yonge, just S of Lawrence		

MLS#: C13175226	PIN#: 211400029
Legal: PLAN 1485 PT LOT 134 PT LOT 135	

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: 2000-2500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1.5 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove Exterior Feat: Landscaped, Lawn Sprinkler System, Patio Interior Feat: Garburator, Storage Area Lockers, Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	22.67	x 13.58	Hardwood Floor	Fireplace	French Doors
2	Dining	Ground	13.58	x 12.24	Open Concept	Combined W/Kitchen	B/I Desk
3	Kitchen	Ground	13.32	x 10.14	Eat-In Kitchen	Granite Counter	Heated Floor
4	Office	Ground	10.6	x 7.84	Hardwood Floor	O/Looks Backyard	
5	Prim Bdrm	2nd	21.72	x 17.98	5 Pc Ensuite	W/W Closet	Combined W/Sitting
6	2nd Br	2nd	13.78	x 10.04	Hardwood Floor	Closet	4 Pc Bath
7	3rd Br	2nd	13.78	x 10.1	Hardwood Floor	Closet	
8	4th Br	3rd	13.85	x 12.01	Hardwood Floor	Closet	3 Pc Bath
9	5th Br	3rd	13.65	x 12.11	Hardwood Floor	Closet	
10	Rec	Bsmt	21.36	x 12.66	Broadloom	Above Grade Window	
11	Play	Bsmt	21.52	x 13.25	Broadloom	Above Grade Window	
12	Laundry	Bsmt	16.8	x 7.41			

Client Remks: Gorgeous Lawrence Park classic five bedroom centre hall plan with gracious principal rooms - perfect for entertaining! Live in a beautiful five-bedroom home on a 50' frontage for under \$2.8M! Spacious living room with fireplace, sunny west-facing windows and hardwood floors. Main floor office or den enveloped in windows overlooking the backyard. Dining room is open to an updated kitchen with an eating bar, great light and excellent storage. There is also a built-in desk with granite countertops! On the second floor, the primary bedroom has a sitting area to enjoy your morning coffee, a large sleeping area, two huge double closets with custom closet organizers and a beautiful five-piece ensuite bathroom with heated floors. Two more bedrooms and a full four-piece renovated bathroom complete the second level. The third floor has two more spacious bedrooms and a renovated three-piece bath. The lower level has recently all been redone, with a large recreation room, a playroom, an updated two-piece bathroom and a separate laundry and storage room. There is a fully fenced yard with a gate in the driveway to keep dogs and little ones safe! Private drive and an oversized single (1.5) detached garage with abundant storage. This beautiful and spacious home has undergone many renovations - three new bathrooms, new space pak central air system, new natural gas BBQ line, freshly painted, fully renovated basement and more! Easy walk to Bedford Pk Jr + Sr school and several top private schools too! Located steps to the subway, the shops and restaurants on Yonge Street, this home is a very special offering for a most discerning buyer!

Inclusions: Samsung stainless steel fridge/freezer, GE gas range with second oven drawer, built-in Miele dishwasher, microwave, garburator, granite counters with eating bar, built-in desk/work area with granite countertop, pendant lights, all pot lights, all electric light fixtures, washer & dryer, trampoline in backyard, all custom blinds and window coverings, gas boiler & equipment, central air is space pak system (replaced in 2017), broadloom where laid (basement), fridge in garage

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



1352 Mount Pleasant Rd Toronto Ontario M4N 2T5 Toronto C04 Lawrence Park South Toronto Taxes: \$16,326/2025 Sold Date: 05/28/2026 SPIS: Yes		Sold: \$2,820,000 List: \$2,948,000 For: Sale % Dif: 96
Last Status: SLD DOM: 21	Fronting On: W Acreage: 110.75 x 47.16 Feet Irreg:	
Detached Link: N 2-Storey	Rms: 11 Bedrooms: 4 + 1 Washrooms: 5 1x4x2nd, 1x3x2nd, 1x2xGround, 1x3xBsmt, 1x5x2nd	Dir/Cross St: Mt Pleasant Rd & Dinnick Cres Directions: N/A

MLS#: C13099032	PIN#: 211400160
Legal: PT LT 112-113 PL 1485 TORONTO, PART 2, PLAN 64R14479 CITY OF TORONTO	

Kitchens: 1 + 1 Fam Rm: Y Basement: Fin W/O / Sep Entrance / Full Fireplace/Stv: Y Heat: Forced Air, Radiant, Water / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 3000-3500 Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Stone / Stucco/Plaster Gar/Gar Spcs: Detached / 1 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Central Vacuum, Electric Car Charger, Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, School, Wooded/Treed Interior Feat: Auto Garage Door Remote, Built-In Oven, Carpet Free, Central Vacuum, Countertop Range, Floor Drain, Separate Heating Controls, Storage, Sump Pump, Upgraded Insulation, Water Heater Owned, Water Meter, Other Security Feat: Alarm System, Carbon Monoxide Detectors, Monitored, Other, Security System, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Beautiful Residence in prestigious Lawrence Park neighbourhood, 1352 Mount Pleasant Road, Toronto. Experience luxury living at its finest with attention to detail throughout this well thought out/designed home. Boasting 5 bedrooms and 5 bathrooms, this residence is equipped with top-of-the-line features, including high ceilings with B/I ceiling speakers, Ring security, 4k cameras, and soundproofing. Enjoy the convenience of high-end B/I appliances, a Gourmet Kitchen with a large centre island for meal prep & serving, heated floors, smart lighting, and a gas fireplace. The fenced yard with an automatic gate offers privacy & security, while the sprinkler system ensures lush landscaping. With parking for 4 cars including the garage and an external gas line for BBQ, this home has it all. Close to top public & private schools, private clubs, shopping, TTC & 401. Discover unparalleled luxury, comfort, and security in Lawrence Park. Steps to parks, shops, TTC, schools, etc. Inclusions: All chattels and appliances included					
Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. Ph: 416-487-4311					



43 Glengowan Rd			Sold: \$3,050,000
Toronto Ontario M4N 1G1			List: \$3,199,000
Toronto C04 Lawrence Park South Toronto			
Taxes: \$15,820.75/2025	For: Sale	% Dif: 95	
Sold Date: 05/11/2026			
SPIS: No	Last Status: SLD	DOM: 39	
Detached	Fronting On: S	Rms: 9 + 5	
Link: N	Acreage:	Bedrooms: 4 + 2	
2-Storey	50.06 x 130.31 Feet	Washrooms: 3	
	Irreg:	1x4x2nd, 1x3x2nd, 1x3xLower	
Dir/Cross St: Mt. Pleasant / Glengowan Directions: Mt. Pleasant / Glengowan			

MLS#: C12953746

PIN#: 211390365

Legal: Lot 171 Plan 511E Toronto

Kitchens: 1 + 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Built-In / 1	Cable TV:
Basement: Fin W/O	Drive: Private	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 2	Water: Municipal
Heat: Radiant / Gas	Tot Prk Spcs: 3	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Fireplace/Stove, Park, Public	Retirement:
Apx Sqft: 2000-2500	Transit, Ravine, Rec Centre, School	HST Applicable to: Included In
Roof: Asphalt Shingle	Interior Feat: Auto Garage Door	Sale Price:
Foundation: Wood Frame, Brick	Remote, Carpet Free, In-Law Suite	Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: Available
Laundry lev: Upper		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	11.55	x 9.38	Closet	Marble Floor	Crown Moulding
2	Living	Main	18.77	x 14.86	Gas Fireplace	Bay Window	Hardwood Floor
3	Dining	Main	11.98	x 11.32	Wainscoting	French Doors	W/O To Deck
4	Kitchen	Main	15.58	x 11.15	Eat-In Kitchen	Breakfast Area	Granite Counter
5	Office	Main	10.33	x 8.99	B/I Bookcase	Hardwood Floor	O/Looks Ravine
6	Prim Bdrm	2nd	19.95	x 14.44	3 Pc Ensuite	His/Hers Closets	O/Looks Ravine
7	2nd Br	2nd	14.37	x 10.83	Hardwood Floor	Closet	Picture Window
8	3rd Br	2nd	10.66	x 9.45	B/I Bookcase	Picture Window	California Shutters
9	4th Br	2nd	13.39	x 10.1	Pot Lights	Picture Window	O/Looks Garden
10	Laundry	2nd	4.36	x 10.04	Enclosed	Hardwood Floor	Pot Lights
11	Family	Lower	17.55	x 14.21	Gas Fireplace	Pot Lights	Laminate
12	Workshop	Lower	8.66	x 8.6	Closet	Window	Laminate
13	Kitchen	Lower	9.38	x 8.4	O/Looks Ravine	Picture Window	Pot Lights
14	5th Br	Lower	12.57	x 11.75	Closet	Above Grade Window	W/O To Garden
15	Br	Lower	9.94	x 9.02	Closet	Window	Laminate

Client Remks: Nestled on one of Lawrence Park South's most coveted streets, 43 Glengowan Road offers a rare opportunity to own an elegant detached two-storey residence that serves as a true private sanctuary. This stately south-facing home features a spacious and versatile layout including four generous bedrooms on the upper level and two additional bedrooms below, complemented by three well-appointed bathrooms and a walk-out basement. The interior is designed for both sophisticated entertaining and functional family living, with large principal rooms that invite an abundance of natural light throughout the day. The crown jewel of this property is its spectacular backyard, which backs onto a lush and strictly private ravine. The ravine provides an unparalleled level of seclusion and a tranquil, forest-like backdrop that evolves with every season. Whether you are enjoying a quiet morning on the patio or hosting guests, the breathtaking views create an atmosphere of calm that is nearly impossible to find so close to the heart of the city. Perfectly situated within walking distance of prestigious schools, the scenic trails of Sherwood Park, and the vibrant shops and restaurants along Yonge Street, this home balances convenience with complete privacy.

Inclusions: Fridge, Stove, Dishwasher, Oven, Washer & Dryer. All Electric Light Fixtures and Existing Window Coverings

Listing Contracted With: ROYAL LEPAGE SIGNATURE CONNECT.CA REALTY **Ph:** 416-205-0355



57 St Edmunds Dr Toronto Ontario M4N 2P8 Toronto C04 Lawrence Park South Toronto Taxes: \$19,191.52/2025 For: Sale % Dif: 96 Sold Date: 04/03/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$3,130,000 List: \$3,250,000
Detached Link: N 2 1/2 Storey	Fronting On: E Acreage: 50 x 170 Feet Irreg:	Rms: 11 Bedrooms: 7 Washrooms: 4 1x2xMain, 1x2xLower, 1x3x2nd, 1x4x2nd	Dir/Cross St: Yonge St and Lawrence Ave Directions: Yonge St and Lawrence Ave

MLS#: C12936386 **PIN#:** 211400015
Legal: PT LT 89-90 PL 1485 TORONTO AS IN CT818915; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Part Fin / Walk-Up Fireplace/Stv: N Heat: Radiant / Gas A/C: Window Unit Central Vac: No Apx Age: Apx Sqft: 3500-5000 Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Attached / 2 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: Inground Prop Feat: Family Room, Golf, Hospital, Library, Park, Place Of Worship, Public Transit Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Set on a coveted stretch of St. Edmunds Drive in the heart of Lawrence Park South, this exceptional 50 x 170 ft property offers a rare opportunity to secure an address of enduring prestige in one of Toronto's most established and admired neighbourhoods. Across from the park and just steps from Alexander Muir Memorial Gardens, the setting is truly special, an ideal balance of natural beauty, convenience, and family appeal. Whether you choose to renovate the existing 2.5-storey home or build a custom residence from the ground up, the potential here is undeniable. The current home offers 7 bedrooms, 4 bathrooms, and an attached 2-car garage, providing a substantial footprint and flexibility for future plans. Surrounded by some of the city's finest public and private schools, and within easy reach of Yonge Street's boutique shops, cafes, and transit, this is a remarkable opportunity to craft a dream home on an expansive lot in one of Toronto's most desirable neighbourhoods. Inclusions: All existing electric light fixtures, window coverings, appliances, HVAC, BBQ, pool, sauna, and related equipment, all in as-is condition.					
Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY Ph: 416-443-0300					



94 St Leonard's Ave			Sold: \$3,000,000
Toronto Ontario M4N 1K5			List: \$3,295,000
Toronto C04 Lawrence Park South Toronto			
Taxes: \$8,389.22/2026		For: Sale	% Dif: 91
Sold Date: 05/28/2026			
SPIS: No	Last Status: SLD	DOM: 9	
Detached	Fronting On: N	Rms: 10 + 3	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	50 x 150 Feet	Washrooms: 6	
	Irreg:	1x2xMain, 1x4xLower, 1x4x2nd, 2x3x2nd, 1x3xLower	
Dir/Cross St: St Leonard's/E. Of Mt Pleasant Directions: St Leonard's/E. Of Mt Pleasant			

MLS#: C13142084 **PIN#:** 211390247
Legal: Plan 1534 Lot 570

Kitchens: 1 + 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Radiant, Water / Other A/C: None, Other Central Vac: No Apx Age: Apx Sqft: 2500-3000 Roof: Other Foundation: Other Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Hospital, Library, Park, Public Transit, School Interior Feat: Other	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
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	19	x 14.07	Bay Window	Fireplace
2	Dining	Main	12.76	x 11.75	Combined W/Living	Crown Moulding
3	Kitchen	Main	12.76	x 10.24	Centre Island	Modern Kitchen
4	Breakfast	Main	15.49	x 10.99	Open Concept	W/O To Patio
5	Family	Main	15.16	x 14.34	Fireplace	W/O To Patio
6	Prim Bdrm	2nd	23.75	x 14.5	W/I Closet	4 Pc Ensuite
7	Office	2nd	11.42	x 10.43	Large Window	W/O To Terrace
8	2nd Br	2nd	10.93	x 9.51	Window	Closet
9	3rd Br	2nd	16.77	x 11.84	Large Window	Double Closet
10	4th Br	2nd	12.83	x 10.24	3 Pc Bath	W/I Closet
11	5th Br	Bsmt	18.08	x 14.17	Pot Lights	Closet
12	Br	Bsmt	13.78	x 6.89	Pot Lights	B/I Shelves
13	Br	Bsmt	15.09	x 13.68		

Client Remks: A rare offering in the heart of prestigious Lawrence Park, 94 St Leonard's Ave is an exceptional blend of timeless character, sophisticated design, and modern luxury, set on an impressive 50 x 150 ft lot. Beautifully renovated while preserving its original charm, this distinguished residence showcases an eclectic interior with refined contemporary touches throughout. The stunning 2022 main floor renovation features elegant principal rooms, engineered plank flooring, and thoughtfully curated finishes designed for both elevated entertaining and comfortable family living. Rich hardwood flooring extends throughout the bedroom level. The second floor currently offers 3 spacious bedrooms plus an art studio and can easily be converted back to a 4-bedroom layout if desired, and a 2laundry room Updated bathrooms, renovated between 2018-2021, complement the home's sophisticated aesthetic, and a new roof 2018. The home also features both a gas fireplace and a classic wood-burning fireplace, adding warmth and character to the beautifully appointed interiors. The fully finished lower level offers exceptional versatility with a separate entrance, 3 bedrooms, 2 bathrooms, and outstanding potential for extended family living, nanny quarters, or income opportunities. Abundant parking and an unbeatable location near top-rated schools, parks, transit, and the finest amenities, this is a truly exceptional Lawrence Park residence that seamlessly combines elegance, functionality, and enduring appeal.

Inclusions: Main floor appliances include build in SS fridge freezer, built in wall oven and microwave, gas cooktop, dishwasher, all existing basement appliances, washer and dryer, washing machine on 2nd floor. All window coverings , all elf except where excluded.

Listing Contracted With: SUTTON GROUP-ADMIRAL REALTY INC. Ph: 416-739-7200



2 St Hildas Ave Toronto Ontario M4N 2P4 Toronto C04 Lawrence Park South Toronto Taxes: \$13,415.21/2025 For: Sale % Dif: 91 Sold Date: 02/22/2026 SPIS: No Last Status: SLD DOM: 20			Sold: \$3,010,000 List: \$3,298,000
Detached Link: N 2-Storey	Fronting On: W Acreage: 117.24 x 44.55 Feet Irreg:	Rms: 8 + 4 Bedrooms: 4 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x5x2nd, 1x4xLower	Dir/Cross St: Yonge & Blythwood Directions: South of Lawrence

MLS#: C12749688 **PIN#:** 211380192
Legal: Pt Lt 19 Pl 205 Toronto Pt 2, 63R4625; City of Toronto

Kitchens: 1 Fam Rm: Y Basement: W/O / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Year Built: 1990 Apx Sqft: 2500-3000 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Built-In / 2 Drive: Private, Other Drive Park Spcs: 1 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit, Ravine, School Exterior Feat: Deck, Landscaped, Lawn Sprinkler System Interior Feat: Built-In Oven, Central Vacuum, Storage Security Feat: Alarm System, Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.49	x 12.6	Hardwood Floor	Crown Moulding	Fireplace
2	Dining	Main	15.58	x 12.01	Hardwood Floor	Crown Moulding	W/O To Balcony
3	Kitchen	Main	25	x 11.42	Slate Flooring	Centre Island	Granite Counter
4	Family	Main	16.67	x 13.16	Hardwood Floor	Fireplace	W/O To Yard
5	Prim Bdrm	2nd	22.74	x 12.99	Hardwood Floor	His/Hers Closets	5 Pc Ensuite
6	2nd Br	2nd	15.85	x 11.15	Hardwood Floor	Picture Window	Double Closet
7	3rd Br	2nd	10.66	x 12.6	Hardwood Floor	Picture Window	Double Closet
8	4th Br	2nd	16.24	x 9.68	Hardwood Floor	Picture Window	Double Closet
9	Rec	Lower	14.34	x 12.66	Broadloom	Fireplace	4 Pc Bath
10	5th Br	Lower	16.4	x 11.25	Broadloom	Above Grade Window	Double Closet
11	Laundry	Lower	6	x 7.74	Tile Floor	B/I Shelves	Laundry Sink
12	Workshop	Lower	26.25	x 6.33	Concrete Floor	Access To Garage	
13	Cold/Cant	Lower	16.17	x 5.25	Concrete Floor		

Client Remks: A striking all-brick modern Georgian with undeniable curb appeal, 2 St. Hilda's Avenue is proudly positioned in the heart of Lawrence Park South. Offering over 3,700 sq. ft. of total living space, this custom-built (1990) admired residence blends timeless architecture with thoughtful design for today's lifestyle. Expansive living spaces are anchored by a lovely front hall foyer designed to be part of the entertaining experience, this classic centre-hall layout sets a warm, balanced tone, featuring 9-ft ceilings, hardwood floors, and sun-filled principal rooms framed by expansive windows. The chef's kitchen is beautifully appointed with luxury-grade appliances, granite countertops, slate flooring, and a wet-bar/servery to the dining room. A built-in double car garage with direct access and a private backyard with perennial gardens complete this exceptional family home. Enjoy a walk to Blythwood and Sherwood Ravine Parks, where nature offers a year-round escape. Families will value placement within the Blythwood Jr. PS and Lawrence Park Collegiate school districts, while professionals will appreciate being a 13-minute walk to Lawrence Subway and just five minutes to Sunnybrook Hospital. One block from the energy of the Yonge Street corridor, discover local favorites including boutique shops, renowned bakeries, cafes, and restaurants. This vibrant community delivers the perfect balance of connection, convenience, and charm, with sports and playgrounds, family activities, and everyday amenities right at your doorstep. A standout home from the curb and inviting within, 2 St. Hilda's Avenue offers a rare opportunity to own a truly admired home in one of Toronto's most desirable neighbourhoods-a rare find and a reason to relocate where lifestyle, location, and lasting quality come together beautifully.

Inclusions: Stainless Steel GE Monogram B/I Convection Range w/Gas Cooktop, Stainless Steel Wind Crest B/I Exhaust Hood, Stainless Steel Subzero Fridge/Freezer, Stainless Steel B/I Miele Dishwasher, Stainless Steel Panasonic B/I Microwave Oven, Maytag Washer & Dryer, Electric Fireplace in Living Room, All Existing Window Coverings, All Electric Lighting Fixtures, Alarm System (monitoring extra), Central Vac System and Equipment, Electric Garage Door System & Remote, HVAC System, Outdoor Irrigation System.

Listing Contracted With: FOREST HILL REAL ESTATE INC. **Ph:** 416-785-1500



33 Sunnydene Cres Toronto Ontario M4N 3J5 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto Taxes: \$18,294/2025 For: Sale % Dif: 92 Sold Date: 06/05/2026 SPIS: No Last Status: SLD DOM: 11			Sold: \$3,120,000 List: \$3,399,000
Detached Link: N Bungalow	Fronting On: W Acreage: 79 x 110 Feet Irreg:	Rms: 7 + 4 Bedrooms: 3 + 2 Washrooms: 4 1x2xMain, 1x4xMain, 1x3xMain, 1x3xLower	Dir/Cross St: Bayview / Lawrence / Blythwood Directions: Bayview / Lawrence / Blythwood

MLS#: C13169174 **PIN#:** 105410115
Legal: PCL 12190A SEC EAST YORK; PT LOTS 15 & 16 PLAN M734, FIRSTLY: PT LOT 16 PLAN M734

Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stone Gar/Gar Spcs: Attached / 2 Drive: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: None Prop Feat: Cul De Sac, Fireplace/Stove, Hospital, Public Transit, Ravine, School Exterior Feat: Backs On Green Belt, Patio, Privacy, Porch Interior Feat: Auto Garage Door Remote, Built-In Oven, Primary Bedroom - Main Floor	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	6.56	x 5.58			
2	Living	Main	24.28	x 14.76	Hardwood Floor	Pot Lights	
3	Dining	Main	14.76	x 14.11	Hardwood Floor		
4	Office	Main	14.76	x 12.8	Hardwood Floor		
5	Kitchen	Main	12.8	x 12.47	Eat-In Kitchen		
6	Prim Bdrm	Main	16.73	x 14.44	4 Pc Ensuite	Hardwood Floor	W/W Closet
7	2nd Br	Main	13.12	x 12.14	Hardwood Floor	W/W Closet	
8	3rd Br	Main	16.08	x 10.83	Hardwood Floor	Double Closet	
9	Rec	Lower	30.84	x 15.09	B/I Bar	W/O To Yard	Fireplace
10	4th Br	Lower	14.44	x 12.14	Large Window	Closet	
11	5th Br	Lower	21	x 14.76	Large Window		
12	Laundry	Lower	14.11	x 13.45	Above Grade Window		
13	Utility	Lower	14.44	x 13.78			

Client Remks: A Rare and Hard-to-find offering in Coveted Lawrence Park -- This expansive approx 2600 sq. ft. Bungalow is set on a Premium Lot within an Exclusive Cul-de-sac enclave. Originally built as a High-Quality Custom Home, it features Exceptional proportions, Oversized principal rooms, great storage and closets throughout and a Layout rarely available today! Floor-to-ceiling and Expansive windows overlook a Private, Mature Garden creating a Peaceful connection to Nature and filling the Home with abundant Natural light. Though the interior finishes are dated, the Home offers Tremendous Potential to Renovate, Redesign or Build New on an extraordinary Lot. The Basement is Amazing!!!Features Very Large Windows that offers a Main Floor Feel...honestly All Rooms are very close to Grade Level...we rarely see this!!!Two Walk-outs to Yard and abundant Storage/Closet Space. An Ideal Opportunity for Empty Nesters seeking the ease of Bungalow Living, Buyers searching for a Spacious alternative to condo life, or anyone looking to create a Dream home in one of Toronto's most prestigious neighbourhoods. A Distinctive Entry into the Street adds Privacy and a Sense of Exclusivity to this Special Property. A Very Well -maintained Home with Great Bones, offering Exceptional space, Quality Construction, and Timeless potential. Cannot emphasize enough....The Home has been Carefully Cared for over the years and provides an Excellent Foundation for Renovation or Redesign. Solidly built with a Functional Layout and Generous room sizes, it's a RARE opportunity to update a home with Enduring Character and Lasting Value. This Home is Unique and not Easily found!

Inclusions: Existing: Refrigerator, Built-in Stove, Built-in microwave, Built-in dishwasher, Washer & Dryer, all light fixtures (see exclusions),all window coverings, all built-in's / all wall shelving. Electric garage door opener + remote. Freezer in basement, Small fridge in basement, Stove in basement.

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



12 Weybourne Cres			Sold: \$3,300,000
Toronto Ontario M4N 2R3			List: \$3,449,000
Toronto C04 Lawrence Park South Toronto			
Taxes: \$19,040.70/2025		For: Sale	% Dif: 96
Sold Date: 03/31/2026			
SPIS: No	Last Status: SLD	DOM: 7	
Detached	Fronting On: N	Rms: 10 + 1	
Link: N	Acreage:	Bedrooms: 4	
2-Storey	50 x 150 Feet	Washrooms: 5	
	Irreg:	1x2xMain, 1x4x2nd, 2x3x2nd, 1x3xBsmt	
Dir/Cross St: Yonge & Lawrence			
Directions: East on St Edmunds at Yonge, 1st Right on Weybourne			

MLS#: C12913600 **PIN#:** 211400111
Legal: LT 81 PL 1485 TORONTO S/T & T/W EO97191; S/T ON15463; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Part Fin Fireplace/Stv: N Heat: Water / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1921 Yr Built Source: MPAC Apx Sqft: 3000-3500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Brick, Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Right Of Way Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Library, Park, Public Transit Exterior Feat: Deck, Landscaped, Lawn Sprinkler System, Patio, Privacy Interior Feat: Built-In Oven, Countertop Range Security Feat: Alarm 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: Boundary Only Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.05	x 13.71	Fireplace	Hardwood Floor	
2	Sitting	Main	14.63	x 9.55	Hardwood Floor		
3	Dining	Main	14.21	x 14.01	Hardwood Floor		
4	Kitchen	Main	12.14	x 11.48	Bay Window	Eat-In Kitchen	B/I Appliances
5	Family	Main	19.36	x 18.37	W/O To Patio	Hardwood Floor	Pocket Doors
6	Prim Bdrm	2nd	18.67	x 15.62	3 Pc Ensuite	Hardwood Floor	W/I Closet
7	2nd Br	2nd	19.65	x 14.47	Irregular Rm	3 Pc Ensuite	W/I Closet
8	3rd Br	2nd	13.91	x 9.51	Hardwood Floor	Closet	W/I Closet
9	4th Br	2nd	11.61	x 10.86	Hardwood Floor	Double Closet	
10	Office	2nd	9.12	x 8.04	Wood Floor		
11	Rec	Bsmt	19.23	x 14.04			
12	Laundry	Bsmt	10.2	x 7.74	Stainless Steel Sink	B/I Shelves	
13	Furnace	Bsmt	0	0	Unfinished		
14	Utility	Bsmt	9.71	x 7.15	Unfinished		

Client Remks: Welcome to an exceptional Lawrence Park residence where timeless character meets an unbeatable location. Perfectly positioned steps to Yonge St and overlooking Alexander Muir Park, this wonderful family home offers generous living spaces and the convenience of one of Toronto's most sought-after neighbourhoods. Filled with warmth and charm, the home features four bedrooms (2 with ensuites) plus a den, a total of five bathrooms and a large main floor perfect for modern family living and entertaining complete with a powder room and a spacious family room that walks out to a private patio and garden. There is a two-car garage via a private laneway and the home's location places you within a short walk to the subway, the shops and restaurants of Yonge Street, and some of the city's finest schools. This is a rare opportunity to own a character-filled home, on a 50 x 150 foot lot, in a truly prime Lawrence Park setting which can be enjoyed as-is or renovate/build to make it your own.

Inclusions: Built-in double ovens, gas cooktop, microwave and dishwasher; Stainless steel fridge; LG washer and dryer; existing light fixtures; existing blinds; 2 garage door openers with remote; security system (monitoring optional); remote for laneway gate; sprinkler system. Carson & Dunlop pre-listing home inspection report available. Property & chattels being sold "as-is". Fireplaces are non-operational.

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



155 Dinnick Cres Toronto Ontario M4N 1M2 Toronto C04 Lawrence Park South Toronto Taxes: \$17,306/2025 For: Sale % Dif: 84 Sold Date: 04/02/2026 SPIS: No Last Status: SLD DOM: 9			Sold: \$2,950,000 List: \$3,495,000
Detached Link: N 2-Storey	Fronting On: E Acreage: 50 x 166.83 Feet Irreg: 182 (North)	Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x4xLower	Dir/Cross St: Yonge and Lawrence Ave E Directions: East of Mt Pleasant

MLS#: C12914230 **PIN#:** 211390111
Legal: LT 794 PL 1534 CITY OF TORONTO + Bell Easement

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Central Air Central Vac: No Apx Age: 51-99 Year Built: 1930 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Shape: Rectangular 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: Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit, School Exterior Feat: Deck, Landscaped Interior Feat: Built-In Oven, Carpet Free	Zoning: Cable TV: Gas: Hydro: Water: Phone: Water Supply Type: Municipal Sewer: Sewers Waterfront: Retirement: Under Contract: None HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	18.01	x 6	Closet	Hardwood Floor	Window
2	Living	Main	21.82	x 11.68	Hardwood Floor	Large Window	Closed Fireplace
3	Dining	Main	11.58	x 11.58	O/Looks Frontyard	Hardwood Floor	Leaded Glass
4	Kitchen	Main	16.57	x 11.58	Updated	Stainless Steel Appl	Quartz Counter
5	Family	2nd	21.82	x 11.68	Hardwood Floor	Window	Crown Moulding
6	2nd Br	2nd	15.91	x 11.75	Closet	O/Looks Frontyard	Hardwood Floor
7	3rd Br	2nd	11.75	x 9.51	Closet	O/Looks Backyard	Hardwood Floor
8	Bathroom	2nd	0	0	4 Pc Bath	Updated	Heated Floor
9	Rec	Lower	27.23	x 22.44	Vinyl Floor	Window	Cedar Closet
10	Utility	Lower	21.33	x 11.75	Combined W/Laundry	Concrete Floor	Laundry Sink
11	Bathroom	Lower	0	0	4 Pc Bath	Pedestal Sink	Window

Client Remks: Rare opportunity in the heart of Lawrence Park - a blank canvas awaits! First time offered in decades, 155 Dinnick Crescent presents a remarkable opportunity to build your detached dream residence on one of Toronto's most prestigious crescents. Meticulously cared for and immaculately maintained home with updated kitchen and upper bathroom. Completely flat table land. The advantages of this premium corner lot are: (1) natural sunlight is in abundance and (2) a double garage can be positioned on the Buckingham side of the property to allow for a very impressive facade. The extra deep lot measures 50 X 166.83 (and a longer 182 feet along the north side). Only a 7-minute walk to the Lawrence subway station. Enjoy convenient access to the vibrant shops, cafes, and restaurants of North Toronto along Yonge Street. Easy access to the 401 highway. Located near top-rated Bedford Park Public School (elementary and middle) and Lawrence Park C.I. (high school) and some of the country's finest private schools, TFS, Crescent, and Havergal to name a few. Walk to the Granite Club. Bring your architect and general contractor to your showing to explore the full potential. The property is zoned RD with a permitted FSI of 0.35

Inclusions: See Schedule B

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



5 Lawrence Cres
Toronto Ontario M4N 1M9
 Toronto C04 Lawrence Park South Toronto
Taxes: \$16,552.21/2025 **For:** Sale **% Dif:** 102
Sold Date: 04/30/2026
SPIS: No **Last Status:** SLD **DOM:** 6
Sold: \$3,555,000
List: \$3,498,888
Detached **Fronting On:** E **Rms:** 9 + 3
Link: N **Acreage:** **Bedrooms:** 4 + 1
 2-Storey 60 x 147.56 Feet **Washrooms:** 5
Irreg: 1x2xMain, 1x5x2nd, 2x4x2nd,
 N 147.56. E 20.39 S 1x3xBsmt
 140.44. W. 60.31
Dir/Cross St: Lawrence Ave E and Mount Pleasant Rd
Directions: Yonge St to Lawrence Ave E to Mount Pleasant Rd to Lawrence Cres.

MLS#: C13040522 **PIN#:** 211400094
Legal: LT 6 PL 541E 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: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Park, Place Of Worship, Public Transit, Rec Centre, School Interior Feat: Water Heater Security Feat: Alarm System, Carbon Monoxide Detectors, Security System, Smoke Detector	Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.68	x 20.01	Bay Window	Fireplace	Crown Moulding
2	Dining	Main	12.99	x 15.16	Large Window	Wainscoting	Crown Moulding
3	Kitchen	Main	9.32	x 12.99	Stainless Steel Appl	Pot Lights	Hardwood Floor
4	Breakfast	Main	12.01	x 12.5	W/O To Deck	Combined W/Kitchen	
5	Family	Main	16.83	x 17.75	Fireplace	W/O To Deck	B/I Shelves
6	Prim Bdrm	2nd	11.68	x 16.99	5 Pc Ensuite	W/I Closet	Hardwood Floor
7	2nd Br	2nd	8.43	x 10.99	Large Window	Closet	Hardwood Floor
8	3rd Br	2nd	9.25	x 9.42	Window	Closet	Hardwood Floor
9	4th Br	2nd	10.24	x 9.84	4 Pc Ensuite	Closet	Large Window
10	Rec	Bsmt	25.43	x 16.34	Open Concept	Pot Lights	Broadloom
11	5th Br	Bsmt	12.76	x 10.99	Above Grade Window	Closet	Broadloom
12	Play	Bsmt	14.76	x 7.41	Combined W/Rec	Broadloom	

Client Remks: One of the best values in Lawrence Park. Fully renovated and sitting proudly on a rare 60-foot lot frontage, this home checks all the boxes...and probably a few you didn't know you had. Steps to the subway, top-tier schools, and the shops of Yonge Street-so convenient you might start leaving the car at home. A location so good you'll casually start saying "we just walked" to everything. Inside, soaring ceilings and sleek finishes hit you with that "okay, this is nice" moment the second you walk in. The kitchen? Built for entertaining-featuring a Wolf 6-burner gas range, oversized JennAir fridge, double islands and massive amounts of counter space, plus enough room for guests who say they're "just stopping by" and stay until midnight. Newer hardwood floors, custom built-ins, and a full sound system mean this house is always ready-whether it's a dinner party, a Sunday reset, or you pretending you're hosting a cooking show. And the bathrooms? Already renovated. All of them. No tile shopping, no contractor quotes, no decision fatigue-just walk in, turn on the shower, and enjoy your spa-like escape from reality. There's even a hidden kids' retreat-great for hide-and-seek, or strategically sending them away when you have guests over.Front and back, the property is professionally landscaped with mature, beautiful trees that give you privacy, charm, and that "this house just feels expensive" curb appeal. The deep backyard also features a tiled cement deck that wraps around the entire back of the home, a full irrigation system (so your lawn stays perfect without you lifting a finger), and a gas fire pit for nights that start with "just one drink" and go well past that. Move in, turn the key, bring your toothbrush and accept that you've officially become the house everyone wants to come to.

Inclusions: Electric light fixtures, except what is outlined in Exclusions. Window coverings. Jenn-Air - 48 inch pro-style side by side built-in refrigerator, Wolf 36 inch oven range with six burners, Miele dishwasher, Tru Arctic 24 inch dual zone wine cooler, Panasonic inverter microwave, LG Washer and dryer with stands. Integrated sound system throughout the house. Alarm system. Gas fire pit (as-is) Garage door (as-is)

Listing Contracted With: KELLER WILLIAMS REFERRED URBAN REALTY **Ph:** 416-572-1016



180 Strathgowan Ave		Sold: \$3,300,000
Toronto Ontario M4N 1C3		List: \$3,695,000
Toronto C04 Lawrence Park South Toronto		
Taxes: \$13,016/2025	For: Sale	% Dif: 89
Sold Date: 05/22/2026		
SPIS: No	Last Status: SLD	DOM: 51
Detached	Fronting On: N	Rms: 6 + 1
Link: N	Acreage:	Bedrooms: 3
2-Storey	50 x 135 Feet	Washrooms: 3
	Irreg:	1x2xMain, 1x4x2nd, 1x2x2nd
Dir/Cross St: Blythwood & Mt Pleasant		
Directions: Lawrence Park overlooking Blythwood ravine		

MLS#: C12944954 **PIN#:** 211390387
Legal: LT 129 PL 511E TORONTO; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Oil A/C: Central Air Central Vac: No Apx Age: Year Built: 1952 Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Unknown Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Drive: Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Cul De Sac, Family Room, Fenced Yard, Fireplace/Stove, Ravine, School Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	0	0	Fireplace	Picture Window	O/Looks Ravine
2	Dining	Main	0	0	Picture Window	O/Looks Backyard	Hardwood Floor
3	Family	Main	0	0	Picture Window	O/Looks Ravine	2 Pc Ensuite
4	Kitchen	Main	0	0	Tile Floor	W/O To Yard	
5	Prim Bdrm	2nd	0	0	2 Pc Ensuite	Large Closet	Hardwood Floor
6	2nd Br	2nd	0	0	Double Closet	Large Window	Hardwood Floor
7	Rec	Lower	0	0	Fireplace	Above Grade Window	
8	Laundry	Lower	0	0	Access To Garage	Above Grade Window	

Client Remks: An exceptional offering on a prestigious and secluded cul-de-sac, overlooking the serene Blythwood Ravine. This rare opportunity presents a prime 50 x 135 ft lot on one of the neighbourhood's most coveted streets, surrounded by some of Lawrence Park's finest residences. Ideal for end-users and builders alike, live comfortably, plan a renovation to suit your vision, or create a bespoke dream home. The location is superb just steps to the highly regarded Blythwood Jr. Public School, Sherwood Park, and ravine trails. The main level features a living room with fireplace, separate dining room, kitchen and a versatile family room with a 2-piece ensuite, easily adaptable as a third bedroom. Second floor features a spacious primary suite with 2-pc bath & closet, a 2nd bedroom with closet, a 4-pc washroom and a large storage closet. Lower level recreation room with fireplace, laundry room and direct access to garage. Gorgeous large fenced backyard on a 50 ft x 135ft lot. A built-in single-car garage with private drive offers generous parking. Effortless connectivity to Bayview Avenue, Yonge Street, Mount Pleasant Road, downtown, Hwy 401 and the TTC. Conveniently close to Sunnybrook Hospital, the Granite Club and some of Toronto's most distinguished private schools, including Toronto French School, Crescent School, Havergal College, and St. Clement's School. This is a unique offering to acquire a premier location in a distinguished neighbourhood, within a top-tier school district. (please note that some interior photos are from a prior listing)

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



7 Strathgowan Cres Toronto Ontario M4N 2Z6 Toronto C04 Lawrence Park South Toronto Taxes: \$16,853.84/2025 For: Sale % Dif: 97 Sold Date: 07/02/2026 SPIS: No Last Status: SLD DOM: 16			Sold: \$3,580,000 List: \$3,699,900
Detached Link: N 2-Storey	Fronting On: E Acreage: 40.05 x 103.76 Feet Irreg: Irregular Lot Depth & Encroachment	Rms: 9 + 2 Bedrooms: 4 + 1 Washrooms: 4 1x7x2nd, 1x5x2nd, 1x2xMain, 1x4xLower	
Dir/Cross St: Blythwood Rd and Mt Pleasant Rd Directions: Use GPS			

MLS#: C13457600 **PIN#:** 103610192
Legal: PT LOT 62 PLAN 511E AS IN CA452790 ; 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 Shape: Irregular Lot Size Source: MPAC Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stone Gar/Gar Spcs: Attached / 1 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Other	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	7.35	x 6.59	Coffered Ceiling	Heated Floor	Marble Floor
2	Living	Main	14.4	x 13.68	Marble Fireplace	Bay Window	Hardwood Floor
3	Dining	Main	13.91	x 10.6	Coffered Ceiling	Combined W/Living	Hardwood Floor
4	Kitchen	Main	14.4	x 9.09	Centre Island	Stainless Steel Appl	Hardwood Floor
5	Breakfast	Main	13.09	x 8.5	Skylight	O/Looks Backyard	Hardwood Floor
6	Family	Main	15.49	x 14.07	Gas Fireplace	W/O To Garden	Hardwood Floor
7	Prim Bdrm	2nd	14.6	x 14.07	7 Pc Ensuite	W/I Closet	Hardwood Floor
8	2nd Br	2nd	12.07	x 11.58	Large Window	Double Closet	Hardwood Floor
9	3rd Br	2nd	12.07	x 9.68	California Shutters	Double Closet	Hardwood Floor
10	4th Br	2nd	12.34	x 9.84	California Shutters	B/I Desk	Hardwood Floor
11	5th Br	Lower	12.34	x 11.91	Double Closet		
12	Rec	Lower	31.5	x 15.75	B/I Closet	Pot Lights	

Client Remks: This is Lawrence Park at it's finest. 7 Strathgowan Crescent is an exceptional custom home designed by architect Peter Higgins and brought to life by the celebrated Balmoral Custom Homes. Every detail was designed with intention. Brick and stone facade that stops you at the curb. Soaring ceilings that breathe with an abundance of natural light. The main floor flows with the quiet intelligence of a home designed around how people actually live. A true cook's kitchen open to the family room, and French doors opening into a private stone garden. A mudroom that absorbs the chaos of family life without a trace. Upstairs, enter the primary suite to a vaulted, unhurried retreat with a six-piece spa ensuite, heated marble floors, and a freestanding tub set in a windowed alcove. A vast lower level with soaring ceilings, an expansive family room, a fifth bedroom, laundry room, and storage that makes a home truly livable. Surrounded by Toronto's top public and private schools. Steps to parks, ravines, bike trails, parks, and the energy of Yonge Street - everything a full life requires, without sacrificing a moment of tranquility. Some addresses become the backdrop to a life well-lived.

Inclusions: Integrated Sub-Zero refrigerator with 2 freezer drawers, Stainless Steel Wolf six-burner gas range, Stainless Steel KitchenAid dishwasher, Stainless Steel Panasonic microwave/convection oven, Stainless Steel Built-in KitchenAid wall oven, Stainless Steel KitchenAid warming drawer, Stainless Steel Marvel beverage refrigerator, LG washer and dryer, Electric light fixtures, All built-in cabinetry, Central vacuum system and equipment, Built-in speakers, Built-in gas barbecue

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



137 Cheltenham Ave Toronto Ontario M4N 1R1 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto Taxes: \$22,864/2025 For: Sale % Dif: 90 Sold Date: 05/24/2026 SPIS: No Last Status: SLD DOM: 17		
Detached Link: N 2-Storey	Fronting On: S Acreage: 50.06 x 150.1 Feet Irreg:	Rms: 8 + 2 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 1x7x2nd, 2x4x2nd, 1x4xBsmt
Dir/Cross St: Lawrence Ave E and Bayview Ave Directions: Lawrence Ave E and Bayview Ave		

MLS#: C13094712 **PIN#:** 103580132
Legal: LOT 739 PLAN 1534 ; NORTH YORK , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Full / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 3000-3500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Arts Centre, Family Room, Fireplace/Stove, Hospital, Park, Public Transit, School Exterior Feat: Deck, Landscaped, Privacy Interior Feat: Auto Garage Door Remote, Built-In Oven, Countertop Range, Water Heater Owned Security 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: Gazebo Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	21.16	x 19.03	Fireplace	O/Looks Backyard	Large Window
2	Dining	Main	15.35	x 13.06	Hardwood Floor	Large Window	
3	Kitchen	Main	18.04	x 17.22	B/I Appliances	Centre Island	Open Concept
4	Family	Main	23.43	x 21.49	Fireplace	B/I Shelves	Bay Window
5	Prim Bdrm	2nd	16.21	x 14.5	7 Pc Ensuite	W/I Closet	
6	2nd Br	2nd	12.4	x 11.68	4 Pc Ensuite	Double Closet	Large Window
7	3rd Br	2nd	13.12	x 10.89	W/I Closet	Large Window	Hardwood Floor
8	4th Br	2nd	12.43	x 9.32	W/I Closet	Large Window	
9	Rec	Bsmt	21	x 12.8	Fireplace	Above Grade Window	
10	5th Br	Bsmt	19.85	x 17.03	Double Closet	Above Grade Window	

Client Remks: One of the best values in Lawrence Park, this fully reimagined residence offers the rare opportunity to own a completely renovated, never-lived-in home. Be the first to enjoy a flawless, turnkey living experience where every detail has been thoughtfully elevated. Inside, you'll find stunning wide-plank white oak floors, a designer kitchen outfitted with premium Miele appliances, and spa-inspired bathrooms finished with luxurious tile and refined materials. Brand new windows flood the home with natural light, while generously sized bedrooms provide comfort and functionality for the entire family. Set on a sun-filled south-facing lot directly across from a park, the location is equally exceptional-just a short walk to top-tier schools including Toronto French School and Crescent School, as well as the prestigious Granite Club. A rare offering that seamlessly blends luxury, lifestyle, and location-without compromise.

Inclusions: Electric light fixtures. Miele Panelled Fridge, Miele Gas Cooktop, Miele Dishwasher, Miele Wall Built-in Oven and Microwave; Basement LG clothes Washer and Dryer; 2nd Floor LG clothes Washer and Dryer Tower, Glass Wine Wall

Listing Contracted With: KELLER WILLIAMS REFERRED URBAN REALTY **Ph:** 416-572-1016



18 Glengowan Rd			Sold: \$3,900,000
Toronto Ontario M4N 1E8			List: \$4,150,000
Toronto C04 Lawrence Park South Toronto			
Taxes: \$18,573.16/2025		For: Sale	% Dif: 94
Sold Date: 02/16/2026			
SPIS: No	Last Status: SLD	DOM: 26	
Detached	Fronting On: N	Rms: 10 + 3	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	50 x 142 Feet	Washrooms: 4	
	Irreg:	1x2xMain, 1x4x2nd, 1x5x2nd, 1x4xBsmt	
Dir/Cross St: Mt. Pleasant Rd & Glengowan			
Directions: West of Mt. Pleasant South of Lawrence			

MLS#: C12718720 **PIN#:** 211380102
Legal: LT 7 PL 511E 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: 1939 Yr Built Source: MPAC Apx Sqft: 3000-3500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2025 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 Interior Feat: Other	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	24.67	x 6.99	Stone Floor	Double Closet	Pot Lights
2	Living	Main	21	x 13.09	Hardwood Floor	Fireplace	O/Looks Frontyard
3	Dining	Main	14.4	x 11.75	Hardwood Floor	Crown Moulding	O/Looks Frontyard
4	Kitchen	Main	23.49	x 11.84	Hardwood Floor	Breakfast Area	O/Looks Garden
5	Family	Main	18.24	x 12.4	Hardwood Floor	Gas Fireplace	O/Looks Backyard
6	Prim Bdrm	2nd	17.32	x 12.4	Broadloom	5 Pc Bath	W/I Closet
7	2nd Br	2nd	18.83	x 18.34	Broadloom	Pot Lights	Closet
8	3rd Br	2nd	13.68	x 11.75	Hardwood Floor	Window	Closet
9	4th Br	2nd	16.01	x 13.09	Hardwood Floor	B/I Closet	Window
10	Rec	Bsmt	20.67	x 12.34	Laminate	Pot Lights	Window
11	5th Br	Bsmt	14.99	x 12.01	Laminate	4 Pc Ensuite	Closet
12	Laundry	Bsmt	10.66	x 10.6	Tile Floor	Pot Lights	Closet
13	Utility	Bsmt	18.34	x 11.32	Vinyl Floor	Unfinished	
14	Utility	Bsmt	9.58	x 7.51	Tile Floor		
15	Cold/Cant	Bsmt	9.51	x 8.99			

Client Remks: Classic Lawrence Park Georgian, perfectly set on a quiet, dead-end block of Glengowan within walking distance to Yonge St and steps to the ravine! Fabulous centre hall plan with gorgeous hardwood floors throughout the main floor. Beautifully renovated eat-in kitchen and family room overlook a spectacular rear private yard surrounded by mature trees. Well proportioned principal rooms overlook the front gardens. Convenient main floor mudroom with direct access from the driveway. Spacious second floor with a generous primary retreat, complete with dressing room and ensuite. Well appointed children's bedrooms and an updated family bathroom. Great lower level with rec room, 5th bedroom, full washroom, ample storage and laundry room. Ample space for a wine cellar. Unbeatable location, one of the best blocks in Lawrence Park. Close proximity to world class private schools, public schools and sports clubs. Steps to the subway and easy access to the highway.

Inclusions: See Schedule B

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



5 Stratheden Rd Toronto Ontario M4N 1E2 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto Taxes: \$24,817/2026 For: Sale % Dif: 93 Sold Date: 04/08/2026 SPIS: No Last Status: SLD DOM: 48			Sold: \$3,975,000 List: \$4,295,000
Detached Link: N Sidesplit	Fronting On: S Acreage: 71.5 x 132 Feet Irreg:	Rms: 7 Bedrooms: 4 Washrooms: 3 1x3xGround, 1x3x2nd, 1x4	Dir/Cross St: Bayview and Lawrence Directions: Bayview & Lawrence

MLS#: C12803384 **PIN#:** 103610139
Legal: Plan 4458 E Pt Lt 14

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 51-99 Year Built: 1954 Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Attached / 2 Drive: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: None Prop Feat: Cul De Sac, Family Room, Fireplace/Stove, Hospital, School Interior Feat: Primary Bedroom - Main Floor Security Feat: Alarm System	Zoning: Residential Cable TV: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	11.48	x 16.9	Tile Floor	Centre Island	Granite Counter
2	Dining	Main	20.41	x 12.2	Hardwood Floor	O/Looks Family	Window
3	Family	Main	35.1	x 18.8	Hardwood Floor	Fireplace	W/O To Deck
4	Laundry	Lower	12.4	x 7.71	Tile Floor		
5	Br	Main	17.09	x 13.39	3 Pc Ensuite	Closet	Window
6	Rec	Lower	35.01	x 18.8	Fireplace	Panelled	Stained Glass
7	2nd Br	2nd	11.29	x 12.7	Hardwood Floor	Double Closet	Window
8	3rd Br	2nd	16.37	x 11.78	Broadloom	Closet	
9	4th Br	2nd	18.8	x 14.8	3 Pc Ensuite	Hardwood Floor	Double Closet
10	Bathroom	2nd	7.71	x 9.51	B/I Vanity	4 Pc Bath	Tile Floor

Client Remks: Set on a rare 71.5 x 133 ft south-facing lot in the heart of prestigious Lawrence Park, this spacious 4-bedroom, 2-storey home offers endless potential. Featuring a wonderful main floor footprint with generous principal rooms, it's ideal for custom renovation or building your dream home. The finished basement includes custom wood paneling and a retro-style built-in bar, while the main floor living room features a classic wood-burning fireplace. A built-in 2-car garage provides convenience and function. Location on a beautiful, tree-lined street in the Blythwood School District and close to Yonge & Lawrence, top private schools, parks, and all amenities. A rare opportunity in one of Toronto's most sought-after neighbourhoods.

Inclusions: All window coverings, all electric light fixtures, and all appliances.

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



127 Buckingham Ave Toronto Ontario M4N 1R5 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto Taxes: \$24,200.99/2026 For: Sale % Dif: 104 Sold Date: 06/13/2026 SPIS: No Last Status: SLD DOM: 2			Sold: \$4,505,000 List: \$4,350,000
Detached Link: N 2-Storey	Fronting On: S Acreage: 50 x 150 Feet Irreg:	Rms: 9 + 3 Bedrooms: 4 + 1 Washrooms: 6 1x2xMain, 1x5x2nd, 3x4x2nd, 1x4xLower	Dir/Cross St: S/E Lawrence Ave E & Mt Pleasant Rd Directions: West of Mildenhall Rd

MLS#: C13432914 **PIN#:** 103580071
Legal: Lot 825 Plan 1534 ; NORTH YORK , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 3500-5000 Lot Size Source: GeoWarehouse Roof: Cedar, Membrane, Shake Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Built-In / 2 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Hospital, Park, Place Of Worship, Public Transit, School Exterior Feat: Landscaped, Lawn Sprinkler System, Patio Interior Feat: Auto Garage Door Remote, Built-In Oven, Central Vacuum, Countertop Range, Garburator, Storage, Water Heater Owned Security Feat: Monitored, Carbon Monoxide Detectors, Security System, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Fence - Full Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Office	Main	13.58	x 12.01	W/O To Yard	Hardwood Floor	Crown Moulding
2	Living	Main	23.75	x 13.68	Fireplace	Hardwood Floor	Crown Moulding
3	Dining	Main	20.51	x 13.42	Juliette Balcony	Hardwood Floor	Crown Moulding
4	Kitchen	Main	13.42	x 13.42	Eat-In Kitchen	O/Looks Family	Stainless Steel Appl
5	Family	Main	23.75	x 14.83	Combined W/Kitchen	W/O To Patio	Gas Fireplace
6	Prim Bdrm	2nd	20.01	x 15.68	5 Pc Ensuite	W/I Closet	Gas Fireplace
7	2nd Br	2nd	15.68	x 13.12	4 Pc Ensuite	W/I Closet	Crown Moulding
8	3rd Br	2nd	15.85	x 11.84	4 Pc Ensuite	W/I Closet	Crown Moulding
9	4th Br	2nd	15.42	x 11.84	4 Pc Ensuite	W/I Closet	Crown Moulding
10	5th Br	Lower	23.1	x 12.96	Semi Ensuite	W/I Closet	Window
11	Rec	Lower	20.08	x 18.67	Combined wi/Game	Fireplace	Window
12	Games	Lower	17.65	x 13.12	W/I Closet	Pot Lights	Window

Client Remks: Where Memories Are Made - A Lawrence Park Home Designed for Family Life. An opportunity to put down roots in one of Toronto's most coveted family neighbourhoods. This beautifully maintained 4+1 bedroom beauty offers the perfect blend of comfort, space and lifestyle, surrounded by top-ranked public & private schools & amazing parks. Thoughtfully designed for modern family living. The heart of the home is the warm and welcoming open-concept kitchen, breakfast area & family room - an inviting gathering space with fireplace & views of the private, south-facing backyard retreat. Elegant principal rooms provide wonderful flow for entertaining, while a serene main-floor office with backyard walk-out offers an ideal and peaceful work-from-home setting. Upstairs, all four generously sized bedrooms feature walk-in closets & full ensuite bathrooms, creating exceptional comfort & privacy for every family member. A second-floor laundry room with a sink adds everyday convenience. The lower level is perfectly tailored for relaxed family living & entertaining, featuring a spacious media/recreation room ideal for movie nights, a separate pool table/games room & a private bedroom suite with semi-ensuite bath - perfect for a Nanny, teenager or overnight guests. Additional highlights include 4 fireplaces, automated whole-home lighting & security systems, direct garage access through the mudroom & parking for 6 vehicles. The flat driveway is perfect for kids' basketball & hockey. Ideally located near some of Toronto's finest schools including Bedford Park Public School, Toronto French School, Crescent School & Havergal College. Enjoy an active outdoor lifestyle just steps to Cheltenham Park, with its sports field & ball diamond, and nearby Wanless Park featuring playgrounds, baseball diamonds & a popular summer wading pool. Close to the Granite Club, TTC, Bayview amenities & easy downtown access, this is an exceptional offering for families seeking both community & convenience.

Inclusions: See Schedule B

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



50 Buckingham Ave Toronto Ontario M4N 1R2 Toronto C04 Lawrence Park South Toronto		Sold: \$3,800,000 List: \$4,369,000
Taxes: \$17,615/2025	For: Sale	% Dif: 87
Sold Date: 06/12/2026		
SPIS: No	Last Status: SLD	DOM: 122
Detached	Fronting On: S	Rms: 10
Link: N	Acreage:	Bedrooms: 5
2-Storey	50 x 215 Feet	Washrooms: 5
	Irreg:	1x2xMain, 3x3x2nd, 1x4x2nd
Dir/Cross St: LAWRENCE AVE E & MT. PLEASANT		
Directions: LAWRENCE AVE E & MT. PLEASANT		

MLS#: C12777918 **PIN#:** 211390097
Legal: LT 876 PL 1534 TORONTO, CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Radiant / Gas A/C: None Central Vac: No Apx Age: Year Built: 1944 Apx Sqft: 3500-5000 Lot Size Source: MPAC Roof: Shingles Foundation: Slab Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Stucco/Plaster Gar/Gar Spcs: Attached / 2 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 5 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Hospital, Park, Place Of Worship, Public Transit Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Family	Main	13.98	x 14.5	Window		
2	Dining	Main	14.6	x 19.39	Fireplace	Hardwood Floor	Formal Rm
3	Living	Main	9.68	x 18.27	Broadloom	B/I Shelves	Window
4	Kitchen	Main	14.53	x 12.53			
5	Laundry	Main	6.82	x 9.58	Laundry Sink	B/I Shelves	
6	Prim Bdrm	2nd	14.63	x 19.46	Broadloom	Window	Closet
7	Br	2nd	13.71	x 14.63	Closet	Window	
8	Br	2nd	9.84	x 15.09	Closet	Window	
9	Br	2nd	10.14	x 12.4	Closet	Window	
10	Br	2nd	10.6	x 9.06	Closet	Window	
11	Office	2nd	9.94	x 15.09	Closet	Window	

Client Remks: Presenting an exceptionally rare offering at 50 Buckingham Ave, available for the first time in over 50 years. This substantial 215 x 50 foot lot presents a wealth of possibilities for its new owners. Create one magnificent, custom-built home of exceptional proportions. Build a beautiful new custom home complemented by a secondary Coach House or Garden Suite, ideal for extended family, aging parents, adult children, or long-term guests. Imagine a compound featuring a 4-5 bay car garage with a large garden suite above, all within bucolic Lawrence Park. This is a very rare opportunity for severance to create two new custom homes. Accounting for adjusted setbacks, this would result in two side-by-side 90 x 50 foot lots, offering greater efficiencies and a more saleable product than an 8-10 million dollar new build. Nestled on a quiet residential street, 50 Buckingham Ave delivers incredible convenience. The location is just 800 meters from Yonge & Lawrence subway access and the abundant shops and restaurants along Yonge Street. Elite educational institutions are also moments away, with Toronto French School just 600m away, and Crescent School, The Granite Club, and Havergal School mere minutes by car. An incredible lifestyle opportunity awaits.

Inclusions: Fridge, Stove, Dishwasher, Microwave, Broadloom Where Laid, Window Coverings - All in As Is Condition.
Listing Contracted With: HAZELTON REAL ESTATE INC. Ph: 416-924-3779



267 St Leonards Ave Toronto Ontario M4N 1K9 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto Taxes: \$24,982.90/2025 For: Sale % Dif: 96 Sold Date: 06/19/2026 SPIS: No Last Status: SLD DOM: 45			Sold: \$4,390,000 List: \$4,580,000
Detached Link: N 2-Storey	Fronting On: S Acreage: 50 x 150 Feet Irreg:	Rms: 11 + 2 Bedrooms: 4 + 1 Washrooms: 5 1x2, 2x4, 1x6, 1x3	
Dir/Cross St: Bayview Ave/Lawrence Ave E Directions: West of Bayview and South of St Leonards			

MLS#: C13087802 **PIN#:** 103600014
Legal: LOT 450 PLAN 1534 ; S/T CY96421 ; NORTH YORK , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 3500-5000 Lot Size Source: MPAC Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Elevator: Yes Laundry lev:	Exterior: Brick 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 Interior Feat: Other	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: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.6	x 9.09	Porcelain Floor	Crown Moulding	Pot Lights
2	Living	Main	22.15	x 11.22	Gas Fireplace	Bow Window	Hardwood Floor
3	Dining	Main	19.91	x 11.09	Fireplace	Hardwood Floor	French Doors
4	Kitchen	Main	16.8	x 28.84	Centre Island	Breakfast Area	Stainless Steel Appl
5	Family	Main	17.85	x 21.56	W/O To Yard	Fireplace	Wainscoting
6	Office	Main	9.09	x 8.6	French Doors	Hardwood Floor	Crown Moulding
7	Prim Bdrm	2nd	20.83	x 15.65	W/I Closet	W/O To Balcony	5 Pc Ensuite
8	2nd Br	2nd	17.59	x 10.37	Semi Ensuite	Mirrored Walls	Hardwood Floor
9	3rd Br	2nd	9.97	x 11.38	Double Closet	Semi Ensuite	Window
10	4th Br	2nd	12.57	x 10.66	Semi Ensuite	Window	Double Closet
11	Rec	Lower	35.4	x 27.13	Fireplace	Above Grade Window	Pot Lights
12	5th Br	Lower	18.37	x 11.55	Above Grade Window	Stone Floor	Fireplace

Client Remks: Situated in the highly coveted Lawrence Park, 267 St. Leonards Ave offers an exceptional opportunity to own a beautifully updated home on a premium, regular-shaped lot in one of Toronto's most prestigious communities. Surrounded by mature trees and charming, quiet streets, this property provides a serene residential setting while remaining just minutes from the city's vibrant core. The neighbourhood is renowned for its lush greenery and abundance of nearby parks, making it an ideal environment for families seeking both lifestyle and convenience. Residents benefit from access to top-ranking public schools, as well as close proximity to some of Toronto's most elite private institutions, including Crescent School, Toronto French School, and Havergal College-all within easy reach. Enjoy a wide selection of fine dining, cafes, and everyday amenities just moments away. The home is also ideally located near exclusive clubs such as Granite Club and Rosedale Golf Club, enhancing the upscale lifestyle this address provides. Thoughtfully renovated in 2025, the home has been refreshed to offer a modern, move-in-ready living experience while maintaining its timeless charm-truly a turnkey property in an unbeatable location.

Inclusions: All ELFS, All windows coverings, AprilAire Steam Humidifier, Elevator, EcoBee Thermostat, Tradewinds HRV, Furnace(2025), Tankless Water Heater(2025), A/C, 3 Sump Pumps, Sprinkler System, Security System & Camera, S/S LG W/D On Second Floor, LG Washer In Basement, ViewMax secure Doors W/ Multi-Point Lock, Wolf Gas Cook Top & Range Hood(2025), Wolf Oven & Steam Convection Oven (2025), SubZero 36 F/F, Sub-Zero Freezer Drawers(2025)x2, Wine Display Cabinet(2025), Sub-Zero Wine Cellar(2025), Miele Dishwasher(2025), LG F/F(2025), Epoxy Garage Flooring(2025), Mirror in the entrance hallway.

Listing Contracted With: HC REALTY GROUP INC. **Ph:** 905-889-9969



104 Dawlish Ave			Sold: \$4,500,000
Toronto Ontario M4N 1H3			List: \$4,595,000
Toronto C04 Lawrence Park South Toronto			
Taxes: \$27,622.21/2025		For: Sale	% Dif: 98
Sold Date: 03/26/2026			
SPIS: No	Last Status: SLD	DOM: 3	
Detached	Fronting On: N	Rms: 9 + 3	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	50 x 150 Feet	Washrooms: 5	
	Irreg:	1x2xMain, 1x7x2nd, 1x3x2nd, 1x5x2nd, 1x4xLower	
Dir/Cross St: Mt Pleasant and Lawrence Ave			
Directions: North East Side of Mt Pleasant/Dawlish			

MLS#: C12910236 **PIN#:** 211390266

Legal: LT 238 PL 1534 TORONTO, S/T ON15463; 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: 3500-5000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 5 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Library, Park, Public Transit, Ravine, Rec Centre, School Exterior Feat: Lighting, Porch, Landscaped Interior Feat: Other Security Feat: Alarm System, Monitored	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	23.29	x 12.63	Fireplace	Crown Moulding	Hardwood Floor
2	Dining	Main	18.18	x 12.83	Hardwood Floor	Picture Window	Hardwood Floor
3	Office	Main	12.3	x 13.25	Hardwood Floor	French Doors	Walk-Out
4	Family	Main	21.75	x 22.57	Fireplace	Walk-Out	Built-In Speakers
5	Kitchen	Main	17.32	x 12.83	Centre Island	Breakfast Area	Stainless Steel Appl
6	Prim Bdrm	2nd	21.78	x 13.16	W/O To Balcony	Ensuite Bath	W/I Closet
7	2nd Br	2nd	16.99	x 13.09	Semi Ensuite	Double Closet	Hardwood Floor
8	3rd Br	2nd	16.99	x 12.66	Double Closet	Semi Ensuite	Hardwood Floor
9	3rd Br	2nd	11.55	x 15.45	Picture Window	Semi Ensuite	Double Closet
10	Rec	Lower	26.87	x 35.4	Fireplace	Pot Lights	Broadloom
11	Br	Lower	18.5	x 12.5	Large Closet	Above Grade Window	Semi Ensuite
12	Exercise	Lower	11.58	x 19.75	W/I Closet	Cork Floor	

Client Remks: Beyond Terraced Gardens And Stately Columns, This Quintessential Georgian Style Residence Reveals A Home Of Enduring Elegance, Presence, And Prestige. Recently Updated With Elevated Finishes And Thoughtful Design Elements That Transition This Timeless Richard Wengle Centre Hall Residence Into A Bright, Airy, Move In Ready Expression Of Luxury Living, This Distinguished Lawrence Park Home Is Framed By Terraced Gardens And Grand Columns And Offers More Than 5,700 Sq Ft Of Refined Interior Space Defined By Soaring 10-Foot Ceilings, Expansive Principal Rooms, Elegant Sight lines, Oversized Windows, And Carefully Curated Details That Balance Classical Architecture With Contemporary Family Functionality And Sophisticated Entertaining; The Upper Level Features Four Generously Sized Bedrooms Including A Serene Primary Retreat With Wellness Nook And Private Balcony, While The Finished Lower Level Extends The Living Space With A Sprawling Recreation Room And Two Additional Bedrooms Ideal For Guests, Teens, Or Live In Support; The Sun Filled Backyard Connects Seamlessly To The Family Room And Showcases A Stone Terrace, Fire pit, And Rare Tree Free Setting Perfectly Suited For A Future Pool Or Outdoor Entertaining Retreat; Located Within The Coveted Blythwood Junior Public School And Lawrence Park Collegiate Institute Catchments And Walking Distance To Toronto French School And Havergal College, Steps To Ravine Trails, Tennis Clubs, Vibrant Yonge Street Amenities, And Just A Short Walk To The Subway, 104 Dawlish Avenue Presents A Rare Opportunity To Own A Thoughtfully Elevated, Centrally Located Architectural Residence In One Of Toronto's Most Prestigious And Family Focused Neighbourhoods.

Inclusions: Sub-Zero Refrigerator, Miele Dishwasher, Viking Oven, Wolf Range, LG Washer & Dryer, Whirlpool Upright Freezer, Built-In Wine Rack, Central Vacuum & Equipment, All Light Fixtures, All Window Coverings, All AV & Theatre Equipment, Theatre Seating

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



298 Dawlish Ave Toronto Ontario M4N 1J5 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto Taxes: \$29,793.98/2025 For: Sale % Dif: 94 Sold Date: 04/06/2026 SPIS: No Last Status: SLD DOM: 63			Sold: \$4,600,000 List: \$4,900,000
Detached Link: N 2-Storey	Fronting On: N Acreage: 50.05 x 150.12 Feet Irreg:	Rms: 10 + 4 Bedrooms: 5 + 3 Washrooms: 5 1x4xBsmt, 1x2xMain, 1x5x2nd, 1x5x2nd, 1x3x2nd	Dir/Cross St: Lawrence & Bayview Directions: SW of Lawrence & Bayview

MLS#: C12749552 **PIN#:** 103600030
Legal: Lot 335 Plan 1534; North York, City Of Toronto

Kitchens: 1 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 16-30 Apx Sqft: 3500-5000 Roof: Cedar Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stone Gar/Gar Spcs: Detached / 2 Drive: Private Drive Park Spcs: 7 Tot Prk Spcs: 9 UFFI: Pool: Inground Prop Feat: Central Vacuum, Family Room, Fireplace/Stove, Hospital, Library, Park, Public Transit, School Interior Feat: Air Exchanger, Central Vacuum, ERV/HRV, Built-In Oven, In-Law Suite, On Demand Water Heater, Sump Pump, Upgraded Insulation, Water Heater Owned, Water Purifier	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	Living	Main	19.13	x 14.21	Fireplace	Bay Window	Crown Moulding
2	Dining	Main	17.59	x 12.96	Wainscoting	Hardwood Floor	Crown Moulding
3	Kitchen	Main	22.9	x 14.14	Eat-In Kitchen	Centre Island	Stone Counter
4	Family	Main	17.59	x 12.57	Fireplace	Hardwood Floor	Crown Moulding
5	Library	Main	14.14	x 10.5	B/I Bookcase	Hardwood Floor	Crown Moulding
6	Prim Bdrm	2nd	19.72	x 17.85	5 Pc Ensuite	W/I Closet	Picture Window
7	2nd Br	2nd	14.53	x 12.04	Semi Ensuite	W/I Closet	Hardwood Floor
8	3rd Br	2nd	12.99	x 12.17	Semi Ensuite	Double Closet	Hardwood Floor
9	4th Br	2nd	12.53	x 12.5	Window	Double Closet	Hardwood Floor
10	5th Br	2nd	14.7	x 11.61	Window	Double Closet	Hardwood Floor
11	Rec	Lower	34.45	x 24.05	Fireplace	Vinyl Floor	Large Window
12	Exercise	Lower	13.52	x 12.34	Pot Lights	Vinyl Floor	
13	Br	Lower	14.4	x 10.14	Above Grade Window	Vinyl Floor	Ensuite Bath
14	Bathroom	Lower	11.06	x 4.92	4 Pc Ensuite	Ceramic Floor	

Client Remks: Located in the prestigious Lawrence Park neighbourhood, this exquisite residence was custom designed by renowned architect Peter Higgins, offering approx. 6,400 sq. ft. of luxurious living space. The sun-drenched main floor features 10 ft ceilings, elegant mouldings, leaded windows, and a renovated chefs kitchen with premium appliances, creating an ideal setting for entertaining and family living, a perfect blend of timeless elegance and modern comfort. Thoughtfully designed principal rooms provide seamless flow for entertaining, while the second floor boasts 5 spacious bedrooms, including a semi-ensuite totally renovated in 2023, ideal for contemporary family living. Step outside to a private backyard oasis with a spectacular Gunite saltwater pool with waterfall, perfect for relaxing or entertaining. Interior renovated in 2019 with extensive upgrades (2021-2025): HVAC (Carrier Performance 2021), HRV (Lifebreath Max 2022), tankless water heater (Navien 2021), attic insulation (2021), humidifier (AprilAir 2021), garage roof (2025), water purification system (Elma 2021), WOLF 6-burner stove (2022), new basement flooring (2025), and sump pump (2024). All equipment and appliances are owned. Walking distance to famous private schools (TFS, Crescent) and York University Glendon Campus; Top-ranked public schools; Havergal College, Golf course, Parks, Trails, Gardens, Sunnybrook Health Sciences Centre are all nearby. A truly exceptional home in one of Toronto's most coveted communities.

Inclusions: All ELF, all window coverings, furnace, air conditioner, HRV fresh air system, tankless water heater, humidifier, water purification system, 6-burner gas stove, range hood, fridge, dish washer, microwave, Garage door opener, washer and dryer, sump pump

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



260 St Leonards Ave Toronto Ontario M4N 1L2 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto		Sold: \$4,600,000 List: \$5,000,000
Taxes: \$27,317/2025	For: Sale	% Dif: 92
Sold Date: 03/05/2026		
SPIS: No	Last Status: SLD	DOM: 52
Detached	Fronting On: N	Rms: 13 + 6
Link: N	Acreage:	Bedrooms: 4 + 2
2-Storey	50 x 150 Feet	Washrooms: 6
	Irreg:	1x2xMain, 1x5x2nd, 2x3, 2x4
Dir/Cross St: Bayview / Lawrence Directions: Mildenhall & St. Leonards		

MLS#: C12686372 Assignment: No Legal: LOT 513 PLAN 1534 ; NORTH YORK , CITY OF TORONTO		PIN#: 103590056 Fractional Ownership: No Vacant Land Condo: No	
Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Other A/C: Central Air Central Vac: Yes Apx Age: 16-30 Year Built: 2003 Apx Sqft: 3500-5000 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: N POTL Mo Fee: Laundry lev: Main	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove, Hospital, Park, Place Of Worship, Public Transit, Ravine, Wooded/Treed Exterior Feat: Landscape Lighting, Lawn Sprinkler System, Patio, Porch, Landscaped, Lighting, Deck Interior Feat: Sump Pump, Auto Garage Door Remote, Bar Fridge, Central Vacuum, Guest Accommodations Security Feat: Alarm System, Carbon Monoxide Detectors, Smoke Detector	Zoning: Residential Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: Unknown Spec Desig: Unknown	Hydro: Yes Phone: Yes

Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.66	x 6.82	Tile Floor	Wainscoting	Combined W/Office
2	Office	Main	12.6	x 11.84	Hardwood Floor	B/I Bookcase	O/Looks Garden
3	Living	Main	16.67	x 13.91	Hardwood Floor	Fireplace	O/Looks Dining
4	Dining	Main	16.5	x 13.91	Hardwood Floor	Stained Glass	Wainscoting
5	Kitchen	Main	17.09	x 14.4	Hardwood Floor	Centre Island	Breakfast Area
6	Family	Main	21.82	x 14.34	Hardwood Floor	Fireplace	Built-In Speakers
7	Prim Bdrm	2nd	20.83	x 14.57	Broadloom	W/I Closet	5 Pc Ensuite
8	Br	2nd	13.58	x 12.76	Broadloom	Double Closet	Crown Moulding
9	Br	2nd	13.58	x 12.34	Broadloom	Double Closet	3 Pc Ensuite
10	Br	2nd	12.99	x 12.76	Broadloom	Double Closet	O/Looks Frontyard
11	Rec	Lower	21.65	x 14.34	Broadloom	Fireplace	Built-In Speakers
12	Exercise	Lower	18.34	x 13.68	Broadloom	Pot Lights	Above Grade Window
13	Br	Lower	13.68	x 8.23	Broadloom	Closet	4 Pc Ensuite
14	Br	Lower	13.68	x 9.09	Broadloom	Window	Pot Lights
15	Utility	Lower	13.68	x 10.43	Concrete Floor		

Client Remks: Tucked away in Lawrence Park, 260 St Leonard's Avenue is a Georgian-inspired home blending classic architecture with a touch of modern style across 6,000 square feet and three levels. Inside, the atmosphere is welcoming and bright, with sunlight pouring through the foyer and highlighting custom millwork. There's a private office for focused work, and the living room, anchored by a wood-burning fireplace, is made for cozy evenings. The dining room features stained glass windows and custom wainscoting and overlooks the living room. At the heart of the home is the kitchen: a marble-topped island, custom cabinetry, and high-end appliances. Sunlight fills the breakfast nook, while the family room, complete with a gas fireplace and a wall of windows blends seamlessly with the outdoors. French doors lead to a deck perfect for barbecues, with a stone patio and gas fireplace surrounded by gardens for total privacy. This backyard is made for gatherings, alfresco dinners, and unforgettable summer nights. Practical spaces get equal attention: a designer powder room, main-floor laundry with built-in storage, and a bar area for entertaining complete the main floor. Upstairs, the primary suite is a true retreat with vaulted ceilings, a custom dressing room, and a spa-like ensuite featuring a waterfall shower and dual marble vanities. Three additional bedrooms are sunlit and spacious, each with custom double closets. The lower level is designed for fun; think recreation room with fireplace, gym, guest/nanny suite with ensuite bath, flex space, access to the garage, and a climate-controlled wine cellar. The location is unbeatable:



27 Bayview Wood			Sold: \$4,650,000
Toronto Ontario M4N 1R8			List: \$5,195,000
Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto			
Taxes: \$22,780.97/2025		For: Sale	% Dif: 90
Sold Date: 04/06/2026			
SPIS: No	Last Status: SLD	DOM: 48	
Detached	Fronting On: S	Rms: 10 + 4	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	50 x 150 Feet	Washrooms: 6	
	Irreg:	2x2xMain, 1x5x2nd, 1x4x2nd, 1x3x2nd, 1x3xLower	
Dir/Cross St: Lawrence / Mildenhall Directions: Lawrence / Mildenhall			

MLS#: C12795486 **PIN#:** 103590024
Legal: Lot 658 Plan 1534 North York, City of Toronto

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 3500-5000 Lot Size Source: GeoWarehouse Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Built-In / 2 Drive: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: None Prop Feat: Central Vacuum, Cul De Sac, Family Room, Fireplace/Stove, Hospital, Park, School Exterior Feat: Landscape Lighting, Lawn Sprinkler System, Landscaped Interior Feat: Central Vacuum Security Feat: Security System	Zoning: Residential Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Not Subject to HST Farm/Agr: Oth Struct: Garden Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.57	x 10.01	Double Closet	Marble Floor	Crown Moulding
2	Living	Main	20.01	x 15.42	Fireplace	Bay Window	Wainscoting
3	Dining	Main	17.65	x 11.91	Formal Rm	Crown Moulding	Wall Sconce Lighting
4	Kitchen	Main	22.83	x 16.17	Renovated	Centre Island	Breakfast Area
5	Family	Main	21.26	x 14.5	Open Concept	Gas Fireplace	W/O To Garden
6	Office	Main	14.34	x 9.84	Panelled	B/I Bookcase	O/Looks Garden
7	Prim Bdrm	2nd	20.18	x 18.93	5 Pc Ensuite	His/Hers Closets	Picture Window
8	2nd Br	2nd	16.83	x 13.91	3 Pc Ensuite	W/I Closet	B/I Desk
9	3rd Br	2nd	14.99	x 12.01	Semi Ensuite	Double Closet	Window
10	4th Br	2nd	14.24	x 12.01	Semi Ensuite	W/I Closet	Large Window
11	Rec	Lower	23.33	x 19.59	B/I Shelves	Above Grade Window	W/O To Garden
12	5th Br	Lower	13.25	x 8.56	3 Pc Ensuite	W/I Closet	Above Grade Window

Client Remks: * Renovated Lawrence Park Family Home On Quiet Dead End Street By Cheltenham Park * Exceptional Layout Featuring Grand Principal Rooms * Custom Kitchen With Adjoining Breakfast Area * Open Concept Family Room Walks Out To Landscaped Backyard * Rare Main Floor Office * Primary Bedroom With 5 Piece Ensuite And His/Hers Walk-in Closets * Four Generous Upstairs Bedrooms * Spacious Lower Level: Recreation Room, 5th Bedroom With Ensuite, Large Laundry Room, Mud Room Area Off Garage, Lots Of Storage * Built-in Two Car Garage, Double Private Drive * Walk To Toronto French School, Public Transit & Sunnybrook Hospital * Steps To Cheltenham Park *
Inclusions: Stainless Steel Appliances (Side-By-Side Refrigerator, Viking 6 Burner Gas Range, Vent Hood, Bosch Dishwasher, Microwave, Beverage Fridge), Basement Beverage Fridge, Laundry Room Fridge, Washer, Dryer, All Elfs, All Window Treatments, Extensive Custom Built-ins, FAG, CAC. See Schedule B.

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



23 Wanless Cres			Sold: \$5,450,000
Toronto Ontario M4N 3B6			List: \$5,495,000
Toronto C04 Lawrence Park South Toronto			
Taxes: \$26,510.59/2026		For: Sale	% Dif: 99
Sold Date: 05/13/2026			
SPIS: No	Last Status: SLD	DOM: 5	
Detached	Fronting On: N	Rms: 10 + 5	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	52 x 150 Feet	Washrooms: 6	
	Irreg: *See Survey	1x2xMain, 1x5x2nd, 2x4x2nd, 1x3x2nd, 1x3xLower	
Dir/Cross St: Mt. Pleasant/ Lawrence Directions: West of St. Ives Avenue			

MLS#: C13100810 **PIN#:** 103580046
Legal: Lot 64 Plan 1534 As Per Attached Survey

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 6-15 Year Built: 2015 Yr Built Source: MPAC Apx Sqft: 3500-5000 Roof: Cedar, Flat Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Stone Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Park, Public Transit Exterior Feat: Patio, Landscaped Interior Feat: Carpet Free, Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.66	x 10.24	B/I Closet	Double Closet	Marble Floor
2	Living	Main	13.48	x 12.4	Gas Fireplace	Bay Window	Moulded Ceiling
3	Dining	Main	15.85	x 15.58	Wainscoting	Leaded Glass	Swing Doors
4	Kitchen	Main	21.16	x 13.58	Centre Island	Breakfast Bar	Pantry
5	Breakfast	Main	21.16	x 13.58	Open Concept	Glass Doors	W/O To Patio
6	Family	Main	21.16	x 17.16	Gas Fireplace	B/I Bookcase	W/O To Garden
7	Prim Bdrm	2nd	16.57	x 16.34	5 Pc Ensuite	His/Hers Closets	Cathedral Ceiling
8	2nd Br	2nd	15.49	x 11.75	4 Pc Ensuite	Double Closet	Closet Organizers
9	3rd Br	2nd	13.48	x 13.16	3 Pc Ensuite	Double Closet	Picture Window
10	4th Br	2nd	13.48	x 13.16	4 Pc Ensuite	W/I Closet	O/Looks Garden
11	Rec	Lower	26.84	x 17.29	Gas Fireplace	B/I Bookcase	Built-In Speakers
12	Games	Lower	26.84	x 13.12	Open Concept	B/I Bar	B/I Appliances

Client Remks: * Lawrence Park Family Home Custom Built 2015 * Outstanding Location Walking Distance To The Subway, Toronto French School And Several Parks * Exceptional Open Concept Layout Features Grand Principal Rooms * Spanning 5,809 Square Feet Of Luxurious Living Space With Quality Transitional Finishes And High Ceilings Throughout * Gourmet Kitchen Features Top-Of-The-Line Appliances And Adjoining Breakfast Area * Open Concept Family Room Walks Out To Stone Patio And Beautifully Landscaped Gardens * Four Generous Upstairs Bedrooms With Ensuities * Second Floor Laundry * Spacious Lower Level: Recreation Room, Games Area, Gym, 5th Bedroom, 3 Piece Bathroom, Laundry Room, Heated Floors And Lots Of Storage * Built-in Garage Plus Heated Driveway * Turnkey Living! Move In & Enjoy! * **Inclusions:** SubZero Fridge/Freezer, Wolf 48" Range (W/ 6 burners, Griddle, Double Oven), Custom Vent Hood, Miele Dishwasher, Miele Coffee Maker, Miele Microwave, SubZero Wine Fridge, SubZero Bar Fridge, Bosch Dishwasher, Whirlpool Washer & Dryer (Upstairs), LG Washer & Dryer (Downstairs), 4 Wall Mounted TVs, All Built-in Speakers, Extensive Custom Built-ins, All Closet Organizers, All Electric Light Fixtures (Exclude: Dining Room Chandelier), All Window Treatments, Central Vacuum, Heated Floors (All Bathrooms, Lower Level), Fag, Cac, Heated Driveway, Heated Patio At Back Of House, Garden Shed, Alarm System (Monitoring Extra).

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



62 Glengowan Rd Toronto Ontario M4N 1G4 Toronto C04 Lawrence Park South Toronto			Sold: \$5,800,000 List: \$6,095,000
Taxes: \$24,214/2025	For: Sale	% Dif: 95	
Sold Date: 05/07/2026			
SPIS: No	Last Status: SLD	DOM: 7	
Detached Link: N 2-Storey	Fronting On: N Acreage: 50 x 136 Feet Irreg:	Rms: 9 + 3 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 2x5x2nd, 1x4x2nd, 1x4xLower	
Dir/Cross St: LAWRENCE AND MT PLEASANT Directions: EAST ON GLENGOWAN FROM MT PLEASANT			

MLS#: C13064830 **PIN#:** 211390359

Legal: LT 25 PL 511E 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: 2007 Yr Built Source: MPAC Apx Sqft: 3500-5000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Stone Gar/Gar Spcs: Built-In / 2 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Hospital, Park, Place Of Worship, Public Transit, School Exterior Feat: Deck, Landscape Lighting, Landscaped, Lawn Sprinkler System, Patio, Recreational Area, Lighting Interior Feat: Central Vacuum, Carpet Free, Sump Pump, Storage, Guest Accommodations	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	16.34	x 13.68	Hardwood Floor	Fireplace	Large Window
2	Dining	Main	16.93	x 14.27	Hardwood Floor	Wainscoting	Pot Lights
3	Office	Main	15.39	x 11.84	B/I Shelves	Hardwood Floor	Picture Window
4	Kitchen	Main	18.67	x 16.9	Walk-Out	Centre Island	Coffered Ceiling
5	Family	Main	22.18	x 16.96	Hardwood Floor	French Doors	Fireplace
6	Prim Bdrm	2nd	19.06	x 16.8	W/I Closet	Ensuite Bath	Hardwood Floor
7	2nd Br	2nd	16.63	x 12.5	Ensuite Bath	Double Closet	Picture Window
8	3rd Br	2nd	16.6	x 12.27	Double Closet	Hardwood Floor	Picture Window
9	4th Br	2nd	13.91	x 11.84	Double Closet	Hardwood Floor	Picture Window
10	Rec	Lower	19.55	x 16.5	Hardwood Floor	Above Grade Window	Fireplace
11	Exercise	Lower	15.22	x 8.33	Above Grade Window	Mirrored Walls	Pot Lights
12	Br	Lower	13.32	x 10.83	Hardwood Floor	Above Grade Window	Pot Lights
13	Mudroom	Lower	11.52	x 8.1	Access To Garage	B/I Closet	Tile Floor

Client Remks: Welcome To 62 Glengowan Road. A Distinguished Stone Home With Graceful Elevation And Layered Terraced Landscaping Gardens Welcome You Into This Elegant Centre Hall Residence In The Heart Of Lawrence Park South. Located Within The Coveted Blythwood Junior Public School, Glenview Senior Public School, And Lawrence Park Collegiate Institute Catchment And Just Moments To Granite Club, Toronto French School, Havergal College, And Crescent School. This Beautifully Transitional Family Home Features Light Blonde Oak Flooring Throughout, Expansive Windows Filled With Natural Sunlight, Detailed Crown Moulding, And Refined Perrin And Rowe Fixtures And Hardware. The Classic Centre Hall Layout Offers Exceptional Flow For Everyday Living And Entertaining With Warm Inviting Principal Rooms Designed For Comfortable Family Life. A Newly Constructed Walkout Deck With Fire Pit Extends The Living Space Outdoors Overlooking A Rare Flat Private Backyard Framed By Mature Perimeter Hedges And Complete With A Full Sport Court With Drainage. The Level Tree Free Backyard Offers Outstanding Pool Potential And Exceptional Privacy And Tranquility. Surrounded By Ravine Trails, Lush Greenery, And Quiet Winding Streets Known For Their Timeless Character And Enduring Appeal, This Is A Rare Opportunity To Secure A Turnkey Transitional Family Home On A Premium Lot In One Of Toronto's Most Prestigious Residential Enclaves.

Inclusions: Wolf 36 Inch Range, Kitchen-Aid Refrigerator/Freezers, Miele Dishwasher, Panasonic Microwave, Stacked LG Washer And Dryer, All Built-Ins, Security System And Cameras, All Light Fixtures, & All Window Coverings

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



178 St. Leonards Ave Toronto Ontario M4N 1K7 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto Taxes: \$32,606.73/2025 For: Sale % Dif: 91 Sold Date: 03/17/2026 SPIS: No Last Status: SLD DOM: 47			Sold: \$5,640,000 List: \$6,175,000
Detached Link: N 2-Storey	Fronting On: N Acreage: 50 x 150 Feet Irreg:	Rms: 10 + 4 Bedrooms: 4 + 1 Washrooms: 6 1x2xMain, 2x3x2nd, 1x4x2nd, 1x5x2nd, 1x4xBsmt	Dir/Cross St: Between Mildenhall & Mt. Pleasant Directions: Please, follow your GPS

MLS#: C12738080 **PIN#:** 103580188
Legal: LOT 543 PLAN 1534 ; NORTH YORK , CITY OF TORONTO

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: 16-30 Apx Sqft: 3500-5000 Roof: Cedar Foundation: Block Assessment: POTL: POTL Mo Fee: Elevator: Yes Laundry lev: Lower	Exterior: Brick / Stone Gar/Gar Spcs: Built-In / 3 Driveway: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 7 UFFI: Pool: Inground, Salt Prop Feat: Central Vacuum, Electric Car Charger, Family Room, Fenced Yard, Fireplace/Stove, Hospital, Park, Place Of Worship, Public Transit Exterior Feat: Hot Tub, Landscape Lighting, Landscaped, Lawn Sprinkler System, Privacy Interior Feat: Air Exchanger, Bar Fridge, Carpet Free, Central Vacuum, In-Law Suite, Steam Room, Storage Area Lockers, Sump Pump, Water Heater Owned Security Feat: Monitored, Security System, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Accessibility Feat: Elevator, Hallway Width 42 Inches or More HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:
		Hydro: Phone: Municipal Sewers Other, Storage Available Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	13.68	x 8.01	Limestone Flooring	Coffered Ceiling	Elevator
2	Office	Ground	14.01	x 13.16	Hardwood Floor	B/I Bookcase	W/I Closet
3	Living	Ground	16.99	x 15.68	Hardwood Floor	Gas Fireplace	Bay Window
4	Dining	Ground	15.16	x 16.01	Hardwood Floor	Coffered Ceiling	Picture Window
5	Kitchen	Ground	14.34	x 16.67	Limestone Flooring	Open Concept	Pantry
6	Breakfast	Ground	13.32	x 17.75	Bay Window	W/O To Yard	B/I Desk
7	Family	Ground	16.99	x 15.49	Hardwood Floor	Gas Fireplace	W/O To Terrace
8	Prim Bdrm	2nd	18.57	x 22.67	Gas Fireplace	W/I Closet	5 Pc Ensuite
9	2nd Br	2nd	14.01	x 14.99	B/I Desk	Double Closet	3 Pc Ensuite
10	3rd Br	2nd	15.16	x 14.67	B/I Shelves	Double Closet	3 Pc Ensuite
11	4th Br	2nd	12.5	x 16.17	B/I Closet	Double Closet	4 Pc Ensuite
12	Mudroom	Bsmt	5.09	x 8.01	Ceramic Floor	Double Closet	B/I Shelves
13	Rec	Bsmt	16.67	x 27.33	Heated Floor	Gas Fireplace	B/I Shelves
14	5th Br	Bsmt	10.33	x 12.17	Hardwood Floor	Above Grade Window	Double Closet
15	Exercise	Bsmt	9.51	x 17.32	Cushion Floor	Above Grade Window	Mirrored Walls
16	Laundry	Bsmt	13.58	x 8.01	Ceramic Floor	Granite Counter	B/I Shelves

Client Remks: An opportunity has arrived to acquire an absolute masterpiece of luxury and refined living at 178 St. Leonards Avenue. Situated in the highly coveted enclave of South Lawrence Park, this spectacular custom residence was built with uncompromising attention to detail, designed for both grand entertaining and a sophisticated family lifestyle. Spanning 4,800 square feet above grade with 6,800 square feet of total finished living space, the estate serves as a premier sanctuary of scale and comfort. The home offers the ultimate in modern convenience, featuring a private interior elevator that seamlessly serves all three levels of the residence. Setting a new standard for seasonal ease, the property also includes a fully integrated snow-melting system. The double private driveway and all primary stone walkways are heated, ensuring a clear and pristine arrival regardless of the weather. This practical luxury extends to the three-car built-in garage, which is fully heated to provide a premium, climate-controlled environment for vehicles and storage. The interior is defined by high-end amenities and custom built-ins that add character throughout. The main floor features a gracious centre-hall plan, including a dedicated, sun-drenched executive office and stately principal rooms. The lower level is perfect for entertaining complete with an elegant, dedicated wine cellar and a state-of-the-art home gym. The exterior is a resort-style oasis, professionally landscaped and centered around a sparkling in-ground saltwater pool with dramatic waterfalls and an integrated hot tub for year-round enjoyment. The luxury continues with a dedicated cabana featuring a



4 Ridgefield Rd		Sold: \$5,920,000
Toronto Ontario M4N 3H8		List: \$6,300,000
Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto		
Taxes: \$24,130.79/2025	For: Sale	% Dif: 94
Sold Date: 05/29/2026		
SPIS: No	Last Status: SLD	DOM: 101
Detached	Fronting On: W	Rms: 11 + 4
Link: N	Acreage:	Bedrooms: 5 + 1
2-Storey	58.96 x 169 Feet	Washrooms: 6
	Irreg:	1x2xGround, 2x5x2nd, 1x4x2nd,
	Rear 85, North 146.82	1x4xBsmt, 1x3xBsmt
Dir/Cross St: Bayview & Blythwood Directions: Follow your GPS		

MLS#: C12792430 **PIN#:** 105410085
Legal: LOT 2PLAN 3998;NorthYork,Cityof Toronto

Kitchens: 1	Exterior:	Zoning:
Fam Rm: Y	Stone / Stucco/Plaster	Cable TV:
Basement: Fin W/O	Gar/Gar Spcs: Attached / 2	Gas:
Fireplace/Stv: Y	Drive: Private	Water:
Heat: Forced Air / Gas	Drive Park Spcs: 3	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 5	Sewer:
Central Vac: Yes	UFFI:	Waterfront:
Apx Age:	Pool: Salt	Retirement:
Apx Sqft: 3500-5000	Prop Feat: Central Vacuum, Family	HST Applicable to Included In
Lot Shape: Irregular	Room, Fireplace/Stove, Hospital, Park,	Sale Price:
Lot Size Source: Survey	Public Transit, Rec Centre, School	Farm/Agr:
Roof: Cedar, Shingles	Exterior Feat: Deck, Hot Tub, Landscape	Oth Struct: Garden Shed
Foundation: Concrete	Lighting, Landscaped, Lawn Sprinkler	Survey Type: Available
Assessment: POTL:	System, Privacy	Spec Desig: Unknown
POTL Mo Fee:	Interior Feat: Built-In Oven, Central	
Laundry lev: Main	Vacuum, Garburator, Water Heater	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	17.09	x 15.49	Gas Fireplace	Hardwood Floor	
2	Dining	Ground	19.91	x 12.07	Formal Rm	Coffered Ceiling	Hardwood Floor
3	Office	Ground	14.76	x 10.66	B/I Bookcase	B/I Desk	Hardwood Floor
4	Kitchen	Ground	22.74	x 20.34	B/I Appliances	Centre Island	Stone Floor
5	Breakfast	Ground	10.99	x 9.51	W/O To Deck	O/Looks Ravine	Stone Floor
6	Family	Ground	26.08	x 16.83	Gas Fireplace	B/I Shelves	Hardwood Floor
7	Prim Bdrm	2nd	20.51	x 19.85	Gas Fireplace	5 Pc Ensuite	Hardwood Floor
8	2nd Br	2nd	19.75	x 14.24	W/I Closet	Semi Ensuite	Hardwood Floor
9	3rd Br	2nd	18.77	x 11.32	W/I Closet	Semi Ensuite	Hardwood Floor
10	4th Br	2nd	17.26	x 17.09	W/I Closet	Semi Ensuite	Hardwood Floor
11	5th Br	2nd	14.99	x 10.6	W/I Closet	Semi Ensuite	Hardwood Floor
12	Rec	Bsmt	24.34	x 20.57	W/O To Patio	3 Pc Bath	Hardwood Floor
13	Games	Bsmt	16.77	x 12.5	Hardwood Floor		
14	Br	Bsmt	15.16	x 12.4	4 Pc Ensuite	Closet	Hardwood Floor
15	Mudroom	Bsmt	17.49	x 12.66	B/I Shelves	Stone Floor	

Client Remks: Set in a prestigious pocket of Lawrence Park, 4 Ridgefield Rd offers an exceptional forested backyard with a large gunite salt-water pool, waterfall and hot tub. This rare private ravine lot provides privacy, scale, and long-term value in one of Toronto's most sought-after family neighbourhoods. The detached residence spans approximately 6500 square feet of finished living space thoughtfully designed by Raphael Gomes Interiors for refined entertaining and everyday family life. 5 plus 1 generously sized bedrooms and five bathrooms, the home delivers a functional layout, ideal for growing families or those seeking a comfortable, elegant home. Located on a quiet, established no-through road, the home is surrounded by top-tier public and private schools, including highly ranked Blythwood Junior Public School, Havergal College, The Toronto French School, Crescent and Upper Canada College. The home is only 3 minutes from the Granite Club and a short walk to Sunnybrook Hospital. This coveted location continues to drive consistent demand and long-term appreciation. The residence presents a compelling opportunity for buyers seeking a substantial home with unparalleled craftsmanship where no expense was spared with one of the best backyards in the city in a special pocket in a particularly prestigious neighbourhood. The property is showcased to highlight its scale, flow and connection to the natural setting for incredible views in every season. The home also has a comprehensive snow-melt system servicing the driveway and front porch, steps and landing. An outstanding offering in Lawrence Park - where ravine properties of this size are rarely available

Inclusions: All electric light fixtures; window coverings; built-in appliances; Sub Zero fridge and freezer; Wolf wall oven and warmig drawer; Wolf range; Miele dishwasher and dryer.

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



237 St Leonards Ave Toronto Ontario M4N 1K9 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto Taxes: \$32,871/2025 For: Sale % Dif: 88 Sold Date: 03/13/2026 SPIS: No Last Status: SLD DOM: 53			Sold: \$5,650,000 List: \$6,395,000
Detached Link: N 2-Storey	Fronting On: S Acreage: 50 x 150 Feet Irreg:	Rms: 16 + 7 Bedrooms: 5 + 1 Washrooms: 7 1x2xMain, 1x7x2nd, 1x4x2nd, 2x3x2nd, 2x3xLower	Dir/Cross St: Mildenhall & St. Leonards Directions: Heart of Prime Lawrence Park

MLS#: C12711132 PIN#: 103600006 Legal: LOT 442 PLAN 1534 ; NORTH YORK , CITY OF TORONTO		
Kitchens: 1 Fam Rm: Y Basement: Finished / Fin W/O / W/O / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 2018 Yr Built Source: MPAC Apx Sqft: 3500-5000 Lot Size Source: MPAC Roof: Slate Foundation: Concrete Assessment: POTL: POTL Mo Fee: Elevator: Yes Laundry lev: Upper	Exterior: Brick / Stone Gar/Gar Spcs: Built-In / 2 Drive: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: None Prop Feat: Electric Car Charger, Family Room, Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit, School Exterior Feat: Landscaped, Lawn Sprinkler System, Landscape Lighting Interior Feat: Auto Garage Door Remote, In-Law Suite, Sauna, Sump Pump, Water Purifier, Water Softener, Water Treatment, Storage, Steam Room, Separate Heating Controls	Zoning: Single Family Residential Cable TV: A Hydro: Yes Gas: Yes Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.33	x 6.5	Heated Floor	Marble Floor	Double Closet
2	Living	Main	14.5	x 12.93	Gas Fireplace	Juliette Balcony	Hardwood Floor
3	Dining	Main	16.83	x 12.93	B/I Shelves	Pot Lights	Hardwood Floor
4	Pantry	Main	5.91	x 5.74	Combined W/Kitchen	Pot Lights	Hardwood Floor
5	Kitchen	Main	23.59	x 10.33	Breakfast Bar	Centre Island	Hardwood Floor
6	Breakfast	Main	15.42	x 10.93	Breakfast Area	Large Window	Hardwood Floor
7	Family	Main	17.75	x 17.42	Gas Fireplace	French Doors	Hardwood Floor
8	Office	Main	12.07	x 10.01	Pot Lights	Panelled	Hardwood Floor
9	Mudroom	Main	9.58	x 7.68	W/O To Garage	W/O To Yard	Stone Floor
10	Prim Bdrrm	2nd	18.34	x 15.16	W/I Closet	7 Pc Ensuite	Balcony
11	2nd Br	2nd	13.68	x 10.43	4 Pc Ensuite	W/I Closet	Hardwood Floor
12	3rd Br	2nd	13.68	x 11.91	4 Pc Ensuite	W/I Closet	Hardwood Floor
13	4th Br	2nd	14.5	x 11.91	3 Pc Ensuite	W/I Closet	Hardwood Floor
14	5th Br	2nd	12.66	x 12.07	3 Pc Ensuite	W/I Closet	Hardwood Floor
15	Laundry	2nd	7.91	x 7.25	B/I Shelves	Pot Lights	
16	Br	Lower	14.67	x 12.24	3 Pc Bath	W/I Closet	Sauna
17	Rec	Lower	21.75	x 16.99	Wet Bar	Gas Fireplace	W/O To Yard
18	Media/Ent	Lower	18.08	x 15.09	Pot Lights	Broadloom	
19	Exercise	Lower	12.24	x 11.42	2 Pc Bath	Pot Lights	Sauna
20	Cold/Cant	Lower	10.6	x 4.66	B/I Shelves		

Client Remks: Welcome to 237 St. Leonards Ave - A remarkable, newly built custom residence by Peter Higgins Design, distinguished by its timeless limestone & red brick facade & slate roof, set on expansive south-facing, pool-sized grounds. This exceptional home offers refined architectural detailing & elevated finishes throughout, including heated marble floors, quarter-sawn oak hardwood, extensive custom recessed paneling, coffered ceilings, & an elevator servicing all levels. The elegant principal rooms are designed for both formal entertaining & everyday living, featuring a gracious living room with gas fireplace, an inviting dining room, & an oak-panelled library. At the heart of the home is a chef-inspired kitchen with servery, premium appliances, custom cabinetry, & a centre island, which seamlessly open to a sun-filled breakfast area & a spacious family room with fireplace and walk-out to the landscaped rear gardens. The upper level is anchored by a serene primary retreat with a private balcony overlooking the gardens, an exceptional dressing room with centre island, & a spa-like 7-piece ensuite with heated floors, water closet, soaker tub, & glass-enclosed steam shower. All additional bedrooms feature custom closets & ensuite or semi-ensuite bathrooms, thoughtfully finished with quality materials. Designed for entertaining & relaxation, the lower level offers a true extension of the living space with a soundproof home theatre, gym, dry sauna, games room, wet bar, wine cellar, & walk-out to the backyard.



68 Dawlish Ave			Sold: \$6,000,000
Toronto Ontario M4N 1H1			List: \$6,445,000
Toronto C04 Lawrence Park South Toronto			
Taxes: \$27,652.37/2025		For: Sale	% Dif: 93
Sold Date: 05/26/2026			
SPIS: No	Last Status: SLD	DOM: 34	
Detached	Fronting On: N	Rms: 12 + 4	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	45 x 150 Feet	Washrooms: 6	
	Irreg:	1x6x2nd, 1x4x2nd, 1x5x2nd, 1x4xLower, 2x2	
Dir/Cross St: Between Yonge & Mount Pleasant			
Directions: Between Yonge & Mount Pleasant			

MLS#: C13028948

PIN#:

Legal: Part Of Lot 25, Plan 1485, Des. As Part 5, Plan

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 Roof: Cedar Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Stone Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit Interior Feat: Built-In Oven, Central Vacuum, Air Exchanger, In-Law Suite, Sump Pump, Bar Fridge, Auto Garage Door Remote	Zoning: *66R20139. City Of Toronto. Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.75	x 13.09	Marble Fireplace	Large Window	Hardwood Floor
2	Dining	Main	16.99	x 12.01	Large Window	Crown Moulding	Hardwood Floor
3	Kitchen	Main	17.91	x 10.24	B/I Appliances	Marble Counter	Breakfast Area
4	Family	Main	20.83	x 18.77	Combined W/Kitchen	Gas Fireplace	W/O To Yard
5	Mudroom	Main	8.17	x 6.07	2 Pc Bath	W/O To Porch	Access To Garage
6	Prim Bdrm	2nd	22.41	x 19.26	Vaulted Ceiling	Gas Fireplace	Hardwood Floor
7	Bathroom	2nd	15.85	x 11.42	6 Pc Ensuite	Renovated	Separate Shower
8	Other	2nd	22.18	x 12.01	B/I Closet	Centre Island	Walk-Thru
9	2nd Br	2nd	14.27	x 12.6	4 Pc Ensuite	W/I Closet	Picture Window
10	3rd Br	2nd	15.68	x 13.25	Double Closet	Picture Window	B/I Desk
11	4th Br	2nd	11.68	x 10.99	Hardwood Floor	Pocket Doors	B/I Bookcase
12	Rec	Lower	30.15	x 18.5	Double Doors	Gas Fireplace	Heated Floor

Client Remks: Some things stop you in your tracks. Your heart pounds-one-two-there's a moment of deafening silence before a gentle unfolding awe. That's what falling in love feels like. Quietly tucked along one of Lawrence Park's most beloved streets, this Georgian Colonial is handsome and fully built in solid stone, flush with greenery and established west of Mt. Pleasant. Assured in old-world craftsmanship, 68 Dawlish is unpretentious while charming. Beyond its striking face, it welcomes you with a bright skylight, designer kitchen, and enchants in monochromatic blues and gentle refinement - fashionable lighting, oak herringbone hardwood floors and grand marble mantles. Bold, but with room to breathe, this home is playful by day and romantic in the afterglow of the setting sun. The unforgettable primary bedroom makes a statement with vaulted ceilings over 12ft high, a peaceful reading corner, fully renovated bathroom and an expressive, custom dressing room. Thoughtfully defined by classic symmetry the main floor opens seamlessly to the private, pool-sized yard, reinforcing the home's connection to nature and how a family spends their time together. This home is for people who want enduring architecture, composed luxury and a sense of community in one of Canada's most prestigious neighbourhoods. Steps from Alexander Muir Memorial Gardens, Lawrence Park Tennis Club, Lawn Bowling & Croquet Club, and Blythwood Ravine walking trails, you're only a 5 minute drive to Granite Club and a brief walk to Yonge Street's shops, cafes and subway station. This home proves you don't have to be showy to be sensational. 68 Dawlish Avenue - Bringing Toronto To Its Feet

Inclusions: See Sched C

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



268 St Leonards Ave Toronto Ontario M4N 1L2 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto Taxes: \$32,245/2025 For: Sale % Dif: 92 Sold Date: 05/11/2026 SPIS: No Last Status: SLD DOM: 46			Sold: \$5,990,000 List: \$6,500,000
Detached Link: N 2-Storey	Fronting On: N Acreage: 50 x 150 Feet Irreg:	Rms: 11 + 2 Bedrooms: 5 + 1 Washrooms: 6 2x2, 1x6, 2x5, 1x4	Dir/Cross St: Bayview Ave/Lawrence Ave E Directions: West of Bayview

MLS#: C12923194 **PIN#:** 103590060
Legal: LOT 509 PLAN 1534 ; NORTH YORK , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 3500-5000 Lot Size Source: MPAC Roof: Cedar Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Stone / Stucco/Plaster Gar/Gar Spcs: Built-In / 3 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 7 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	30.45	x 8.04	Marble Floor	Wainscoting	Heated Floor
2	Living	Main	18.86	x 16.83	Bay Window	Marble Fireplace	Coffered Ceiling
3	Dining	Main	16.34	x 15.94	Coffered Ceiling	Leaded Glass	Wainscoting
4	Kitchen	Main	18.96	x 16.67	Centre Island	Stainless Steel Appl	Leaded Glass
5	Breakfast	Main	14.27	x 7.87	O/Looks Garden	Hardwood Floor	Walk-Out
6	Family	Main	24.21	x 22.47	Coffered Ceiling	Bay Window	Marble Fireplace
7	Library	Main	13.62	x 12.89	Panelled	Fireplace	Hardwood Floor
8	Prim Bdrm	2nd	19.95	x 19.46	6 Pc Ensuite	W/O To Balcony	W/I Closet
9	2nd Br	2nd	14.44	x 12.4	W/I Closet	Leaded Glass	Coffered Ceiling
10	3rd Br	2nd	18.64	x 12.8	Double Closet	Coffered Ceiling	5 Pc Ensuite
11	4th Br	2nd	14.53	x 14.37	Semi Ensuite	Double Closet	Leaded Glass
12	5th Br	2nd	14.96	x 12.4	Double Closet	Semi Ensuite	Coffered Ceiling
13	Rec	Lower	38.98	x 21.92	Walk-Out	Granite Counter	Heated Floor
14	Br	Lower	13.55	x 10.33	4 Pc Ensuite	Double Closet	Intercom

Client Remks: A rare offering in prestigious Lawrence Park, this exceptional residence showcases unparalleled craftsmanship, architectural pedigree, and enduring value, offered for the first time since 2012. Designed by renowned architect Lorne Rose, this distinguished Tudor-inspired home sits on a prime 50 x 150 ft lot. Built with superior materials including Indiana limestone, solid brick, cedar shingle roofing, copper detailing, and leaded glass windows, the home reflects a rare level of quality and permanence. A grand hand-crafted stone portico, mahogany entry, and fully heated driveway, steps, and walkways provide both prestige and year-round convenience, complemented by mature landscaping, irrigation, lighting, and integrated security. Inside, refined detailing defines every space, including 10 ft ceilings on the main level, 9 ft ceilings above and below, heated marble floors, custom millwork, coffered ceilings, rich hardwood flooring, copper plumbing, and sound-insulated construction. Principal rooms are elegantly proportioned for both entertaining and family living. The chef's kitchen features premium appliances and bespoke cabinetry, opening to an oversized family room with coffered ceilings, fireplace, and walk-out to a private stone terrace. The upper level offers five full bedrooms, a rare and highly desirable layout, each with soaring 11+ ft ceilings, custom detailing, and spa-inspired ensuites. The primary retreat features vaulted ceilings, marble finishes, steam shower, and private outdoor access. The fully finished lower level with radiant heated floors includes a large recreation room with walk-out, wet bar, wine cellar, guest or nanny suite, and ample storage. Complete with a rare three-car garage, this home offers timeless design and long-term value. Ideally located steps to Toronto's most prestigious private schools, the Granite Club, Bayview Avenue, Highway 401, and surrounding parks.

Inclusions: Extensive recent infrastructure improvements provide outstanding peace of mind and modern efficiency. Washer and dryer (2021/22). Avante security system upgrade including front-door security film and camera enhancements (2025). Both sump pumps replaced with battery back-up (2025). New high-efficiency furnaces and A/C units (2025). New boiler servicing radiant heated floors and driveway snow-melt system (2026). Wine fridge chiller replaced (2023). New central vacuum system (2024). New garage door and motor (2024). Carefully maintained mechanicals and systems throughout ensure turnkey comfort, reliability, and long-term value.

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



33 Blyth Hill Rd			Sold: \$5,950,000
Toronto Ontario M4N 3L6			List: \$6,680,000
Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto			
Taxes: \$30,390/2025		For: Sale	% Dif: 89
Sold Date: 02/07/2026			
SPIS: Yes	Last Status: SLD	DOM: 79	
Detached	Fronting On: S	Rms: 10 + 3	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	50 x 150 Feet	Washrooms: 5	
	Irreg:	1x2, 1x4, 1x9, 1x5, 1x7	
Dir/Cross St: Bayview/Blythwood Directions: South of Blythwood Rd			

MLS#: C12561924	PIN#: 105410050
Legal: Lot 17 Plan 3703 ; North York	

Kitchens: 1 Fam Rm: Y Basement: Finished / W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 3500-5000 Roof: Slate Foundation: Concrete Assessment: POTL: POTL Mo Fee: Elevator: Yes Laundry lev: Lower	Exterior: Brick / Stone Gar/Gar Spcs: Built-In / 2 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Golf, Hospital, Park, Ravine Interior Feat: Auto Garage Door Remote	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: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.93	x 14.01	Hardwood Floor	W/O To Terrace	Crown Moulding
2	Dining	Main	18.01	x 14.83	Swing Doors	Coffered Ceiling	Hardwood Floor
3	Kitchen	Main	20.01	x 16.67	Centre Island	Eat-In Kitchen	Marble Counter
4	Breakfast	Main	17.75	x 8.01	W/O To Terrace	Coffered Ceiling	Hardwood Floor
5	Family	Main	19.85	x 18.24	Fireplace	Hardwood Floor	Combined W/Kitchen
6	Library	Main	19.42	x 14.01	Pocket Doors	Hardwood Floor	W/O To Terrace
7	Prim Bdrm	2nd	17.85	x 14.83	Fireplace	7 Pc Ensuite	W/I Closet
8	2nd Br	2nd	19.42	x 13.09	Semi Ensuite	B/I Closet	B/I Desk
9	3rd Br	2nd	17.16	x 13.09	W/I Closet	B/I Desk	Semi Ensuite
10	4th Br	2nd	13.32	x 11.68	5 Pc Ensuite	Double Closet	Crown Moulding
11	Office	Lower	14.24	x 13.68	Picture Window	Heated Floor	B/I Shelves
12	Rec	Lower	31.17	x 14.99	Wet Bar	W/O To Patio	Heated Floor

Client Remks: Welcome To "Blyth Hill Manor" - A Breathtaking Richard Wengle-Designed Architectural Masterpiece Set On An Exceptional Ravine-Backed Estate In The Prestigious Sherwood Park Enclave. This Rare Offering Blends Timeless Sophistication With Modern Artistry, Showcasing Approximately 6,700 Sq. Ft. Of Beautifully Crafted Living Space.From The Moment You Arrive, The Indiana Limestone Facade And Perfect Symmetry Reveal Wengle's Signature Refinement. Inside, Sun-Filled Principal Rooms, Custom Millwork, And Dramatic Wall Paneling Create An Atmosphere Of Understated Grandeur. The Main Level Flows Seamlessly Through Elegant Entertaining Spaces, Highlighted By Multiple Fireplaces, Intricate Ceiling Details, And Softly Lit Art Niches.At The Heart Of The Home Is The Gourmet Kitchen - Anchored By A Marble-Clad Island And Framed Cabinetry, Complemented By Integrated Professional Appliances And A Discreet Catering Kitchen. Expansive Glass Doors Lead To A Private Terrace Overlooking The Ravine, Setting The Stage For Serene Outdoor Dining.A Refined Library, Full-Size Elevator, And Sophisticated Architectural Elements Complete The Main Level. Upstairs, Four Skylights Illuminate The Hall, While Vaulted Ceilings Enhance The Airy Elegance. The Primary Bedroom Retreat Features A Romantic Fireplace, Boutique-Style Dressing Room, And A Spa-Inspired 10-Piece Ensuite Adorned With Marble Finishes And Picturesque Garden Views.The Lower Level Is An Entertainer's Haven With Grand Windows, Walkout To Manicured Gardens, A Media Lounge, Wet Bar, Private Gym, Office, Mudroom, And Nanny Suite.Every Detail Reflects Exceptional Quality - Geothermal Heating And Cooling, Radiant Heated Floors, Gas Boiler Backup, And Heated Driveway, Garage, Porch, And Steps Ensure Year-Round Comfort.Ideally Located Near Top Private Schools, The Granite Club, And The Natural Beauty Of Sherwood Park, "Blyth Hill Manor" Is More Than A Home - It Is A Statement Of Refined Living.

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



7 Stratheden Rd			Sold: \$7,725,000
Toronto Ontario M4N 1E2			List: \$8,695,000
Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto			
Taxes: \$27,745.97/2026		For: Sale	% Dif: 89
Sold Date: 06/26/2026			
SPIS: No	Last Status: SLD	DOM: 15	
Detached	Fronting On: S	Rms: 10 + 4	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	75 x 131 Feet	Washrooms: 7	
	Irreg:	1x2xMain, 1x5x2nd, 3x3x2nd, 2x3xLower	
Dir/Cross St: Blythwood & Bayview Directions: South side of Stratheden			

MLS#: C13434306 **PIN#:** 103610140
Legal: Plan 4458 Lot 15, North York City Of Toronto

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 16-30 Apx Sqft: 3500-5000 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Stone Gar/Gar Spcs: Built-In / 2 Drive: Private Double Drive Park Spcs: 6 Tot Prk Spcs: 8 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove Interior Feat: Auto Garage Door Remote	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown	Hydro: Phone: Municipal
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.01	x 16.93	Gas Fireplace	Large Window	Crown Moulding
2	Dining	Main	18.5	x 13.42	Crown Moulding	Double Doors	W/O To Patio
3	Kitchen	Main	15.16	x 10.33	Eat-In Kitchen	Breakfast Bar	Stainless Steel Appl
4	Breakfast	Main	28.9	x 16.08	Vaulted Ceiling	Skylight	W/O To Patio
5	Family	Main	19.09	x 17.59	Gas Fireplace	B/I Bookcase	Open Concept
6	Prim Bdrm	2nd	23.26	x 18.08	5 Pc Ensuite	W/I Closet	Combined W/Office
7	Office	2nd	13.58	x 11.84	Combined w/Primary	B/I Desk	O/Looks Frontyard
8	2nd Br	2nd	14.99	x 11.58	Hardwood Floor	W/I Closet	3 Pc Ensuite
9	3rd Br	2nd	14.5	x 13.42	Hardwood Floor	W/I Closet	3 Pc Ensuite
10	4th Br	2nd	14.5	x 12.99	Hardwood Floor	W/I Closet	3 Pc Ensuite
11	Rec	Lower	29.59	x 16.67	Gas Fireplace	3 Pc Bath	W/O To Patio
12	Games	Lower	27.66	x 20.01	Open Concept	Wet Bar	W/O To Patio
13	Exercise	Lower	17.09	x 12.99	Hardwood Floor	B/I Shelves	Above Grade Window
14	Br	Lower	13.85	x 10.17	Hardwood Floor	Double Closet	Above Grade Window

Client Remks: Nestled on one of Lawrence Park's most prestigious streets, this exceptional family residence sits on a rare & coveted 75' x 131' south-facing lot, offering nearly 7,000 sq. ft. of beautifully appointed living space & an extraordinary resort-inspired backyard. Designed for grand-scale entertaining & everyday family living, the home features wide-plank white oak hardwood, custom millwork & built-ins, & an ideal layout w/ principal rooms overlooking private, lush green views. The elegant living rm w/ gas fireplace & formal dining rm easily accommodate large gatherings, while the open-concept kitchen, breakfast & family rm w/ second gas fireplace form the heart of the home. A practical side entrance leads to a dream mudroom for busy families. A floating staircase leads to the second level, where 4-bedroom suites offer ensuite baths & generous closets. The primary retreat features an oversized bedroom w/ tranquil views over the backyard & mature greenery beyond. A private office provides ideal work-from-home space, while the walk-in closet & spa-inspired ensuite create a luxurious hotel-like experience. The walk-out lower level, fully renovated in 2026, rivals the finest luxury resorts, featuring a games rm, bespoke bar, custom gym, wine cellar, nanny suite, extensive rec space & seamless access to the backyard oasis. Extensively landscaped in 2022, the grounds are anchored by a magnificent 16' x 36' extra-deep Gib-San pool & spa designed for diving, complete w/ natural stone retaining walls, 4 dramatic water sheers & exceptional privacy. New limestone terraces & stairs completed in 2026 further elevates the outdoor experience. Additional highlights include a built-in 2-car garage, parking for 4 additional vehicles, system upgrades throughout & impeccable attention to detail. A rare offering in the heart of Lawrence Park, combining exceptional scale, luxury finishes, resort-calibre outdoor amenities & one of the neighbourhood's most desirable lot sizes.

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



33 Bayview Wood Toronto Ontario M4N 1R8 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto Taxes: \$40,992.17/2025 For: Sale % Dif: 93 Sold Date: 06/26/2026 SPIS: No Last Status: SLD DOM: 41		
Detached Link: N 2-Storey	Fronting On: S Acreage: 66.67 x 145.71 Feet Irreg:	Rms: 13 + 4 Bedrooms: 5 + 1 Washrooms: 8 2x2, 1x3xGround, 2x3x2nd, 2x5x2nd, 1x3xLower
Dir/Cross St: Lawrence Ave E & Bayview Directions: East of Mildenhall		

MLS#: C13138064 **PIN#:** 103590027
Legal: Lot 24 Plan 2877; North York; City of Toronto

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 5000+ Roof: Cedar Foundation: Concrete Assessment: POTL: POTL Mo Fee: Elevator: Yes Laundry lev: Upper	Exterior: Stone Gar/Gar Spcs: Attached / 2 Drive: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: Salt, Inground Prop Feat: Central Vacuum, Electric Car Charger, Family Room, Fenced Yard, Fireplace/Stove, Hospital, Park, School Exterior Feat: Landscaped, Lawn Sprinkler System, Built-In-BBQ, Landscape Lighting, Privacy Interior Feat: Central Vacuum, Generator - Full, In-Law Suite, Auto Garage Door Remote, Built-In Oven, ERV/HRV, Guest Accommodations, On Demand Water Heater, Sump Pump Security Feat: Security System, Alarm System, Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Accessibility: Feat: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Other Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.99	x 13.58	Fireplace	Hardwood Floor	Large Window
2	Dining	Main	19.16	x 12.5	Hardwood Floor	Large Window	Recessed Lights
3	Kitchen	Main	24.57	x 15.68	Centre Island	Breakfast Bar	Pantry
4	Breakfast	Main	24.57	x 15.68	Combined W/Kitchen	O/Looks Garden	Hardwood Floor
5	Great Rm	Main	20.83	x 19.42	Gas Fireplace	W/O To Pool	B/I Bookcase
6	Office	Main	18.77	x 13.91	Hardwood Floor	O/Looks Pool	B/I Bookcase
7	Prim Bdrm	2nd	19.98	x 19	5 Pc Ensuite	W/I Closet	O/Looks Backyard
8	2nd Br	2nd	14.07	x 13.22	3 Pc Ensuite	W/I Closet	O/Looks Backyard
9	3rd Br	2nd	16.47	x 13.58	3 Pc Ensuite	W/I Closet	B/I Desk
10	4th Br	2nd	16.99	x 14.07	5 Pc Ensuite	W/I Closet	B/I Desk
11	5th Br	2nd	17.06	x 13.98	Semi Ensuite	W/I Closet	B/I Desk
12	Laundry	2nd	8.99	x 8.73	Marble Counter	Heated Floor	Stainless Steel Sink
13	Exercise	Lower	18.47	x 13.91	Cork Floor	Built-In Speakers	Large Window
14	Rec	Lower	19.55	x 19.49	Heated Floor	Open Concept	Built-In Speakers
15	Media/Ent	Lower	23.72	x 19.72	Heated Floor	B/I Bookcase	Large Window
16	Br	Lower	19.06	x 14.14	3 Pc Ensuite	W/I Closet	Heated Floor

Client Remks: Nestled on a 67' private lot in THE premier Lawrence Park location. Just a short walk to TFS, Crescent, the Granite Club, Sunnybrook Hospital, TTC, parks and churches. This stunning masterpiece offers over 9000 square feet of living space, in addition to a private outdoor pool oasis. A quiet retreat, set back from the busy thoroughfares. Flooded with natural light, high ceilings that enhance its spaciousness. With superior craftsmanship and thoughtful design, perfect for entertaining, enjoying art, or simply relaxing. This stands as the ideal family home, fostering an environment for raising children and creating lifelong friendships and memories. This exceptional residence must be seen to be fully appreciated: simply put, "special" doesn't do it justice. Additional features: Elevator, 2 storey glass wine cellar, f heated driveway and walk way, full garage system with drying cabinet, boot dryer, stunning salt water pool, cabana, outdoor 3 piece bathroom/change-room, sports court, extensive landscaping, irrigation, 3 laundry rooms, media room with drop down screen, nanny/guest suite,
Inclusions: See feature sheet for full list:
Listing Contracted With: SOTHEBY'S INTERNATIONAL REALTY CANADA Ph: 416-960-9995