



751 Eglinton Ave E Toronto Ontario M4G 2K8 Toronto C11 Leaside Toronto Taxes: \$7,797/2025 Sold Date: 04/22/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,065,000 List: \$799,900 For: Sale % Dif: 133
Detached Link: N 2-Storey	Fronting On: S Acreage: 28.33 x 135 Feet Irreg:	Rms: 6 + 3 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Bayview Ave & Eglinton Ave E Directions: Eglinton Ave E & Rumsey Rd

MLS#: C12995484 **PIN#:** 103850088
Legal: PT LT 657 PL 1908 TWP OF YORK AS IN TB860803; S/T & T/W TB860803; TORONTO , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1944 Yr Built Source: MPAC Apx Sqft: 1100-1500 Roof: Shingles Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Interior Feat: In-Law Capability	Zoning: RM(d0.6)(x263) Cable TV: Gas: Hydro: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: Hot Water Heater 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
Client Remks: Attention builders, renovators, and investors. Solid opportunity on an oversized 28 x 135 ft south-facing lot in a desirable pocket. 2-storey red brick detached home with parking for 3 vehicles. Property is being sold strictly as-is, where-is, with no representations or warranties from the Seller. Significant work required, ideal for those looking to renovate extensively or build. Zoned RM (d0.6)(x263), permitting low-rise residential uses with a maximum lot coverage of approximately 1,337 sq ft. Buyers to complete their own due diligence regarding zoning, permitted uses, and redevelopment potential. An ideal canvas for what comes next.					
Listing Contracted With: RE/MAX Escarpment Realty Inc., Brokerage Ph: 905-631-8118					



290 Laird Dr
Toronto Ontario M4G 3X5
Toronto C11 Leaside Toronto
Taxes: \$7,145.73/2025
Sold Date: 02/10/2026
SPIS: No
Last Status: SLD
DOM: 22

Sold: \$1,300,000
List: \$1,299,000
For: Sale
% Dif: 100
Fronting On: W
Acreage: 36 x 100 Feet
Irreg:
Dir/Cross St: Laird Dr / Eglinton Ave E
Directions: North of Eglinton

Rms: 5
Bedrooms: 2
Washrooms: 2
1x4xMain, 1x2xBsmt

MLS#: C12711318
Legal: PT LT 248 PL 1925 TWP OF YORK; PT LT 249 PL 1925 TWP OF YORK AS IN TB594745; TORONTO, CITY OF TORONTO

Kitchens: 1
Fam Rm: N
Basement: Sep Entrance / Finished
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: No
Apx Age:
Year Built: 1944
Yr Built Source: MPAC
Apx Sqft: 700-1100
Lot Size Source: GeoWarehouse
Roof: Asphalt Shingle
Foundation: Concrete Block
Assessment: 2025
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick / Stone
Gar/Gar Spcs: Attached / 1
Drive: Available
Drive Park Spcs: 2
Tot Prk Spcs: 3
UFFI:
Pool: None
Prop Feat: Fenced Yard, Fireplace/Stove, Library, Public Transit, Rec Centre, School
Interior Feat: Primary Bedroom - Main Floor

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1		Main	15.85	x 11.32	Hardwood Floor	Fireplace	Bay Window
2	Dining	Main	11.25	x 8.07	Hardwood Floor	Crown Moulding	Window
3	Kitchen	Main	10.27	x 8.07	Tile Floor	Quartz Counter	Backsplash
4	Prim Bdrm	Main	13.32	x 11.32	Hardwood Floor	W/O To Deck	Closet
5	2nd Br	Main	9.84	x 8.43	Hardwood Floor	Closet	Window
6	Great Rm	Bsmt	19.59	x 10.99	Hardwood Floor	Fireplace	B/I Bar
7	Media/Ent	Bsmt	10.99	x 10.66	Hardwood Floor	Window	B/I Bookcase

Client Remks: Here's Your Opportunity to Own This Charming Tudor-Style Brick and Stone Bungalow Nestled In The Heart Of Vibrant Leaside. This Meticulously Upgraded Home Boasts a Modern Kitchen (2024) with Sleek Cabinets, Quartz Countertops, Stylish Backsplash and Tile Floors. Relax In The Spa-Inspired Washroom (2023), Enjoy The Warmth Of Hardwood Floors Throughout The Main Level, All Complemented By Two Cozy Wood-Burning Fireplaces. Other Recent Upgrades Include a New Furnace and AC Unit (2022), a Refreshed Front Exterior Concrete Porch and Front Door (2023), and New Tile Flooring In The Basement Landing. This Home is Perfectly Located Just a 2-Minute Walk (170m) to Laird LRT Station and Offering Exceptional Connectivity. Embrace Leaside's Family-Friendly Charm, with Top Schools, Parks, Trails and Shops Just Steps Away. A Rare Find for a Stunning Bungalow on a Generous 36 x 100 Ft Lot in One of Toronto's Most Sought-After Neighborhood!

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, All Window Coverings, All Light Fixtures and Air Conditioner Unit.

Listing Contracted With: RE/MAX HALLMARK REALTY LTD. **Ph:** 905-883-4922



311 Laird Dr		Sold: \$1,385,000	
Toronto Ontario M4G 3X7		List: \$1,349,000	
Toronto C11 Leaside Toronto			
Taxes: \$8,202.01/2026		For: Sale	% Dif: 103
Sold Date: 04/28/2026			
SPIS: No	Last Status: SLD	DOM: 1	
Detached	Fronting On: E	Rms: 7	
Link: N	Acreage:	Bedrooms: 3	
2-Storey	31 x 110 Feet	Washrooms: 3	
	Irreg:	1x4xMain, 1x4x2nd, 1x2xBsmt	
Dir/Cross St: Eglinton and Laird Directions: 2 blocks north of Eglinton			

MLS#: C13047982		PIN#: 103670381	
Legal: PT LT 210 PL 1925 TWP OF YORK; PT LT 211 PL 1925 TWP OF YORK AS IN TL43178; TORONTO , CITY OF TORONTO			
Kitchens: 1	Exterior: Alum Siding / Brick	Zoning: RD(f9;a275;d0.45)	
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:	Hydro:
Basement: Part Fin	Drive: Private	Gas:	Phone:
Fireplace/Stv: Y	Drive Park Spcs: 4	Water: Municipal	
Heat: Forced Air / Gas, Wood	Tot Prk Spcs: 4	Water Supply Type:	
A/C: Central Air	UFFI:	Sewer: Sewers	
Central Vac: No	Pool: None	Waterfront:	
Apx Age: 51-99	Prop Feat: Family Room,	Retirement:	
Year Built: 1944	Fireplace/Stove, Park, Place Of Worship,	HST Applicable to Included In	
Apx Sqft: 1500-2000	Public Transit, Ravine, River/Stream,	Sale Price:	
Lot Shape: Rectangular	School	Farm/Agr:	
Lot Size Source: MPAC	Interior Feat: Water Heater	Oth Struct:	
Roof: Asphalt Shingle		Survey Type: None	
Foundation: Concrete Block		Spec Desig: Unknown	
Assessment: \$1,089,000 / 2026			
POTL: POTL Mo Fee:			
Laundry lev: Lower			

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	5.22	x 3.28	
2	Living	Flat	14.83	x 10.96	
3	Kitchen	Flat	9.97	x 7.97	
4	Dining	Flat	7.35	x 10.96	
5	Family	Flat	12.47	x 13.22	
6	Prim Bdrm	2nd	20.34	x 18.24	
7	2nd Br	2nd	10.01	x 10.01	
8	3rd Br	2nd	10.99	x 10.01	
9	Rec	Bsmt	11.12	x 19.36	
10	Utility	2nd	9.19	x 14.17	

Client Remks: Some homes ask you to picture fresh paint and new furniture. This one asks for something bigger. Owned by the same family since the 1960s, this 1944 bungalow - with a second storey added in the 70s - has lived a full life in one of Toronto's most consistently desirable neighbourhoods. Now it's ready for its next chapter, and that chapter will be written entirely by you. This isn't a turnkey home. It's not pretending to be. But don't mistake dated for neglected. The electrical was updated in 2025. Upstairs windows replaced in 2025. Weeping tiles installed in 2010. Attic insulation topped up in 2017. Large living room window replaced in 2017. The expensive, invisible work has already been done - what remains is yours to decide. Sitting on a 31 x 110 foot lot with a private driveway, you've got two distinct paths. The first: gut it and redesign from the inside out - the existing layout is surprisingly functional and worth preserving if you're looking to maximize space while managing construction costs. The second: tear it down and build new. If that's your direction, look no further than the two brand new homes going up just a few doors away to see exactly what this address is capable of. Two blocks west, Northlea Public School - one of the most sought-after French immersion schools in Toronto - with Leaside High School continuing that pathway at the secondary level. Two blocks south, the Eglinton LRT. Eight minutes on foot, Serena Gundy Park: a gateway into the Don Valley Ravine system, kilometres of trails, quiet escapes, and the kind of nature access that's genuinely hard to replicate this close to the city core. For everything else - groceries, Canadian Tire, Home Depot, restaurants along Laird and Eglinton - it's all within easy reach. Leaside lots like this don't surface often. When they do, the neighbourhood does the heavy lifting. The only real question is what you're going to build.

Inclusions: All existing appliances, all electric light fixtures, all window coverings

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



42 Parklea Dr Toronto Ontario M4G 2J6 Toronto C11 Leaside Toronto Taxes: \$7,111.04/2025 Sold Date: 05/13/2026 SPIS: No Last Status: SLD DOM: 29			Sold: \$1,300,000 List: \$1,350,000 For: Sale % Dif: 96
Detached Link: N Bungalow	Fronting On: N Acreage: 30 x 135 Feet Irreg:	Rms: 5 Bedrooms: 2 Washrooms: 2 1x4xGround, 1x2xBsmt	Dir/Cross St: Rumsey Rd & Eglinton Ave E Directions: On Parklea Drive -- Between Rumsey Road & Sutherland Drive

MLS#: C12997642 **PIN#:** 103850120
Legal: PT LT 673 PL 1908 TWP OF YORK; PT LT 674 PL 1908 TWP OF YORK AS IN EY180638; S/T EY180638; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Part Fin Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1943 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Primary Bedroom - Main Floor	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Not Subject to HST Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	15.75	x 13.45	Hardwood Floor Fireplace
2	Dining	Ground	10.83	x 8.86	Hardwood Floor
3	Kitchen	Ground	12.47	x 8.53	Irregular Rm
4	Prim Bdrm	Ground	11.81	x 9.51	Hardwood Floor
5	2nd Br	Ground	11.48	x 9.51	Hardwood Floor W/O To Deck
6	Rec	Bsmt	19.36	x 10.17	Broadloom
7	Laundry	Bsmt	11.81	x 9.84	

Client Remks: South Leaside detached bungalow, lovingly maintained by the same family for decades. Set on a 30 x 135 ft lot, surrounded by newly built and renovated two-storey homes. Ideal to update, reimagine or build new. Minutes to the new Line 5 LRT, Leaside H.S. and Bessborough P.S., major retailers along Laird, and Bayview's shops and restaurants.

Listing Contracted With: BONNIE BYFORD REAL ESTATE LTD **Ph:** 416-483-4444



333 Sutherland Dr Toronto Ontario M4G 1J7 Toronto C11 Leaside Toronto Taxes: \$7,563.49/2025 Sold Date: 03/03/2026 SPIS: No Last Status: SLD DOM: 29			Sold: \$1,300,000 List: \$1,399,000 For: Sale % Dif: 93
Detached Link: N Bungalow	Fronting On: E Acreage: 30 x 134 Feet Irreg:	Rms: 5 + 5 Bedrooms: 2 + 1 Washrooms: 2 1x4xGround, 1x3xBsmt	Dir/Cross St: Btwn Mcrae & Parkhurst Directions: Btwn Mcrae & Parkhurst

MLS#: C12747430 **PIN#:** 103840081
Legal: PLAN 2120 LOT 360

Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 51-99 Year Built: 1942 Yr Built Source: MPAC Apx Sqft: 700-1100 Roof: Asphalt Shingle, Fibreglass Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School Exterior Feat: Deck Interior Feat: Primary Bedroom - Main Floor	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Tank-Gas HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Fence - Full Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	11.81	x 15.16	Hardwood Floor	Fireplace	Large Window
2	Dining	Ground	9.81	x 9.81	Hardwood Floor	Open Concept	Window
3	Kitchen	Ground	10.66	x 7.94	Tile Floor	Galley Kitchen	Window
4	Prim Bdrm	Ground	11.52	x 12.2	Broadloom	Closet	4 Pc Bath
5	2nd Br	Ground	12.11	x 10.01	Broadloom	Closet	W/O To Deck
6	Rec	Bsmt	15.58	x 11.38	Broadloom	Above Grade Window	Pot Lights
7	3rd Br	Bsmt	11.61	x 9.12	Broadloom	Closet	3 Pc Ensuite
8	Laundry	Bsmt	7.22	x 5.94	Concrete Floor	Separate Rm	Laundry Sink
9	Furnace	Bsmt	10.83	x 9.51	Concrete Floor	Separate Rm	
10	Kitchen	Bsmt	7.68	x 7.58	Tile Floor	Separate Rm	Window

Client Remks: Lovely 2+1 bedroom, 2-bath bungalow on a 30 ft lot with private drive, surrounded by multi-million-dollar homes. South Leaside is known for excellent schools (Bessborough Elementary & Middle School, Leaside High) and a strong sense of community. Families, builders, contractors take notice this one has value. And investors will all see value here as a rental property. The main floor offers a classic Leaside layout: open concept living/dining area with a large front window and a functional wood-burning fireplace. The updated kitchen has a peninsula for extra prep space or a coffee station for breakfast on the go. The decorative shelves and the gas stove will be appreciated by your home chef. The primary bedroom features a deep closet and comfortably fits a king bed with space to spare. The wall between the two original bedrooms was opened to create a sitting/TV room or home office but can easily be closed to restore the second bedroom. For families with young children, it works well as a nursery now and a private bedroom later. Upgraded sliding French doors lead to a great multi-tiered deck and a fenced-in quiet & private backyard, ideal for BBQs and playtime. The lower level includes a fully functional kitchen with ample cupboard space and above-grade window, a 3rd bedroom (currently used as an office), with a 3-PC ensuite and an updated oversized family/recreation room. This versatile space works as a games room, kids playroom, or a media room for movie nights. Note: the basement is not retrofitted for rental. This is a solid home that works for today and offers potential for the future. NOTE: A Garden Suite study is attached to the listing for a possible additional 1291 SF of living space over 2-storeys. Home Inspection report also attached to listing.

Inclusions: Fridge, Gas Stove, 2nd Fridge in Basement, Stainless Steel Fixed Shelving In the Bsmt Rec Rm.

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



221 Hanna Rd Toronto Ontario M4G 3P2 Toronto C11 Leaside Toronto Taxes: \$9,132/2025 Sold Date: 02/04/2026 SPIS: No Last Status: SLD DOM: 16			Sold: \$1,500,000 List: \$1,499,000 For: Sale % Dif: 100
Detached Link: N 2-Storey	Fronting On: E Acreage: 38.83 x 149.2 Feet Irreg: South: 147.2 Rear 31 feet	Rms: 6 + 3 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Bayview/Eglinton Directions: Bayview/Eglinton

MLS#: C12709202 **PIN#:** 103850003
Legal: PT LT 644 PL 1908 TWP OF YORK; PT LT 645 PL 1908 TWP OF YORK AS IN CA425666; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Sep Entrance / Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Carport / 1 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Fireplace/Stove, Hospital, Level, Park, Public Transit, Rec Centre, School 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	Living	Ground	17.59	x 13.85	Bay Window	Gas Fireplace	Hardwood Floor
2	Dining	Ground	11.75	x 11.09	Hardwood Floor	Crown Moulding	Separate Rm
3	Kitchen	Ground	13.32	x 10.83	W/O To Deck	O/Looks Backyard	Granite Counter
4	Prim Bdrm	2nd	14.34	x 11.09	W/W Closet	Hardwood Floor	Ceiling Fan
5	2nd Br	2nd	15.32	x 10.66	Hardwood Floor	Large Closet	
6	3rd Br	2nd	11.52	x 9.58	Hardwood Floor	Closet	
7	Rec	Bsmt	15.49	x 12.76	Side Door	Laminate	3 Pc Bath
8	Laundry	Bsmt	11.09	x 7.91	Above Grade Window		
9	Workshop	Bsmt	16.67	x 11.09	Above Grade Window	Roughed-In Fireplace	

Client Remks: ATTENTION , ATTENTION , ATTENTION . GREAT OPPORTUNITY FOR DEVELOPERS AND BUILDERS . RARE OPPORTUNITY FOR A MULTIPLEX PROJECT . Discover the charm of 221 Hanna Rd, a beautifully spacious traditional family home nestled in one of South Leaside's most sought-after neighbourhoods! Whether you're ready to move in as-is or looking for a great renovation/build opportunity, this gem offers endless potential. Key Features: Expansive lot with a private driveway, 3 spacious bedrooms & a w/o from kitchen to deck, Proximity to top-rated schools, parks, TTC, and shopping.Perfect for families or developers alike.
Inclusions: FRIDGE , DISHWASHER , ELECTRIC STOVE , RANGE HOOD, WASHER , DRYER AND LIGHT FIXTURES .
Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY **Ph:** 416-443-0300



109 Southvale Dr		Sold: \$1,490,000	
Toronto Ontario M4G 1G4		List: \$1,499,000	
Toronto C11 Leaside Toronto			
Taxes: \$7,872.67/2025		For: Sale	% Dif: 99
Sold Date: 05/24/2026			
SPIS: No	Last Status: SLD	DOM: 17	
Detached	Fronting On: N	Rms: 7 + 3	
Link: N	Acreage:	Bedrooms: 3	
2-Storey	30.83 x 100 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x3xBsmt	
Dir/Cross St: Southvale & Rolph Rd Directions: Southvale & Rolph Rd			

MLS#: C13094494 **PIN#:** 103910148
Legal: PLAN 2880 PT LOT 290 TO 293PT

Kitchens: 1		Exterior: Brick	Zoning:
Fam Rm: N		Gar/Gar Spcs: Attached / 1	Cable TV:
Basement: Finished		Drive: Private	Gas:
Fireplace/Stv: Y		Drive Park Spcs: 1	Water:
Heat: Water / Gas		Tot Prk Spcs: 2	Water Supply Type:
A/C: None		UFFI:	Sewer: Sewers
Central Vac: No		Pool: None	Waterfront:
Apx Age: 51-99		Prop Feat: Fireplace/Stove, Library, Park,	Retirement:
Year Built: 1942		Place Of Worship, Public Transit, Rec	Under Contract: None
Yr Built Source: MPAC		Centre, School	HST Applicable to Included In
Apx Sqft: 1100-1500		Interior Feat: Other	Sale Price:
Lot Shape: Irregular			Farm/Agr:
Roof: Asphalt Shingle, Fibreglass Shingle			Oth Struct: Fence - Full, Shed
Foundation: Concrete Block			Survey Year: 1979
Assessment: POTL:			Survey Type: Available
POTL Mo Fee:			Spec Desig: Unknown
Laundry lev: Lower			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.6	x 12.93	Hardwood Floor	Gas Fireplace	Bay Window
2	Dining	Main	12.5	x 11.88	Hardwood Floor	Open Concept	Large Window
3	Kitchen	Main	11.48	x 7.97	Cork Floor	Galley Kitchen	Window
4	Prim Bdrm	2nd	11.35	x 10.89	Hardwood Floor	W/W Closet	4 Pc Bath
5	Sitting	2nd	8.07	x 8.1	Hardwood Floor	Double Closet	Window
6	2nd Br	2nd	10.43	x 8.07	Hardwood Floor	B/I Closet	Window
7	3rd Br	2nd	10.3	x 8.01	Hardwood Floor	B/I Closet	Window
8	Rec	Bsmt	17.59	x 12.99	Laminate	Above Grade Window	3 Pc Bath
9	Laundry	Bsmt	12.34	x 6.96	Laminate	Laundry Sink	Open Concept
10	Furnace	Bsmt	13.25	x 11.48	Concrete Floor	Separate Rm	
11	Other	Main	16.01	x 26.51	W/O To Deck		

Client Remks: South Leaside Detached 3-Bedroom Gem! Welcome to this bright and inviting family home, perfectly situated in coveted South Leaside. Featuring a private drive, attached garage, and a fully fenced yard, this property blends comfort, charm and convenience. As you enter, sunlight pours through this open concept living dining highlighting the beautiful hardwood flrs. The welcoming living rm centers around a cozy gas fireplace and charming leaded-glass bay window, perfect for relaxing evenings in. The open concept dining room offers a touch of elegance while remaining warm and functional for everyday living. The galley kitchen is thoughtfully designed with ample storage, functionality and a window above the sink. Upstairs, three well-proportioned bedrooms used to be 4. Look where the wall used to be separating the sitting room from the primary and see how easy it would be to turn it back into a 4th bdrm with it's own window and separate doorway (this is not tandem). The finished basement (renovated in 2017) offers a versatile family/recreation room perfect for movie nights or a teen's game rm and don't miss the 16 X 26 ft deck off the side entrance on the way to the fully fenced backyard for playtime. Updates include the boiler (2010), the roof (2015) renovated laundry room (2017). The entire house has been recently painted. Located in highly sought-after Rolph Rd & Bessborough Middle school & Leaside High School district. Just a 2-min walk to Rolph Rd Elementary, around the corner from Trace Manes Park, the public library, the ravine and Loblaw's. Walking distance to the Leaside Memorial Arena for ice skating, organized hockey leagues, a large public swimming pool and a curling rink. In addition to all the shops & restos on Bayview, you're around the corner from Longo's and Shoppers Drug Mart at Leaside Village. And Costco is around the corner from Leaside Village. A rare opportunity to own a charming, move-in ready home in one of Toronto's most desirable neighbourhoods!

Inclusions: Fridge, Stove, Dishwasher. Washer & Dryer. All Electrical Light Fixtures. Window Coverings In Place.

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



93 Donegall Dr Toronto Ontario M4G 3G9 Toronto C11 Leaside Toronto Taxes: \$8,943/2025 Sold Date: 03/23/2026 SPIS: No Last Status: SLD DOM: 0			Sold: \$1,605,000 List: \$1,598,000 For: Sale % Dif: 100
Detached Link: N 2-Storey	Fronting On: E Acreage: 25 x 110 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x2xBsmt	Dir/Cross St: Bayview & Eglinton Directions: North of Millwood, East of Bayview

MLS#: C12907990 **PIN#:** 103870125
Legal: PT LT 96 PL 2121

Kitchens: 1 Fam Rm: N Basement: Sep Entrance / Part Fin Fireplace/Stv: Y Heat: Water / Gas A/C: Wall Unit Central Vac: No Apx Age: 51-99 Year Built: 1936 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Other / 1 Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: No Pool: None Prop Feat: Fireplace/Stove Interior Feat: Floor Drain, Water Heater Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: None HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Year: 1983 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.4	x 4	Vinyl Floor	Closet	
2	Living	Main	15.91	x 11.52	Hardwood Floor	Fireplace	Bay Window
3	Dining	Main	14.17	x 10.76	Hardwood Floor	Wainscoting	Walk-Out
4	Kitchen	Main	8.66	x 7.51	Hardwood Floor	Galley Kitchen	Stainless Steel Sink
5	Breakfast	Main	7.51	x 5.09	O/Looks Garden	Hardwood Floor	
6	Prim Bdrm	2nd	12.83	x 12.76	Hardwood Floor	Balcony	O/Looks Garden
7	2nd Br	2nd	13.98	x 9.19	Hardwood Floor	Closet	O/Looks Frontyard
8	3rd Br	2nd	10.27	x 8.92	Hardwood Floor	Closet	O/Looks Frontyard
9	Rec	Lower	20.08	x 10.99	Broadloom	Fireplace	2 Pc Bath
10	Utility	Lower	17.32	x 8.99	Combined	B/I Shelves	
11	Laundry	Lower	13.58	x 6	W/Workshop B/I Appliances	Vinyl Floor	

Client Remks: Meticulously maintained by the same owners since 1984, this detached Leaside home features light-filled rooms. There is a classic French door entry to the living room, which boasts a beautiful bay window and a gas fireplace. The open concept living room opens to a spacious dining room with wainscoting and a walk-out to the deck. Well-maintained kitchen with custom cabinetry and a breakfast area overlooking the professionally landscaped garden. Three bedrooms on the second storey, and a 4pc bathroom with a heated floor. The primary bedroom has a walkout to a private deck. The finished lower level has a separate side entrance with a recreation room and is heated by a programmable remote. There is a two-piece bathroom. The laundry room features a laundry sink, front-loading washer and dryer with cleverly recessed water faucets. Included is the upright freezer. Included as well, is a dehumidifier, which feeds directly into the floor drain. A custom-built shed attached to the back of the home provides bonus storage space. The garage is suitable for a compact vehicle. Minutes to Bayview with fine dining & shops. Easy access to downtown. So many features to list - please see the Features and Upgrades link for more details. *OTHER GARAGE: attached to the neighbouring garage, detached from the home.

Inclusions: INCLUDE: Refrigerator, stove (as-is), hood vent, dishwasher, gas boiler, hot water tank, wall-mounted AC unit & remote, two gas fireplaces and remotes, Meile clothes washer and dryer, upright freezer, dehumidifier, all electric light fixtures, outdoor flower boxes, outdoor furniture, recreation room sofabed.

Listing Contracted With: RE/MAX HALLMARK KATHY MCLACHLAN GROUP REALTY LTD. **Ph:** 416-486-6565



41 Southvale Dr Toronto Ontario M4G 1G1 Toronto C11 Leaside Toronto Taxes: \$9,246.10/2026 Sold Date: 05/31/2026 SPIS: No Last Status: SLD DOM: 3			Sold: \$1,660,000 List: \$1,599,000 For: Sale % Dif: 104
Detached Link: N 1 1/2 Storey	Fronting On: S Acreage: 35.25 x 126.25 Feet Irreg:	Rms: 8 + 1 Bedrooms: 4 Washrooms: 3 1x3xMain, 1x4x2nd, 1x2xLower	Dir/Cross St: S/E McRae Dr & Bayview Ave Directions: West of Laird Rd

MLS#: C13209730 **PIN#:** 103820136
Legal: PT LT 716 PL 2120 TWP OF YORK; PT LT 715 PL 2120 TWP OF YORK AS IN TB516527; S/T & T/W TB516527; S/T EXECUTION 94-024645, IF ENFORCEABLE; TORONTO (E YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Baseboard, Water / Electric, Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 1500-2000 Lot Size Source: Survey Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stone Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit, School Interior Feat: In-Law Capability, Other, Sump Pump, Workbench	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Fence - Full, Garden Shed Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.67	x 13.68	Fireplace	Hardwood Floor	Crown Moulding
2	Dining	Main	11.52	x 9.84	Combined W/Dining	Hardwood Floor	Crown Moulding
3	Kitchen	Main	11.84	x 8.23	Stainless Steel Appl	Hardwood Floor	Crown Moulding
4	Office	Main	10.66	x 8.83	Hardwood Floor	O/Looks Backyard	
5	Prim Bdrm	2nd	20.83	x 10.66	4 Pc Ensuite	His/Hers Closets	Hardwood Floor
6	2nd Br	2nd	13.42	x 11.84	Double Closet	Hardwood Floor	Window
7	3rd Br	Main	11.25	x 10.93	Closet	Hardwood Floor	Crown Moulding
8	4th Br	Upper	14.4	x 9.68	Double Closet	Hardwood Floor	Picture Window
9	Rec	Lower	20.18	x 12.4	Fireplace	Broadloom	Above Grade Window

Client Remks: A truly unique detached home in sought-after South Leaside offering exceptional flexibility, space, and lifestyle in one of Toronto's most desirable family-oriented neighbourhoods. Originally a charming two-bedroom bungalow with an additional room above the garage, ideal as a bedroom, family room, or home office. This home was thoughtfully reinvented with a spacious second-storey addition. The upper level now features two additional bedrooms with soaring ceilings, excellent closet space, and a full ensuite washroom, creating the perfect retreat for growing families or multi-generational living. The versatility continues in the lower level with a separate side entrance offering exciting potential for rental income or an in-law suite. A 2-piece washroom could be expanded into a full bath, while generous storage, laundry area, workshop space, and potential kitchen setup add endless possibilities. Alternatively use this extra space for your family as a recreation room, gym, office or play space. Updated kitchen and washrooms, many newer windows, and hardwood flooring allow you to move right in and enjoy. Outside, enjoy parking for two cars with a private driveway and built-in garage. The sunny south-facing backyard is a wonderful place to entertain family and friends, complete with a private deck and BBQ gas line. TTC at your doorstep and quick access downtown via the Bayview Extension make commuting effortless. Stroll to the shops, restaurants, cafes, and everyday conveniences along Laird Drive, Millwood Road, and Bayview Avenue. Excellent schools, numerous parks, and scenic trails for walking, running, and biking complete the incredible lifestyle this location offers. Don't miss the Leaside Memorial Gardens with double ice pad rink, hockey shop, snack bar, banquet room, indoor swimming pool and curling club. A wonderful way to live in a highly coveted neighbourhood where community and convenience come together beautifully!

Inclusions: See Schedule B
Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY **Ph:** 416-443-0300



3 Donegall Dr Toronto Ontario M4G 3G6 Toronto C11 Leaside Toronto Taxes: \$7,556/2025 Sold Date: 05/20/2026 SPIS: Yes Last Status: SLD DOM: 21			Sold: \$1,610,000 List: \$1,649,000 For: Sale % Dif: 98
Detached Link: N 2-Storey	Fronting On: E Acreage: 25 x 90 Feet Irreg:	Rms: 8 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Bayview/Eglinton Directions: Bayview/Millwood

MLS#: C13056560 **PIN#:** 103870238
Legal: PT LT 121 PL 2121 TWP OF YORK AS IN TB730392; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Wall Unit Central Vac: No Apx Age: Year Built: 1932 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Storage, Water Heater Owned	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: Welcome to 3 Donegall Drive - a charming Tudor home in the heart of South Leaside. Perfect for a young family ready for more space and a true sense of community, this beautifully renovated home offers a practical, comfortable place to grow in one of Toronto's most desirable neighbourhoods - and within one of the city's most coveted school districts. Warm, inviting, and full of character, this home blends timeless charm with thoughtful modern updates. The stunning chef's kitchen features custom cabinetry, granite counters, and a breakfast bar that opens seamlessly to the dining area - ideal for busy mornings, family dinners, and easy entertaining. Hardwood floors run throughout the main and second levels, while pot lights create a bright, welcoming atmosphere. Upstairs offers space for growing families, while the fully finished lower level provides the flexibility today's lifestyle demands - a spacious recreation room, full bathroom, laundry room, and plenty of storage to keep everything organized. Set on a charming lot, the home also features a detached garage plus additional drive parking - a rare and valuable convenience. Step outside and enjoy everything Leaside has to offer. Just moments to Cumbrae's, Maker's Pizza, Loblaws, No Frills, parks, shops, restaurants, and coffee spots. With easy access to the Eglinton LRT and just a quick 10-minute drive to downtown and the Financial District, commuting is simple while home life feels worlds away. A practical family home with charm, space, and an unbeatable location - ready to be enjoyed for many years to come.					
Listing Contracted With: RE/MAX REALTRON BARRY COHEN HOMES INC. Ph: 416-223-1818					



61 Sutherland Dr Toronto Ontario M4G 1H5 Toronto C11 Leaside Toronto Taxes: \$11,688.35/2025 Sold Date: 05/21/2026 SPIS: No Last Status: SLD DOM: 2			Sold: \$1,600,000 List: \$1,695,000 For: Sale % Dif: 94
Detached Link: N 2-Storey	Fronting On: S Acreage: 33 x 128.61 Feet Irreg:	Rms: 10 + 3 Bedrooms: 4 Washrooms: 2 1x4x2nd, 1x3xLower	Dir/Cross St: Sutherland and Astor Avenue Directions: South Leaside

MLS#: C13146332 **PIN#:** 103910198
Legal: LT 233 PL 2880 LEASIDE; PT LT 232 PL 2880 LEASIDE AS IN TB375882; TORONTO (E YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 51-99 Year Built: 1940 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: GeoWarehouse Roof: Shingles Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Metal/Side Gar/Gar Spcs: Detached / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: None Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Other
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Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	13.32	x 7.51	Hardwood Floor	Closet	
2	Living	Main	18.77	x 12.34	Hardwood Floor	Fireplace	Crown Moulding
3	Dining	Main	12.34	x 11.52	Hardwood Floor	Crown Moulding	O/Looks Living
4	Kitchen	Main	14.34	x 7.51	Tile Floor	Quartz Counter	Stainless Steel Appl
5	Breakfast	Main	10.01	x 7.41	Tile Floor	B/I Shelves	Walk-Out
6	Prim Bdrm	2nd	20.24	x 11.75	Hardwood Floor	Closet	O/Looks Frontyard
7	2nd Br	2nd	12.01	x 8.01	Broadloom	Closet	
8	3rd Br	2nd	12.01	x 8.01	Broadloom	Closet	
9	4th Br	2nd	10.01	x 7.51	Broadloom	Closet	O/Looks Backyard
10	Rec	Lower	19.59	x 10.93	Laminate	Pot Lights	B/I Shelves
11	Utility	Lower	13.09	x 12.34	Tile Floor		
12	Laundry	Lower	5.58	x 4.82			

Client Remks: Located in Prime South Leaside on a 33 x 130 foot south-facing lot, this four-bedroom home offers character and functionality. The welcoming foyer opens into the spacious living room with hardwood floors, crown moulding, wood burning fireplace, and built-in shelves, and overlooks the formal dining room. The kitchen has been thoughtfully updated with Caesarstone countertops, subway tile backsplash, pot lights, stainless steel appliances and custom cabinetry with ample storage. The sun-filled breakfast area is the perfect place to enjoy a morning coffee. The upper level boasts four additional bedrooms including the primary which spans the front of the house and has hardwood floors. Three additional well appointed bedrooms each with closet space. The updated four-piece bathroom features a shower/bathtub combination with a sliding glass door. The lower level has been thoughtfully renovated with laminate flooring, a spacious recreation room with pot lights, an updated three-piece bathroom with a glass-enclosed shower and shampoo niche, and an extensive utility room and two additional closets for ample storage. Close proximity to all the amenities and restaurants on Bayview Avenue, the LRT, greenspaces and minutes from downtown. In school district for Rolph Road Elementary School, Bessbrough Middle School and Leaside Highschool. Enjoy the tennis courts, baseball diamond and playground at Trace Manes or walk to Leaside Memorial Gardens for curling, skating or swimming. Wonderful sense of community.

Inclusions: See Schedule B

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



808 Millwood Rd Toronto Ontario M4G 1W2 Toronto C11 Leaside Toronto Taxes: \$8,234.63/2025 Sold Date: 01/19/2026 SPIS: No Last Status: SLD DOM: 5			Sold: \$1,625,000 List: \$1,699,000 For: Sale % Dif: 96
Detached Link: N 2-Storey	Fronting On: N Acreage: 30.04 x 109.65 Feet Irreg: Lot tapers to 25.11' at rear	Rms: 6 + 3 Bedrooms: 2 + 1 Washrooms: 3 1x4xMain, 1x4x2nd, 1x4xBsmt	Dir/Cross St: Bayview Ave & Millwood Rd Directions: Bayview Ave & Millwood Rd

MLS#: C12697366 **PIN#:** 103880146
Legal: PT LT 276 PL 2121 TWP OF YORK ... see Schedule C

Kitchens: 2 + 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Water / Gas A/C: None Central Vac: No Apx Age: 51-99 Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Attached / 2 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 5 UFFI: Pool: None Prop Feat: Level, Library, Park, Place Of Worship, Public Transit, School 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	Living	Main	16.01	x 12.5	Hardwood Floor	
2	Kitchen	Main	9.42	x 7.41	Double Sink	Laminate
3	Breakfast	Main	8.83	x 7.32	O/Looks Frontyard	Laminate
4	Br	Main	14.01	x 16.93	Large Closet	Hardwood Floor
5	Living	2nd	16.01	x 12.5	Closet	W/I Closet Hardwood Floor
6	Kitchen	2nd	9.32	x 7.41	Double Sink	Laminate
7	Breakfast	2nd	8.83	x 7.68	O/Looks Frontyard	Laminate
8	Br	2nd	14.01	x 10.01	Closet	Hardwood Floor
9	Living	Lower	21.1	x 9.51	Above Grade Window	Concrete Floor
10	Kitchen	Lower	10.01	x 9.51	Above Grade Window	Concrete Floor
11	Br	Lower	14.01	x 11.68	Above Grade Window	Large Closet Broadloom
12	Utility	Lower	9.84	x 6.33	Window	Concrete Floor

Client Remks: Welcome to 808 Millwood Road, a handsome, understated, purpose-built duplex on a 30' lot with a two-car garage and parking for three additional vehicles. The house is comprised of three vacant one-bedroom apartments with four-piece bathrooms: the main and upper are cheerfully finished and are almost ready for tenants; the lower-level unit awaits your decorator's touch. The units offer generous room sizes, large closets, attractive built-in storage in the hallways (main & upper), and hardwood floors (main & upper). The lower-level unit has an open concept living room/kitchen, a bedroom and a massive closet in the washroom. The legality of the lower-level apartment and finished area in the garage is unknown to the seller and to be confirmed by the buyer. The upper-level unit can be accessed through the shared stairwell, and also using a dedicated stairway on the Hanna Rd side of the house. So, both the main floor and upper-level units are accessible through their own "front" door. Shared laundry is in the stairwell on the lower level. A large storage shed completes the property. All of this is ideally located just 400m to Bayview Avenue and its splendid retail amenities, near the Bayview extension for easy access to downtown, close to Trace Manes Park and the public library, and close to Sherwood Park for access to green space and miles of bicycle paths.

Inclusions: Refrigerator, Counter-height Fridge, Stove, dishwasher, washer and dryer.

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



591 Broadway Ave Toronto Ontario M4G 2S4 Toronto C11 Leaside Toronto Taxes: \$9,999.20/2026 Sold Date: 05/26/2026 SPIS: No Last Status: SLD DOM: 15			Sold: \$1,620,000 List: \$1,699,900 For: Sale % Dif: 95
Detached Link: N 2-Storey	Fronting On: S Acreage: 30 x 135 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 2 1x3x2nd, 1x2xGround	Dir/Cross St: Eglinton and Laird Directions: Broadway and Laird

MLS#: C13111348 **PIN#:** 103670391
Legal: PT LT 775 PL3111 LEASIDE;PT LT 776 PL3111 LEASIDE AS IN TB886442;TORONTO, CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Park, School Exterior Feat: Landscaped, Privacy Interior Feat: Carpet Free, Rough-In Bath	Zoning: Cable TV: A Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: Available Spec Desig: Unknown	Hydro: Yes Phone: A
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	22.57	x 10.5	Combined W/Dining	Fireplace	Hardwood Floor
2	Dining	Ground	22.57	x 10.5	Combined W/Living	Hardwood Floor	
3	Kitchen	Ground	18.7	x 11.48	Eat-In Kitchen	Hardwood Floor	Picture Window
4	Prim Bdrm	2nd	19.23	x 11.81	Cathedral Ceiling	Combined W/Sitting	Hardwood Floor
5	2nd Br	2nd	13.62	x 9.78	Large Closet	Hardwood Floor	
6	3rd Br	2nd	13.62	x 8.99	Closet	Hardwood Floor	
7	Utility	Bsmt	22.57	x 18.77	Unfinished	Combined W/Laundry	
8	Play	Bsmt	18.7	x 11.48	Unfinished		

Client Remks: Welcome To Leaside! This home was totally redone in 2003. Spacious 1567 brick exterior Sq.Ft. above grade. Open Concept Kitchen/Diner or Kitchen/Family Room, Main Floor Powder Room. Luxury Features Such as Two Skylights, Two Cathedral Ceilings, 2nd Floor Laundry Rough-In and Primary Bdrm With Sitting Area. All in one of Toronto's most desirable neighbourhoods. It's a fantastic opportunity to move into a highly sought-after location in a Detached Two Storey at an entry level price. A Long-term Family Home On The Quiet End Of The Street With A Beautiful South Facing Garden. Main Floor Living Room/Dining Room W/Gas Fireplace is Open and sees throughout to the large windows at both the front (Magnolia tree) and back (Japanese Red Maple). Open Concept Kitchen Has a Large Island, Picture Window and Walks Out to the Beautifully Landscaped Backyard Ready For Gatherings. Lot size is 30 by 135. Upstairs, the primary suite feels like a boutique hotel, Walk-in Closet, vaulted ceilings, spacious sitting area currently being used as a music and art space. Two more beautifully proportioned bedrooms with ample closet space and natural light. Linen Closet Has Rough-in For 2nd floor Laundry. Offers Modern Mechanical Updates: Electrical, Forced Air Gas Heating & AC, Plumbing, Solid Maple Floors. The unfinished basement, with its side entrance, offers great potential for Children's Play Room, Gym, Recreation and has a rough-in for a third bathroom. Walking distance to shops on Laird and Bayview, nearby parks (Serena Gundy, Sunnybrook, Sherwood, Beltline). Sought after schools (Northlea, Leaside, both with French Immersion). Minutes walk to new Laird Station on Eglinton LRT. Live In This Family Friendly Neighbourhood In Mid Town Under 30 min. From The Beaches, 401, Dvp, Harbourfront, Mount Pleasant, Yonge/Eg, Costco, Home Depot, St.Lawrence Market, Multiple Grocery Stores

Inclusions: Stainless Steel Fridge, Gas Stove, Dishwasher, Microwave, Washer, Dryer, Garden Shed, Existing ELF and Window Coverings.

Carson Dunlop Inspection Report available

Listing Contracted With: HARBOURSIDE REALTY CORP. **Ph:** 416-203-1920



164 Hanna Rd			Sold: \$1,870,000		
Toronto Ontario M4G 3N8			List: \$1,729,000		
Toronto C11 Leaside Toronto					
Taxes: \$10,097.22/2025		For: Sale	% Dif: 108		
Sold Date: 05/22/2026					
SPIS: No	Last Status: SLD	DOM: 2			
Detached	Fronting On: W	Rms: 6 + 3			
Link: N	Acreage:	Bedrooms: 3			
2-Storey	30 x 110 Feet	Washrooms: 2			
	Irreg:	1x4x2nd, 1x3xBsmt			
Dir/Cross St: Hanna & Parkhurst			Directions: Hanna & Parkhurst		

MLS#: C13147644 **PIN#:** 103860113
Legal: PLAN 1908 PT LOT 775 TO 777PT

Kitchens: 1		Exterior: Brick	Zoning:
Fam Rm: N		Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished / Sep Entrance		Drive: Private	Gas:
Fireplace/Stv: Y		Drive Park Spcs: 2	Water: Municipal
Heat: Water / Gas		Tot Prk Spcs: 2	Water Supply Type:
A/C: Wall Unit		UFFI:	Sewer: Sewers
Central Vac: No		Pool: None	Waterfront:
Apx Age: 51-99		Prop Feat: Fireplace/Stove,	Retirement:
Year Built: 1941		Grnbelt/Conserv, Library, Park, Place Of	HST Applicable to Included In
Yr Built Source: MPAC		Worship, Public Transit, School	Sale Price:
Apx Sqft: 1100-1500		Exterior Feat: Deck, Landscaped	Farm/Agr:
Lot Size Source: MPAC		Interior Feat: Water Heater Owned	Oth Struct: Shed
Roof: Asphalt Shingle, Fibreglass Shingle			Survey Type: Available
Foundation: Concrete Block			Spec Desig: Unknown
Assessment: 2025 POTL:			
POTL Mo Fee:			
Laundry lev: Lower			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.35	x 12.43	Hardwood Floor	B/I Bookcase	Gas Fireplace
2	Dining	Main	12.34	x 10.01	Hardwood Floor	B/I Shelves	W/O To Deck
3	Kitchen	Main	20.24	x 7.45	Hardwood Floor	Open Concept	Centre Island
4	Prim Bdrm	2nd	12.5	x 10.6	Hardwood Floor	B/I Shelves	Double Closet
5	2nd Br	2nd	12.47	x 9.32	Hardwood Floor	B/I Desk	Closet
6	3rd Br	2nd	9.38	x 9.32	Hardwood Floor	Window	Closet
7	Rec	Bsmt	16.4	x 9.71	Heated Floor	B/I Desk	3 Pc Bath
8	Laundry	Bsmt	8.33	x 6.17	Heated Floor	Laundry Sink	B/I Shelves
9	Furnace	Bsmt	10.1	x 9.28	Concrete Floor	Separate Rm	Above Grade Window
10	Other	Main	12.01	x 19.03			

Client Remks: Nestled in the heart of much sought-after South Leaside, this fabulous detached 3 bedroom family home blends timeless charm with thoughtful modern renovations throughout. Extensively renovated 10 years ago with exceptional attention to detail, this warm and inviting home features bamboo wood floors, custom wall-to-wall built-in wood cabinetry and elegant designer finishes at every turn. The sun-filled living room offers a cozy gas fireplace framed by custom wood built-ins and a large bay window that floods the space with natural light. The beautifully appointed dining room mirrors the same craftsmanship with custom serving cabinetry and glass display storage, while a glass door walkout leads to an oversized maintenance-free deck and a professionally landscaped backyard perfect for entertaining and family living. The open-concept kitchen shines with stainless steel appliances, a large island wrapped with the same bamboo as the floors, an oversized pantry and a window overlooking the garden allowing you to watch the kids at play. Upstairs, the stunning primary retreat features a custom wall-to-wall wood headboard with integrated storage, sconces, built-in side tables and a custom dresser with upper cabinetry and mirror. The other bedrooms offer closets and in one case a built-in desk and cubbies ideal for homework or study space. The cozy second-floor bath includes heated floors for added comfort. The finished lower level is equally impressive. Even the laundry room has been meticulously designed with extensive built-ins, folding counter, sink and SS appliances. The spacious recreation room has above grade windows, heated slate floor, pot lights and a built-in office area as well as a gorgeous 3 PC bath with oversized glass shower and custom cabinetry. Located in the coveted Bessborough Drive and Leaside High School district, this phenomenal family home is move-in ready and a rare opportunity in one of Toronto's most desirable neighborhoods. A must-see!

Inclusions: Stainless Steel Appliances Including: Fridge, Slide-In Gas Stove, Range Hood & Dishwasher. Stainless Steel Electrolux Washer, New Dryer (2025) & White Kitchen Pantry. All Electrical Light Fixtures, All Window Coverings In Place. All Custom Built-In Cabinetry Throughout Including B/In Dresser in Primary w/Mirror. All Closet Organizers In Place. Wallmounted Television & Wallmount in Living Room. Smart Thermostats & Smoke Detectors. One Ductless A/C. Gas Burner & Equipment and Hot Water Tank is Owned.

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



156 Glenvale Blvd Toronto Ontario M4G 2W3 Toronto C11 Leaside Toronto Taxes: \$9,192/2026 Sold Date: 04/17/2026 SPIS: No Last Status: SLD DOM: 3			Sold: \$1,808,156 List: \$1,778,000 For: Sale % Dif: 102
Detached Link: N 2-Storey	Fronting On: N Acreage: 30 x 122.57 Feet Irreg:	Rms: 7 + 3 Bedrooms: 3 + 1 Washrooms: 3 1x5x2nd, 1x3xBsmt, 1x2xMain	
Dir/Cross St: Bayview and Eglinton Directions: north side of Glenvale /east of Bayview @ Glenbrae			

MLS#: C12997378 **PIN#:** 103680549
Legal: LT 694 PL 3111 LEASIDE; TORONTO (E YORK).CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Fin W/O / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1947 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Drive: Private, Other Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit, School Interior Feat: Built-In Oven, Countertop Range, In-Law Capability, In-Law Suite, Intercom, Water Heater Owned Security Feat: Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	21.03	x 19.06	Hardwood Floor	Fireplace	2 Pc Bath
2	Dining	Main	10.99	x 8.07	Tile Floor	W/O To Deck	O/Looks Park
3	Kitchen	Main	11.02	x 10.01	Tile Floor	Updated	W/O To Deck
4	Prim Bdrm	2nd	19.98	x 14.99	Cathedral Ceiling	W/O To Balcony	Gas Fireplace
5	2nd Br	2nd	11.65	x 9.09	Hardwood Floor	Double Closet	Picture Window
6	3rd Br	2nd	10.93	x 9.06	Hardwood Floor	Double Closet	Picture Window
7	Den	2nd	14.07	x 11.02	Hardwood Floor	Open Concept	Skylight
8	Rec	Bsmt	15.58	x 14.99	Laminate	B/I Bookcase	W/O To Garden
9	4th Br	Bsmt	10.99	x 10.1	Laminate	Closet	3 Pc Bath
10	Tandem	Bsmt	5.97	x 4.99	W/I Closet	Laminate	

Client Remks: North Leaside detached 3 +1 bedroom, 3 bathroom family home with a 2nd-floor den, backing onto green space/protected institutional land. This well-maintained gem sits on a 30 x 120 ' lot. The eat-in kitchen walks out to a large deck and deep backyard, a perfect space to add on if desired. The kitchen and dining rooms are ideal for a growing family with the convenience of a main-floor powder room. There is an open-concept den on the 2nd level that can be used as a home office or a homework space for kids. The Primary bedroom has Cathedral ceilings, a cozy gas fireplace, and a walk-out to a balcony with a Muskoka-like view. The bedrooms are a good size with double closets & there is a spacious 5 pc. main bathroom. Laundry is stacked in a closet on the 2nd floor. An additional basement laundry room is possible. A huge feature of this home is the recently renovated basement, which has definite Nanny/Inlaw potential or great space as a possible mortgage helper with some small adjustments. The lower level has a 4th bedroom, 3pc bathroom, walk-in closet, and wall-to-wall built-ins in the rec. room, pot lights, office space with a separate entrance + a walk-out. 2026: New roof, painted, living room hardwood refinished/ new HWT 2025. Steps to Serena Gundy Park System, TTC, LRT, great schools & more! Private drive PLUS a legal front pad parking spot in good standing. Amazing value!

Inclusions: Existing: cook top, wall oven, fridge, exhaust, 2nd floor stacked washer & dryer, built-in dishwasher, electric light fixtures, furnace, hot water tank owned new 2025, central air conditioner, existing window coverings/ gas fireplace/ living room wood fireplace not wett inspected sold "as is" condition/ Broadloom in Primary bedr. "as is".

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



8 Glenvale Blvd Toronto Ontario M4G 2V1 Toronto C11 Leaside Toronto Taxes: \$9,622/2025 Sold Date: 05/04/2026 SPIS: No Last Status: SLD DOM: 5			Sold: \$1,625,000 List: \$1,778,000 For: Sale % Dif: 91
Detached Link: N 2-Storey	Fronting On: N Acreage: 36 x 159 Feet Irreg:	Rms: 7 Bedrooms: 4 + 1 Washrooms: 3 1x2xMain, 1x3x2nd, 1x3xLower	
Dir/Cross St: Bayview Ave & Eglinton Ave E Directions: North of Eglinton, East of Bayview Ave			

MLS#: C13057804 **PIN#:** 103680473
Legal: PT LT 612 PL 3110 LEASIDE; PT LT 613 PL 3110 LEASIDE; PT LT 614 PL 3110 LEASIDE; PT LT 615 PL 3110 LEASIDE; PT LT 616 PL 3110 LEASIDE AS IN TB611382; TORONTO (E YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Wall Unit Central Vac: No Apx Age: Year Built: 1968 Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove 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	11.84	x 17.75	Picture Window	Fireplace	Hardwood Floor
2	Dining	Main	9.32	x 12.93	Formal Rm	Picture Window	Hardwood Floor
3	Kitchen	Main	10.33	x 12.24	Renovated	Quartz Counter	W/O To Yard
4	Family	Main	9.32	x 12.76	2 Pc Bath	Closet	Hardwood Floor
5	Prim Bdrm	2nd	12.4	x 12.24	Large Closet	Window	Hardwood Floor
6	Br	2nd	9.84	x 15.58	Large Closet	Window	Hardwood Floor
7	Br	2nd	9.09	x 9.51	Large Closet	Window	Hardwood Floor
8	Br	Lower	11.52	x 15.49	3 Pc Ensuite	Double Closet	Window
9	Laundry	Lower	7.09	x 7.58			
10	Utility	Lower	11.75	x 14.01			
11	Cold/Cant	Lower	7.58	x 3.41			

Client Remks: Welcome to 8 Glenvale Blvd, a quintessential North Leaside red brick residence, beautifully renovated and meticulously maintained, offering the perfect blend of timeless charm and modern family living. Situated within the coveted Northlea Elementary School district, this home features a spacious and functional layout ideal for everyday living and entertaining. The main floor showcases rich hardwood floors, large picture windows that fill the space with natural light, and a classic gas fireplace anchoring the elegant living room. A formal, family-sized dining room flows seamlessly into a renovated kitchen with custom cabinetry, stainless steel appliances, quartz countertops, and a walk-out to the garden. A rare main floor family room and convenient powder room complete this level. Upstairs offers three well-proportioned bedrooms, including a spacious primary. The finished lower level has been thoughtfully renovated and includes a guest bedroom, additional bathroom, ample storage and direct access to the garage. Set on an exceptional 159 ft deep lot, the private backyard is a true highlight, featuring an plenty of space to entertain, relax, and enjoy. Additional features include a private drive and built-in garage. Ideally located just a short walk to Sunnybrook, the Leaside LRT station, Bayview's shops and restaurants, and top-rated schools, this home offers a rare combination of community, convenience, and lifestyle in one of Toronto's most sought-after neighbourhoods.

Inclusions: Fridge, Stove, Dishwasher, Washer, dryer, Microwave, All electric light fixtures, All Window coverings, Bathroom mirrors, In ground sprinkler system.

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



448 Broadway Ave Toronto Ontario M4G 2R1 Toronto C11 Leaside Toronto			Sold: \$1,905,000 List: \$1,798,000
Taxes: \$9,682/2025	For: Sale	% Dif: 106	
Sold Date: 06/04/2026			
SPIS: No	Last Status: SLD	DOM: 0	
Detached Link: N 2-Storey	Fronting On: N Acreage: 35.4 x 135.15 Feet Irreg:	Rms: 6 + 3 Bedrooms: 3 + 2 Washrooms: 4 1x3x2nd, 1x3x2nd, 1x2xMain, 1x3xBsmt	
Dir/Cross St: Eglinton Ave / Bayview Ave			
Directions: North of Eglinton Ave And East of Bayview Ave			

MLS#: C13240706

PIN#: 103650114

Legal: PLAN 3110 PT LOT 457 PT LOT 458

Kitchens: 1 Fam Rm: Y Basement: Sep Entrance / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse 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, Hospital, Library, Park, Public Transit, School Exterior Feat: Deck, Landscaped, Porch Interior Feat: Carpet Free, In-Law Capability	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	21.16	x 11.58	Hardwood Floor	Bay Window	Combined W/Dining
2	Dining	Main	11.09	x 8.92	Hardwood Floor	O/Looks Backyard	Combined W/Living
3	Kitchen	Main	11.09	x 9.74	Renovated	Quartz Counter	W/O To Deck
4	Prim Bdrm	2nd	13.29	x 12.4	3 Pc Ensuite	Hardwood Floor	Double Closet
5	2nd Br	2nd	13.81	x 10.07	Hardwood Floor	O/Looks Backyard	Closet
6	3rd Br	2nd	10.76	x 8.99	Hardwood Floor	O/Looks Backyard	Closet
7	Br	Bsmt	16.93	x 11.15	3 Pc Bath	Window	Laminate
8	Br	Bsmt	12.99	x 6.59	Window	Pot Lights	Laminate
9	Laundry	Bsmt	9.91	x 9.51	Window	Closet	Laminate

Client Remks: Rarely Offered, Fully Renovated Detached Home Situated On a Premium 35' X 135' Lot In One Of Toronto's Most Sought-After Family Neighbourhoods, Renowned For Its Top-Ranking Schools. This Move-In-Ready Gem Features 3+2 Bedrooms, 4 Bathrooms, A Garage Plus 3-Car Private Driveway Parking, And A Thoughtfully Designed Open-Concept Layout. Elegant Hardwood Flooring Throughout The Main and Second Floors, Ducted Furnace and Central A/C, And Quality Finishes Throughout. Spacious Living and Dining Areas Overlook The Beautifully Landscaped, Fully Fenced Private Backyard. Stunning Chef-Inspired Kitchen With Modern Cabinetry, Premium Finishes, And Walkout To a Bright Sunroom. Convenient Main Floor Powder Room. The Primary Retreat Offers A 3-Piece Ensuite and Double Closet, While the Additional Bedrooms Feature Closets, Pot Lights, And Large Windows Overlooking the Backyard. Finished Basement with Separate Side Entrance, 2 Additional Bedrooms, A 3-Piece Bathroom, And Excellent In-Law or Income Potential. Enjoy Easy Access To Bayview Avenue's Vibrant Shops, Restaurants, Cafes, Parks, And Recreational Amenities. Steps to Newest Subway Line 5, Minutes to The Bayview/Eglinton LRT, Transit, And Major Commuter Routes. A Rare Opportunity to Own a Beautifully Renovated Home in One of Toronto's Premier Family Communities.

Inclusions: SS Fridge, SS Stove, SS Dishwasher, Washer and Dryer, All ELFs, Window Covering, Garage Door Opener, Ducted Furnace and AC.

Listing Contracted With: HOUSESIGMA INC. Ph: 647-360-2330



79 Parkhurst Blvd Toronto Ontario M4G 2E4 Toronto C11 Leaside Toronto		Sold: \$1,700,000 List: \$1,799,000
Taxes: \$9,871/2025	For: Sale	% Dif: 94
Sold Date: 03/22/2026		
SPIS: No	Last Status: SLD	DOM: 144
Detached Link: N 2-Storey	Fronting On: S Acreage: 28.5 x 120 Feet Irreg:	Rms: 8 + 4 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x2xLower
Dir/Cross St: Bayview South Of Eglinton Directions: A Short Walk East Off Bayview on Parkhurst Which Is Just South Of Eglinton.		

MLS#: C12489182 **PIN#:** 103880064
Legal: PT LT 245 PL 2121 TWP OF YORK; PT LT 246 PL 2121 TWP OF YORK AS IN TB732082; S/T TB732082; S/T INTEREST IN TB168881;
 TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Full / Sep Entrance Fireplace/Stv: Y Heat: Water / Gas A/C: None Central Vac: No Apx Age: Year Built: 1942 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Storage	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: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	16.08	x 6	Closet
2	Living	Main	18.04	x 11.94	Fireplace
3	Dining	Main	13.09	x 9.42	Hardwood Floor
4	Kitchen	Main	12.93	x 8.53	Hardwood Floor
5	Family	Main	18.93	x 14.93	Skylight
6	Prim Bdrm	2nd	13.85	x 11.84	Hardwood Floor
7	2nd Br	2nd	13.19	x 9.09	O/Looks Backyard
8	3rd Br	2nd	10.83	x 9.06	O/Looks Backyard
9	4th Br	Lower	15.98	x 11.19	Double Closet
10	Other	Lower	12.93	x 11.19	Double Closet
11	Laundry	Lower	15.91	x 6.3	Tile Floor
12	Bathroom	Lower	6.46	x 3.44	Tile Floor

Client Remks: Welcome To 79 Parkhurst Blvd. A Lovely Detached South Leaside 3+1 Bed, 2 Bath, Brick Home With Main Floor Family Room On One Of Leaside's Most Coveted Streets, With Private Drive. Spacious Principal Rooms With Wood Burning Fireplace In Living. Large, Bright And Sun Filled South Facing Family Room Overlooking Large Deck , Stone Patio And Gardens With Two Large Storage Sheds. Finished Basement With Storage , Laundry ,Bathroom And Rec Room Or Fourth Bedroom. Separate Side Entrance From The Driveway. Move In Or Renovate And Enjoy This Wonderful Home In A Terrific Location In The Heart Of South Leaside. A Perfect Location For All Ages, With Bessborough Public School And Leaside High School In Close Walking Distance, And Just A Short Stroll To The Beautiful Shops And Dining On Bayview Avenue. Don't Miss The Chance To Make 79 Parkhurst In South Leaside Your New Home For Many Years To Come.

Inclusions: Fridge, Stove, Buuilt-in Dishwasher, Microwave Ranghood, Clothes Washer & Dryer, All Window Coverings, All Electric Light Fixtures, Gas Boiler Heating System & Related Equipment and All Other Fixtures Now On The Property, All In As Is, Where Is Condition.
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. **Ph:** 416-486-5588



24 Tanager Ave Toronto Ontario M4G 3R1 Toronto C11 Leaside Toronto Taxes: \$10,127/2025 Sold Date: 06/03/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,850,000 List: \$1,799,000 For: Sale % Dif: 103
Detached Link: N 2-Storey	Fronting On: W Acreage: 35 x 133.5 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 3 1x4x2nd, 1x3xMain, 1x2xLower	Dir/Cross St: Bayview/ Eglinton Directions: south off Genvale, easet of Eglinton

MLS#: C13202180 **PIN#:** 103660041
Legal: PT Lots 424 & 425, Plan 3110 , AS IN TB412746; S

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Attached / 1 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: No Pool: None Prop Feat: Family Room, Fireplace/Stove, Hospital, Library, Park, Public Transit, Rec Centre, School Interior Feat: In-Law Capability	Zoning: Residential Cable TV: Gas: Hydro: Water: Phone: Water Supply Type: Municipal Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.6	x 12.5	Broadloom	Bay Window	Fireplace
2	Dining	Main	12.34	x 11.12	O/Looks Family	Broadloom	Wainscoting
3	Kitchen	Main	13.81	x 7.55	B/I Microwave	Hollywood Kitchen	Hardwood Floor
4	Family	Main	18.37	x 10.7	French Doors	Window Flr to Ceil	Hardwood Floor
5	Br	2nd	12.4	x 12.17	Window	Broadloom	
6	Br	2nd	11.65	x 8.63	Window	Broadloom	
7	Prim Bdrm	2nd	14.73	x 10.24	Broadloom	Window	
8	Rec	Bsmt	12.34	x 11.12			

Client Remks: Nestled on a quiet low-traffic street in the heart of coveted North Leaside, this charming detached family home sits on a premium private lot with exceptional table land, mature trees, a private driveway, and an attached garage. Offering the perfect blend of warmth, character, and thoughtful updates, this move-in-ready residence presents an incredible opportunity in one of Toronto's most sought-after neighbourhoods. The inviting main floor welcomes you with a bright bay window, rich natural light, and a cozy wood-burning fireplace that anchors the spacious living room. The elegant dining room is enhanced with classic wainscoting, overlooking the famiy room. The famiy room with French doors walk-out leads to the deck and beautifully fenced private yard - an ideal setting for summer BBQs, outdoor entertaining, and family enjoyment. Well-proportioned bedrooms offer comfortable accommodations. The home has been thoughtfully updated over the years to enhance both comfort and functionality. Recent improvements include fresh paint throughout (2025), a spacious family room addition, powder room, updated mechanicals, and ductless air conditioning on the upper level for added comfort. Located within the highly coveted Northlea Elementary & Middle School catchment area, including French Immersion, as well as Leaside High School, this exceptional home is perfectly positioned for families. Enjoy easy access to Bayview Avenue's vibrant shops, restaurants, cafes, parks, and recreational amenities, while remaining conveniently close to the Bayview/Eglinton LRT and major commuter routes. A rare opportunity to own a beautifully maintained home in one of Toronto's premier family communities.

Inclusions: Fridge, Stove, Dishwasher and Microwave. . Washer and Dryer (all as is). All electrical light fixtures and Window coverings. Ductless Air Conditioner Unit (upstairs). Workbench in the garage and basement.

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. **Ph:** 416-236-1871



38 McRae Dr Toronto Ontario M4G 1R9 Toronto C11 Leaside Toronto Taxes: \$9,486/2025 Sold Date: 01/31/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$1,938,000 List: \$1,895,000 For: Sale % Dif: 102
Detached Link: N 2-Storey	Fronting On: N Acreage: 32 x 90 Feet Irreg:	Rms: 7 + 2 Bedrooms: 4 Washrooms: 2 1x3x2nd, 1x2xBsmt	Dir/Cross St: Bayview & McRae Dr Directions: Bayview & McRae Dr

MLS#: C12731966 PIN#: 103890265 Assignment: No Fractional Ownership: No Vacant Land Condo: No Legal: PT LT 482 PL 2121 TWP OF YORK; PT LT 481 PL 2121 TWP OF YORK AS IN CA601176; TORONTO, CITY OF TORONTO		
Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Radiant, Water / Electric, Gas A/C: Central Air Central Vac: No Apx Age: 51-99 Year Built: 1941 Yr Built Source: MPAC Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Attached / 0 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: No Pool: None Prop Feat: Fireplace/Stove Interior Feat: Water Heater, Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: HST Applicable to Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:
		Hydro: Phone: Municipal Sewers N Hot Water Tank-Gas Included In Shed Up-to-Date Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.57	x 11.42	Hardwood Floor	Bay Window	Fireplace
2	Dining	Main	13.16	x 10.43	Hardwood Floor	Combined W/Living	Wainscoting
3	Kitchen	Main	10.07	x 13.32	Hardwood Floor	Updated	Stainless Steel Appl
4	Prim Bdrm	2nd	12.93	x 11.32	Hardwood Floor	South View	Closet
5	2nd Br	2nd	10.01	x 9.91	Hardwood Floor	North View	Closet
6	Office	2nd	10.01	x 8.01	Hardwood Floor	North View	Closet
7	3rd Br	Upper	13.09	x 8.23	Broadloom	South View	Closet
8	Rec	Bsmt	17.42	x 10.93	Broadloom		
9	Laundry	Bsmt	10.01	x 12.24	Laundry Sink		
10	Utility	Bsmt	11.25	x 11.32	Concrete Floor		

Client Remks: Set on a south-facing stretch of McRae Drive, this classic detached Leaside home offers excellent natural light and a practical, family-friendly layout. With a traditional brick exterior and many original details, it has been very well maintained with several updates over the years and provides the opportunity to renovate further as needs evolve. Inside, the home retains much of its original character. The front hall features wood stairs, panelled walls, and original detailing, opening to a bright living room with leaded glass bay windows and a fireplace with stone surround, which flows directly into a spacious dining room well suited to both everyday living and entertaining. The kitchen has been updated with white cabinetry, quartz counters, and stainless steel appliances, along with a breakfast area and walkout to the rear deck and backyard. Upstairs, the second floor is arranged on a split level, with one bedroom set apart above the garage, ideal for a guest room, older child, or home office. Three additional bedrooms are generous in size and grouped together with a central family bathroom. Original built-in cabinetry and closets typical of the home's era remain on the upper level, providing practical storage. The finished lower level offers flexible living space, along with laundry, storage, and a powder room. The fully fenced backyard is private and functional. A private driveway with parking for two cars leads to a garage adapted to include a roughed-in mudroom-style side entry. Located within walking distance to Bayview Avenue, with quick access to transit and the Bayview Extension, downtown Toronto, and Sunnybrook Hospital. Set in a family-friendly neighbourhood served by Rolph Road Elementary School, Bessborough Elementary School, and Leaside High School.

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



117 Airdrie Rd Toronto Ontario M4G 1M6 Toronto C11 Leaside Toronto Taxes: \$9,750/2025 Sold Date: 03/01/2026 SPIS: No Last Status: SLD DOM: 3			Sold: \$2,050,000 List: \$1,899,900 For: Sale % Dif: 108
Detached Link: N 2-Storey	Fronting On: E Acreage: 31.25 x 130 Feet Irreg:	Rms: 7 + 3 Bedrooms: 3 + 1 Washrooms: 2 1x3x2nd, 1x3x2nd	Dir/Cross St: Bayview & McRae Directions: Southeast of Bayview & McRae

MLS#: C12823622 **PIN#:** 103900046
Legal: PT LT 221 PL 2120 TWP OF YORK; PT LT 222 PL 2120 TWP OF YORK AS IN EY194475; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Part Fin Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 1500-2000 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Carport / 2 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Patio, Lawn Sprinkler System, Privacy Interior Feat: Built-In Oven, Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	11.48	x 9.22	Closet	Tile Floor	
2	Living	Main	15.85	x 14.27	Gas Fireplace	Large Window	Hardwood Floor
3	Dining	Main	11.68	x 10.5	O/Looks Living	Crown Moulding	Hardwood Floor
4	Kitchen	Main	14.44	x 8.37	Updated	Stone Counter	B/I Appliances
5	Family	Main	15.55	x 11.68	Pot Lights	W/O To Yard	Hardwood Floor
6	Breakfast	Main	9.58	x 8.27	W/O To Patio	Pot Lights	Hardwood Floor
7	Prim Bdrm	2nd	15.55	x 11.22	W/I Closet	Combined W/Sitting	Hardwood Floor
8	Sitting	2nd	8.73	x 7.55	Combined w/Primary	Window	Hardwood Floor
9	Bathroom	2nd	8.83	x 7.51	3 Pc Ensuite	Soaker	Linen Closet
10	2nd Br	2nd	14.27	x 12.27	Closet	Crown Moulding	Large Window
11	3rd Br	2nd	11.15	x 8.53	Closet	Window	Hardwood Floor
12	Bathroom	2nd	7.55	x 5.35	3 Pc Bath	Stone Counter	Tile Floor
13	Laundry	Bsmt	19.91	x 8.96	W/W Closet	Open Concept	Laundry Sink
14	4th Br	Bsmt	13.81	x 11.42	Partly Finished	Above Grade Window	
15	Utility	Bsmt	11.42	x 11.42	B/I Shelves	Above Grade Window	Unfinished

Client Remks: Introducing 117 Airdrie Rd, a stately and spacious 2-storey detached home in South Leaside sitting on a wide 31x130ft lot! This family-sized home with 2-storey rear extension has been lovingly updated and maintained by the same owners for over 50 years. Filled with character, the large and connected principal rooms invited easy entertaining with crown moulding, Napoleon gas fireplace, and hardwood floors. Fall in love with cooking in the updated gourmet kitchen boasting stone counters, built-in stainless steel appliances, and ceiling-height cabinetry with undercabinet lighting to give you storage where it matters most. Bright and airy family room with large picture windows connects to the breakfast area with a walk-out to the extensive backyard. The primary bedroom is your escape from reality with a large walk-in closet with organizers, an additional double closet, picture windows, and a seating area to enjoy early morning coffees and evening relaxation. A sizable 3pc ensuite with a large soaker tub, ample counter and vanity space, and a convenient linen closet. Two additional well-sized bedrooms and a shared 3-piece family bathroom. The partially finished basement offers no shortage of amazing storage space and is primed to create additional living space suited to your needs! A private oasis in the heart of the city, the deep backyard features a stone patio, perfect for al fresco summer dining, and lush green space for gardening. Within the coveted Bessborough school district. Stroll to shops, restaurants, and cafes along Bayview, hike the Don River trails, enjoy the convenience of Leaside Commons, and just minutes to TTC and DVP.

Inclusions: See Schedule B.

Listing Contracted With: RE/MAX HALLMARK REALTY LTD. **Ph:** 416-494-7653



26 MacNaughton Rd		Sold: \$1,850,000	
Toronto Ontario M4G 3H4		List: \$1,995,000	
Toronto C11 Leaside Toronto			
Taxes: \$9,765.43/2025		For: Sale	
Sold Date: 06/23/2026		% Dif: 93	
SPIS: No	Last Status: SLD	DOM: 76	
Detached		Fronting On: W	
Link: N		Rms: 8 + 3	
2-Storey		Bedrooms: 3	
		Washrooms: 2	
		25 x 115 Feet	
Irreg:		1x4x2nd, 1x3xLower	
Dir/Cross St: McNaughton and Field Avenue Directions: Prime South Leaside			

MLS#: C12971956	PIN#: 103870250
Legal: PT LT 130 PL 2121 TWP OF YORK; PT LT 129 PL 2121 TWP OF YORK AS IN CA449231; S/T & T/W CA449231. TORONTO., CITY OF TORONTO	

Kitchens: 1		Exterior: Brick	Zoning:	
Fam Rm: Y		Gar/Gar Spcs: None / 0	Cable TV:	A Hydro: Yes
Basement: Finished / Sep Entrance		Drive: Front Yard Parking, Right Of Way	Gas:	Yes Phone:
Fireplace/Stv: Y		Drive Park Spcs: 1	Water:	Municipal
Heat: Radiant / Gas		Tot Prk Spcs: 1	Water Supply Type:	
A/C: Wall Unit		UFFI:	Sewer:	Sewers
Central Vac: No		Pool: None	Waterfront:	None
Apx Age: 51-99		Prop Feat: Family Room,	Retirement:	
Year Built: 1934		Fireplace/Stove, Library, Park, Place Of	HST Applicable to	Included In
Apx Sqft: 1100-1500		Worship, Public Transit, Rec Centre,	Sale Price:	
Lot Size Source: MPAC		School	Farm/Agr:	
Roof: Asphalt Shingle, Flat		Exterior Feat: Deck Interior Feat: None	Oth Struct:	Garden Shed
Foundation: Concrete Block			Survey Type:	Available
Assessment: POTL:			Spec Desig:	Unknown
POTL Mo Fee:				
Laundry lev: Lower				

Waterfront: None					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	6.66	x 4.59	Tile Floor Closet
2	Living	Main	13.75	x 13.16	Hardwood Floor Fireplace Crown Moulding
3	Dining	Main	11.42	x 10.5	Hardwood Floor Heated Floor
4	Kitchen	Main	11.42	x 7.84	Hardwood Floor Stainless Steel Appl W/O To Sunroom
5	Sunroom	Main	13.75	x 11.84	Broadloom Walk-Out
6	Prim Bdrm	2nd	13.75	x 12.24	Broadloom W/I Closet Double Closet
7	2nd Br	2nd	10.01	x 9.15	Broadloom Closet O/Looks Backyard
8	3rd Br	2nd	10.01	x 9.15	Broadloom O/Looks Backyard
9	Rec	Lower	17.42	x 16.01	Broadloom Pot Lights
10	Mudroom	Lower	12.34	x 8.99	Tile Floor B/I Shelves
11	Laundry	Lower	12.34	x 8.99	Tile Floor Laundry Sink

Client Remks: Perfectly situated on one of the best and most highly sought-after streets in South Leaside, this home is just steps to all the shops and amenities on Bayview Avenue and nestled within a tight-knit community of amazing neighbours. While maintaining the traditional Leaside charm, the house has been thoughtfully updated preserving elements of its original character while modernizing for today's family. The large front foyer leads into an expansive hallway with a large front hall closet that spans six feet of closet space within. The floor plan is unique to this home, offering a spacious and separate living room with a wood-burning fireplace, a custom mantle and built-in shelves, and a flexible layout. It serves as a perfect retreat for entertaining or relaxing with family. The dining room features hardwood floors and flows seamlessly into the kitchen, with a walkout to the oversized sunroom. The west-facing sunroom offers an abundance of natural light with its wall-to-wall windows and walkout to the deck and private backyard. The primary bedroom provides ample space with broadloom, multiple windows, a walk-in closet, and an additional double closet. Two other well-appointed bedrooms overlook the rear gardens. Additional unfinished attic space with upward to 10 feet ceiling height allows ample opportunity to add extra living space or to simply use as storage. An updated spacious four-piece bathroom with marble countertops and a bathtub/shower combination completes the upper level. The lower level has been thoughtfully renovated with a modern and spacious recreation room with an open concept floor plan featuring broadloom, pot lights, a renovated three-piece bathroom with marble countertops and a floating vessel sink, and a generous laundry room with built-in cabinetry, a deep laundry sink, and front-loading washer and dryer. Enjoy the convenient mudroom with built-in cubbies with bench seating and additional storage space. Private and quiet backyard.

Inclusions: See Schedule 'B'

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



3 Fleming Cres Toronto Ontario M4G 2A9 Toronto C11 Leaside Toronto Taxes: \$12,532.92/2026 Sold Date: 04/10/2026 SPIS: No Last Status: SLD DOM: 3			Sold: \$2,267,000 List: \$2,149,000 For: Sale % Dif: 105
Detached Link: N 2-Storey	Fronting On: S Acreage: 33.5 x 135 Feet Irreg: Widens at rear	Rms: 8 + 2 Bedrooms: 4 Washrooms: 3 1x4x2nd, 1x2x2nd, 1x3xBsmt	Dir/Cross St: Bayview & Eglinton Directions: Follow GPS

MLS#: C12964876 **PIN#:** 103870167
Legal: LT 179 PL 2121 TWP OF YORK; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Window Unit Central Vac: No Apx Age: Year Built: 1935 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Shape: Irregular Lot Size Source: MPAC Roof: Asphalt Shingle, Other Foundation: Concrete Block, Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	18.04	x 12.47	Hardwood Floor	Stone Fireplace	Leaded Glass
2	Dining	Ground	14.44	x 12.47	Hardwood Floor	French Doors	Leaded Glass
3	Kitchen	Ground	13.78	x 11.81	Breakfast Bar	B/I Appliances	
4	Family	Ground	19.36	x 15.09	Hardwood Floor	W/O To Garden	
5	Prim Bdrm	2nd	14.76	x 11.81	Hardwood Floor	2 Pc Ensuite	W/I Closet
6	2nd Br	2nd	13.12	x 11.81	Hardwood Floor		
7	3rd Br	2nd	15.42	x 9.84	Hardwood Floor		
8	4th Br	2nd	14.44	x 8.86	Hardwood Floor		
9	Rec	Bsmt	20.34	x 11.15	Raised Floor	Above Grade Window	
10	Games	Bsmt	19.36	x 15.09	W/O To Garden	Above Grade Window	Panelled
11	Workshop	Bsmt	13.78	x 11.81	Laundry Sink		
12	Laundry	Bsmt	12.14	x 11.15	Laundry Sink		

Client Remks: Gracious 4-bedroom detached home in prime South Leaside, showcasing original character throughout, including classic wainscotting, leaded windows, a stone fireplace and hardwood floors. French doors with etched glass connect the living and dining rooms. Main floor family room offers a walk-out to a south-facing backyard. Spacious kitchen and four spacious bedrooms, including a primary with 2-piece ensuite. Private driveway and attached garage. Set on a generous lot that widens to approximately 47 feet at the rear. A short stroll to Bessborough Drive Elementary and Middle School , Leaside High School, Bayview's wonderful shops & restaurants and transit. A rare opportunity to update and customize a 4-bedroom home in South Leaside.

Inclusions: Existing: Fridge, Wall Oven, Cooktop, Built-In Dishwasher, Washer, Dryer, Window Coverings, Electric Light Fixtures, Gas Boiler And Equipment, Window Air Conditioner (Stored In Bedroom Closet), Portable Air Conditioner (Stored In Workshop), Billiard Table (w/Snooker Balls, Cues And Accessories), Fireplace Accessories (Screen, Surround And Tools), Work Benches w/ Affixed Tools And Wood Filing Cabinet In Workshop.

Listing Contracted With: BONNIE BYFORD REAL ESTATE LTD **Ph:** 416-483-4444



497 Broadway Ave Toronto Ontario M4G 2R7 Toronto C11 Leaside Toronto Taxes: \$9,742.81/2025 Sold Date: 04/20/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$2,240,000 List: \$2,299,000 For: Sale % Dif: 97
Detached Link: N 2-Storey	Fronting On: S Acreage: 25 x 125 Feet Irreg:	Rms: 8 Bedrooms: 3 + 2 Washrooms: 4 1x2xGround, 1x3x2nd, 1x4x2nd, 1x3xBsmt	Dir/Cross St: Bayview And Eglinton Directions: Broadway Ave and Rumsey

MLS#: C12994122 **PIN#:** 103660409
Legal: Pt Lot 227, Plan 3110, As In Ca406352; East York**

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit, Rec Centre, School Interior Feat: Built-In Oven	Zoning: Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: None Spec Desig: Unknown	Hydro: Yes Phone: Yes
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: This executive north Leaside home showcases timeless elegance with modern touch. The home features high-quality materials and luxury upgrades throughout, and showcases attention to detail. Character details, such as herringbone oak flooring in living room, travertine framed gas fireplace, modern marble floor in power room, steam sauna in 2nd floor main bathroom, add understated luxury and classic elements to this home. Prime corner lot backing onto Northlea Elementary/Middle School, ideal for people with small to middle school children. Bright and spacious with 3+2 bedrooms and 4 baths provides a functional layout and exceptional flow. The custom eat-in kitchen features quartz counters and a large island. New oak flooring runs throughout, complemented by new oak stairs. 9' ceilings on the main level. A nook next to the living area provides a little office space. The upper level includes a primary retreat of master bedroom with a spa-like 5-piece ensuite and walk-in closet. Lower level finished with heated vinyl flooring with 2 bedrooms, a 3-piece bath. An irrigation system in both the front and back yards. Major upgrades in 2026 include all oak flooring and stairs, fiberglass front door, energy efficient patio doors, Travertine Gas Fireplace, Lennox High Efficiency furnace, A/C, tankless water heater, Upgraded 200-amp electric panel, EV charger, Smart video doorbell and Ecobee thermostat. Private two car driveway. Walking distance to desirable Leaside High School. Close to Sunnybrook park, midtown shops, DVP, Eglinton crosstown LRT. **All equipment are paid. No Rental Items** **Basement photos are virtually staged** Inclusions: All appliances, all electrical light fixtures and window treatment. Tool shed in the backyard Listing Contracted With: RIGHT AT HOME REALTY Ph: 416-391-3232					



7 Fleming Cres
Toronto Ontario M4G 2A9
 Toronto C11 Leaside Toronto
Taxes: \$11,482.13/2025 **For:** Sale **% Dif:** 97
Sold Date: 04/23/2026
SPIS: No **Last Status:** SLD **DOM:** 10
Sold: \$2,320,000
List: \$2,395,000
 Detached **Fronting On:** E **Rms:** 7 + 1
Link: N **Acreage:** **Bedrooms:** 3
 2-Storey 30 x 135 Feet **Washrooms:** 3
Irreg: 1x2xMain, 1x4x2nd, 1x3xLower
 widens to 37.18 at rear
Dir/Cross St: Bayview/Eglinton **Directions:** Prime South Leaside, Bayview east on Fleming

MLS#: C12989170 **PIN#:** 103870165
Legal: PT LT 178 PL 2121 TWP OF YORK; PT LT 177 PL 2121 TWP of York AS IN TB845265; TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Central Air Central Vac: No Apx Age: 51-99 Year Built: 1937 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Exterior Feat: Deck, Landscaped Interior Feat: Bar Fridge, Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.42	x 14.83	Bay Window	B/I Bookcase	O/Looks Dining
2	Dining	Main	14.5	x 13.16	Window	Panelled	Hardwood Floor
3	Kitchen	Main	17.85	x 8.76	Eat-In Kitchen		
4	Den	Main	8.33	x 8.07	Window	2 Pc Bath	O/Looks Backyard
5	Prim Bdrm	2nd	16.34	x 11.91	Window	Closet Organizers	Hardwood Floor
6	2nd Br	2nd	11.91	x 11.75	Window	Double Closet	Hardwood Floor
7	3rd Br	2nd	12.93	x 10.17	Window	Double Closet	Hardwood Floor
8	Rec	Lower	21.75	x 19.59	3 Pc Bath	Closet	

Client Remks: This gracious, tastefully renovated family home on one of Leaside's most coveted streets offers an exceptional blend of timeless character and thoughtful modern updates. Rich in charm, this residence showcases original details including leaded and stained glass windows, etched French doors, and classic gumwood wainscoting, seamlessly complemented by custom built-ins designed for both aesthetics and functionality. The principal rooms are bright, spacious, and beautifully proportioned for everyday living and elegant entertaining. The expansive living room features a full wall of custom cabinetry, while the dining room is enhanced by original gumwood built-ins for extra storage and to hold a convenient wine fridge. The renovated eat-in kitchen offers quartz countertops and abundant cabinetry. A charming den or sitting room overlooks the deep rear garden, with a discreetly tucked powder room completing the main level. Upstairs, the second floor offers three generously sized bedrooms, all with ample closet space, along with two additional hallway closets for added storage. The three bedrooms share a stylishly renovated four-piece bath. The finished lower level provides excellent additional living space, featuring a large, light-filled family room, a three-piece bath, and a dedicated laundry room, ideal for growing families. The beautifully landscaped deep backyard is perfect for entertaining, with a large deck, stone dining area, built-in gas fireplace, and an attractive storage shed. Ideally located just one block from the shops, cafes, and restaurants of Bayview Avenue, a quick walk to the LRT, and within the highly sought-after Bessborough Elementary and Middle School district, this is a wonderful opportunity to enjoy the very best of Leaside living.

Inclusions: LG electric stove, Jennair fridge, Asko dishwasher, Electrolux washer, GE dryer, wine fridge in dining room, Ecobee thermostat, built-in ceiling speakers, Ecobee thermostat, built-in speakers in kitchen ceiling, built-in fireplace in back garden, in-ground sprinkler system in back garden, owned water heater, all electric light fixtures, all window coverings

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



343 Sutherland Dr Toronto Ontario M4G 1J7 Toronto C11 Leaside Toronto Taxes: \$11,908.67/2026 Sold Date: 04/19/2026 SPIS: No Last Status: SLD DOM: 3			Sold: \$2,385,000 List: \$2,399,000 For: Sale % Dif: 99
Detached Link: N 2-Storey	Fronting On: E Acreage: 30 x 134 Feet Irreg:	Rms: 8 + 2 Bedrooms: 4 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x3x2nd, 1x4xLower	Dir/Cross St: S/W Eglinton Ave E & Laird Dr Directions: S/W Eglinton Ave E & Laird Dr

MLS#: C13007472 **PIN#:** 103840086
Legal: PT LT 356 PL 2120 TWP OF YORK; PT LT 355 PL 2120 TWP OF YORK; PT LANE PL 2120 TWP OF YORK ABUTTING LOTS 353 TO 364
 CLOSED BY TL20586 & TL24953 AS IN CA596336 S/T & T/W CA596336; TORONTO , 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: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Stone / Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: Inground, Salt Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit, School Exterior Feat: Deck, Landscaped, Patio Interior Feat: Carpet Free, In-Law Capability, Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Fence - Full, Garden Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.16	x 11.75	Fireplace	Hardwood Floor	Pot Lights
2	Dining	Main	9.32	x 8.76	Combined W/Living	Hardwood Floor	Window
3	Kitchen	Main	20.24	x 12.01	Breakfast Bar	W/O To Deck	Gas Fireplace
4	Family	Main	10.66	x 9.58	Combined W/Kitchen	Hardwood Floor	O/Looks Backyard
5	Prim Bdrm	2nd	13.58	x 12.24	3 Pc Ensuite	W/I Closet	Hardwood Floor
6	2nd Br	2nd	12.83	x 8.5	Double Closet	Hardwood Floor	Large Window
7	3rd Br	2nd	11.58	x 9.32	Double Closet	Hardwood Floor	Large Window
8	4th Br	2nd	12.83	x 10.17	Double Closet	Hardwood Floor	Large Window
9	5th Br	Lower	11.84	x 10.66	Above Grade Window	Laminate	Double Closet
10	Rec	Lower	18.24	x 17.85	Above Grade Window	Laminate	Pot Lights

Client Remks: This is the home you've been waiting for - offering all the features of a newer-built home without the \$3M+ price tag. This detached gem features 4+1 bedrooms, 4 bathrooms, and a private 2-car driveway, perfectly designed for modern family living. The oversized, renovated kitchen is truly the heart of the home, featuring a large island, stainless steel appliances, and a cozy gas fireplace. It flows seamlessly to the deck, backyard, and main floor family room, creating the perfect space for effortless entertaining. Pull up a stool for family meals, morning coffee, or homework sessions-this is where everyday moments shine. Upstairs, escape to your private primary retreat with walk-through closet and a 3-piece ensuite. Everyone has their own private space in the other 3 generous sized bedrooms. The bright, spacious lower level with above-grade windows & separate entrance provides incredible flexibility-perfect for kids' playtime, a teen retreat, movie nights, or a home office or gym. Complete with an additional bedroom, full bathroom & plenty of storage, it adapts to your family's needs. Step into the stunning backyard oasis, complete with a low-maintenance saltwater pool-ideal for endless summer fun with family and friends, or simply relaxing poolside with a great book. A warm, family home with room to grow, set in a truly one-of-a-kind, family-oriented neighbourhood. Gather with friends at nearby schoolyards or at Trace Manes Park, featuring a playground, splash pad, library, tennis club, and baseball diamond. At the north end of Sutherland, the expansive Sunnybrook Park offers endless green space and trails to explore. Enjoy strolling to the shops, cafes, restaurants, and everyday conveniences along Bayview Ave, Eglinton Ave, and Laird Dr. Excellent schools at all levels are within walking distance, and convenient transit options, including the Eglinton Crosstown LRT and the Bayview Extension, make getting downtown quick and easy. A wonderful place to call home!

Inclusions: See Schedule B.

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



25 Fleming Cres			Sold: \$2,290,000
Toronto Ontario M4G 2A9			List: \$2,399,000
Toronto C11 Leaside Toronto			
Taxes: \$10,859/2026		For: Sale	% Dif: 95
Sold Date: 04/09/2026			
SPIS: Yes	Last Status: SLD	DOM: 17	
Detached	Fronting On: E	Rms: 7 + 2	
Link: N	Acreage:	Bedrooms: 3 + 1	
2-Storey	27.5 x 135 Feet	Washrooms: 3	
	Irreg:	1x4x2nd, 1x2xGround, 1x3xBsmt	
Dir/Cross St: Bayview and Fleming Directions: Prime South Leaside			

MLS#: C12913640 **PIN#:** 103870157

Legal: plan 2121, pt lot 171, pt lot 172

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: Year Built: 1935 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Assessment: 2026 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	54.04	x 41.01	Hardwood Floor	Bay Window	Stone Fireplace
2	Dining	Ground	44.03	x 35.53	Hardwood Floor	Wainscoting	
3	Kitchen	Ground	44.23	x 26.9	Hardwood Floor	Modern Kitchen	Quartz Counter
4	Family	Ground	58.66	x 52.3	Hardwood Floor	Gas Fireplace	O/Looks Garden
5	Prim Bdrm	2nd	42.72	x 31.96	Hardwood Floor	Double Closet	Leaded Glass
6	2nd Br	2nd	42.72	x 31.96	Hardwood Floor		
7	3rd Br	2nd	42.52	x 31.96	Broadloom		
8	Rec	Bsmt	61.45	x 46.72	Vinyl Floor		
9	4th Br	Bsmt	47.15	x 32.09	Vinyl Floor		

Client Remks: Renovated 2 Storey South Leaside Detached home, with Large Main Floor Family Room Addition, main floor Powder Guest Washroom, Large Side Door Addition with large Closet and storage space. Modern Kitchen with new Quartz Counter, Backsplash, UnderCounter Lighting. Opens to spacious Sunlit Family Room With 2 Skylights & Window Seat. Walk-Out from Kitchen to Serene Garden with Lily Goldfish Pond, and Babbling Waterfall. Opportunity to Expand 2nd Floor, by Adding Large 4th Bedroom Above Main Floor Family Room Addition. Backyard widens gracefully to 33.5ft. Large Finished Lower Level Addition with Rec. Room and Office Space, High Ceilings and Walk-Up to Backyard. 4th bedroom in Lower Level. Beautiful Large 3 piece Basement Bathroom, with in-floor heating. Highly Sought -After, Prime Leaside Location, 5 minute walk to Bessborough Public School, Leaside High School, and Leaside Subway Station and shops on Bayview.

Inclusions: Existing Fridge, Stove, Microwave, Exhaust Fan, Dishwasher, Washer, Dryer, all ELFs, Window Coverings, 2 Wall A/C Units, (one needs servicing), Garden Shed, Pond Pump, wired Security and Camera systems (service not included)

Listing Contracted With: RIGHT AT HOME REALTY **Ph:** 416-391-3232



176 Rumsey Rd			Sold: \$2,500,000
Toronto Ontario M4G 1P5			List: \$2,499,900
Toronto C11 Leaside Toronto			
Taxes: \$11,379.17/2025		For: Sale	% Dif: 100
Sold Date: 05/28/2026			
SPIS: No	Last Status: SLD	DOM: 2	
Detached	Fronting On: E	Rms: 12 + 2	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	26 x 160 Feet	Washrooms: 4	
	Irreg:	1x2xMain, 1x3x2nd, 1x4x2nd, 1x3xBsmt	
Dir/Cross St: EGLINTON AND BAYVIEW			
Directions: West side of Rumsey, South of Parkhurst.			

MLS#: C13175058

PIN#: 103880091

Legal: PLAN 2121 PT LOT 384 PT LOT 385

Kitchens: 1 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1940 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Hardboard Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Hospital, Place Of Worship, Public Transit, School Interior Feat: ERV/HRV, Sump Pump, Water Heater Owned, Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	7.51	x 6	
2	Living	Main	15.58	x 12.01	
3	Dining	Main	13.16	x 9.32	
4	Sitting	Main	12.76	x 8.6	
5	Kitchen	Main	10.99	x 8.99	
6	Breakfast	Main	8.76	x 8.99	
7	Family	Main	16.01	x 10.07	
8	Prim Bdrm	2nd	12.01	x 18.34	
9	2nd Br	2nd	14.01	x 9.32	
10	3rd Br	2nd	14.01	x 9.32	
11	4th Br	2nd	12.01	x 8.99	
12	Rec	Lower	23.65	x 18.18	
13	Br	Lower	16.5	x 8.99	
14	Furnace	Lower	25.43	x 9.25	
15	Cold/Cant	Lower	6.99	x 5.41	

Client Remks: The four bedroom South Leaside gem you've been waiting for has finally come to market. Welcome to 176 Rumsey Rd. Perfectly situated on a stunning 26 x 160 foot lot, on one of the best streets in one of Toronto's most coveted family neighbourhoods, this property truly has it all. Completely renovated and rebuilt in 2004, the interior space checks every box. A spacious front foyer with excellent closet space for our Toronto winters, formal living and dining rooms perfect for entertaining, and a functional den ideal for a home office or cozy TV room... and that's all before you get to the rear extension. The combined kitchen and family room is flooded with natural light pouring through the beautiful back windows, creating the warmth and character every family wants. Upstairs you'll find four spacious, family-friendly bedrooms, two full bathrooms, and the always-convenient second floor laundry. And finally, the basement you've always wanted... incredible ceiling height, natural light throughout, and a fantastic layout complete with an additional bedroom to put a bow on this exceptional family home. Additional features include front pad parking, incredible storage including an awesome accessible attic and a beautifully manicured backyard with an impressive 160 feet of depth. Located within the highly sought-after Bessborough and Leaside High School districts and minutes to both the Bayview strip for restaurants, shops and essentials and to all of your Canadian Tire, Home Depot, Costco and yes, your Golf Town needs too!

Inclusions: All existing light fixtures, all existing window coverings, Stove, Fridge, Microwave, Dishwasher, Washer, Dryer, 2 Rubbermade sheds in backyard. Paid permitted front pad parking license.

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



84 Vanderhoof Ave Toronto Ontario M4G 2H4 Toronto C11 Leaside Toronto Taxes: \$13,445.37/2026 Sold Date: 01/21/2026 SPIS: No Last Status: SLD DOM: 2			Sold: \$2,550,000 List: \$2,549,900 For: Sale % Dif: 100
Detached Link: N 2-Storey	Fronting On: N Acreage: 27 x 135 Feet Irreg:	Rms: 8 + 3 Bedrooms: 4 + 2 Washrooms: 4 1x2xMain, 1x4x2nd, 1x5x2nd, 1x4xLower	Dir/Cross St: Laird And Eglinton Directions: West of Laird and South of Eglinton

MLS#: C12710354				PIN#: 103850271			
Legal: PT LT 458 PL 1925 TWP OF YORK AS IN TB261686 EXCEPT EASEMENTS; TORONTO CITY OF TORONTO							
Kitchens: 1		Exterior: Brick		Zoning:			
Fam Rm: Y		Gar/Gar Spcs: None / 0		Cable TV: Yes		Hydro: Yes	
Basement: Finished / Full		Drive: Front Yard Parking		Gas: Yes		Phone: Yes	
Fireplace/Stv: Y		Drive Park Spcs: 1		Water: Municipal			
Heat: Forced Air / Gas		Tot Prk Spcs: 1		Water Supply Type:			
A/C: Central Air		UFFI:		Sewer: Sewers			
Central Vac: Yes		Pool: None		Waterfront:			
Apx Age:		Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School		Retirement:			
Apx Sqft: 2000-2500				HST Applicable to Included In			
Roof: Asphalt Shingle				Sale Price:			
Foundation: Poured Concrete				Farm/Agr:			
Assessment: POTL:		Exterior Feat: Landscaped, Year Round Living, Deck, Porch		Oth Struct:			
POTL Mo Fee:		Interior Feat: Carpet Free, Sump Pump, Bar Fridge, ERV/HRV, Central Vacuum, Water Heater Owned		Survey Type: Available			
Laundry lev: Lower		Security Feat: Smoke Detector, Carbon Monoxide Detectors, Alarm System		Spec Desig: Unknown			

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	25	x 13.42	Bay Window
2	Dining	Main	25	x 13.42	Combined W/Living
3	Kitchen	Main	18.67	x 12.34	Breakfast Bar
4	Family	Main	19.65	x 12.83	Gas Fireplace
5	Prim Bdrm	2nd	13.42	x 11.84	5 Pc Ensuite
6	2nd Br	2nd	11.84	x 10.6	W/I Closet
7	3rd Br	2nd	12.34	x 9.84	Large Closet
8	4th Br	2nd	12.34	x 9.84	Large Closet
9	Rec	Lower	18.67	x 13.09	Above Grade Window
10	Br	Lower	10.93	x 9.84	Above Grade Window
11	Den	Lower	10.93	x 8.92	Large Closet
12	Laundry	Lower	9.91	x 7.15	Separate Rm

Client Remks: A refined 2013 custom-built residence in the heart of Leaside, this home pairs classic red brick charm with a sophisticated, family-forward layout. Light-filled interiors, well-scaled rooms & considered finishes create an effortless sense of comfort and understated luxury. With a 95 Walk Score, this home is positioned just steps to Leaside Village, the Eglinton LRT & within the Bessborough school district - it offers a lifestyle defined by ease & long-term appeal. Inside, the layout is exactly what families look for - bright, functional & beautifully proportioned. At the front of the home, the formal living & dining rooms make an immediate impression: elegant, light-filled spaces that feel both polished & welcoming. The large eat-in kitchen features island seating & a sunny breakfast area that naturally becomes the everyday gathering spot. It flows seamlessly into the sunlit family room, complete with a gas fireplace, custom built-ins & a walkout that extends living outdoors. The backyard offers wonderful privacy & has been thoughtfully improved with a brand-new sports court, adding a true lifestyle element that's perfect for kids, training or casual recreation. The 2nd level is exceptionally well-appointed, offering four bright bedrooms with vaulted ceilings, generous closet space & oversized windows throughout. The primary suite is a highlight, featuring a walk-in closet & a beautifully finished 5-piece ensuite with heated floors that feels polished, private & indulgent. A 5-piece family bath enhanced with a skylight & a convenient laundry closet complete the floor. The lower level (w/heated floors) provides excellent flexibility, offering two additional bedrooms that can easily serve as guest space, home offices or a gym, along with an additional laundry room, a full 4-piece bathroom & a spacious recreation room. An exceptional South Leaside home - solidly built, well-located & perfectly suited to modern family life.

Inclusions: KitchenAid: dishwasher, fridge, stove; Panasonic built-in microwave; Insignia wine fridge; second level stacked washer & dryer; lower level Samsung stacked washer & dryer; all window coverings and all electrical light fixtures.

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



81 Randolph Rd Toronto Ontario M4G 3S1 Toronto C11 Leaside Toronto Taxes: \$0/2026 Sold Date: 01/30/2026 SPIS: No Last Status: SLD DOM: 16			Sold: \$2,450,000 List: \$2,575,000 For: Sale % Dif: 95
Detached Link: N 2-Storey	Fronting On: E Acreage: 32 x 90.25 Feet Irreg:	Rms: 8 + 2 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x5x2nd, 1x3xBsmt	Dir/Cross St: Laird Dr & Southvale Dr Directions: Millwood & Randolph

MLS#: C12696990 **PIN#:** 103830180
Legal: PT LT 845 PL 2120 TWP OF YORK; PT LT 846 PL 2120 TWP OF YORK; PT LT 873 PL 2120 TWP OF YORK AS IN TB373774; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Sep Entrance / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: New Year Built: 2025 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Shingles Foundation: Poured Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 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: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.27	x 3.18	Hardwood Floor	Closet	Pot Lights
2	Living	Main	19	x 13.16	Hardwood Floor	Fireplace	Large Window
3	Dining	Main	15.26	x 7.15	Hardwood Floor	O/Looks Living	Pot Lights
4	Family	Main	12.24	x 11.52	Hardwood Floor	Open Concept	Pot Lights
5	Kitchen	Main	13.09	x 12.24	Hardwood Floor	B/I Appliances	O/Looks Backyard
6	Prim Bdrm	2nd	14.5	x 13.09	Hardwood Floor	5 Pc Ensuite	His/Hers Closets
7	2nd Br	2nd	12.4	x 10.5	Hardwood Floor	Large Window	Closet
8	3rd Br	2nd	12.4	x 10.5	Hardwood Floor	Large Window	Closet
9	Rec	Bsmt	19.91	x 19.85	Laminate	Closet	Pot Lights
10	4th Br	Bsmt	12.07	x 9.42	Laminate	Closet	Pot Lights
11	Laundry	Bsmt	13.75	x 8.07	Laminate	Pot Lights	Window

Client Remks: A stunning Leaside home, brand new and completely rebuilt, offering a warm blend of traditional design and contemporary finishes. Thoughtfully laid out across all three levels, with generous living and dining rooms, filled with natural light, large windows and a gas fireplace with a marble surround. The open-concept layout features hardwood floors and beautiful lighting, flowing seamlessly into a custom kitchen overlooking the private East-facing backyard and gorgeous family room. Upstairs, the serene primary retreat offers generous wall to wall closets, a five-piece ensuite, and garden views. Two additional spacious bedrooms with closets and large windows sit at the front of the home. Wonderful family bathroom with well curated finishes. The lower level offers a generous recreation room, fourth bedroom, full bathroom, and generous laundry room. Outside offers a spacious deck off of the kitchen and a low maintenance private garden. Top notch location within steps to Trace Manes Park, top-tier schools, shops on Bayview, and the LRT. Handsome exterior, extra wide lot!

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



138 Airdrie Rd			Sold: \$2,575,000		
Toronto Ontario M4G 1M5			List: \$2,595,000		
Toronto C11 Leaside Toronto					
Taxes: \$12,384.40/2025		For: Sale		% Dif: 99	
Sold Date: 06/12/2026					
SPIS: No		Last Status: SLD		DOM: 4	
Detached		Fronting On: W		Rms: 7 + 1	
Link: N		Acreage:		Bedrooms: 3 + 1	
2-Storey		25.42 x 133 Feet		Washrooms: 4	
		Irreg:		1x2xMain, 1x4x2nd, 1x5x2nd, 1x3xLower	
Dir/Cross St: Bayview and Millwood Directions: East of Bayview and South of Millwood					

MLS#: C13414996

PIN#: 103900031

Legal: PT LT 116 PL 2120 TWP OF YORK AS IN CA488481; S/T & T/W CA488481; TORONTO , CITY OF TORONTO

Kitchens: 1	Exterior: Stucco/Plaster	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Drive:	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 1	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Electric Car Charger, Family	Retirement:
Apx Sqft: 1500-2000	Room, Fenced Yard, Fireplace/Stove,	HST Applicable to Included In
Roof: Asphalt Shingle	Library, Park, Place Of Worship	Sale Price:
Foundation: Concrete	Interior Feat: Carpet Free	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	Living	Main	16.24	x 10.83	Bay Window	Gas Fireplace	Hardwood Floor
2	Dining	Main	15.49	x 7.15	Open Concept	Window	Hardwood Floor
3	Kitchen	Main	22.83	x 9.58	Centre Island	O/Looks Dining	Hardwood Floor
4	Family	Main	14.83	x 13.91	W/O To Deck	2 Pc Bath	Hardwood Floor
5	Prim Bdrm	2nd	14.01	x 11.32	5 Pc Ensuite	W/I Closet	W/O To Balcony
6	2nd Br	2nd	12.4	x 9.25	Window	Large Closet	Hardwood Floor
7	3rd Br	2nd	11.58	x 11.32	O/Looks Frontyard	W/I Closet	Hardwood Floor
8	Rec	Lower	16.4	x 14.07	Above Grade Window	3 Pc Bath	Pot Lights

Client Remks: 138 Airdrie Road is a standout South Leaside family home offering more than 2,500 sf of beautifully finished living space on one of the neighbourhood's most coveted streets. Thoughtfully designed and meticulously maintained, this is a home that balances exceptional quality with the comfort and practicality families are looking for. The main floor is made for everyday living and effortless entertaining. A welcoming living room with a bay window and gas fireplace sets the tone, while the stunning kitchen serves as the heart of the home, featuring custom Porcelanosa cabinetry, premium Thermador appliances and an ideal connection to the dining area. At the rear, the sun-filled family room opens directly to the backyard, creating seamless indoor-outdoor living and a space where family and friends naturally gather. Upstairs, the spacious primary retreat offers a walk-in closet with custom built-ins, a beautifully finished five-piece ensuite, and a private walkout to an upper deck overlooking the backyard. Two additional bedrooms are bright, generously sized, and complemented by a well-appointed four-piece bathroom and the convenience of second-floor laundry. The lower level provides outstanding versatility with high ceilings, a large rec room, dedicated office space, a 3-piece bath, and excellent storage. An existing area can easily be enclosed to create a fourth bedroom. The backyard feels like a private extension of the home. Professionally landscaped and designed for entertaining, it features a large deck with a gas BBQ hookup, multiple seating areas, & mature greenery that creates a peaceful, secluded setting. The front yard is equally impressive, with beautiful landscaping & parking for up to 2 vehicles. Situated in the heart of South Leaside, you're steps from some of Toronto's top-rated schools, parks, playgrounds, sports facilities, & the vibrant shops, cafes & everyday conveniences of Bayview Avenue & Leaside Village. This is the kind of home families wait for.

Inclusions: Thermador: fridge, gas range, dishwasher, microwave; LG stacked washer & dryer; all electrical light fixtures, all window coverings.

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



19 Heather Rd		Sold: \$2,405,000
Toronto Ontario M4G 3G2		List: \$2,599,000
Toronto C11 Leaside Toronto		
Taxes: \$10,866/2025	For: Sale	% Dif: 93
Sold Date: 04/26/2026		
SPIS: No	Last Status: SLD	DOM: 16
Detached	Fronting On: E	Rms: 9
Link: N	Acreage:	Bedrooms: 3 + 1
2-Storey	30 x 120 Feet	Washrooms: 3
	Irreg:	2x4x2nd, 1x3xLower
Dir/Cross St: Bayview/ McRae Directions: East Of Bayview, South on Mcrae		

MLS#: C12985730 **PIN#:** 103920112
Legal: Pt Lt 96 Pl 2122 Twp Of York; Pt Lt 97 Pl 2122 Twp

Kitchens: 1		Exterior: Brick	Zoning:
Fam Rm: Y		Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished		Drive: Private	Gas:
Fireplace/Stv: Y		Drive Park Spcs: 3	Water: Municipal
Heat: Heat Pump, Water / Gas		Tot Prk Spcs: 3	Water Supply Type:
A/C: Wall Unit		UFFI:	Sewer: Sewers
Central Vac: No		Pool: None	Waterfront:
Apx Age:		Prop Feat: Family Room, Fireplace/Stove	Retirement:
Year Built: 1939		Interior Feat: Carpet Free	HST Applicable to Included In
Yr Built Source: MPAC			Sale Price:
Apx Sqft: 1500-2000			Farm/Agr:
Lot Size Source: MPAC			Oth Struct:
Roof: Asphalt Shingle			Survey Type: Unknown
Foundation: Concrete Block			Spec Desig: Unknown
Assessment: 2025 POTL:			
POTL Mo Fee:			
Laundry lev: Lower			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.41	x 12.24	Hardwood Floor	Fireplace	Window
2	Dining	Main	11.91	x 10.99	Hardwood Floor	Open Concept	
3	Kitchen	Main	13.68	x 9.09	Hardwood Floor	Stainless Steel Appl	Stone Counter
4	Family	Main	10.99	x 9.42	Hardwood Floor	W/O To Yard	O/Looks Backyard
5	Prim Bdrm	Main	13.32	x 10.66	Hardwood Floor	4 Pc Ensuite	Double Closet
6	2nd Br	Main	12.4	x 12.34	Hardwood Floor	Window	O/Looks Frontyard
7	3rd Br	Main	11.58	x 8.83	Hardwood Floor	Window	Closet
8	Rec	Main	19.49	x 12.17	Hardwood Floor	Gas Fireplace	
9	4th Br	Main	10.5	x 8.76	Hardwood Floor	3 Pc Bath	

Client Remks: Fantastic opportunity in South Leaside. Welcome to 19 Heather rd. A Beautifully updated home on one of Leaside's most desirable, child friendly streets with zero through traffic. Minutes to Bayview yet tucked away on a quiet street among mature trees and gorgeous homes. Lovely curb appeal with a private driveway and front and backyards landscaped to perfection. The Home which sits on a 30 X 120 lot is a beautiful mix of traditional charm and stunning, modern upgrades. The light filled, west facing main floor features hardwood flooring, a bright living room with a upgraded wood burning fireplace and custom built ins. A fully renovated open concept kitchen/dining with a charming family room overlooks the backyard. The renovated kitchen has a generous island, stone counter tops and top of the line Appliances. 3 large bedrooms upstairs including a Principle suite with room for a king size bed and brand new ensuite 4 piece bathroom. 2nd and 3rd bedrooms are well proportioned with lots of natural light and a shared, updated 2nd bathroom completes the 2nd floor. Fully finished basement contains a rec room with with gas fireplace, a nice 3rd bathroom and a 4th bedroom / nanny suite. Stunning backyard, perfect for entertaining with a large deck, hot tub, putting green and new maintenance free turf lawn. Incredible pride of ownership on this very well maintained home. Flawless home inspection is available upon request.

Inclusions: All ELFS, All window coverings, all appliances, shed in backyard, hot tub.
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED **Ph:** 416-925-9191



77 Randolph Rd Toronto Ontario M4G 3S1 Toronto C11 Leaside Toronto Taxes: \$12,751.61/2025 Sold Date: 05/03/2026 SPIS: No Last Status: SLD DOM: 26			Sold: \$2,665,000 List: \$2,695,000 For: Sale % Dif: 99
Detached Link: N 2-Storey	Fronting On: E Acreage: 42 x 92.75 Feet Irreg:	Rms: 9 + 4 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 1x4x2nd, 2x3x2nd, 1x3xBsmt	Dir/Cross St: Millwood & Laird Directions: N of DVP, E of Bayview Ave

MLS#: C12964960 **PIN#:** 103830182
Legal: PT LT 847 PL 2120 TWP OF YORK; PT LT 848 PL 2120 TWP OF YORK; PT LT 872 42 PL 2120 TWP OF YORK AS IN CA286909; TORONTO , 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: Year Built: 2018 Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle, Membrane Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stone Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit, School Interior Feat: Bar Fridge, Built-In Oven, Carpet Free, Central Vacuum, ERV/HRV, Floor Drain, In-Law Suite, Intercom, On Demand Water Heater, Sump Pump Security Feat: Alarm System, Carbon Monoxide Detectors, Smoke Detector	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	Foyer	Main	6.66	x 9.38	Double Closet		
2	Family	Main	7.64	x 12.07	Hardwood Floor	Large Window	Pot Lights
3	Dining	Main	16.63	x 14.4	Hardwood Floor	Large Window	Pot Lights
4	Kitchen	Main	11.12	x 15.68	Stainless Steel Appl	Centre Island	2 Way Fireplace
5	Living	Main	8.3	x 15.62	W/O To Deck	Hardwood Floor	Open Concept
6	Prim Bdrm	2nd	11.45	x 15.58	4 Pc Ensuite	W/I Closet	Large Window
7	2nd Br	2nd	11.09	x 9.12	3 Pc Bath	Closet	Window
8	3rd Br	2nd	10.24	x 10.43	3 Pc Bath	Closet	Large Window
9	4th Br	2nd	10.76	x 10.1	3 Pc Ensuite	Closet	Large Window
10	Rec	Bsmt	18.47	x 16.11	Walk-Out	3 Pc Bath	Wet Bar
11	5th Br	Bsmt	13.39	x 11.65	Closet	Window	

Client Remks: There's a calm confidence to 77 Randolph Rd, a home that speaks softly but leaves an impression. Behind its stately stone facade, light moves easily through an open, thoughtful layout. The kitchen anchored by Wolf and Sub-Zero appliances sits at the heart of it all, framed by custom cabinetry, warm oak flooring, and a living space defined by quiet sophistication. The three-sided fireplace glows between rooms, connecting family life and dinner conversations in equal measure. Upstairs, the primary suite is a sanctuary of light and proportion, complete with a spa-inspired ensuite wrapped in stone and glass. The lower level extends the living experience with radiant-heated floors and flexible space for work, play, or guests. Outside, a private terrace and landscaped garden invite slow mornings and easy evenings. Power blinds. Sonos wiring. EV charger. Every detail here balances beauty and function. All within walking distance to Rolph Road, Bessborough, and Leaside High, while surrounded by parks, cafes, and the spirit of community that defines Leaside.

Inclusions: All existing appliances: fridge, stove, dishwasher, range, microwave, all electrical light fixtures, all blinds, EV charger and TV mounts

Listing Contracted With: RE/MAX HALLMARK RICHARDS GROUP REALTY LTD. **Ph:** 416-699-0303



343 Laird Dr Toronto Ontario M4G 3Y1 Toronto C11 Leaside Toronto Taxes: \$12,932.59/2025 Sold Date: 05/14/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$2,605,000 List: \$2,695,000 For: Sale % Dif: 97
Detached Link: N 2-Storey	Fronting On: E Acreage: 32.02 x 130 Feet Irreg:	Rms: 9 + 2 Bedrooms: 3 Washrooms: 4 1x4x2nd, 1x3x2nd, 1x3xLower, 1x2xMain	Dir/Cross St: Laird & Glenvale Boulevard Directions: Laird & Glenvale Boulevard

MLS#: C13092006 **PIN#:** 103670158
Legal: LT 948 PL 3111 LEASIDE; TORONTO , 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 Year Built: 2001 Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Shingles Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: No Pool: None Prop Feat: Family Room, Fireplace/Stove, Hospital, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Deck, Lawn Sprinkler System Interior Feat: None	Zoning: Cable TV: A Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Shed Survey Year: 2000 Survey Type: Available Spec Desig: Unknown	Hydro: Yes Phone: A
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Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	19.16	x 8.01	Slate Flooring	Double Closet	
2	Living	Main	10.99	x 13.25	Hardwood Floor	Pot Lights	Crown Moulding
3	Dining	Main	9.84	x 13.25	Hardwood Floor	Pot Lights	Crown Moulding
4	Kitchen	Main	12.83	x 12.17	Slate Flooring	Eat-In Kitchen	Stone Counter
5	Breakfast	Main	10.66	x 8.01	Slate Flooring	Combined W/Kitchen	Walk-Out
6	Family	Main	14.34	x 12.17	Slate Flooring	Gas Fireplace	Combined W/Kitchen
7	Prim Bdrm	2nd	15.26	x 14.17	Hardwood Floor	W/I Closet	3 Pc Ensuite
8	2nd Br	2nd	12.4	x 10.99	Hardwood Floor	Double Closet	West View
9	3rd Br	2nd	9.91	x 8.99	Hardwood Floor	Double Closet	O/Looks Frontyard
10	Rec	Lower	22.93	x 13.25	Slate Flooring	Above Grade Window	W/O To Garden
11	Laundry	Lower	9.09	x 8.5	Slate Flooring	Laundry Sink	

Client Remks: Welcome to 343 Laird Drive, a beautifully maintained family home in the heart of North Leaside. Offering three bedrooms and four bathrooms, this residence combines comfort, functionality, and thoughtful updates throughout. A welcoming foyer with a double closet leads into a bright and spacious main floor. The open-concept living and dining areas are perfect for both everyday living and entertaining, while the well-appointed kitchen with high-end appliances and a centre island, overlooks the breakfast area and family room with gas fireplace, creating a warm and connected space for family life. Walk-out from both the kitchen and family room to a private, landscaped backyard designed for easy enjoyment. A tucked away two piece powder room completes the main level. Upstairs, the primary bedroom offers a peaceful retreat with a double door entrance, renovated ensuite and walk-in closet with custom built-ins and a combo washer dryer for added convenience. Two well-appointed additional bedrooms with double closets and easy access to a four-piece bathroom, and a linen closet provide plenty of space for a growing family. The lower level adds incredible flexibility, with high ceilings throughout, a large recreation room that could easily be converted to a fourth bedroom with a custom Murphy bed in place, full bathroom, secondary laundry, and ample storage. The lower level walk-out to the professional landscaped backyard featuring a large Trex deck, artificial turf, and mature trees. This outdoor space is both beautiful and low-maintenance, with irrigation systems in the back for added convenience. Built-in 1-car garage has direct access to the lower level. Ideally located close to top-rated schools and in school district for Northlea Elementary, steps to the Eglinton LRT and the shops and restaurants along Bayview Avenue and Eglinton, and nearby parks and greenspaces, including Serena Gundy and Sunnybrook Park.

Inclusions: See Schedule 'B'

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



71 Sutherland Dr Toronto Ontario M4G 1H6 Toronto C11 Leaside Toronto Taxes: \$12,585.71/2026 Sold Date: 06/05/2026 SPIS: No Last Status: SLD DOM: 1			Sold: \$2,750,000 List: \$2,795,000 For: Sale % Dif: 98
Detached Link: N 2-Storey	Fronting On: S Acreage: 40 x 140 Feet Irreg:	Rms: 9 + 2 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x3x2nd, 1x4x2nd, 1x3xBsmt	Dir/Cross St: Bayview and Millwood Directions: Bayview and Millwood

MLS#: C13241674		PIN#: 103910101	
Legal: Lt 455 PL2120 TWP of York; Toronto (E York), city of Toront.			
Kitchens: 1	Exterior: Brick / Stucco/Plaster	Zoning:	
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV: Yes	Hydro: Yes
Basement: Full / Finished	Drive:	Gas: Yes	Phone: A
Fireplace/Stv: Y	Drive Park Spcs: 0	Water: Municipal	
Heat: Forced Air / Gas	Tot Prk Spcs: 0	Water Supply Type:	
A/C: Central Air	UFFI:	Sewer: Sewers	
Central Vac: Yes	Pool: None	Waterfront:	
Apx Age: 51-99	Prop Feat: Central Vacuum, Family	Retirement:	
Apx Sqft: 2500-3000	Room, Fenced Yard, Fireplace/Stove,	Under Contract: On Demand Water Heater	
Roof: Asphalt Shingle	Library, Park, Place Of Worship, Public	HST Applicable to Included In	
Foundation: Block	Transit, School	Sale Price:	
Assessment: POTL:	Exterior Feat: Landscaped, Lawn	Farm/Agr:	
POTL Mo Fee:	Sprinkler System, Patio, Privacy	Oth Struct: Garden Shed	
Laundry lev: Main	Interior Feat: Built-In Oven, Central	Survey Type: None	
	Vacuum, Garburator, On Demand Water	Spec Desig: Unknown	
	Heater		
	Security Feat: Carbon Monoxide		
	Detectors, Smoke Detector		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	11.15	x 11.48	Ceramic Floor		
2	Living	Main	20.34	x 12.47	Fireplace	Crown Moulding	Hardwood Floor
3	Dining	Main	20.34	x 9.84	Hardwood Floor		
4	Family	Main	22.64	x 12.14	Fireplace	Cathedral Ceiling	Combined W/Kitchen
5	Kitchen	Main	22.64	x 24.61	Hardwood Floor	Centre Island	Cathedral Ceiling
6	Study	Main	21.33	x 8.86	Hardwood Floor	Fireplace	Combined W/Office
7	Prim Bdrm	2nd	12.14	x 20.01	Hardwood Floor	Cedar Closet	
8	2nd Br	2nd	10.5	x 10.5	Hardwood Floor		
9	3rd Br	2nd	18.04	x 12.47	Hardwood Floor		
10	Rec	Lower	19.69	x 11.48	Hardwood Floor		
11	4th Br	Lower	9.19	x 9.84	Fireplace		

Client Remks: A rare opportunity to own one of Leaside's most admired homes. Built by Howard Henry Talbot, one of Leaside's original developers and former Mayor, this charming Cape Cod-style residence sits on an exceptional 40 x 140-foot lot, larger than most in the neighbourhood with a private double driveway. With its outstanding curb appeal and welcoming presence, this is a home that consistently draws compliments from passersby. Inside, warmth and character blend seamlessly with thoughtful family living. The main floor features separate living and dining rooms, a private study/office area, convenient laundry room, powder room, and four fireplaces that create inviting spaces throughout the home. At the heart of the house is the expansive family room with soaring cathedral ceilings, open to a well-appointed eat-in kitchen designed for both everyday family life and entertaining. A walkout leads to a spectacular private perennial garden with multiple seating and dining areas, creating a peaceful outdoor retreat. The upper level offers three bedrooms and two beautifully designed bathrooms, including a unique bedroom overlooking the family room below. The finished lower level provides exceptional additional living space with a large recreation room anchored by a gas-burning fireplace, plus an additional bedroom and bathroom ideal for guests or extended family. Rich in history, charm, and timeless appeal, this special home offers generous living space, beautiful gardens, and an exceptional setting in the heart of one of Toronto's most sought-after family communities.

Inclusions: All electric light fixtures, all window coverings, refrigerator, gas cooktop, double electric wall ovens, dishwasher, microwave, washer and dryer, refrigerator and freezer in the basement, 2 wine fridges in the basement, TV in the family room, outdoor gas BBQ.

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



208 Hanna Rd Toronto Ontario M4G 3P1 Toronto C11 Leaside Toronto Taxes: \$15,609.60/2025 Sold Date: 04/11/2026 SPIS: No Last Status: SLD DOM: 2			Sold: \$3,000,000 List: \$2,795,000 For: Sale % Dif: 107
Detached Link: N 2-Storey	Fronting On: W Acreage: 36.38 x 135.17 Feet Irreg:	Rms: 10 + 4 Bedrooms: 4 + 1 Washrooms: 4 1x2xMain, 2x4x2nd, 1x3xLower	Dir/Cross St: Bayview/Eglinton Directions: Bayview/Eglinton

MLS#: C12979464 **PIN#:** 103860126
Legal: PT LT 575 PL 1908 TWP OF YORK; PT LT 576 PL 1908 TWP OF YORK AS IN TL44729; S/T & T/W TL44729; 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 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick 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: Storage, In-Law Capability	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.81	x 7.18	Tile Floor	Double Closet	Window
2	Living	Main	19.91	x 12.57	Hardwood Floor	Bay Window	Fireplace
3	Kitchen	Main	18.83	x 14.83	Hardwood Floor	Centre Island	Stainless Steel Appl
4	Dining	Main	14.07	x 9.91	Hardwood Floor	Built-In Speakers	O/Looks Family
5	Family	Main	18.57	x 17.81	Hardwood Floor	Pot Lights	O/Looks Garden
6	Prim Bdrm	2nd	18.41	x 14.93	Hardwood Floor	Double Closet	Curved Stairs
7	2nd Br	2nd	18.01	x 12.07	Hardwood Floor	B/I Shelves	Double Closet
8	3rd Br	2nd	12.6	x 12.5	Hardwood Floor	Large Window	Double Closet
9	4th Br	2nd	16.67	x 8.99	Hardwood Floor	Large Window	Pot Lights
10	Study	2nd	24.18	x 8.99	Hardwood Floor	B/I Desk	Skylight
11	Rec	Lower	26.41	x 17.09	B/I Shelves	Pot Lights	Window
12	Br	Lower	8.07	x 7.91	Access To Garage	Pot Lights	Closet
13	Office	Lower	9.58	x 8.23	Double Closet	Window	
14	Laundry	Lower	12.01	x 10.76	Laundry Sink	Window	

Client Remks: Fabulous South Leaside home on an extra-wide lot in a premium location! Upon entry experience an inviting layout with generous proportions, classic charm and timeless finishes. A spacious living room features hardwood floors and a fireplace overlooking the front gardens. Towards the rear of the home, an unbeatable open-concept kitchen, dining room and family room await. A true chef's kitchen with plenty of room to gather around a generous island, overlooking the dining room and family room. Large family room with space for any size family and a wonderful spot for entertaining. Gorgeous dining room overlooks the back garden. The second floor hosts four spacious bedrooms, plus an office. A highly unique private entry to the fourth bedroom is accessible through a designated staircase. A wonderful extension of the primary suite or its own wing! Truly one of a kind. Beautiful bathrooms throughout! Large lower level with 5th bedroom, office, and huge recreation room. Direct access from the garage. Fabulous low-maintenance backyard, surrounded by mature trees. Priceless location within steps to public transportation, Bayview ave and excellent schools. Easy access to the highway and the best amenities in midtown.

Inclusions: See Schedule B

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



84 Hanna Rd Toronto Ontario M4G 3N3 Toronto C11 Leaside Toronto		Sold: \$2,915,000 List: \$2,950,000
Taxes: \$13,023/2026	For: Sale	% Dif: 99
Sold Date: 05/20/2026		
SPIS: No	Last Status: SLD	DOM: 6
Detached Link: N 2 1/2 Storey	Fronting On: W Acreage: 30 x 135 Feet Irreg: widens at rear	Rms: 8 + 2 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 2x4x2nd, 1x3xLower
Dir/Cross St: Bessborough/ Millwood Directions: East of Bayview, north of Millwood		

MLS#: C13129636	PIN#: 103880148
Legal: Pt Lt 279 Plan 2121	

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: 1935 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2026 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Board/Batten / Brick Gar/Gar Spcs: None / 0 Drive: Private Triple Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Exterior Feat: Hot Tub, Landscaped, Built-In-BBQ, Patio, Deck Interior Feat: Carpet Free, In-Law Capability, Guest Accommodations, Upgraded Insulation, Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Boundary Only Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Nestled in the heart of prime Leaside, this exceptional, completely re-imagined family home seamlessly blends timeless character with refined modern living. Situated on an oversized 30 x 135-foot lot that widens to 32.28 feet at the rear, the property offers an expansive west-facing backyard that fills the home with natural light throughout the day and delivers spectacular sunset views in the evening. Every inch of this residence has been meticulously curated with magazine-quality finishes by renowned MCR Interiors, creating a warm Scandinavian-inspired aesthetic with white oak flooring, layered lighting, soft tones and striking sloped rooflines. The home has been completely renovated to offer a highly functional four-bedroom, four-bathroom layout while preserving the charm and integrity of the original architecture. Custom millwork and bespoke built-ins are found throughout, with each space carefully designed to maximize storage, comfort and everyday livability. The chef-inspired kitchen and luxurious bathrooms were completed with no expense spared, combining exceptional craftsmanship with sophisticated design. A built-in pantry coffee station with pocket doors keeps daily essentials tucked away, while an additional built-in desk area off the kitchen provides the perfect secondary work-from-home space. The inviting living room is anchored by a stunning gas fireplace, creating an elegant yet cozy atmosphere for family living and entertaining. The treetop primary retreat located on the newly created 3rd floor offers peaceful views of mature trees, complemented below by a spa-like ensuite featuring automatic under-cabinet lighting, heated floors, premium finishes and his/hers closets. Two of the children's bedrooms include charming loft spaces ideal for reading, play, or sleepovers. The expansive backyard features a built in BBQ station , patio and hot tub. The driveway is heated and separate backyard office offers a sophisticated workspace, comfortably suited for two.					
Inclusions: Dimmable lighting throughout the home allows every space to transition effortlessly from bright daytime living to warm evening ambiance. Perfectly positioned in central Leaside, this exceptional home is within walking distance to Bayview and Laird's shops and restaurants, as well as parks, tennis courts, baseball diamonds, the library, and some of the city's top-rated public schools. Inclusions: All ELFS, all light fixtures minus hot air balloons and dining pendant, all existing appliances, gas fireplace, custom outdoor office, TV's and wall mounts.					
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED Ph: 416-925-9191					



46 Donlea Dr			Sold: \$2,995,000
Toronto Ontario M4G 2M4			List: \$2,995,000
Toronto C11 Leaside Toronto			
Taxes: \$12,653.58/2025		For: Sale	% Dif: 100
Sold Date: 04/10/2026			
SPIS: No	Last Status: SLD	DOM: 2	
Detached	Fronting On: N	Rms: 10 + 2	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	33 x 130 Feet	Washrooms: 4	
	Irreg:	1x2xMain, 1x5x2nd, 1x4x2nd, 1x3xLower	
Dir/Cross St: Rumsey Road and Donlea Drive Directions: Prime North Leaside			

MLS#: C12971658

PIN#: 103660279

Legal: PT LOTS 58 & 59, PLAN 3110 , AS IN TB508389; S/T & T/W TB508389 ; EAST YORK ; CITY OF TORONTO

Kitchens: 1	Exterior: Brick / Stone	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV: A
Basement: Full / Finished	Drive: Private	Gas: Yes
Fireplace/Stv: Y	Drive Park Spcs: 2	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 2	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront: None
Apx Age: 51-99	Prop Feat: Family Room,	Retirement:
Year Built: 1945	Fireplace/Stove, Hospital, Library, Park,	HST Applicable to Included In
Yr Built Source: MPAC	Public Transit, Rec Centre, School	Sale Price:
Apx Sqft: 2000-2500	Exterior Feat: Lawn Sprinkler System,	Farm/Agr:
Lot Size Source: MPAC	Landscaped, Canopy	Oth Struct: Garden Shed, Drive Shed
Roof: Asphalt Shingle	Interior Feat: None	Survey Year: 2009
Foundation: Concrete Block	Security Feat: Alarm System	Survey Type: Available
Assessment: 2025 POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev: Upper		

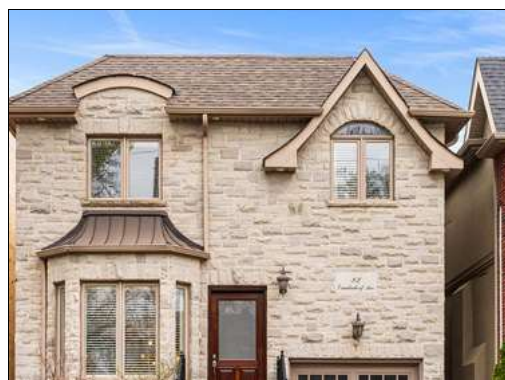
Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	14.57	x 3.51	Tile Floor
2	Living	Main	17.75	x 11.25	Hardwood Floor
3	Dining	Main	12.17	x 10.24	Hardwood Floor
4	Kitchen	Main	17.32	x 16.24	Hardwood Floor
5	Family	Main	18.24	x 14.01	Hardwood Floor
6	Mudroom	Main	6.5	x 4.66	Tile Floor
7	Prim Bdrm	2nd	18.24	x 15.58	Hardwood Floor
8	2nd Br	2nd	14.01	x 8.92	Hardwood Floor
9	3rd Br	2nd	14.57	x 8.92	Hardwood Floor
10	4th Br	2nd	12.66	x 11.32	Hardwood Floor
11	Rec	Lower	20.67	x 13.68	Broadloom
12	5th Br	Lower	14.17	x 10.07	Broadloom

Client Remks: Nestled in North Leaside within the highly coveted Northlea Elementary School district, this exceptional residence offers a rare turnkey opportunity. Featuring four bedrooms and four bathrooms, it is ideally suited for a growing family in one of Leaside's most sought-after neighbourhoods. The extensively renovated main floor begins with a welcoming foyer featuring custom honeycomb tile flooring. An expansive living room with a gas fireplace overlooks the elegant dining area with custom built-in shelving. The eat-in kitchen is a true centrepiece, showcasing an oversized Caesarstone island, custom cabinetry with pantry, and top-of-the-line appliances. At the rear, the family room offers comfort and functionality with custom millwork, built-ins, a dedicated desk area, and a walk-out to beautifully landscaped gardens. A discreet powder room and practical mudroom with side-door access complete the level. Upstairs, the serene primary suite features hardwood floors, a vaulted ceiling, a walk-in closet with custom built-ins, and a luxurious five-piece ensuite with double sinks, glass shower, and soaker tub. Three additional well-proportioned bedrooms, two with double closets-share a renovated four-piece bath with vaulted ceilings. Upper-level laundry adds everyday convenience. The lower level includes a spacious recreation room with broadloom and pot lights, a fifth bedroom with double closet, and an updated three-piece bathroom; ideal for guests or extended family. Ample storage is found throughout, including the utility room. The professionally landscaped backyard is a private oasis featuring a flagstone terrace, pergola with retractable awning, outdoor shed, built-in counter with mini fridge, and irrigation system - perfect for entertaining. Ideally located near all the amenities on Bayview Avenue and Eglinton Avenue, close to parks, ravines, and the extensive trails. Easy access to the TTC. Minutes to downtown. Northlea Elementary and Leaside High School district.

Inclusions: See Schedule B

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



82 Vanderhoof Ave Toronto Ontario M4G 2H4 Toronto C11 Leaside Toronto		Sold: \$2,905,000 List: \$2,995,000
Taxes: \$15,096.82/2025	For: Sale	% Dif: 97
Sold Date: 05/06/2026		
SPIS: No	Last Status: SLD	DOM: 2
Detached Link: N 2-Storey	Fronting On: N Acreage: 30 x 135 Feet Irreg:	Rms: 9 + 4 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 1x5x2nd, 2x4x2nd, 1x4xLower
Dir/Cross St: South Leaside Directions: Google Maps		

MLS#: C13078348

PIN#: 103850272

Legal: PT LT 458 PL 1925 TWP OF YORK; PT LT 459 PL 1925 TWP OF YORK AS IN TB325037; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 16-30 Year Built: 2008 Yr Built Source: MPAC Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Stone / Stucco/Plaster Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: Inground, Salt Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit, Rec Centre Exterior Feat: Lawn Sprinkler System, Landscaped Interior Feat: Central Vacuum	Zoning: Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N Under Contract: Hot Water Tank-Gas HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Gazebo, Fence - Full Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	5.09	x 4.43	Hardwood Floor	Panelled	
2	Living	Main	20.41	x 14.07	Hardwood Floor	Wainscoting	Pot Lights
3	Dining	Main	15.49	x 14.4	Hardwood Floor	Wainscoting	2 Way Fireplace
4	Kitchen	Main	16.83	x 10.24	Hardwood Floor	Centre Island	Quartz Counter
5	Family	Main	18.67	x 13.32	Hardwood Floor	2 Way Fireplace	Walk-Out
6	Prim Bdrm	2nd	15.32	x 13.58	Hardwood Floor	W/I Closet	5 Pc Ensuite
7	2nd Br	2nd	12.17	x 11.91	Hardwood Floor	4 Pc Ensuite	Closet
8	3rd Br	3rd	12.5	x 12.07	Hardwood Floor	Pot Lights	Double Closet
9	4th Br	2nd	12.5	x 11.75	Hardwood Floor	Pot Lights	Closet
10	Rec	Lower	21.49	x 17.26	Heated Floor	Fireplace	Walk-Out
11	5th Br	Lower	13.68	x 11.32	Heated Floor	Double Closet	Above Grade Window
12	Laundry	Lower	8.01	x 5.91	Heated Floor	Laundry Sink	Above Grade Window
13	Utility	Lower	8.66	x 5.51			

Client Remks: Welcome to 82 Vanderhoof Avenue in the heart of South Leaside. This beautifully upgraded four-bedroom, five-bathroom home offers 3,730 sf on all three levels , thoughtful design and finishes throughout. The inviting foyer, adorned with custom wood paneling, sets an elegant tone. The spacious living room features solid hardwood floors, high ceilings, wainscoting, and a charming bay window overlooking the front gardens. The open-concept dining room, complete with detailed paneling and a two-way fireplace, is ideal for both everyday living and entertaining. At the rear of the home, the updated kitchen showcases Caesarstone countertops, a large centre island, and custom cabinetry with ample storage. The adjoining family room offers hardwood floors, a gas fireplace flanked by built-in shelving, and a walkout to the composite deck and beautifully landscaped backyard. A discreet two-piece powder room and direct access to the integrated garage complete the main level. Upstairs, the primary suite impresses with vaulted ceilings, his-and-hers built-in closets, and a luxurious five-piece ensuite featuring a soaker tub and glass-enclosed shower. Three additional well-appointed bedrooms offer hardwood floors, pot lights, generous closet space, and are complimented by two four-piece bathrooms. The recently renovated lower level features heated herringbone flooring, a spacious recreation room with pot lights, a fifth bedroom with double closets, and a stylish three-piece bathroom with a glass-enclosed shower. The backyard is a true retreat, extensively landscaped with a composite deck, glass railings, a pergola with motorized shade and a saltwater in-ground pool with safety cover. Enhanced privacy is provided by 6x6 post fencing with horizontal board design, while front and rear irrigation systems ensure easy maintenance. Within the school district for Bessborough Elementary and Middle and Leaside Highschool and close proximity to the new LRT and downtown via the Bayview Ext.

Inclusions: See Schedule 'B'

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



35 Fleming Cres Toronto Ontario M4G 2A9 Toronto C11 Leaside Toronto			Sold: \$3,130,000 List: \$3,288,000
Taxes: \$15,406/2025	For: Sale	% Dif: 95	
Sold Date: 01/27/2026			
SPIS: No	Last Status: SLD	DOM: 62	
Detached	Fronting On: E	Rms: 9 + 3	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	28 x 135 Feet	Washrooms: 5	
	Irreg:	1x2xMain, 1x5x2nd, 1x4x2nd, 1x4x2nd, 1x4xLower	
Dir/Cross St: Bayview/Parkhurst			
Directions: South on Bayview Ave, left on Parkhurst Blvd, right on Fleming Cres			

MLS#: C12580830 **PIN#:** 103870152
Legal: PT LT 168 PL 2121 TWP OF YORK AS IN CA590936; 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: 0-5 Year Built: 2021 Apx Sqft: 2500-3000 Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove Interior Feat: Central Vacuum, On Demand Water Heater, Auto Garage Door Remote, Built-In Oven, Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.47	x 11.81	Hardwood Floor	Combined W/Living	O/Looks Frontyard
2	Dining	Main	20.67	x 12.47	Hardwood Floor	Combined W/Living	Coffered Ceiling
3	Kitchen	Main	19.03	x 8.53	Hardwood Floor	Open Concept	Stone Counter
4	Family	Main	17.06	x 13.45	Hardwood Floor	Gas Fireplace	B/I Shelves
5	Mudroom	Main	3.94	x 3.94	Marble Floor	B/I Shelves	Enclosed
6	Prim Bdrm	2nd	14.11	x 13.78	Hardwood Floor	5 Pc Ensuite	W/I Closet
7	2nd Br	2nd	13.45	x 10.83	Hardwood Floor	Double Closet	Window
8	3rd Br	2nd	12.14	x 10.5	Hardwood Floor	4 Pc Ensuite	Window
9	4th Br	2nd	11.81	x 10.17	Hardwood Floor	Double Closet	Skylight
10	Rec	Bsmt	21.65	x 15.75	Vinyl Floor	Built-In Speakers	Pot Lights
11	5th Br	Bsmt	11.81	x 10.83	Vinyl Floor	Double Closet	Window
12	Laundry	Bsmt	6.56	x 3.28	Marble Floor	Laundry Sink	Separate Rm

Client Remks: A Striking Blend of Classic and Contemporary on One of Leaside's Most Prominent Streets. Perfectly positioned on sought-after Fleming Cres, this stunning red-brick Transitional/Neo-Georgian inspired residence offers approximately 3,695 sq. ft. of luxury living space. Blending timeless elegance with modern design, it delivers the best of both worlds in one of Toronto's most coveted neighbourhoods. Inside, wood floors flow throughout, while a dramatic skylight staircase bathes the interior in natural light. The main level is anchored by a chef's kitchen - a true culinary dream - featuring a Thermador 6-burner gas range with grill, Thermador fridge & built-in oven, a large stone waterfall island, and butler's pantry with a 2nd dishwasher. The kitchen opens seamlessly to a sunlit family room, where custom built-ins and a sleek linear gas fireplace create a warm and sophisticated ambiance. Sliding doors extend the living space to a private backyard oasis. Impressive 10' ceilings enhance the main floor w/coffered ceilings in the living/dining adding architectural elegance, perfect for hosting memorable gatherings. Upper level boasts four generous bedrooms, including a primary retreat designed for luxury living. The spa-inspired ensuite is finished in Italian marble and offers heated floors, a soaker tub, glass shower with bench and body jets, plus a custom walk-in closet with additional laundry hookup for convenience. Three additional bedrooms and two full baths complete this level. The fully finished lower level offers radiant heated floors, a spacious rec room, laundry, 4-piece bath, and an additional 5th bedroom or guest/nanny room, providing versatility for guests or extended family. The private drive and built-in garage w/direct home access provide everyday convenience and additional storage, perfectly complementing the thoughtful design of this family home. Steps to top-rated schools, parks, shops, TTC, library, Sunnybrook Hospital. Walk Score 97!

Inclusions: All Existing Appliances: Thermador 48-Inch 6-Burner gas range with grill, Thermador fridge and built-in oven, Thermador built-in microwave, vent hood, Fisher & Paykel dishwasher, Maytag All-in-One Ventless washer/dryer Electrolux front-load washer & dryer, gas fireplace, All existing window coverings, All electrical light fixtures, All bathroom mirrors, Alarm System, Built-in ceiling speakers in family room & basement, All built-in shelving and cabinetry, Gas furnace, Central air conditioner, Hot water heater, Garage door opener & remote, Central vacuum & attachments, Shed in yard.

Listing Contracted With: RE/MAX ULTIMATE REALTY INC. **Ph:** 416-656-3500



172 Hanna Rd Toronto Ontario M4G 3N8 Toronto C11 Leaside Toronto Taxes: \$15,700.10/2025 Sold Date: 03/11/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$3,510,000 List: \$3,389,000 For: Sale % Dif: 104
Detached Link: N 2-Storey	Fronting On: W Acreage: 33.87 x 135.26 Feet Irreg:	Rms: 11 Bedrooms: 4 + 1 Washrooms: 6 2x2, 1x4x2nd, 1x6x2nd, 1x3xBsmt, 1x5x2nd	
Dir/Cross St: Hanna Rd. & Parkhurst Blvd. Directions: Hanna Rd. & Parkhurst Blvd.			

MLS#: C12858772 **PIN#:** 103860117
Legal: PT LT 624 PL 1908 TWP OF YORK AS IN CA372299; 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: 6-15 Year Built: 2012 Yr Built Source: Estimated Apx Sqft: 2500-3000 Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit Exterior Feat: Patio Interior Feat: Auto Garage Door Remote	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	30.18	x 42.98	Fireplace	Picture Window	Hardwood Floor
2	Dining	Main	30.84	x 51.51	Hardwood Floor	Combined W/Living	Picture Window
3	Kitchen	Main	27.23	x 42.98	Stainless Steel Appl	Centre Island	Combined W/Family
4	Family	Main	45.6	x 59.38	Fireplace	Hardwood Floor	Combined W/Kitchen
5	Prim Bdrm	2nd	46.26	x 54.46	Hardwood Floor	W/I Closet	6 Pc Ensuite
6	2nd Br	2nd	43.96	x 53.15	Hardwood Floor	Closet	4 Pc Ensuite
7	3rd Br	2nd	38.71	x 51.84	Hardwood Floor	Closet	Window
8	4th Br	2nd	33.46	x 51.18	Hardwood Floor	Closet	Window
9	Rec	Lower	69.88	x 65.94	Broadloom	Pot Lights	Gas Fireplace
10	5th Br	Lower	34.78	x 33.17	3 Pc Ensuite	Double Closet	Window
11	Laundry	Lower	20.34	x 30.18	B/I Shelves	Laundry Sink	

Client Remks: Custom-built classic red brick home designed by Peter Higgins and built by Vaughan Contruction in 2012 features 4+1 bedrooms and 6 bathrooms. The front hallway and mudroom feature heated floors, along with a convenient powder room. The formal living room is highlighted by a fireplace and large windows, flowing seamlessly into the dining room-perfect for entertaining. The spacious kitchen includes stainless steel appliances, quartz counter tops, a large centre island, and a bright breakfast nook. The kitchen is open concept to the family room with large windows and a walk out to the private back patio. The primary suite features hardwood floors, pot lights, a skylight, French doors to a balcony, and a large walk-in closet. The spa-like six-piece ensuite offers a soaking tub beneath a picture window, double sinks, a rain shower with handheld, and a separate toilet room with heated floors. The second bedroom features a four-piece ensuite, skylight, double closet with built-ins, large picture window, hardwood floors, and pot lights. The third bedroom includes hardwood floors, pot lights, and a window, and shares a Jack-and-Jill five-piece bathroom with the fourth bedroom. The fourth bedroom features hardwood floors, pot lights, and a large closet. The lower level offers a spacious rec room with a built-in entertainment wall and gas fireplace, powder room, oversized storage room and laundry room with new washer and dryer (2026). 3863 Square Feet Including the basement. An in-law suite with bedroom and 3-piece ensuite provides excellent flexibility for guests or extended family. A private driveway and built-in garage provide parking for up to three vehicles. The beautiful backyard features a patio and landscaped garden. Ideally located minutes from fine dining, shops, TTC, and Leaside Station, and within the highly sought-after Bessborough & Leaside school district.

Inclusions: Subzero Fridge, Wolf Gas Stove with 4 - burners & grill, Hoodfan, Double sinks, Double oven, Dishwasher, Microwave, All electrical light fixtures, All window coverings, Garage door opener, Jaccuzzi tub as is condition

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



38 Annesley Ave Toronto Ontario M4G 2T7 Toronto C11 Leaside Toronto Taxes: \$14,765.03/2025 Sold Date: 04/11/2026 SPIS: No Last Status: SLD DOM: 1			Sold: \$3,467,000 List: \$3,395,000 For: Sale % Dif: 102
Detached Link: N 2-Storey	Fronting On: N Acreage: 36 x 122 Feet Irreg:	Rms: 10 + 2 Bedrooms: 4 + 1 Washrooms: 4 1x2xMain, 1x3xBsmt, 1x4x2nd, 1x5x2nd	Dir/Cross St: Annesley/Hanna Directions: Bayview & Eglinton

MLS#: C12983738 **PIN#:** 103650077
Legal: Plan 3110, Part Lots 502 & 503 As In Tb101570

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: 2500-3000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Attached / 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, Park, Place Of Worship, Public Transit, School Interior Feat: Central Vacuum	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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Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.99	x 10.93	Bay Window	Wainscoting	Hardwood Floor
2	Dining	Main	12.6	x 10.93	Wainscoting	Crown Moulding	Hardwood Floor
3	Kitchen	Main	11.75	x 10.83	Eat-In Kitchen	Centre Island	Pantry
4	Breakfast	Main	14.24	x 7.51	Open Concept	W/O To Deck	Hardwood Floor
5	Family	Main	14.24	x 18.5	Gas Fireplace	B/I Bookcase	W/O To Deck
6	Mudroom	Main	6.92	x 6.07	2 Pc Bath	Closet	W/O To Garage
7	Prim Bdrm	2nd	16.01	x 16.34	5 Pc Ensuite	W/I Closet	W/O To Balcony
8	2nd Br	2nd	12.83	x 9.91	Hardwood Floor	B/I Closet	Double Closet
9	3rd Br	2nd	12.93	x 12.17	Hardwood Floor	Double Closet	B/I Shelves
10	4th Br	2nd	12.17	x 10.43	Hardwood Floor	Large Window	Double Closet
11	Laundry	2nd	6.92	x 6.07	Tile Floor	Laundry Sink	
12	Rec	Lower	25.49	x 18.41	Heated Floor	Broadloom	Above Grade Window
13	5th Br	Lower	10.33	x 9.42	Heated Floor	Broadloom	Closet

Client Remks: This custom-built luxury residence in Leaside offers exceptional space and presence, set on a rare 36-foot frontage along a quiet enclave on one of North Toronto's most sought-after streets. Designed for modern family living & elegant entertaining, the main level features grand principal rooms adorned with exquisite wainscoting, creating a warm yet sophisticated atmosphere. At the heart of the home is a gourmet kitchen complete with a large island, marble countertops, pantry, B/I desk & eat-in dining area. The spacious family room w/ fireplace & custom built-ins, seamlessly walks out to a deck, patio & fully fenced private yard. A convenient 2-piece powder room, mudroom, side entrance & direct access to an attached garage complete the main floor. The second level w/ skylight offers four generously sized bedrooms, including a private & luxurious primary suite featuring a 5-piece marble ensuite, walk-in closet & its own balcony retreat. Three additional bedrooms, a 4-pc bathroom, a well-appointed upper-level laundry room & linen closet provide comfort & practicality for family living. The finished lower level w/ in-floor heating expands the living space w/ a large recreation room, an adjoining wine cellar, a 5th bedroom, a 3-pc bathroom & ample storage. A rare offering on an A+ street, this home totalling approx 4,000sf includes a one-car attached garage & private drive, along w/ high-end finishes throughout. Thoughtful extras such as the mudroom, main flr powder room, upstairs laundry & wine cellar enhance both convenience & functionality. Ideally located within walking distance to top schools including Northlea Public School (JK-Grade 8 & French immersion) & Leaside High School, as well as transit, including the new LRT. Enjoy close proximity to private schools, shops, restaurants & amenities along the Bayview & Laird corridors, Leaside SmartCentre, Sunnybrook Hospital & an abundance of parks, trails & recreational facilities including Serena Gundy & Sunnybrook Parks

Inclusions: Miele 5 burner induction cooktop and built in hood fan, stainless steel Miele built in microwave/ convection oven, stainless steel Miele oven, integrated panelled Miele refrigerator/freezer, stainless steel Miele built in dishwasher, stainless steel Uline beverage/wine fridge, washer and dryer, central vacuum and equipment, home theatre screen/equip (as-is) , built in speakers on main floor and rear deck, wine cellar shelving and condenser, irrigation system in front and backyard, all electric light fixtures, all window coverings, broadloom where laid, HVAC, garage door opener and remotes, in floor heating basement, firepit and Garage Living wall system

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



167 Parkhurst Blvd Toronto Ontario M4G 2E9 Toronto C11 Leaside Toronto Taxes: \$0/2026 Sold Date: 04/28/2026 SPIS: No Last Status: SLD DOM: 13			Sold: \$3,380,000 List: \$3,399,000 For: Sale % Dif: 99
Detached Link: N 2-Storey	Fronting On: S Acreage: 34.08 x 130 Feet Irreg:	Rms: 9 + 5 Bedrooms: 4 + 3 Washrooms: 5 1x8x2nd, 2x4x2nd, 1x2xMain, 1x5xLower	Dir/Cross St: Eglinton Ave E & Laird Dr Directions: Eglinton Ave E & Laird Dr

MLS#: C12999538 **PIN#:** 103840060
Legal: PT LT 329 PL 2120 TWP OF YORK; PT LT 330 PL 2120 TWP OF YORK; PT LANE PL 2120 TWP OF YORK ABUTTING LOTS 324 TO 331 CLOSED BY TL20586 & TL24953 AS IN EY228195; TORONTO , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Finished / W/O / Fin W/O / Apartment Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: New Apx Sqft: 3500-5000 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Stone Gar/Gar Spcs: Built-In / 1.5 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3.5 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove Exterior Feat: Deck, Landscape Lighting, Landscaped, Lighting, Porch Interior Feat: Auto Garage Door Remote, Carpet Free, In-Law Suite, Sauna, Intercom, Central Vacuum, Built-In Oven, Bar Fridge Security Feat: Alarm System, Security System, Smoke Detector	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	Living	Main	15.32	x 29.33	Hardwood Floor	Panelled	Gas Fireplace
2	Dining	Main	15.32	x 29.33	Hardwood Floor	B/I Shelves	Combined W/Living
3	Kitchen	Main	10.76	x 21.59	Hardwood Floor	B/I Appliances	W/O To Deck
4	Family	Main	15.42	x 16.73	Hardwood Floor	Gas Fireplace	Built-In Speakers
5	Library	Main	11.15	x 18.57	Hardwood Floor	B/I Shelves	Glass Doors
6	Prim Bdrm	2nd	15.32	x 18.18	Hardwood Floor	W/I Closet	Ensuite Bath
7	2nd Br	2nd	11.42	x 11.42	Hardwood Floor	W/I Closet	4 Pc Ensuite
8	3rd Br	2nd	15.09	x 10.93	Hardwood Floor	W/I Closet	4 Pc Ensuite
9	4th Br	2nd	10.24	x 17.59	Hardwood Floor	W/I Closet	5 Pc Ensuite
10	Rec	Bsmt	13.85	x 30.84	Hardwood Floor	Heated Floor	B/I Appliances
11	Br	Bsmt	9.84	x 17.16	Hardwood Floor	Large Window	Closet
12	Media/Ent	Bsmt	14.76	x 12.34			

Client Remks: This exceptional custom-built residence offers luxurious living space, thoughtfully designed to blend timeless elegance with modern convenience, and ideally located in sought-after South Leaside. Step inside to soaring 13-foot ceilings on the main floor and expansive floor-to-ceiling windows that flood the home with natural light. White oak flooring throughout and matching white oak stairs create a warm, contemporary aesthetic, complemented by designer wood paneling, custom millwork, and cabinetry with integrated lighting. The open-concept main level is ideal for everyday living and entertaining, featuring a walkout to the backyard and a chef-inspired kitchen with premium built-in appliances, sleek finishes, and ample storage. A custom stone sitting area with fireplace adds warmth and character, while over 50 custom exterior light fixtures enhance the home's striking presence. Enjoy year-round comfort with a full radiant heated driveway, front steps, and porch, built-in speakers throughout, limestone, and a Control4 smart home system for integrated lighting and audio. The second floor offers four spacious bedrooms, each with direct bathroom access. The primary suite is a private retreat with a luxurious 8-piece ensuite with heated flooring. Laundry on two levels adds everyday convenience. Also equipped with 2 furnace rooms with 2 steam humidifiers. The fully finished walk-out basement with a separate entrance features radiant heated floors throughout , a full kitchen, a media room with built-in speakers, and three additional bedrooms, including an ideal nanny or in-law suite. This home offers approximately 4,500 sq. ft. of living space! Located near Leaside High School and Northlea Elementary & Middle School, as well as parks, shops, and transit, this rare offering combines superior craftsmanship, thoughtful design, and an exceptional location-truly the perfect place to call home.

Inclusions: Built-In Wolfe Stove, Sub Zero Fridge, Wolfe Oven, Wolfe Microwave, Wolfe Range Hood, Dishwasher, 2 LG Washer, 2 LG Dryer, Gas fire place , 2 Complete furnace room, 2 Ac unit and 2 steam humidifiers. Basement Wine Fridge, All Electric Light Fixtures, Smart home, home Automation, Control 4, Built-in speakers, Security Cameras and much more.

Listing Contracted With: RE/MAX HALLMARK REALTY LTD. Ph: 416-494-7653



100 Glenvale Blvd Toronto Ontario M4G 2V9 Toronto C11 Leaside Toronto		Sold: \$3,188,000 List: \$3,488,000
Taxes: \$0/2025	For: Sale	% Dif: 91
Sold Date: 01/07/2026		
SPIS: No	Last Status: SLD	DOM: 181
Detached Link: N 2-Storey	Fronting On: N Acreage: 30 x 131.7 Feet Irreg:	Rms: 8 + 2 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 2x3x2nd, 1x5x2nd, 1x3xBsmt
Dir/Cross St: Bayview Ave and Eglinton Ave Directions: Glenvale Blvd And Bayview Ave		

MLS#: C12275052		PIN#: 103680519
Legal: PART LOT 667 PLAN 3110 LEASIDE; PART LOT 668 PLAN 3110 LEASIDE AS IN CA376180; TORONTO (E YORK) CITY OF TORONTO		
Kitchens: 1 Fam Rm: Y Basement: Finished / Walk-Up Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: New Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Stone / Stucco/Plaster Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: Inground Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Hospital, Park, Place Of Worship, Public Transit, School Exterior Feat: Deck, Landscape Lighting, Landscaped Interior Feat: Carpet Free, ERV/HRV, Central Vacuum Security Feat: Security System	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.99	x 6.3	Tile Floor	Large Closet	Access To Garage
2	Kitchen	Main	9.84	x 22.57	Quartz Counter	Stainless Steel Appl	Combined W/Great Rm
3	Dining	Main	13.09	x 13.32	Hardwood Floor	Pot Lights	Combined W/Great Rm
4	Great Rm	Main	13.09	x 22.57	Hardwood Floor	Gas Fireplace	Built-In Speakers
5	Prim Bdrm	2nd	14.93	x 15.32	5 Pc Ensuite	W/I Closet	Skylight
6	2nd Br	2nd	11.09	x 13.16	Hardwood Floor	Large Closet	Large Window
7	3rd Br	2nd	13.32	x 12.01	Hardwood Floor	Large Closet	Large Closet
8	4th Br	2nd	10.24	x 15.91	3 Pc Ensuite	Hardwood Floor	Large Window
9	Laundry	2nd	5.51	x 11.06	Tile Floor	Skylight	Laundry Sink
10	Rec	Bsmt	22.57	x 19.09	Heated Floor	Electric Fireplace	Wet Bar
11	Br	Bsmt	8.33	x 14.99	Heated Floor	Closet	Pot Lights

Client Remks: Discover the epitome of modern elegance in this stunning custom-built home in the coveted North Leaside community. Combining luxury, modern design, and unmatched craftsmanship, this 4+1 bedroom, 4.5 bathroom residence offers a sprawling 3,438 square feet of refined living space, designed for both relaxation and entertainment. Multiple skylights and expansive windows elegantly infuse the interior with natural light. Welcoming kitchen is equipped with Thermador built-in appliances, stunning quartz countertops, a waterfall island, pre-finished cabinetry and impressive oak fluted accent panels. The spacious great room, ideal for entertaining, boasts a captivating feature wall and a 60-inch fireplace. Elevating your entertaining experience, the dining area features a custom-crafted White Oak wine cellar. Enhancing the luxurious design are white oak flooring and stairs with glass railings, providing continuity and a modern touch. Retreat to the primary bedroom, featuring a spa-like 5-piece ensuite with heated floors and an expansive walk-in closet with an elegantly designed custom organizer. Conveniently located on the upper level, the laundry room features bespoke cabinetry and a laundry sink for enhanced practicality. The lower level showcases a grand recreation room with heated floors, a wet bar complete with Marvel 24" beverage centre, and a fireplace that adds charm to the space. This area seamlessly transitions to the rear garden through a walkout, offering the perfect setting for sophisticated indoor-outdoor gatherings. A backyard oasis featuring an inground pool with multi-color lights. Additional highlights include a heated driveway, porch, and porch steps, automated sprinkler system with rain sensors, automated lighting, and a 9-camera security system setup. Community known for its top-rated schools, including Northlea Elementary and Middle School and Leaside High School, excellent private schools and daycare options.

Inclusions: Thermador Stainless Steel Built in Appliances; 36" Fridge, 24" Freezer, 36" Gas Cooktop, 24" Dishwasher, Combination Electric Oven/Microwave, Washer and Dryer, Marvel 24" Beverage Center, Security System, Smart systems, ELF, Heated Driveway

Listing Contracted With: RIGHT AT HOME REALTY **Ph:** 905-695-7888



151 Brentcliffe Rd Toronto Ontario M4G 3Y7 Toronto C11 Leaside Toronto			Sold: \$3,450,000 List: \$3,499,000		
Taxes: \$19,471/2025			For: Sale		% Dif: 99
Sold Date: 02/15/2026					
SPIS: No		Last Status: SLD		DOM: 6	
Detached		Fronting On: E		Rms: 11 + 3	
Link: N		Acreage:		Bedrooms: 4 + 1	
2-Storey		90 x 150 Feet		Washrooms: 5	
		Irreg:		2x5x2nd, 1x4x2nd, 1x3xBsmt,	
		190 North Side, 12 East		1x2xMain	
		Side			
Dir/Cross St: Eglinton/Laird Directions: Eglinton/Laird					

MLS#: C12770436 **PIN#:** 103680609

Legal: Being Part Of Lot 737, 738, 739, 742 Plan 3111

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: New Apx Sqft: 3000-3500 Roof: Unknown Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Stone / Stucco/Plaster Gar/Gar Spcs: Attached / 2 Drive: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: No Pool: None Prop Feat: Family Room, Fireplace/Stove, Park, Place Of Worship, Public Transit, Ravine, Rec Centre, School Interior Feat: Auto Garage Door Remote, Bar Fridge Security Feat: Smoke Detector	Zoning: Cable TV: A Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown	Hydro: Yes Phone: A
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Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.5	x 8.2	Heated Floor	Crown Moulding	Wainscoting
2	Living	Main	12.99	x 11.32	Fireplace	Beamed	Wainscoting
3	Dining	Main	13.52	x 12.34	Hardwood Floor	Beamed	Wainscoting
4	Family	Main	20.24	x 16.01	Fireplace	W/O To Deck	Hardwood Floor
5	Kitchen	Main	19.16	x 13.52	Eat-In Kitchen	Crown Moulding	Centre Island
6	Prim Bdrm	2nd	22.51	x 14.99	Fireplace	W/I Closet	5 Pc Ensuite
7	2nd Br	2nd	17.59	x 11.42	Coffered Ceiling	Double Closet	Hardwood Floor
8	3rd Br	2nd	13.42	x 12.76	Coffered Ceiling	Double Closet	Hardwood Floor
9	4th Br	2nd	13.42	x 11.42	Coffered Ceiling	Double Closet	Hardwood Floor
10	Laundry	2nd	9.74	x 7.15	Tile Floor		
11	Rec	Lower	27.66	x 19.49	Fireplace	Broadloom	Above Grade Window
12	Br	Lower	11.98	x 10.5	O/Looks Frontyard	Broadloom	Above Grade Window

Client Remks: Elegant State Of The Art Custom Built Home In Desirable North Leaside, Blending Architectural Detail With Up To The Minute Design Of Today. Large, Highest Quality Of Finished Rooms Throughout. Updated principal rooms with high ceilings, pot light. Impressive great room with designed eat-in kitchen, coffee bar and conformable entertaining space. This well thought out main floor includes a rare mudroom as well. Double Car Garage With Interlock Driveway And Natural Stone Front Facade. Great Curb Appeal. This Home Is Not To Be Missed! **EXTRAS** Paneled Sub Zero Fridge, Wolf Stove, Miele Dishwasher, Washer And Dryer, All Elf And Chandeliers, Central Vacuum, Front Door Camera System, Security Alarm, Carpet In Basement.

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Existing Light, Fixture and Window Coverings

Listing Contracted With: BAY STREET HARBORELITE REALTY Ph: 905-909-0101



52 Killdeer Cres
Toronto Ontario M4G 2W8
 Toronto C11 Leaside Toronto
Taxes: \$21,039/2025 **For:** Sale **% Dif:** 101
Sold Date: 05/30/2026
SPIS: No **Last Status:** SLD **DOM:** 2
Detached **Fronting On:** S **Rms:** 11 + 5
Link: N **Acreage:** **Bedrooms:** 4 + 1
 2-Storey 37 x 165.41 Feet **Washrooms:** 6
 Irreg: 1x2xMain, 1x3x2nd, 2x4x2nd,
 1x5x2nd, 1x3xBsmt
Dir/Cross St: Killdeer off Brentcliffe **Directions:** Killdeer off Brentcliffe

MLS#: C13207034 **PIN#:** 103680600
Legal: PLAN 3111 PT LOT 734 PT LOT 735

Kitchens: 1 Fam Rm: Y Basement: Fin W/O / Sep Entrance / W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 6-15 Year Built: 2014 Yr Built Source: MPAC Apx Sqft: 3000-3500 Lot Shape: Irregular Lot Size Source: MPAC Roof: Asphalt Shingle, Fibreglass Shingle Foundation: Poured Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Driveway: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: Inground Prop Feat: Central Vacuum, Cul De Sac, Family Room, Fenced Yard, Fireplace/Stove, Library, Public Transit, Ravine, Wooded/Treed Interior Feat: Auto Garage Door Remote, Carpet Free, Central Vacuum	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Tank-Gas,Alarm System HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Fence - Full Survey Year: 2012 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	15.65	x 6.3	Hardwood Floor	Double Closet	Pot Lights
2	Living	Main	15.62	x 11.45	Hardwood Floor	Gas Fireplace	W/O To Garden
3	Dining	Main	15.06	x 12.6	Hardwood Floor	Formal Rm	Coffered Ceiling
4	Kitchen	Main	22.18	x 17.16	Hardwood Floor	Centre Island	Eat-In Kitchen
5	Family	Main	16.83	x 15.03	Hardwood Floor	Gas Fireplace	W/O To Deck
6	Mudroom	Main	8.2	x 13.91	Tile Floor	Separate Rm	W/O To Garage
7	Prim Bdrm	2nd	16.86	x 14.57	Hardwood Floor	W/I Closet	5 Pc Ensuite
8	2nd Br	2nd	14.34	x 12.3	Hardwood Floor	W/I Closet	3 Pc Ensuite
9	3rd Br	2nd	14.34	x 12.3	Hardwood Floor	W/I Closet	4 Pc Ensuite
10	4th Br	2nd	11.48	x 12.34	Hardwood Floor	Double Closet	4 Pc Ensuite
11	5th Br	Bsmt	10.3	x 12.34	Heated Floor	Above Grade Window	3 Pc Bath
12	Rec	Bsmt	24.34	x 31.1	Heated Floor	Gas Fireplace	W/O To Pool
13	Office	Bsmt	8.5	x 8.69	Tile Floor	Separate Rm	Pot Lights
14	Cold/Cant	Bsmt	12.27	x 17.16	Concrete Floor	Separate Rm	Pot Lights
15	Furnace	Bsmt	15.65	x 12.01	Concrete Floor	Separate Rm	Pot Lights
16	Pantry	Main	4.99	x 5.77	Hardwood Floor	Separate Rm	B/I Shelves
17	Breakfast	Main	6.17	x 13.45	Hardwood Floor	Window Flr to Ceil	W/O To Deck

Client Remks: Experience refined ravine-side living in this extraordinary luxury Leboeuf built residence designed by renowned Architect Peter Higgins offers exceptional design, timeless elegance and resort-inspired outdoor living in one of the area's most coveted settings. This spectacular 4+1 bedroom, 6 bathroom home boasts approx 5355 SF of total living space created by Jennifer Worts Interior Design, showcasing expansive principal rooms, soaring ceilings, designer finishes and panoramic windows that capture breathtaking views of the lush ravine backdrop. The heart of the home is the stunning chef's kitchen featuring custom cabinetry, butler's pantry, oversized statuario marble island, countertop & backsplash effortlessly flowing in the sun-filled family rm where a walk-out leads to an oversized deck complete with glass railings overlooking the magnificent backyard oasis. Designed for both grand-scale entertaining and everyday living, the outdoor space is truly unforgettable with a glorious inground pool offering total privacy against the tranquil ravine setting. Upstairs, the lavish primary retreat offers a spa-inspired ensuite, expansive walk-in closet, serene nature views, while the additional bedrooms are generously sized with access to equally beautiful ensuite baths. The fully finished walk-out lower level elevates the lifestyle experience even further with a spacious recreation room, additional bdrm, bath and a w/out to the pool, creating the ultimate indoor-outdoor flow ideal for entertaining or private relaxation. Every detail of this exceptional home has been thoughtfully curated to deliver timeless elegance, luxurious comfort & seamless functionality. From the dramatic architectural presence to the resort-calibre backyard sanctuary, this rare ravine property offers an unparalleled



344 Bessborough Dr Toronto Ontario M4G 3L2 Toronto C11 Leaside Toronto Taxes: \$17,759/2025 Sold Date: 04/10/2026 SPIS: No Last Status: SLD DOM: 30			Sold: \$4,025,000 List: \$4,199,000 For: Sale % Dif: 96
Detached Link: N 2-Storey	Fronting On: W Acreage: 40.05 x 135 Feet Irreg:	Rms: 9 + 1 Bedrooms: 4 + 1 Washrooms: 5 1x5x2nd, 1x4x2nd, 1x3x2nd, 1x2xMain, 1x4xBsmt	Dir/Cross St: Bayview/ Glenvale Directions: Bayview/ Glenvale

MLS#: C12872310 **PIN#:** 103650021
Legal: PT LOTS 586 & 587 PLAN 3110 AS IN CA483432 ; EAST YORK ; , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Apartment / Fin W/O / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 6-15 Year Built: 2013 Yr Built Source: MPAC Apx Sqft: 3000-3500 Lot Size Source: MPAC Roof: Asphalt Rolled, Asphalt Shingle Foundation: Poured Concrete Assessment: 2025 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: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit Exterior Feat: Deck, Landscaped, Patio, Paved Yard, Privacy, Porch Interior Feat: Air Exchanger, Auto Garage Door Remote, Bar Fridge, Central Vacuum, ERV/HRV, Floor Drain, In-Law Capability, In-Law Suite, Storage, Sump Pump, Water Heater Owned Security Feat: Alarm System	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: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.48	x 15.32	Hardwood Floor	Gas Fireplace	B/I Shelves
2	Dining	Main	13.48	x 14.99	Hardwood Floor	Coffered Ceiling	Built-In Speakers
3	Kitchen	Main	15.16	x 14.99	Hardwood Floor	Modern Kitchen	Breakfast Area
4	Family	Main	16.01	x 16.99	Hardwood Floor	Gas Fireplace	B/I Desk
5	Prim Bdrm	2nd	17.16	x 15.16	Hardwood Floor	5 Pc Ensuite	W/I Closet
6	2nd Br	2nd	12.66	x 13.85	Hardwood Floor	4 Pc Ensuite	W/I Closet
7	3rd Br	2nd	18.01	x 11.42	Hardwood Floor	Closet	B/I Desk
8	4th Br	2nd	13.48	x 12.63	Hardwood Floor	3 Pc Bath	Closet
9	Laundry	2nd	12.01	x 4.99	Separate Rm	B/I Shelves	
10	5th Br	Lower	11.75	x 11.25	Closet	4 Pc Bath	Window
11	Kitchen	Lower	12.99	x 9.18	Eat-In Kitchen	Modern Kitchen	Window
12	Rec	Lower	30.35	x 16.34	Heated Floor	Gas Fireplace	Walk-Up
13	Laundry	Lower	7.22	x 6.89	B/I Shelves	Separate Rm	

Client Remks: The moment you step into 344 Bessborough, you understand why North Leaside commands respect. This is heritage Toronto - the kind of neighbourhood where mature maples line streets that have watched the city grow for a century. And this property? It's the Leaside difference in full. Built in 2013 by Ivey Glenn - a builder known for construction quality over cost-cutting - this home offers 4,741 square feet across three fully finished levels. That number matters. At \$4.2M, comparable in Moore Park and Lawrence Park rarely exceed 3,500 square feet. Here, the space is genuine. Main floor ceilings rise to 10 feet. The living and dining rooms flow with proportion and light. The kitchen opens naturally into a generous family room with double walkouts to a 727- square-foot wood deck - not a patio, an outdoor room. Upstairs, the primary suite features a cathedral ceiling, Juliette balcony, and dedicated dressing area. Bedroom 2 has its own ensuite and walk-in closet. Bedroom 3 is oversized. Five bathrooms in total, upper-floor laundry, and space that never forces compromise. The lower level earns the home its versatility. Nearly 1,500 finished square feet with close to 9-foot ceilings, a full second kitchen, bedroom, recreation room, 4-piece bath, dedicated laundry, and a walk-out to the garden. It functions entirely independently - ideal for extended family, live-in help, or guests who prefer their own space. Three gas fireplaces. Two laundry rooms. Attached garage with private drive. TTC transit one minute on foot. Leaside High School in seven. Sherwood Park in five. Sunnybrook less than a kilometre away.

Inclusions: All existing appliances: Wolf 6-burner gas range, Sub-Zero paneled refrigerator, Sub-Zero beverage fridge (butler's pantry), Miele dishwasher, Wolf microwave, built-in range hood, side-by-side Miele washer & dryer (2nd floor laundry), Electrolux washer & dryer (lower level laundry), stainless steel refrigerator (lower level kitchen), stainless steel stove (lower level kitchen), stainless steel dishwasher (lower level kitchen) All electrical light fixtures. Hunter Douglas window blinds throughout. Sump pump. Rods and curtains in the primary bedroom & 3rd



165 Leacrest Rd Toronto Ontario M4G 1E7 Toronto C11 Leaside Toronto Taxes: \$21,062/2025 Sold Date: 04/02/2026 SPIS: No Last Status: SLD DOM: 31			Sold: \$4,625,000 List: \$4,990,000 For: Sale % Dif: 93
Detached Link: N 2-Storey	Fronting On: N Acreage: 30 x 153 Feet Irreg: Pies out to 105 Feet	Rms: 11 + 5 Bedrooms: 4 + 1 Washrooms: 6 2x2, 1x7, 1x4, 2x3	Dir/Cross St: Leacrest/Hanna Directions: Leacrest/Hanna

MLS#: C12833832 **PIN#:** 103820162
Legal: PT LT 63 PL 3279 LEASIDE AS IN TB265327; TORONTO , CITY OF TORONTO

Kitchens: 2 + 1 Fam Rm: Y Basement: Apartment / Walk-Up Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Year Built: 2024 Apx Sqft: 3500-5000 Lot Shape: Irregular Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove Interior Feat: Central Vacuum, Guest Accommodations, In-Law Suite, Sauna, Storage, Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	17.91	x 8.76	Stone Floor	Coffered Ceiling	Pot Lights
2	Dining	Main	18.9	x 13.48	Hardwood Floor	Panelled	Coffered Ceiling
3	Kitchen	Main	19.09	x 16.99	B/I Appliances	W/O To Terrace	Centre Island
4	Pantry	Main	9.84	x 9.84	Modern Kitchen	Stainless Steel Appl	Hardwood Floor
5	Family	Main	21.49	x 19.85	Gas Fireplace	Built-In Speakers	Hardwood Floor
6	Office	Main	10.99	x 10.01	Hardwood Floor	Pot Lights	Built-In Speakers
7	Mudroom	Main	11.68	x 11.52	Tile Floor	W/W Closet	Pot Lights
8	Prim Bdrm	2nd	17.75	x 16.99	7 Pc Ensuite	His/Hers Closets	Wet Bar
9	2nd Br	2nd	15.49	x 12.5	W/I Closet	3 Pc Ensuite	Hardwood Floor
10	3rd Br	2nd	12.99	x 12.07	Hardwood Floor	Closet Organizers	5 Pc Bath
11	4th Br	2nd	12.99	x 12.07	5 Pc Bath	Semi Ensuite	Hardwood Floor
12	Office	2nd	11.75	x 8.33	Hardwood Floor	Glass Doors	Pot Lights
13	Laundry	2nd	7.35	x 9.91	B/I Shelves	Laundry Sink	Tile Floor
14	Rec	Lower	21.42	x 19	Wet Bar	Walk-Out	Built-In Speakers
15	Family	Lower	17.49	x 15.68	B/I Bookcase	Heated Floor	Pot Lights
16	Exercise	Lower	16.83	x 10.01	Sauna	Glass Doors	Pot Lights
17	Kitchen	Lower	17.49	x 10.07	B/I Appliances	Hardwood Floor	Pot Lights
18	Family	Lower	18.01	x 10.01	Vinyl Floor	Pot Lights	Combined W/Kitchen
19	5th Br	Lower	11.15	x 9.68	Vinyl Floor	Above Grade Window	Pot Lights
20	Bathroom	Lower	8.07	x 4.17	3 Pc Bath	Tile Floor	Combined W/Laundry

Client Remks: Newly built modern residence in the heart of South Leaside offering nearly 6,500 sq.ft. of living space! Exceptional designer-curated finishes and smart home technology throughout. Designed for the modern family and built to impress, this magazine-worthy residence perfectly blends luxury, functionality, and versatility. Oversized principal rooms, two private home offices, and a full legal in-law suite with income potential make it ideal for multigenerational living or a flexible live-work lifestyle. Showcasing engineered white oak floors, soaring ceilings, and expansive windows with motorized blinds, every detail reflects thoughtful design and quality craftsmanship. The custom kitchen is a true centerpiece - featuring a panelled fridge, trash compactor, waterfall island with hidden storage, and full-height cabinetry - flowing seamlessly into the family room with a marble gas fireplace and walkout to the backyard. Step lighting, integrated speakers, and sleek modern finishes complete the main level's sophisticated aesthetic. Upstairs, four oversized bedrooms include a magazine-worthy primary suite with a slatted wood feature wall access to His & Hers WICs, cove-lit ceiling, fireplace in stone surround, fully equipped bar, walkout to a private balcony (hot tub-ready), and a spa-inspired ensuite with steam shower, freestanding tub, heated floors, and double vanities. Secondary bedrooms are equally impressive, and a dedicated laundry room with dual washer/dryers enhances everyday ease. Upstairs office may be converted to a 5th bedroom. The lower level extends the living experience with a gym, sauna, recreation lounge, and wet bar equipped



134 Rykert Cres Toronto Ontario M4G 2S9 Toronto C11 Leaside Toronto		Sold: \$6,750,000 List: \$6,750,000
Taxes: \$33,473.93/2025	For: Sale	% Dif: 100
Sold Date: 06/06/2026		
SPIS: No	Last Status: SLD	DOM: 11
Detached Link: N 2-Storey	Fronting On: E Acreage: 46 x 300 Feet Irreg:	Rms: 11 + 6 Bedrooms: 4 + 2 Washrooms: 7 1x2xMain, 1x6x2nd, 1x4x2nd, 2x3x2nd, 2x3xLower
Dir/Cross St: Eglinton and Bayview Directions: Eglinton and Bayview		

MLS#: C13178130	PIN#: 103680179
Legal: PCL 88-1 SEC M597; PT LT 88 E/S RYKERT CRES PL M597 EAST YORK LYING N OF THE SLY 5 FT FROM FRONT TO REAR; TORONTO, CITY OF TORONTO	

Kitchens: 1 Fam Rm: Y Basement: Fin W/O / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 6-15 Year Built: 2018 Apx Sqft: 5000+ Lot Size Source: GeoWarehouse Roof: Asphalt Shingle, Unknown Foundation: Concrete, Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Concrete Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: Inground, Salt Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Grnbelt/Conserv, Hospital, Ravine, Rec Centre, School Exterior Feat: Backs On Green Belt, Deck, Hot Tub, Landscape Lighting, Landscaped, Lawn Sprinkler System, Privacy Interior Feat: Bar Fridge, Built-In Oven, Carpet Free, Floor Drain, Guest Accommodations, In-Law Suite, Storage, Sump Pump, Water Heater, Water Purifier Security Feat: Alarm System, Carbon Monoxide Detectors, Security System, Smoke Detector	Zoning: Cable TV: Yes Gas: Yes 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	Hydro: Yes Phone: Yes
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Topography: Wooded/Treed				
#	Room	Level	Length (ft)	Width (ft)
Description				
Client Remks: Tucked away on serene Rykert Crescent this extraordinary residence offers exceptional privacy, tranquility and natural beauty in the most coveted pocket of family-friendly Leaside. Exterior finishes reflect timeless sophistication & enduring craftsmanship, combining yellow brick, Indiana limestone detailing, rusticated brick coursing, and aluminum composite panels to create a striking facade. Designed by acclaimed architect Richard Librach, this modern transitional home sits on a majestic 300 ft. deep lot. A grand entry with 11-foot ceilings and almost 100 ft sightline of living space creates a jaw-dropping first impression, complemented by warm wood accents and abundant natural light. The great room is masterfully designed with floor to ceiling glass doors, wood and dropped 11 ft. ceilings creating spaces within the massive 34 x 34 open concept haven. Outdoor living is resort calibre, with a covered outdoor living and dining room with gas fireplace extending your backyard season and enjoyment of the spectacular pool and hot tub designed for style & effortless maintenance. The table land is ample, allowing for a large backyard beyond the pool deck. Upstairs, you will find generously sized bedrooms, each with 9-foot ceilings, walk-in closets, and ensuite bathrooms with heated floors. A cozy family room provides the perfect 2nd floor retreat. The primary suite features a spa-like ensuite with freestanding tub, pocket doors between living spaces and a large dressing room. The lower level is exceptionally well appointed, offering huge scale rooms, a recreation room, mirrored private gym, 2 guest bedrooms, craft/play room, pool dressing room, walkout to the pool deck, and two full baths-ideal for entertaining, wellness and family life. From the heated driveway to the automated CoverStar "elephant-weight" rated pool cover, every detail has been meticulously considered.				
Inclusions: Please see Schedule for full List of Inclusions.				
Listing Contracted With: ROYAL LEPAGE/J & D DIVISION Ph: 416-489-2121				