



99 Albertus Ave Toronto Ontario M4R 1J6 Toronto C04 Lawrence Park South Toronto Taxes: \$8,257.26/2026 Sold Date: 03/31/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,602,000 List: \$1,325,000 For: Sale % Dif: 121
Detached Link: N 2-Storey	Fronting On: S Acreage: 25 x 133 Feet Irreg:	Rms: 4 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x2xBsmt	Dir/Cross St: Yonge South of Lawrence Directions: Yonge South of Lawrence

MLS#: C12910186 **PIN#:** 211590270
Legal: PCL 68-2 SEC M53; PT LT 68 S/S ALBERTUS AV PL M53 TORONTO COMM AT A POINT IN THE NLY LIMIT OF SAID LT, WHERE IT WOULD BE INTERSECTED BY A LINE DRAWN PARALLEL TO THE DIVIDING LINE BTN THE E AND W HALVES OF SAID LT 68, AT A DISTANCE OF 25 FT ELY THEREFROM MEASURED AT RIGHT ANGLES THERETO; THENCE SLY PARALLEL TO SAID DIVIDING

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: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.09	x 13.48	Hardwood Floor	Fireplace	Bay Window
2	Dining	Main	10.66	x 14.76	Hardwood Floor	French Doors	Formal Rm
3	Family	Main	12.76	x 11.09	Parquet Floor	Skylight	W/O To Deck
4	Kitchen	Main	8.43	x 11.84	Ceramic Floor	Window	South View
5	Br	2nd	10.83	x 14.01	Hardwood Floor	Double Closet	South View
6	2nd Br	2nd	13.09	x 11.58	Hardwood Floor	Closet	North View
7	3rd Br	2nd	8.23	x 9.32	Hardwood Floor	Closet	North View
8	Rec	Bsmt	10.43	x 28.08	Broadloom	2 Pc Bath	Window
9	Br	Bsmt	12.34	x 10.76	Broadloom	Pot Lights	Window

Client Remks: Welcome to this classic Lytton Park detached home, offering timeless charm, warm character, and comfortable, move-in ready living-along with exceptional potential to make it your own over time. Featuring 3+1 bedrooms and a fully finished basement, this home is designed to accommodate growing families with ease. Hardwood floors run throughout, complemented by inviting principal rooms and a thoughtful rear addition extending both the main floor and lower level-providing valuable extra living space filled with natural light. The finished basement offers flexibility for a recreation room, home office, or additional bedroom, adapting to your lifestyle needs. A detached garage adds everyday convenience, while the home's layout and lot offer future potential. Ideally located within the coveted John Ross Robertson school district and surrounded by top-tier public & private schools, this home is perfectly positioned for families. Just a short walk to Yonge Street, you'll enjoy easy access to shops, restaurants, and everyday amenities. Set within a warm, close-knit community known for its welcoming atmosphere and highly anticipated annual street party each June, this is a rare opportunity to establish roots in Lytton Park.

Inclusions: NEW SS Fridge, Stove, B/I Dishwasher, Hood fan, As-is washer, dryer, All Electric Light Fixtures

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



296 Briar Hill Ave Toronto Ontario M4R 1J2 Toronto C04 Lawrence Park South Toronto Taxes: \$8,242/2025 For: Sale % Dif: 93 Sold Date: 06/25/2026 SPIS: No Last Status: SLD DOM: 27			Sold: \$1,300,000 List: \$1,399,000
Detached Link: N 2-Storey	Fronting On: N Acreage: 25 x 133.25 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x1xBsmt	Dir/Cross St: avenue/eglinton Directions: avenue north of eglinton

MLS#: C13213046 **PIN#:** 211580088
Legal: PCL 92-1 SEC M25; PT LT 92 PL M25 TORONTO

Kitchens: 1 Fam Rm: N Basement: criteria.basementFeatures,yn.Development Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: 100+ Year Built: 1926 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: None / 0 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Storage	Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: A rare opportunity to build your dream home or execute a custom renovation in prestigious Lawrence Park South. Having the same owners for over 60 years exemplifies the family friendly neighbourhood. This solid detached home features high ceilings, generous principal rooms, and incredible bones. Situated on a deep lot in a highly coveted neighbourhood, it is the perfect canvas for your personal touch. Please note: This property is an estate sale and is being sold in "as is, where is" condition.					
Listing Contracted With: Coldwell Banker 2M Realty Ph: 905-576-5200					



814 Duplex Ave		Sold: \$1,575,000
Toronto Ontario M4R 1W7		List: \$1,549,000
Toronto C04 Lawrence Park South Toronto		
Taxes: \$10,037/2025	For: Sale	% Dif: 102
Sold Date: 04/28/2026		
SPIS: No	Last Status: SLD	DOM: 7
Detached	Fronting On: W	Rms: 7 + 4
Link: N	Acreage:	Bedrooms: 3 + 1
2-Storey	29.75 x 100 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x2xBsmt
Dir/Cross St: Yonge & Glencairn Directions: NW of Yonge & Glencairn		

MLS#: C13027466 **PIN#:** 211550055
Legal: See Schedule B for full description.

Kitchens: 1 Fam Rm: Y Basement: Part Fin / Sep Entrance Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: Year Built: 1940 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Library, Park, Public Transit, School Exterior Feat: Patio Interior Feat: Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	0	0	Closet	Stained Glass	Hardwood Floor
2	Living	Main	19.36	x 12.89	Fireplace	Crown Moulding	Hardwood Floor
3	Dining	Main	13.52	x 10.96	Wainscoting	Crown Moulding	Hardwood Floor
4	Kitchen	Main	18.96	x 8.37	Eat-In Kitchen	Stainless Steel Appl	Window
5	Sunroom	Main	13.71	x 8.14	Large Window	W/O To Yard	Tile Floor
6	Prim Bdrm	2nd	13.12	x 13.06	Closet	Large Window	Hardwood Floor
7	2nd Br	2nd	19.62	x 9.74	Closet	O/Looks Backyard	Hardwood Floor
8	3rd Br	2nd	17.19	x 9.61	Closet	Large Window	Hardwood Floor
9	Bathroom	2nd	0	0	4 Pc Bath	Pedestal Sink	Tile Floor
10	Rec	Bsmt	17.39	x 11.52	Fireplace	B/I Shelves	Above Grade Window
11	Office	Bsmt	12.3	x 7.41	Panelled	Above Grade Window	Linoleum
12	Bathroom	Bsmt	0	0	2 Pc Bath	Above Grade Window	Laminate
13	Laundry	Bsmt	8.89	x 7.87	Unfinished	B/I Shelves	Laundry Sink
14	Utility	Bsmt	15.19	x 11.52	Unfinished	B/I Shelves	

Client Remks: Welcome to 814 Duplex Ave! This character-filled 3 bedroom, 2 bathroom detached home on a wide 29.75ft x 100ft lot is nestled in the heart of Lytton Park, one of Toronto's most sought-after, family-friend neighbourhoods. The red brick and landscaped gardens draw you in for the heart-fluttering curb appeal. Boasted by a flagstone private drive and coveted detached garage. the landscaped front and back gardens to the private drive and detached garage. The charm carries through the home with an inviting living room featuring a stately fireplace, warm wood trim, and large windows. Rich hardwood floors flow seamlessly through to the formal dining room, highlighted by elegant wainscoting and ample space to host family gatherings and lavish dinner parties. The eat-in kitchen offers a function layout, equipped with updated stainless steel appliances, ceiling-height cabinetry and undercabinet lighting. The bright sunroom extension provides a peaceful retreat to enjoy your morning coffee, curl up with your new favourite book & take in views your backyard. Lush and landscaped it features a stone patio with awning and manicured gardens, offering the perfect setting for outdoor dining, kids playing, pets & gardening. Three generously sized bedrooms, each with large windows and ample closet space. A well-appointed 4-piece bath and a convenient hallway linen closet with built-in drawers complete the second level. The finished basement offers excellent versatility, with a spacious rec room perfect for movie nights or a casual hangout, an additional bedroom or home office, and a convenient powder room. Located within top-tier John Ross Robertson, Glenview, and Lawrence Park CI school catchment and just minutes from prestigious private schools including Havergal. Enjoy nearby green spaces and trails, and the easy stroll to Yonge St for shops, dining and transit. A rare opportunity to own a warm and welcoming home in an exceptional neighbourhood.

Inclusions: See Schedule B.

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



229 Glengrove Ave W Toronto Ontario M4R 1P4 Toronto C04 Lawrence Park South Toronto		Sold: \$1,720,000 List: \$1,849,900
Taxes: \$10,255.58/2025	For: Sale	% Dif: 93
Sold Date: 01/16/2026		
SPIS: No	Last Status: SLD	DOM: 37
Detached	Fronting On: S	Rms: 7 + 2
Link: N	Acreage:	Bedrooms: 4 + 1
2 1/2 Storey	28.5 x 88 Feet	Washrooms: 3
	Irreg: back 29.68'	1x3x2nd, 1x4x3rd, 1x3xBsmt
Dir/Cross St: Avenue Road/Lawrence Directions: Avenue Road/Lawrence		

MLS#: C12615230 **PIN#:** 211560005
Legal: PCL 100-3 SEC M87; PT LT 100 E/S OTTER ST PL M87

Kitchens: 1 + 1 Fam Rm: Y Basement: Full / Sep Entrance Fireplace/Stv: Y Heat: Water / Gas A/C: Wall Unit Central Vac: No Apx Age: 51-99 Apx Sqft: 1500-2000 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Membrane, Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Exterior Feat: Awnings, Deck, Landscape Lighting, Lawn Sprinkler System, Porch Interior Feat: Auto Garage Door Remote, Carpet Free, In-Law Suite, Separate Heating Controls, Separate Hydro Meter, Storage, Upgraded Insulation, Water Heater, Workbench Security Feat: Alarm System, Carbon Monoxide Detectors, Monitored, Smoke Detector	Zoning: R Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown	Hydro: Yes Phone: Yes
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	11.58	x 13.94	Open Concept	W/O To Deck	Hardwood Floor
2	Living	Main	13.71	x 15.52	Open Concept	Bay Window	Hardwood Floor
3	Kitchen	Main	8.4	x 13.94	Open Concept	Granite Counter	
4	Prim Bdrm	2nd	9.94	x 14.34	Fireplace	Hardwood Floor	Large Closet
5	2nd Br	2nd	14.07	x 9.32	Closet	Hardwood Floor	
6	3rd Br	2nd	9.68	x 10.73	Closet	Hardwood Floor	
7	4th Br	3rd	15.12	x 12.5	Ensuite Bath	W/I Closet	Hardwood Floor
8	Kitchen	Bsmt	16.96	x 8.27	Ceramic Floor		
9	Br	Bsmt	13.55	x 19.23	Hardwood Floor		
10	Bathroom	2nd	0	0			
11	Bathroom	3rd	0	0			
12	Bathroom	Bsmt	0	0			

Client Remks: This Elegant Home, Located in the Prestigious Lytton Park Neighbourhood, Has Been Carefully Maintained and Thoughtfully Upgraded Throughout the Years. The Major Renovations Done in 2014 Included a New Kitchen W/ SS Appliances, Granit CC And Open Concept. Unlike Many Similar Style Homes Of Its Era, It Sits On a Wider 28.5 Lot And Offers an Impressive Three Levels Of Living Space, Including Four Above Grade Full Bedrooms And Three Full Bathrooms. The Home Features a Fully Finished Basement With a Separate Entrance, Open Concept Kitchen, Two Fireplaces, And the Convenience of a Legal Front-yard Parking Pad In Addition to a Rear Insulated, Tiled and Heated Garage-a Rare Combination in This Neighbourhood. Large Private 2 Level Deck Provides Year-Round Enjoyment For Family And Friends. Rich In Character Yet Modernized For Today's Lifestyle, This Is a Truly Special Property That Can't Be Missed!

Inclusions: Gas Stove, Fridge, MW, DW, W/D, Free Standing Wardrobes in Master Bedroom, Some Ceiling Fixtures, Shed, BBQ, Patio Set (Table Plus Chairs), All Basement Major Appliances (including portable cooktop), Cold Room and Garage Shelving.

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



37 Heather St Toronto Ontario M4R 1Y4 Toronto C04 Lawrence Park South Toronto Taxes: \$13,385/2025 For: Sale % Dif: 113 Sold Date: 06/03/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$2,200,000 List: \$1,950,000
Detached Link: N 2-Storey	Fronting On: E Acreage: 36 x 145.41 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Yonge St, & Lawrence Ave. W. Directions: South of Lawrence Ave W, between Yonge St & Avenue Road

MLS#: C13211756 **PIN#:** 211540059
Legal: PCL 36-1 SEC M401; PT LOT 36 E/S HEATHER ST *see full description on MLS attachment.

Kitchens: 1 Fam Rm: N Basement: Part Fin Fireplace/Stv: Y Heat: Water / Gas A/C: Window Unit Central Vac: No Apx Age: Year Built: 1928 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Stone Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Auto Garage Door Remote, Water Heater	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: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	21.26	x 11.06	Leaded Glass	Fireplace	Bay Window
2	Dining	Main	13.94	x 11.71	Leaded Glass	Wainscoting	Hardwood Floor
3	Den	Main	11.81	x 8.99	W/O To Deck		
4	Kitchen	Main	10.56	x 9.25	Pass Through		
5	Prim Bdrm	2nd	15.72	x 11.45	W/I Closet	Broadloom	West View
6	2nd Br	2nd	12.11	x 10.3	W/O To Deck	Hardwood Floor	
7	3rd Br	2nd	12.2	x 10.6	Hardwood Floor	Closet	
8	Rec	Bsmt	17.29	x 10.17	3 Pc Bath		

Client Remks: Classic Side Centre Hall Plan located in the heart of Lytton Park/ John Ross Robertson, one of the city's most sought-after neighbourhoods where 37 Heather Street presents a timeless residence on a 36x145 foot lot. Warm natural wood trim, Spacious Living room with large west facing bay window, leaded glass, and fireplace. Main floor and covered 2nd floor deck overlooking private treed garden. Appliances are older and in "As Is Condition." Existing knob and tube wiring, Walking Distance to John Ross Robertson JPS, Glenview SPS, Lawrence Park Cl.

Inclusions: Electric Light Fixtures* Fridge, Stove, Dishwasher, Washer, Dryer Window coverings, existing broadloom, H.W.G. furnace, security system, In-ground lawn sprinkler system.

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



153 Glengrove Ave W Toronto Ontario M4R 1P1 Toronto C04 Lawrence Park South Toronto			Sold: \$2,070,000 List: \$1,999,000
Taxes: \$12,194/2026	For: Sale	% Dif: 104	
Sold Date: 05/30/2026			
SPIS: No	Last Status: SLD	DOM: 15	
Detached	Fronting On: S	Rms: 9 + 1	
Link: N	Acreage:	Bedrooms: 4	
3-Storey	27.83 x 108 Feet	Washrooms: 3	
	Irreg:	1x4x2nd, 1x5x3rd, 1x2xBsmt	
Dir/Cross St: Lawrence Ave & East Of Avenue Rd			
Directions: Lawrence Ave & East Of Avenue Rd			

MLS#: C13134412 **PIN#:** 211560038
Legal: Plan M87 Pt Lot 117

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Baseboard, Radiant / Electric, Gas A/C: Wall Unit, Window Unit Central Vac: No Apx Age: Year Built: 1924 Apx Sqft: 2000-2500 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, School Exterior Feat: Deck, Landscaped, Lawn Sprinkler System, Porch Interior Feat: Built-In Oven, Separate Heating Controls	Zoning: Single Family Residential Cable TV: Gas: Hydro: Water: Phone: 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
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Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	7.71	x 6.43	Stone Floor	Closet	Large Window
2	Living	Main	15.35	x 12.5	Hardwood Floor	Heated Floor	O/Looks Frontyard
3	Dining	Main	13.65	x 10.37	Hardwood Floor	Heated Floor	Combined W/Living
4	Kitchen	Main	10.37	x 5.25	Hardwood Floor	Large Window	Stone Counter
5	Breakfast	Main	8.76	x 6.17	Hardwood Floor	W/O To Sundeck	Gas Fireplace
6	2nd Br	2nd	19.23	x 9.58	Hardwood Floor	Closet	O/Looks Backyard
7	3rd Br	2nd	19.09	x 9.58	Hardwood Floor	Closet	O/Looks Backyard
8	4th Br	2nd	19.88	x 10.4	Hardwood Floor	W/I Closet	O/Looks Frontyard
9	Prim Bdrm	3rd	16.21	x 10.53	Hardwood Floor	Closet	5 Pc Ensuite
10	Great Rm	3rd	23.79	x 13.62	Hardwood Floor	B/I Shelves	W/O To Balcony
11	Den	3rd	11.19	x 6.23	Hardwood Floor	Open Concept	W/O To Sundeck
12	Rec	Lower	25.49	x 9.65	Porcelain Floor	Heated Floor	2 Pc Bath
13	Exercise	Lower	10.4	x 7.22	Porcelain Floor	Open Concept	Window
14	Laundry	Lower	9.15	x 6.92	B/I Shelves	Laundry Sink	

Client Remks: Welcome to 153 Glengrove Ave W, a charming 3-storey detached home in the prestigious Lytton Park/Lawrence Park South neighbourhood, one of Toronto's most desirable family communities. This well-maintained residence offers approximately 3,200 sq ft of living space, including 2,500 sq ft above grade plus an additional 700+ sq ft in the updated finished basement. This home featuring a functional 4-bedroom layout, abundant storage, timeless character, and exceptional versatility for family living. The main level features spacious living and dining rooms, two gas fireplaces, potlights, crown mouldings, and a bright breakfast nook overlooking a beautifully landscaped, fully fenced garden-perfect for outdoor enjoyment and entertaining. The second floor offers 3 generously sized bedrooms, each large enough to accommodate a king-size bed while still providing space for a study corner. The private third-floor primary retreat includes a lounge and open concept home office area, a sun-filled south-facing balcony, and three skylights that fill the space with natural light. The finished basement includes a recreation room, washroom, cold cellar, and laundry room, along with a separate entrance offering flexibility for extended family or potential in-law suite. Radiant heated floors on the main floor and basement add comfort and efficiency. Located in highly coveted Lytton Park, renowned for its top-ranking public and private schools, the home falls within the catchment area for John Ross Robertson JPS, Glenview SPS, and Lawrence Park CI, and is also close to prestigious private schools including Havergal College, TFS, and Crescent School. Enjoy a highly walkable Midtown location with convenient access to Yonge Street, Avenue Road, TTC transit and subway stations, major highways, as well as nearby parks, ravines, shops, cafes, and restaurants. A rare opportunity to own a character-filled family home in one of Toronto's premier neighbourhoods.

Inclusions: All electric light fixtures and window coverings, fridge, cooktop, built-in ovens, dishwasher, range hood, washer & dryer, 2 gas fireplaces, boiler and tankless water heater, U/G sprinkler system, 200 amp service, large maintenance-free deck, garden shed in backyard.



170 Glengrove Ave W Toronto Ontario M4R 1P3 Toronto C04 Lawrence Park South Toronto Taxes: \$15,353/2025 For: Sale % Dif: 114 Sold Date: 05/14/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$2,278,000 List: \$1,999,888
Detached Link: N 2-Storey	Fronting On: N Acreage: 55 x 140 Feet Irreg:	Rms: 12 Bedrooms: 6 Washrooms: 3 1x2xMain, 2x4x2nd	
Dir/Cross St: Yonge & Lawrence Avenue Directions: Corner Of Glengrove Ave & Rosewell Ave			

MLS#: C13088700	PIN#: 103460103
Legal: PCL 1-4, SEC M299; PT LOT1, PLAN M299	

Kitchens: 1 Fam Rm: Y Basement: Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1908 Apx Sqft: 2500-3000 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Attached / 2 Drive: Private Double Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: In Addition To Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown	Hydro: Yes Phone: Yes
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	23.69	x 22.24	Brick Fireplace	B/I Bookcase	Hardwood Floor
2	Sitting	Main	8.4	x 11.65	Hardwood Floor		
3	Dining	Main	16.5	x 13.48			
4	Kitchen	Main	21.19	x 17.13	Family Size Kitchen	Hardwood Floor	Updated
5	Family	Main	17.06	x 9.74	Hardwood Floor	W/O To Yard	
6	Prim Bdrm	2nd	18.5	x 12.07	Hardwood Floor		
7	Other	2nd	8.37	x 4.92	Hardwood Floor		
8	Br	2nd	19.23	x 11.52	Hardwood Floor		
9	Br	2nd	14.8	x 9.78			
10	Br	2nd	15.03	x 14.17	Hardwood Floor		
11	Br	2nd	12.04	x 11.88	Hardwood Floor		
12	Br	2nd	13.48	x 11.38	Hardwood Floor		

Client Remks: Opportunities Knocking In This Prestigious Neighborhood Of Lytton Park, Attention Builders & Renovators, This Well Loved Family Home Is Ready For Another Adventure With A New Family To Enjoy All The Potential This Home Has To Offer. Situated On A Generous 55 x 140 Foot Corner Lot, One Of The Most Sought After Lots In The Neighborhood. This House Features 6 Bedrooms & 3 Bathrooms, Spacious Living & Dining Rooms, Family Sized Kitchen Ideal For Entertaining, Private Family Room With A Walkout To A Porch, Steps To John Ross Robertson JPS, Walking Distance To Glenview SPS, Bedford Park PS, Lawrence Park CI, Blessed Sacrament CS, Blythwood JPS, Easy Access To Highways 401, Steps To The Subway And Minutes to Downtown Business Core, Knock Knock

Inclusions: EXISTING FRIDGE, DISHWASHER, MICROWAVE, WASHER, DRYER, ALL IN AS IS CONDITION

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



90 Chudleigh Ave Toronto Ontario M4R 1T3 Toronto C04 Lawrence Park South Toronto		Sold: \$1,985,000 List: \$2,095,000
Taxes: \$9,092.64/2026	For: Sale	% Dif: 95
Sold Date: 06/25/2026		
SPIS: No	Last Status: SLD	DOM: 10
Detached	Fronting On: N	Rms: 9
Link: N	Acreage:	Bedrooms: 4
2-Storey	30 x 120 Feet	Washrooms: 3
	Irreg:	1x2xMain, 1x4x2nd, 1x3xLower
Dir/Cross St: Yonge/Lawrence Directions: Via Google Maps		

MLS#: C13447902 **PIN#:** 211530100
Legal: See Schedule B

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Wall Unit Central Vac: No Apx Age: 100+ Year Built: 1926 Apx Sqft: 1500-2000 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Wood Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Park, Public Transit 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: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	13.16	x 6.76	Stained Glass	Pot Lights	Hardwood Floor
2	Living	Main	16.34	x 12.99	Fireplace	French Doors	Hardwood Floor
3	Dining	Main	13.58	x 10.93	B/I Shelves	Stained Glass	Hardwood Floor
4	Kitchen	Main	9.42	x 8.76	Renovated	Stainless Steel Appl	Hardwood Floor
5	Family	Main	19.09	x 11.25	Walk-Out	Pot Lights	Hardwood Floor
6	Prim Bdrm	2nd	13.42	x 10.07	Double Closet	O/Looks Garden	Hardwood Floor
7	2nd Br	2nd	11.52	x 10.07	Double Closet	O/Looks Frontyard	Hardwood Floor
8	3rd Br	2nd	9.74	x 9.68	Closet	O/Looks Frontyard	Hardwood Floor
9	4th Br	2nd	9.74	x 7.09	B/I Shelves	O/Looks Garden	Hardwood Floor
10	Rec	Lower	18.83	x 15.09	Above Grade Window	Closet	Tile Floor

Client Remks: Coveted Chudleigh Avenue. Set on a less-travelled street in Lytton Park, this red brick family home awards buyers a turn-key opportunity on one of Lytton Park's favourite streets. The traditional floor plan has been extended on the main floor to include a huge family room and breakfast room, enlarging the enjoyment and versatility of this home. Large living and dining rooms are present with desirable features such as a wood-burning fireplace and stained glass details, while the kitchen has been renovated with granite countertops and stainless appliances, and connects swiftly to the adjacent breakfast room. It also features a main floor powder room which is discreetly tucked away. A walk-out to a large deck and private gardens is accessed from the family room. On the second floor, four large bedrooms are present as well as a renovated family bathroom. One of the bedrooms is currently outfitted as a walk-in closet, but the removal of shelves will define the space as a bedroom or home office. The basement is finished and holds a third bathroom, a large recreation room, and loads of storage. Let children walk with friends to John Ross Robertson, Glenview, LPCI or Havergal, while parents can commute downtown via the near immediate access to the Yonge subway line. The home is surrounded by an abundance of parks, the ravine, and renowned boutique shopping on Yonge Street. Reap the rewards of this incredible community for your family for decades to come. N11 has been signed between landlord and existing tenant. Vacant possession is possible as of August 1, 2026.

Inclusions: See Schedule B

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



65 Chatsworth Dr Toronto Ontario M4R 1R6 Toronto C04 Lawrence Park South Toronto Taxes: \$12,095.55/2025 Sold Date: 05/26/2026 SPIS: No Last Status: SLD DOM: 47			Sold: \$2,100,000 List: \$2,175,000 For: Sale % Dif: 97
Detached Link: N 1 1/2 Storey	Fronting On: S Acreage: 60 x 70 Feet Irreg:	Rms: 7 + 3 Bedrooms: 2 + 1 Washrooms: 3 1x2, 1x3xLower, 1x4x2nd	Dir/Cross St: Yonge & Lawrence Directions: S/E corner of Duplex Ave & Chatsworth Dr

MLS#: C12978518 **PIN#:** 211540293
Legal: Part Lot 194 Plan 605E Toronto as in CT816322; City of Toronto

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2000-2500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Stucco/Plaster Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Hospital, Library, Park, Public Transit, Ravine, School Interior Feat: On Demand Water Heater, Auto Garage Door Remote, Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	21.26	x 13.25	Electric Fireplace	Crown Moulding	Hardwood Floor
2	Dining	Main	13.06	x 11.15	Hardwood Floor	Formal Rm	Crown Moulding
3	Kitchen	Main	11.15	x 8.07	Renovated	Pass Through	B/I Appliances
4	Family	Main	18.01	x 9.25	Pass Through	Skylight	Walk-Out
5	Br	In Betwn	19.42	x 11.09	Hardwood Floor	Skylight	Large Window
6	Prim Bdrm	2nd	17.16	x 13.25	W/I Closet	B/I Shelves	Hardwood Floor
7	Br	2nd	11.75	x 11.42	B/I Shelves	Hardwood Floor	Closet
8	Rec	Lower	20.93	x 12.83	South View	Electric Fireplace	Broadloom
9	Exercise	Lower	11.25	x 10.83	Mirrored Walls	Hardwood Floor	
10	Laundry	Lower	10.01	x 5.84	Laundry Sink		
11	Bathroom	Lower	10.01	x 5.84	3 Pc Bath	Combined W/Laundry	

Client Remks: Classic Centre Hall plan on a wide lot with double drive and single car garage. Flagstone pathway leads to modern leaded glass front door. 65 Chatsworth Drive is conveniently located just a few blocks from the sought-after John Ross Robertson Elementary School, adjacent to Glenview Senior Public School and two short blocks from Lawrence Park secondary school. It is also a five-minute walk to the Yonge-Lawrence subway stop, it is located across the street from the Alexander Muir Memorial Garden Park, which also has a children's playground and is steps from the Locke Branch Toronto library. It is very close to churches, a five-minute walk from the grocery store and surrounded by many established Yonge Street restaurants. It is a very short walk to enter the Lawrence/Sherwood Park ravine with its coveted off-leash doggy park and beautiful wooden trails and the stream that extends from Yonge Street to Bayview Avenue. Chatsworth Drive is a short one-way street running west from Yonge Street ending at Lawrence Avenue West. Construction is underway to the east of this property, when completed will be a very high-end condominium called The Chatsworth. You can enjoy all the amenities of this neighbourhood with this move-in condition home, whether it's for a family or for people downsizing from their current home. It is a very desirable and safe neighborhood.

Inclusions: Gas boiler, CAC (new outside and attic compressor), Mitsubishi heat pump, new broadloom where laid, full size LG washer & dryer, S/S Samsung French door refrigerator, built-in Bosch dishwasher, built-in Panasonic Genuis microwave, built-in Bosch full size wall oven, KitchenAid smooth-top cooktop with vent, electric light fixtures, custom window blinds, garage door opener and remote.

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



339 Cortleigh Blvd Toronto Ontario M5N 1R2 Toronto C04 Bedford Park-Nortown Toronto Taxes: \$12,178.51/2025 For: Sale % Dif: 88 Sold Date: 06/03/2026 SPIS: No Last Status: SLD DOM: 34			Sold: \$2,200,000 List: \$2,495,000
Detached Link: N 2-Storey	Fronting On: S Acreage: 55.08 x 84.08 Feet Irreg: 55.08'x84.08'x47.40'x50.06'x26.8'x34.15'	Rms: 10 + 2 Bedrooms: 4 Washrooms: 4 1x2xLower, 1x2xMain, 1x4x2nd,	
Dir/Cross St: Bathurst & Glencairn Directions: Bathurst & Glencairn			

MLS#: C13061828 **PIN#:** 103440120
Legal: PCL 7991, SEC WEST TOWNSHIP OF YORK ; PT LOT 267, PLAN M346 , COMMENCING AT A POINT IN THE WESTERLY LIMIT OF LOT 267 DISTANT 50 FT MEASURED NORTHERLY FROM THE SOUTHERLY LIMIT OF SAID LT; THENCE NORTHERLY ALONG THE WESTERLY LIMIT OF SAID LOT 84 FT MORE OR

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1939 Yr Built Source: MPAC Apx Sqft: 2000-2500 Roof: Shingles Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Front Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fireplace/Stove, Park, Public Transit, School, Wooded/Treed Exterior Feat: Lawn Sprinkler System, Patio, Porch Interior Feat: None	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: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	3.74	x 6.76			
2	Kitchen	Main	8.66	x 12.01	Hardwood Floor	Halogen Lighting	Pantry
3	Pantry	Main	10.01	x 6.5	B/I Shelves		
4	Breakfast	Main	10.43	x 10.01	Family Size Kitchen	Bay Window	W/O To Patio
5	Dining	Main	13.19	x 11.58	Hardwood Floor	Large Closet	Formal Rm
6	Living	Main	15.49	x 12.17	Hardwood Floor	W/O To Deck	Gas Fireplace
7	Prim Bdrm	2nd	21.49	x 12.17	W/O To Porch	Broadloom	Large Window
8	2nd Br	2nd	13.58	x 9.58	Closet	Broadloom	2 Pc Ensuite
9	3rd Br	2nd	11.15	x 11.58	Closet	Hardwood Floor	O/Looks Garden
10	4th Br	2nd	9.09	x 11.32	Hardwood Floor		
11	Rec	Lower	23	x 11.15	Panelled	Gas Fireplace	Broadloom
12	Laundry	Lower	22.18	x 16.99	Laundry Sink		

Client Remks: Set along one of the city's most coveted tree-lined boulevards, this exceptional four-bedroom, four-bath residence sits on a serene, park-like lot, surrounded by some of the finest homes in one of Toronto's most prestigious enclaves. With a rare 55-foot frontage, it offers outstanding potential to renovate or build a custom dream home. Meticulously maintained, the home showcases a striking, manicured facade and generously proportioned principal rooms that exude warmth and timeless charm. Ideally located just steps from top-ranked schools, parks, shops, cafes, and public transit, it delivers an unparalleled level of everyday convenience. A truly special opportunity to create a forever home in a highly sought-after, well-established neighbourhood.

Inclusions: All appliances, including freezer in basement, inground sprinkler system, heated garage, all Elf's.
Listing Contracted With: FOREST HILL REAL ESTATE INC. **Ph:** 416-488-2875



24 Glencairn Ave			Sold: \$2,390,000
Toronto Ontario M4R 1M5			List: \$2,549,000
Toronto C04 Lawrence Park South Toronto			
Taxes: \$13,762/2025		For: Sale	% Dif: 94
Sold Date: 05/12/2026			
SPIS: No	Last Status: SLD	DOM: 35	
Detached	Fronting On: N	Rms: 8 + 2	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	35 x 174 Feet	Washrooms: 2	
	Irreg:	1x5x2nd, 1x4xBsmt	
Dir/Cross St: W of Yonge/S of Lawrence Directions: Yonge, north of Blythwood			

MLS#: C12962420 **PIN#:** 211550094
Legal: PCL 148-3 SEC M87; PT LT 148 N/S GLENCAIRN AV PL M87 TORONTO COMM AT A POINT IN THE NLY LIMIT OF GLENCAIRN AV DISTANT 15 FT WLY FROM THE SE ANGLE OF THE SAID LT

Kitchens: 1 Fam Rm: N Basement: Fin W/O / Sep Entrance Fireplace/Stv: Y Heat: Water / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1922 Yr Built Source: MPAC 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: None / 0 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Other	Zoning: RD(f10.5;d0.35*1413) Cable TV: Gas: 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
1	Living	Main	16.86	x 13.19	Hardwood Floor
2	Dining	Main	14.96	x 12.01	Hardwood Floor
3	Kitchen	Main	14.5	x 9.45	Hardwood Floor
4	Breakfast	Main	13.78	x 8.96	Hardwood Floor
5	Prim Bdrm	2nd	13.32	x 10.93	Double Closet
6	2nd Br	2nd	12.83	x 10.93	Broadloom
7	3rd Br	2nd	10.93	x 9.97	W/W Closet
8	4th Br	2nd	12.14	x 9.45	
9	Rec	Bsmt	25.49	x 21.46	Gas Fireplace
10	Br	Bsmt	11.15	x 7.91	4 Pc Bath
11	Laundry	Bsmt	8.53	x 6.3	Vinyl Floor

Client Remks: Delightful four bedroom family home in Lytton Park neighbourhood of North Toronto. Bright classic traditional layout with spacious principal rooms on a premium 35 ft x 174 ft lot! **Four large bedrooms with a separate side entrance to an incredible basement that could easily be a nanny suite. **This lower level has a towering 8 ft high ceiling, an additional bedroom, and full bathroom. **The private driveway can accommodate up to four vehicles. Solid oak beveled glass doors for living and dining room are stored and available for installation. **Situated between both Lawrence and Eglinton subway stations and a short walk to the bustling Yonge Street retail area. **Located with a Walkability score of 97, this home is in the highly coveted John Ross Robertson Jr. P.S., Glenview Senior P.S., and Lawrence Park C.I. catchment area. Havergal College is also closeby.

Inclusions: Fridge, stove, dishwasher, microwave stovehood, washer, dryer, electric light fixtures

Listing Contracted With: RE/MAX HALLMARK REALTY LTD. **Ph:** 416-699-9292



152 Hillhurst Blvd			Sold: \$2,300,000		
Toronto Ontario M5N 1N8			List: \$2,549,000		
Toronto C04 Lawrence Park South Toronto					
Taxes: \$12,344.40/2026		For: Sale		% Dif: 90	
Sold Date: 07/03/2026					
SPIS: No		Last Status: SLD		DOM: 18	
Detached		Fronting On: S		Rms: 9 + 3	
Link: N		Acreage:		Bedrooms: 4	
2-Storey		33.33 x 134 Feet		Washrooms: 3	
		Irreg:		2x4x2nd, 1x3xLower	
Dir/Cross St: Avenue Rd/ Glencairn Ave Directions: Avenue Rd/ Glencairn Ave					

MLS#: C13446126 **PIN#:** 103440332
Legal: PCL 183-1, SEC M346 ; PT LOT 183, PLAN M346 , BEING THE WESTERLY 33 FT 4 IN THROUGHOUT FROM FRONT TO REAR ; TORONTO , CITY OF TORONTO

Kitchens: 1		Exterior: Brick	Zoning:	
Fam Rm: Y		Gar/Gar Spcs: None / 0	Cable TV:	Hydro:
Basement: Finished		Drive: Private	Gas:	Phone:
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:	
Apx Age:		Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, Rec Centre	Retirement:	
Year Built: 1933		Interior Feat: None	HST Applicable to	Included In
Yr Built Source: MPAC			Sale Price:	
Apx Sqft: 2000-2500			Farm/Agr:	
Roof: Asphalt Shingle			Oth Struct:	Garden Shed
Foundation: Concrete			Survey Type:	Available
Assessment: POTL:			Spec Desig:	Unknown
POTL Mo Fee:				
Laundry lev:				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.39	x 13.19	Bay Window	Brick Fireplace	Hardwood Floor
2	Dining	Main	14.27	x 11.15	French Doors	Hardwood Floor	Picture Window
3	Kitchen	Main	15.91	x 10.76	Family Size Kitchen	Breakfast Bar	Pot Lights
4	Family	Main	15.52	x 15.16	Brick Fireplace	W/O To Deck	B/I Shelves
5	Breakfast	Main	13.91	x 9.02	Skylight	Combined W/Kitchen	W/O To Deck
6	Prim Bdrm	2nd	20.28	x 11.25	4 Pc Ensuite	W/I Closet	Large Window
7	2nd Br	2nd	14.5	x 10.33	Skylight	Double Closet	O/Looks Backyard
8	3rd Br	2nd	14.37	x 10.2	Skylight	Double Closet	Picture Window
9	4th Br	2nd	11.29	x 8.23	Double Closet	B/I Desk	Skylight
10	Rec	Lower	21.92	x 16.6	Pot Lights	Open Concept	Broadloom
11	Exercise	Lower	15.22	x 14.57	W/W Closet	Pot Lights	Mirrored Walls
12	Workshop	Lower	14.53	x 6.07			

Client Remks: Timeless character and exceptional family living come together in this beautifully maintained home offering over 3,500 sq. ft. of living space across three finished levels in the highly coveted Allenby School district. Rich in charm and craftsmanship, the home showcases beautiful wood trim, leaded glass details, and a classic brick fireplace, blending warmth and character with everyday functionality. Designed for modern family life, the main floor features a spacious family room addition and bright breakfast area overlooking the beautifully landscaped backyard, with direct access to the deck for effortless indoor-outdoor entertaining. A spectacular oversized skylight serves as the focal point of the main floor, flooding the space with natural light and creating a bright, airy atmosphere throughout. The excellent layout includes four generous bedrooms, highlighted by a spacious primary suite with a walk-in closet and 4-piece ensuite. Additional skylights on the upper level continue to fill the home with sunshine. The finished lower level offers outstanding additional living space with impressive 7'10" ceilings and a built-in gym, providing the perfect space for recreation, fitness, work, or play. Landscaped front and rear gardens complete this exceptional property. A rare opportunity to own a character-filled family home in one of Toronto's most sought-after neighbourhoods.

Inclusions: 2 Fridges, Stove, Hood Fan, Dishwasher and Microwave. Washer & Dryer. All elfs and all window coverings. Broadloom where laid. All Built-ins.

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



21 Cortleigh Blvd Toronto Ontario M4R 1K5 Toronto C04 Lawrence Park South Toronto		Sold: \$2,598,000 List: \$2,698,000
Taxes: \$18,745.51/2026	For: Sale	% Dif: 96
Sold Date: 04/23/2026		
SPIS: No	Last Status: SLD	DOM: 93
Detached	Fronting On: S	Rms: 7 + 3
Link: N	Acreage: < .50	Bedrooms: 3 + 1
2-Storey	50 x 108.25 Feet	Washrooms: 3
	Irreg:	1x4x2nd, 1x4x2nd, 1x4xBsmt
Dir/Cross St: East Of Avenue Rd Directions: Rosewell & Cortleigh Blvd		

MLS#: C12712984 **PIN#:** 211580067
Legal: Plan M346 Pt Lots 5 & 6

Kitchens: 1 Fam Rm: Y Basement: Fin W/O / Sep Entrance Fireplace/Stv: Y Heat: Water / Gas A/C: Wall Unit Central Vac: No Apx Age: Year Built: 1927 Yr Built Source: MPAC Apx Sqft: 2000-2500 Roof: Shingles, Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Other Gar/Gar Spcs: Detached / 0 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: Inground Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, Ravine, School, Wooded/Treed Exterior Feat: Porch, Deck Interior Feat: Sauna, Storage	Zoning: Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Garden Shed Survey Type: Available Spec Desig: Unknown	Hydro: Yes Phone: Yes
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	16.34	x 6.99	Crown Moulding	Wainscoting	Tile Floor
2	Kitchen	Main	14.01	x 12.01	Quartz Counter	Centre Island	W/O To Deck
3	Dining	Main	16.4	x 12.01	Combined W/Kitchen	Bay Window	Fireplace
4	Living	Main	28.08	x 12.17	Crown Moulding	Fireplace	Combined W/Office
5	Office	Main	28.08	x 12.17	Hardwood Floor	Open Concept	W/O To Deck
6	Prim Bdrm	2nd	19.32	x 12.34	Double Closet	Large Window	4 Pc Ensuite
7	2nd Br	2nd	14.01	x 16.01	B/I Closet	Window	Hardwood Floor
8	3rd Br	2nd	14.01	x 12.24	Hardwood Floor	Closet	4 Pc Bath
9	Rec	Lower	16.99	x 11.32	Pot Lights	Electric Fireplace	W/O To Yard
10	4th Br	Lower	10.33	x 11.75	Above Grade Window	Closet	4 Pc Bath
11	Laundry	Lower	12.24	x 12.4	Above Grade Window	Laundry Sink	

Client Remks: In the heart of Lytton Park, nestled in a picturesque ravine-like setting, this timeless family home exudes warmth, character & thoughtful modern upgrades. Fantastic opportunity to customize the home to suite your own needs. A classic centre-hall plan offers an inviting layout filled with charm-featuring hardwood floors, crown moulding, wainscoting, and beautiful proportions throughout. The modern Scavolini kitchen is a showpiece, boasting quartz countertops, high-end appliances, wine fridge & a large centre island. It flows into the dining room, complete with an EcoSmart gel fireplace & a backlit walnut feature wall-creating a sophisticated space perfect for entertaining or relaxed family living. Upstairs, three spacious bedrooms offer flexibility-each large enough to serve as a primary suite. The actual primary bedroom features a renovated 4-piece ensuite, while the other two have plenty of closet space & room for all you need plus a renovated 4pc Hall bathroom. The lower level is bright & inviting, with large windows, a side entrance, and a walkout to the backyard. The back of the house is almost entirely above grade & offers excellent ceiling height with sunny rooms incl a recreation room, 4th bedroom, laundry room & plenty of storage. This tastefully renovated home has had many mechanical upgrades incl: plumbing, electrical, most windows, tankless HWT, Boiler & More. Outdoors, a private south-facing lot provides an exceptional retreat surrounded by mature trees. Enjoy a saltwater pool with an outdoor shower, a Swedish sauna (housed in the converted garage), & a fully fenced yard-an oasis for relaxation or entertaining. With its stone front patio, lush greenery, & classic curb appeal, it stands as a beautiful blend of tradition & modern living. Located within walking distance to Toronto's most coveted public and private schools, this exceptional residence offers the perfect balance of serenity, sophistication & city convenience.

Inclusions: See Schedule C

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



116 Briar Hill Ave
Toronto Ontario M4R 1H9
 Toronto C04 Lawrence Park South Toronto
Taxes: \$13,377.51/2025 **For:** Sale **% Dif:** 95
Sold Date: 06/10/2026
SPIS: No **Last Status:** SLD **DOM:** 44
Detached **Fronting On:** N **Rms:** 8 + 1
Link: N **Acreage:** **Bedrooms:** 4
 2-Storey 22.76 x 132.65 Feet **Washrooms:** 5
Irreg: 1x2xMain, 1x5x2nd, 1x4x2nd,
 1x3x2nd, 1x3xLower
Dir/Cross St: Yonge St & Eglinton Ave W **Directions:** East of Aveune Rd, West of Duplex Ave

MLS#: C13047320 **PIN#:** 211590448

Legal: PT LTS 27 AND 28, PL M25, BEING PART 2 PL 66R-31274, TORONTO;

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air, Heat Pump / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 2024 Apx Sqft: 2000-2500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Stucco/Plaster / Concrete Block 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, Library, Park, Place Of Worship, Public Transit, School Exterior Feat: Deck, Landscaped Interior Feat: Sump Pump, Carpet Free, Built-In Oven 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: Gazebo Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	10.73	x 29.72	Picture Window	Pot Lights	Combined W/Living
2	Kitchen	Main	14.6	x 19	Centre Island	Breakfast Bar	Built-In Speakers
3	Breakfast	Main	8.66	x 10.43	Open Concept	Hardwood Floor	Pot Lights
4	Family	Main	18.18	x 11.45	Electric Fireplace	Walk-Out	B/I Shelves
5	Prim Bdrn	2nd	12.63	x 11.32	Ensuite Bath	W/I Closet	B/I Bookcase
6	2nd Br	2nd	10.14	x 11.88	Semi Ensuite	Closet	Picture Window
7	3rd Br	2nd	8.76	x 13.12	Hardwood Floor	Semi Ensuite	Closet
8	4th Br	2nd	10.3	x 17.85	Hardwood Floor	Ensuite Bath	Double Closet
9	Rec	Lower	17.06	x 30.15	Heated Floor	Wet Bar	Walk-Up
10	Laundry	Lower	5.51	x 7.94	Laundry Sink	Heated Floor	Pot Lights

Client Remks: The experience begins on arrival with a heated driveway, followed by 12+ foot ceilings, skylights, and a raised, light-filled living space that set the tone for scale and warmth. The chef's kitchen is anchored by a large island wrapped in a fluted finish, a design motif echoed throughout the home in Vogt faucets, solid brass hardware, and refined architectural accents. Custom millwork is paired with a premium appliance suite including a Sub-Zero fridge/freezer, Wolf six-burner gas cooktop, wall oven, and Bosch dishwasher. The family room is elegant yet inviting, featuring fluted oak veneer panels, custom built-ins, and a porcelain fireplace, with floor-to-ceiling glass opening to a beautifully landscaped backyard. Enjoy a composite deck, interlocking surfaces, gas lines for a BBQ and firepit, gazebo, and full landscape illumination-ideal for quiet evenings at home. Upstairs, the primary suite offers a serene retreat with custom cabinetry, dual sinks, wall-mounted vanity, linear drain, floor bench, and a seamless full-slab stone shower. One additional bedroom includes its own ensuite, while two others share a bath. A convenient upper-level laundry completes the floor, with rough-ins in place for a future second laundry in the basement. The finished lower level features heated floors, a spacious rec room with walkout, wet bar, wine display, and flexible living space with direct access to the garage. Engineered for comfort and longevity, the home includes radiant in-floor heating for all stone surfaces, a high-efficiency furnace with heat pump cooling, tankless hot water, sump pump, integrated drainage system, an interlock driveway with snow-melt on stairs, and epoxy garage floors with LED lighting. Smart home features include Control4, an Ecobee thermostat, built-in speakers, a Wi-Fi booster, and security cameras. Set between Avenue Road and Yonge Street, within the coveted Allenby Junior PS and North Toronto CI catchments.

Inclusions: Sub-Zero fridge/freezer, Bosch dishwasher, Wolf six-burner gas cooktop, Wolf wall oven, Wolf microwave, LG washer and dryer, Ecobee thermostat, built-in speakers

Listing Contracted With: RE/MAX HALLMARK SHAHEEN & COMPANY **Ph:** 416-477-8000



166 Lytton Blvd Toronto Ontario M4R 1L4 Toronto C04 Lawrence Park South Toronto Taxes: \$16,469/2025 For: Sale % Dif: 93 Sold Date: 06/09/2026 SPIS: No Last Status: SLD DOM: 63			Sold: \$2,600,000 List: \$2,799,000
Detached Link: N 2 1/2 Storey	Fronting On: N Acreage: 50 x 135 Feet Irreg:	Rms: 8 + 1 Bedrooms: 4 Washrooms: 3 2x4x2nd, 1x2xGround	Dir/Cross St: Avenue Rd and Lawrence Directions: Use google maps

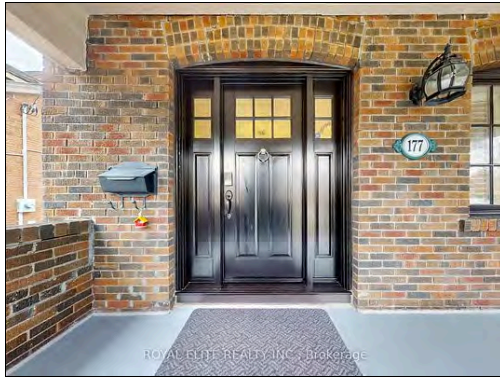
MLS#: C12974190 **PIN#:** 211560246
Legal: PLAN 1532 LOT 144

Kitchens: 1 Fam Rm: Y Basement: Part Fin Fireplace/Stv: Y Heat: Baseboard, Water / Electric, Gas A/C: None Central Vac: No Apx Age: 100+ Year Built: 1922 Yr Built Source: MPAC Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, School Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Heater Included In HST Applicable to Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Mudroom	Main	16.73	x 22.64	Tile Floor	B/I Closet	Large Window
2	Foyer	Main	77.43	x 23.33	Hardwood Floor		
3	Dining	Main	46.29	x 38.06	Hardwood Floor	Wood Trim	
4	Breakfast	Main	42.98	x 24.61	Slate Flooring	Walk-Out	
5	Kitchen	Main	32.81	x 41.34	B/I Appliances	Slate Flooring	Walk-Out
6	Living	Main	70.54	x 42.32	Hardwood Floor	Brick Fireplace	B/I Bookcase
7	Solarium	Main	23.62	x 28.54	Tile Floor	Greenhouse Window	
8	Prim Bdrm	2nd	48.88	x 39.7	4 Pc Ensuite	Broadloom	Combined W/Den
9	Den	2nd	55.12	x 27.56	Broadloom		
10	2nd Br	2nd	34.78	x 39.7	Hardwood Floor	B/I Closet	
11	3rd Br	2nd	33.46	x 5.58	Hardwood Floor	B/I Closet	
12	4th Br	3rd	52.17	x 91.54	Broadloom		
13	Rec	Bsmt	78.41	x 72.51			

Client Remks: Lytton Blvd prime location and excellent 50ft X 135 ft lot. Want to live on one of the best streets in Lytton Park, close to the park, great schools and the North Toronto Tennis Club? Walking distance to Havergal and other top rated schools like John Ross Robertson and Lawrence Park. This classic stately home is an opportunity for a new family to create their dream home through renovation or restoration or to build something new on the large lot. Home is being sold as is, where is.

Listing Contracted With: Royal LePage Our Neighbourhood Realty **Ph:** 416-639-7575



177 Glengrove Ave W Toronto Ontario M4R 1P4 Toronto C04 Lawrence Park South Toronto Taxes: \$14,614.21/2026 For: Sale % Dif: 97 Sold Date: 04/24/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$2,900,000 List: \$2,999,000
Detached Link: N 2-Storey	Fronting On: S Acreage: 35.61 x 165.23 Feet Irreg:	Rms: 8 + 4 Bedrooms: 4 + 2 Washrooms: 4 2x4, 1x3, 1x2	Dir/Cross St: Yonge/ Lawrence Ave Directions: Yonge/Lawrence Ave

MLS#: C13010282 **PIN#:**
Legal: Plan M87, Pt.Lot 113

Kitchens: 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Water / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Concrete 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: No Pool: None Prop Feat: Central Vacuum, Fireplace/Stove Interior Feat: Central Vacuum, Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers N Included In Available Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.41	x 11.58	Hardwood Floor	Fireplace	Leaded Glass
2	Dining	Main	16.01	x 10.17	Open Concept	Pot Lights	Crown Moulding
3	Kitchen	Main	16.01	x 10.43	Breakfast Bar	Granite Counter	Pantry
4	Family	Main	20.41	x 18.41	Hardwood Floor	B/I Shelves	W/O To Deck
5	Prim Bdrm	2nd	15.91	x 15.26	Broadloom	W/I Closet	4 Pc Ensuite
6	Br	2nd	14.6	x 9.94	Broadloom	Double Closet	
7	Br	2nd	10.96	x 10.33	Broadloom	Closet	
8	Br	2nd	13.48	x 9.94	Broadloom	Fireplace	
9	Rec	Bsmt	14.01	x 13.68	Laminate	B/I Shelves	Pot Lights
10	Br	Bsmt	13.85	x 10.99	Laminate	B/I Desk	Double Closet
11	Br	Bsmt	14.57	x 10.6	Broadloom	B/I Desk	
12	Mudroom	Bsmt	6.56	x 6.56	3 Pc Bath	Double Closet	Side Door

Client Remks: Location! Location! Location! This Property Delivers Outstanding Value In A Top-tire School District: Including John Ross Robertson, Glenview, Lawrence Park Collegiate, and Walking Distance To Top Private School: Havergal College, 5 Mins To TFS School, Crescent School And UCC! ! An Exceptional Turn Key Opportunity In Prestigious Lytton Park, Surrounded By \$10M+ Homes. This Sun-Filled South-Facing House Sits On A Premium 165ft Deep Lot and Offers A Rare Combination Of Modern Upgrades And Functional Family Living. Featuring A Thoughtfully Designed Open-Concept Layout, Upgraded Kitchen, Open To Dining Room, Spacious Family Home With Huge Rear Addition. Modern Layout With Private Living Rm/Library & Impress Master With Double Walk-in Closet, 4Pc Ensuite. Every Room Has A Window! New Hardwood Floor! Finished Lower Level With Bonus Rec & 2 Additional Bedrooms, Separate Entrance! Ample Storage. Private Drive, 3 Car Parking. Move-In Ready With No Major Work Required! Ideal For End-Users Seeking Location, Lifestyle, And Long Term Appreciation. The Property Boasts Extremely Convenient Living And Transportation; The Subway Station Is Just A 5 Minute Walk Away! Opportunities Like This In Lytton Park Are Limited, Don't Miss It!

Inclusions: Subzero Fridge, Wolf 6 Burner Gas Range, Miele Dishwasher, Industrial Ceiling Fan On Second Floor, Gas Fireplace New Washer, Dryer, All Existing Light Fixtures, Centre Vacuum

Listing Contracted With: ROYAL ELITE REALTY INC. **Ph:** 905-604-9155



361 Lytton Blvd			Sold: \$2,950,000
Toronto Ontario M5N 1R9			List: \$2,999,900
Toronto C04 Lawrence Park South Toronto			
Taxes: \$15,353.89/2026	For: Sale		% Dif: 98
Sold Date: 05/01/2026			
SPIS: No	Last Status: SLD	DOM: 2	
Detached	Fronting On: S	Rms: 9 + 1	
Link: N	Acreage:	Bedrooms: 3 + 1	
2-Storey	50 x 133.58 Feet	Washrooms: 4	
	Irreg:	1x2xMain, 2x3x2nd, 1x3xLower	
Dir/Cross St: S/W Lawrence Ave W & Avenue Rd			
Directions: West of Avenue Rd - Between Avenue Rd & Bathurst St			

MLS#: C13058894 **PIN#:** 103440266

Legal: LOT 130, PLAN 1570 ; TORONTO , CITY OF TORONTO

Kitchens: 1	Exterior: Brick / Stone	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Attached / 1	Cable TV:
Basement: Finished	Drive: Private	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 3	Water:
Heat: Water / Gas	Tot Prk Spcs: 4	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Family Room,	Retirement:
Apx Sqft: 2500-3000	Fireplace/Stove, Library, Park, Place Of	HST Applicable to Not Subject to HST
Lot Size Source: GeoWarehouse	Worship, Public Transit, School	Sale Price:
Roof: Asphalt Shingle, Membrane	Exterior Feat: Landscaped, Patio	Farm/Agr:
Foundation: Block	Interior Feat: Auto Garage Door	Oth Struct: Garden Shed, Storage
Assessment:	Remote, Storage, Water Heater Owned	Survey Type: None
POTL Mo Fee:	Security Feat: Monitored, Security	Spec Desig: Unknown
Laundry lev:	System	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.77	x 16.24	Fireplace	Hardwood Floor	Crown Moulding
2	Dining	Main	20.34	x 11.32	Closet	Hardwood Floor	Crown Moulding
3	Kitchen	Main	14.34	x 9.84	Eat-In Kitchen	Hardwood Floor	Skylight
4	Breakfast	Main	10.6	x 9.84	W/O To Patio	B/I Shelves	Hardwood Floor
5	Family	Main	17.49	x 14.76	Fireplace	Hardwood Floor	O/Looks Backyard
6	Prim Bdrm	Main	14.83	x 12.76	3 Pc Ensuite	W/I Closet	Hardwood Floor
7	2nd Br	Main	11.58	x 11.32	Double Closet	Hardwood Floor	Window
8	3rd Br	Main	11.32	x 10.66	Hardwood Floor	Window	
9	4th Br	Main	14.34	x 9.58	Combined W/Br	W/I Closet	Hardwood Floor
10	Rec	Lower	18.34	x 15.75	Fireplace	Hardwood Floor	Window

Client Remks: Welcome Home to Allenby Jr Public School's 361 Lytton Boulevard. An incredible opportunity to invest in your forever home on this premium 50 x 134 ft lot in the heart of the family-friendly neighbourhood of Lytton Park. This home offers the perfect blend of charm, space, past improvements and future potential. Warm wood trim and beautiful hardwood floors throughout. Gracious living and dining rooms are designed for entertaining and comfortable daily life. The main floor rear addition creates a seamless flow from the kitchen to the bright eating area and expansive family room with gas fireplace and walkout to the sensational, private south-facing backyard. The pool-sized lot has been lovingly landscaped over time and is the perfect setting for family fun, outdoor meals and summer gatherings. Convenient side door entry from the covered carport, private driveway and attached garage area. A powder room completes this beautiful and functional main level. The 2nd floor offers 4 bedrooms - the 4th is a tandem - which provides incredible versatility of use for siblings as a playroom, homework space or office. The finished lower level features a fabulous recreation room that will make you feel like you are at the cottage or chalet. Ideal for playing and cozying up for family movie nights. There is abundant storage, a full washroom, and a spacious laundry room. Walk to top-rated public and private schools. Enjoy neighbourhood parks, shops and restaurants. Easy transportation by car, TTC and the Eglinton Crosstown LRT. Quick access downtown and out of town via the Allen and 401. Live in as-is, continue to renovate, or build your dream home - an incredible opportunity to invest in your forever home and neighbourhood.

Inclusions: See Schedule B.

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



64 Hillhurst Blvd Toronto Ontario M5N 1N6 Toronto C04 Lawrence Park South Toronto Taxes: \$14,727.32/2025 For: Sale % Dif: 93 Sold Date: 02/10/2026 SPIS: No Last Status: SLD DOM: 21			Sold: \$3,050,000 List: \$3,295,000
Detached Link: N 2-Storey	Fronting On: N Acreage: 50 x 134 Feet Irreg:	Rms: 14 Bedrooms: 3 + 1 Washrooms: 4 1x4x2nd, 1x3x2nd, 1x2xMain, 1x3xBsmt	Dir/Cross St: Avenue Road and Hillhurst Directions: Avenue Road and Hillhurst

MLS#: C12712414 **PIN#:** 211570140
Legal: PCL 202-1 SEC M346; LT 202 N/S HILLHURST BLVD PL M346 TORONTO; TORONTO, CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Radiant / Electric, Gas, Wood A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Bar Fridge, Built-In Oven, Countertop Range, Water Heater	Zoning: Cable TV: Gas: Hydro: Water: Phone: Water Supply Type: Municipal Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.52	x 24.7	Hardwood Floor	Crown Moulding	Fireplace
2	Dining	Main	12.96	x 13.55	Hardwood Floor	Crown Moulding	
3	Kitchen	Main	12.96	x 18.37	Limestone Flooring	Heated Floor	Pot Lights
4	Family	Main	12.43	x 15.65	Tile Floor	Bar Sink	Gas Fireplace
5	Breakfast	Main	12.11	x 8.17	Limestone Flooring	Heated Floor	Pot Lights
6	Prim Bdrm	2nd	12.96	x 16.24	Hardwood Floor	4 Pc Ensuite	B/I Closet
7	2nd Br	2nd	13.52	x 11.09	Hardwood Floor	Closet	
8	3rd Br	2nd	13.52	x 10.6	Hardwood Floor	Closet	
9	Rec	Bsmt	12.96	x 22.64	Broadloom	Electric Fireplace	
10	4th Br	Bsmt	9.28	x 14.7	Broadloom	Closet	
11	Laundry	Bsmt	13.09	x 11.68	3 Pc Bath		

Client Remks: This charming two-storey family home is nestled in sought after Lytton Park set on a large, private 50 X 134 ft lot. Featuring a classic centre hall with a large living room and dining room, family room, large kitchen, three plus one bedrooms and four bathrooms. Generous sized primary suite with a 4 piece bathroom that has plenty of closet space. The finished lower level includes a large recreation room, 4th bedroom with a three piece bathroom, laundry room and workroom. The property has a private driveway and detached two car garage. The home features a large, private backyard that offers a peaceful and tranquil setting ideal for relaxation and outdoor enjoyment. Ideally located within walking distance of top rated public and private schools, close to shops on Eglinton and Avenue Road, TTC transit, Highway 401, and nearby parks. 64 Hillhurst offers a true sense of community in one of the city's most desirable neighbourhoods.

Inclusions: All appliances; Ultraline fridge (in as is condition, light is broken), Ultraline stove, stainless steel Ultraline warming oven, stainless steel panasonic microwave, stainless steel Ultraline 4 burner plus grill gas cooktop, stainless steel Bosch dishwasher, Stainless steel wine fridge, LG washer/dryer. All light fixtures, all drapes and blinds. Alarm system

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



268 Cortleigh Blvd Toronto Ontario M5N 1P7 Toronto C04 Lawrence Park South Toronto Taxes: \$18,814.47/2025 For: Sale % Dif: 100 Sold Date: 04/09/2026 SPIS: No Last Status: SLD DOM: 2			Sold: \$3,290,000 List: \$3,295,000
Detached Link: N 2 1/2 Storey	Fronting On: N Acreage: 50 x 133.5 Feet Irreg:	Rms: 9 + 2 Bedrooms: 5 + 1 Washrooms: 6 1x2, 1x5x2nd, 2x4x2nd, 1x3x3rd, 1x2xLower	Dir/Cross St: Avenue Rd and Lawrence Ave W Directions: West on Cortleigh Off Avenue

MLS#: C12965250 **PIN#:** 103440296
Legal: PT LOT 153 & 152, PLAN 1611 , AS IN CA374954 ; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air, Wall Unit Central Vac: Yes Apx Age: Year Built: 1941 Yr Built Source: MPAC Apx Sqft: 3500-5000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 5 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, Rec Centre, School Exterior Feat: Hot Tub, Deck, Lawn Sprinkler System, Landscaped, Privacy Interior Feat: Central Vacuum, Garburator, Storage	Zoning: Cable TV: A Gas: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.06	x 25.33	Hardwood Floor	Fireplace	Bay Window
2	Dining	Main	13.25	x 16.24	Hardwood Floor	Bay Window	Moulded Ceiling
3	Family	Main	13.62	x 24.97	Built-In Speakers	Walk-Out	Fireplace
4	Kitchen	Main	13.55	x 12.7	Marble Counter	Breakfast Area	Hardwood Floor
5	Prim Bdrm	2nd	11.42	x 26.41	Ensuite Bath	W/I Closet	Picture Window
6	Study	2nd	9.97	x 12.99	B/I Desk	Hardwood Floor	Picture Window
7	2nd Br	2nd	13.88	x 13.35	His/Hers Closets	Picture Window	Hardwood Floor
8	3rd Br	2nd	16.96	x 13.35	Ensuite Bath	Double Closet	Hardwood Floor
9	Laundry	2nd	9.91	x 13.29	Picture Window	Tile Floor	Laundry Sink
10	4th Br	3rd	12.24	x 13.16	Double Closet	Picture Window	Hardwood Floor
11	Rec	Lower	12.6	x 23.98	Fireplace	Hardwood Floor	Above Grade Window

Client Remks: Beautifully Appointed 2-Storey Detached Residence Set On A 50 X 133 Ft Lot Anchored In Prestigious Lytton Park. Blending Timeless Architecture With Thoughtful Modern Upgrades, This Elegant Family Home Offers Refined Living On One Of Midtown Toronto's Most Sought-After Streets. The Main Level Features Expansive Principal Rooms Designed For Both Everyday Comfort And Stylish Entertaining, Highlighted By A Sun-Filled Family Room With Floor-To-Ceiling Windows Overlooking The Private, Landscaped Backyard. A Renovated Chef's Kitchen, Truly A Work Of Art, Features A Centre Island, A Decorative Embossed Tin Ceiling, Copper Farmhouse Sinks, And A Convenient Butler's Pantry With An Extra Dishwasher, Seamlessly Connecting To The Formal Dining And Family Room With A Flush Walkout To The Garden. Upstairs, The Generous Primary Suite Offers A Serene Retreat Complete With A Dressing Area And Spa-Inspired Ensuite. Additional Well-Proportioned Bedrooms Provide Ample Space For Growing Families, While The Versatile Third-Floor Level Is Ideal As A Home Office, Media Lounge, Or Teen Retreat, Featuring A Walkout To A Potential Private Deck. Step Outside To A Beautifully Designed Backyard Oasis, Perfect For Entertaining Or Relaxing, Complete With Lush Greenery And A Hot Tub. Located Within The Highly Sought-After Allenby Junior Public School, Glenview Senior Public School, And Lawrence Park Collegiate Institute Catchments, And Just Minutes To Top Private Schools Including Havergal College And Bialik Hebrew Day School, This Is A Rare Opportunity To Reside In One Of Toronto's Most Distinguished Neighbourhoods.

Inclusions: Sub-Zero Fridge And Freezer, Miele Dishwasher, Viking Gas Double Oven, Viking 6 Burner + Griddle Cooktop, Panasonic Microwave, Custom Copper Exhaust Hood, 2 Fisher + Paykel Dishwasher Drawers, LG Washer, LG Dryer, Ring Doorbell, Irrigation System, Hot Tub, Automatic Garage Door Opener With Remote And Keypad, All Window Coverings, All Light Fixtures Except Excluded

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



12 Glenview Ave Toronto Ontario M4R 1P6 Toronto C04 Lawrence Park South Toronto Taxes: \$14,333.37/2026 For: Sale % Dif: 99 Sold Date: 06/09/2026 SPIS: No Last Status: SLD DOM: 7		
Sold: \$3,250,000 List: \$3,295,000		
Detached Link: N 2 1/2 Storey	Fronting On: N Acreage: 32 x 231 Feet Irreg:	Rms: 11 + 3 Bedrooms: 4 + 1 Washrooms: 5 1x3x3rd, 2x3x2nd, 1x2xMain, 1x3xBsmt
Dir/Cross St: Yonge / Lawrence Directions: Yonge & Lawrence		

MLS#: C13230850 **PIN#:** 211540115
Legal: PCL 294-6 SEC M87; PT 1 FT RESERVE PL M87 TORONTO AT THE NLY LIMIT OF THE LANDS; PT LT 294 N/S GLENVIEW AV PL M87 TORONTO COMM AT THE SW ANGLE OF SAID LT; THENCE ELY ALONG THE S LIMIT OF SAID LT, 32 FT; THENCE NLY PARALLEL TO THE W LIMIT OF SAID LT 227 FT 9 1/8 INCHES MORE OR LESS TO THE N LIMIT OF SAID LT; THENCE WLY ALONG SAID N LIMIT 32 FT 7/8 INCHES MORE OR LESS TO THE NW ANGLE OF SAID LT; THENCE SLY ALONG THE W LIMIT OF SAID LT 230 FT MORE OR LESS TO THE POB; TORONTO , CITY OF TORONTO

Kitchens: 1 + 0 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Baseboard, Radiant / Electric, Gas A/C: Wall Unit Central Vac: No Apx Age: 100+ Year Built: 1924 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Ravine, School, Wooded/Treed Interior Feat: None Security Feat: Alarm System, Carbon Monoxide Detectors, Security System, Smoke Detector	Zoning: Cable TV: A Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: HST Applicable to: Included In Sale Price: Farm/Aggr: Oth Struct: Survey Year: 2025 Survey Type: Available Spec Desig: Unknown
Hydro: Yes Phone: A		

Waterfront: None					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	18.01	x 16.01	
2	Kitchen	Main	12.01	x 20.31	
3	Mudroom	Main	8.01	x 8.5	
4	Dining	Main	12.01	x 12.01	
5	Powder Rm	Main	6.69	x 4	
6	Prim Bdrm	2nd	14.01	x 14.01	
7	Bathroom	2nd	8.01	x 6	
8	2nd Br	2nd	12.01	x 10.01	
9	3rd Br	2nd	12.01	x 10.01	
10	Bathroom	2nd	8.01	x 6	
11	4th Br	3rd	14.01	x 12.01	
12	Bathroom	3rd	8.01	x 4.99	
13	Rec	Bsmt	16.01	x 20.01	
14	5th Br	Bsmt	16.01	x 12.01	
15	Bathroom	Bsmt	4.99	x 8.01	

Client Remks: 12 Glenview Avenue is a truly rare opportunity in the heart of Lytton Park. The home has been meticulously updated from top to bottom and really is move-in ready. This extensively renovated family home sits on a stunning 32 x 231 ft ravine lot with just over 2,500 sq ft of living space, 4+1 bedrooms and 5 bathrooms. The kitchen is a standout, featuring custom millwork, Fisher & Paykel integrated appliances, a Bosch dishwasher, a Sharp microwave drawer, and quartz countertops. The custom millwork flows throughout the home - kitchen, mudroom, closets, and vanities - giving every space a finished, cohesive feel. The home includes a main floor mudroom and powder room which adds to the everyday practicality that families appreciate. Plenty of major upgrades, including new windows and doors throughout, new roof, new plumbing with Riobel fixtures, new private side copper waterline, and new sewer with backwater valve. The ductless A/C, new radiators and electric heated floors provide year-round comfort throughout. The home is also fully wired for security cameras, alarm, glass break, WiFi access points, and speakers. Out back, the deep ravine lot delivers an extraordinary backyard - rare, private, and full of possibilities. Walk out to the shops and restaurants on Yonge Street. Walking distance to some of the top public elementary and high schools, TTC, parks, and skating rinks. This is one home you definitely want to see!



183 Cortleigh Blvd Toronto Ontario M5N 1P6 Toronto C04 Lawrence Park South Toronto Taxes: \$15,406/2025 For: Sale % Dif: 94 Sold Date: 04/23/2026 SPIS: No Last Status: SLD DOM: 10			Sold: \$3,300,000 List: \$3,499,000
Detached Link: N 2-Storey	Fronting On: S Acreage: 50 x 134 Feet Irreg:	Rms: 7 + 2 Bedrooms: 4 + 1 Washrooms: 4 1x6, 2x4, 1x2	Dir/Cross St: Avenue Rd/Eglinton Directions: Avenue and Eglinton

MLS#: C12989070 **PIN#:** 211570158
Legal: Pcl 229-1 Sec M346; Lt 229 S/S Cortleigh Blvd

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: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stone Gar/Gar Spcs: Detached / 1.5 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 5.5 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, School Exterior Feat: Lawn Sprinkler System, Awnings, Patio Interior Feat: Sump Pump, Floor Drain, Storage, Upgraded Insulation Security Feat: Alarm System, Smoke Detector, Carbon Monoxide Detectors	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
Hydro: Municipal Phone: Sewers		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Great Rm	Main	19.91	x 13.25	Fireplace	Hardwood Floor	Pot Lights
2	Dining	Main	14.07	x 13.09	Hardwood Floor	Large Window	O/Looks Frontyard
3	Kitchen	Main	17.09	x 8.99	B/I Appliances	O/Looks Family	Pantry
4	Family	Main	14.67	x 13.58	B/I Bookcase	Hardwood Floor	Window Flr to Ceil
5	Breakfast	Main	14.34	x 7.58	Hardwood Floor	W/O To Patio	Pot Lights
6	Prim Bdrm	Upper	17.09	x 13.58	6 Pc Ensuite	W/I Closet	Fireplace
7	2nd Br	Upper	13.16	x 12.01	Hardwood Floor	Closet	Picture Window
8	3rd Br	Upper	12.93	x 12.57	Hardwood Floor	Closet	O/Looks Frontyard
9	4th Br	Upper	12.57	x 11.75	B/I Bookcase	O/Looks Backyard	Closet
10	Bathroom	Upper	8.33	x 3.35	4 Pc Bath	Heated Floor	B/I Vanity
11	Rec	Lower	18.83	x 12.17	B/I Bookcase	Fireplace	Pot Lights
12	5th Br	Lower	13.65	x 11.91	4 Pc Bath	Mirrored Walls	Linoleum

Client Remks: A Rare Gem In The Heart Of Prestigious Lytton Park! Move right in to this beautifully updated, sprawling two-storey Georgian residence set on a 50 x 134 feet south lot. Ideally situated within the coveted Allenby School District, this elegant home blends timeless architecture with thoughtful modern updates. The chef's kitchen features a generous centre island and sun-filled breakfast area, seamlessly open to the inviting family room with custom built-ins and a walkout to the garden. Step outside to a beautifully designed south-facing backyard oasis, ideal for both entertaining and quiet relaxation. This private outdoor retreat features lush landscaped greenery, a stone patio, retractable awning, and sprinkler system-creating a bright and tranquil setting perfect for summer gatherings and everyday enjoyment. Recent improvements include a new roof (2022), new furnace (2020), new basement broadloom (2026) and a fully waterproofed lower level with sump pump. The expansive lower level offers a separate entrance and versatile living space including a recreation room, renovated bathroom, bedroom or exercise room, and laundry area. Enjoy the unparalleled convenience of this prime location, just steps to top-rated public and private schools, boutique shops, restaurants, Eglinton LRT, and quick access to Highway 401.

Inclusions: Sub-zero panelled fridge, s/s Bosch dishwasher, built-in microwave, gas cooktop, Whirlpool Washer and Dryer.
Listing Contracted With: RE/MAX REALTRON BARRY COHEN HOMES INC. **Ph:** 416-222-8600



18 Coldstream Ave Toronto Ontario M5N 1X6 Toronto C04 Lawrence Park South Toronto Taxes: \$18,060.38/2025 For: Sale % Dif: 94 Sold Date: 04/11/2026 SPIS: No Last Status: SLD DOM: 18			Sold: \$3,385,000 List: \$3,589,000
Detached Link: N 2-Storey	Fronting On: E Acreage: 47.25 x 162.83 Feet Irreg:	Rms: 10 + 2 Bedrooms: 5 + 1 Washrooms: 4 1x2xGround, 1x3x2nd, 1x5x2nd, 1x3xBsmt	Dir/Cross St: Lawrence and Avenue Road Directions: Lawrence and Avenue Road

MLS#: C12914744 **PIN#:** 211570015
Legal: See the Schedule B. Assessment Roll Legal Description: PLAN M87 PT LOTS 95 & 96

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas, Wood A/C: Central Air Central Vac: Yes Apx Age: 51-99 Year Built: 1950 Apx Sqft: 3000-3500 Roof: Asphalt Shingle Foundation: Concrete, Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Stucco/Plaster Gar/Gar Spcs: Attached / 1 Drive: Available Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: Salt, Inground Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Public Transit, Ravine, School Interior Feat: Auto Garage Door Remote, Bar Fridge, Built-In Oven, Carpet Free, Central Vacuum, Countertop Range, Sump Pump, Water Heater Owned	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	Kitchen	Main	14.99	x 16.54	O/Looks Pool	Centre Island	Hardwood Floor
2	Family	Main	19	x 16.54	O/Looks Pool	Fireplace	B/I Shelves
3	Dining	Main	18.18	x 13.32	O/Looks Family	Fireplace	B/I Shelves
4	Office	Main	11.61	x 14.76	B/I Shelves	Pot Lights	Hardwood Floor
5	Prim Bdrm	2nd	20.11	x 19.78	5 Pc Bath	Fireplace	W/I Closet
6	2nd Br	2nd	14.44	x 13.52	Double Closet	Closet Organizers	Hardwood Floor
7	3rd Br	2nd	9.97	x 16.57	Double Closet	Closet Organizers	Hardwood Floor
8	4th Br	2nd	11.58	x 11.48	Double Closet	Closet Organizers	Hardwood Floor
9	5th Br	2nd	11.65	x 9.06	Double Closet	Closet Organizers	Hardwood Floor
10	Rec	Lower	15.62	x 32.28	Closet	Pot Lights	Laminate
11	Br	Lower	16.37	x 11.48	3 Pc Ensuite	Double Closet	Window
12	Laundry	Lower	7.45	x 12.86	Laundry Sink	Ceramic Floor	
13	Mudroom	Main	0	0	B/I Shelves	Double Closet	Ceramic Floor

Client Remks: Why battle cottage traffic when you can escape to your backyard and feel instantly transported? Sun loungers beckon, kids cannonball, and friends gather at the oversized kitchen island (pretending to help). It's where mornings start, homework sprawls, and conversations linger after dinner. On a prime Lytton Park lot, the backyard offers the full summer experience: heated saltwater pool, leafy privacy, and outdoor living that turns any evening into a getaway. The in-ground sprinkler system keeps everything green while you enjoy. Inside, the kitchen and family room draw everyone together, centred by the oversized island. The mudroom with a separate side entrance is ready for real life-hockey bags, muddy boots, backpacks, and the daily shuffle. Three fireplaces-in the living room, dining room, and principal bedroom-bring warmth and atmosphere. Heated floors in the primary ensuite and basement guest bath add comfort. When it's time to head out, the neighbourhood delivers: steps to Kimbark-Coldstream Ravine, top schools, parks, restaurants, boutiques, and transit. A Lytton Park home where daily life runs smoothly and where summer lingers

Inclusions: All light fixtures and window treatments. KitchenAid Fridge, wall oven, warming oven and microwave. Bosch dishwasher (2025), bar fridge, washer and dryer, central vacuum. Shed (as-is), Pool equipment.

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



313 Rosewell Ave
Toronto Ontario M4R 2B1
 Toronto C04 Lawrence Park South Toronto
Taxes: \$16,393.86/2025 **For:** Sale **% Dif:** 97
Sold Date: 04/14/2026
SPIS: No **Last Status:** SLD **DOM:** 4
Detached **Fronting On:** W **Rms:** 9
Link: N **Acreage:** **Bedrooms:** 4 + 1
 2-Storey 27.25 x 111 Feet **Washrooms:** 5
 Irreg: 1x2xMain, 1x5x2nd, 1x3x2nd,
 1x3x2nd, 1x3xBsmt
Dir/Cross St: Avenue Rd and Lawrence AveW **Directions:** Avenue Rd and Lawrence Ave

MLS#: C12982694 **PIN#:** 211560086
Legal: PCL117-5SECM87; PTLT117S/SGLENGROVEAVPL M87TORONTO;PTLT118 S/SGLENGROVEAV
 PLM87TORONTOCOMMATAPOINTINTHEELYLIMITOF ROSEWELL
 AVDISTANT2FTNLYFROMTHESWANGLEOFSALDIT117;THENCEONLYALONGTHEELYLIMITOFROSEWELLAV27FT3 INCHES.THENCEELY PARALLEL
 WITHTHESLYLIMITOFLOTS117AND118, 111FT4INCHESMOREOR LESS TOTHEWLYLIMITOFTHEELY55FT8INCHESOFSAIDLT118.THENCESL

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: 0-5 Apx Sqft: 2500-3000 Roof: Asphalt Rolled, Asphalt Shingle, Flat Foundation: Insulated Concrete Form Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Stone / Stucco/Plaster 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: Built-In Oven, Carpet Free, ERV/HRV, On Demand Water Heater, Water Purifier, Water Softener, Sump Pump, Upgraded Insulation, Ventilation System, Generator - Full, Auto Garage Door Remote, Bar Fridge, Countertop Range	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	21.03	x 16.21	W/O To Deck	Fireplace	B/I Shelves
2	Dining	Main	14.07	x 12.6	Window Flr to Ceil	Hardwood Floor	Pot Lights
3	Kitchen	Main	24.18	x 17.06	Centre Island	B/I Appliances	Quartz Counter
4	Prim Bdrm	2nd	22.8	x 13.22	5 Pc Ensuite	W/I Closet	O/Looks Backyard
5	2nd Br	2nd	12.24	x 9.88	4 Pc Ensuite	Closet	Hardwood Floor
6	3rd Br	2nd	12.14	x 9.42	O/Looks Frontyard	Closet	Hardwood Floor
7	4th Br	2nd	10.89	x 10.83	O/Looks Frontyard	Window	Hardwood Floor
8	Laundry	2nd	10.89	x 4.76	Laundry Sink	Backsplash	B/I Shelves
9	Rec	Bsmt	14.47	x 12.11	W/O To Yard	Tile Floor	Above Grade Window
10	Br	Bsmt	19.72	x 13.45	Above Grade Window	3 Pc Bath	Tile Floor

Client Remks: Silver Award for Whole Home Design from the Decorators & Designers Association of Canada in 2022 and featured in an eight-page editorial in Style at Home magazine for its focus on functional design. Built in 2021, this exceptional Lytton Park residence embodies a rare level of architectural refinement and construction excellence. Crafted with an ICF (insulated concrete form) foundation, the home delivers superior energy efficiency, enhanced sound attenuation, and outstanding structural integrity. Exterior walls are constructed with a ZIP sheathing system, providing advanced air and moisture control, while interior air quality and overall performance are elevated through a Siga Majrex vapour control membrane paired with a heat-recovery ventilation system. Bathed in natural light, the home offers a warm yet sophisticated ambiance, where every space feels both inviting and effortlessly elegant, an environment designed for elevated daily living and enduring comfort.

Inclusions: Black table with 4 chairs in walkout basement. Freezer in Basement. All electric light fixtures (except for exclusions), all appliances, all window coverings, ICF Foundation. Water leak detection, whole-house water filtration and kitchen system. Gas generator, Deadbolt garage security system, Auto garage remote. Porcelain front exterior. Shared drive also part of the property.

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



72 Cheritan Ave		
Toronto Ontario M4R 1S6		
Toronto C04 Lawrence Park South Toronto		
Taxes: \$17,304.76/2025	For: Sale	% Dif: 103
Sold Date: 01/13/2026		
SPIS: No	Last Status: SLD	DOM: 8
Detached	Fronting On: N	Rms: 13
Link: N	Acreage:	Bedrooms: 4 + 1
2-Storey	40 x 134 Feet	Washrooms: 4
	Irreg:	1x4xLower, 1x2xMain, 1x5x2nd, 1x5x2nd
Dir/Cross St: Yonge/Lawrence Directions: Yonge/Lawrence		

MLS#: C12669924 **PIN#:** 211530170

Legal: Plan 605E Pt Lot 122

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished / Full	Drive: Private	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 4	Water: Municipal
Heat: Radiant / Gas	Tot Prk Spcs: 4	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Electric Car Charger, Family Room, Fenced Yard, Fireplace/Stove, Hospital, Level, Public Transit, School	Retirement:
Apx Sqft: 2500-3000	Exterior Feat: Deck, Landscaped, Lawn Sprinkler System, Patio, Porch	HST Applicable to: Included In
Roof: Asphalt Shingle	Interior Feat: Air Exchanger, Bar Fridge, Built-In Oven, In-Law Capability, Sauna, Separate Heating Controls, Sump Pump, Water Heater Owned, Water Purifier, Water Softener, Water Treatment, Upgraded Insulation, Workbench, Storage	Sale Price:
Foundation: Block		Farm/Agr:
Assessment: POTL: N		Oth Struct:
POTL Mo Fee:		Survey Year: 2005
Laundry lev:		Survey Type: Available
		Spec Desig: Unknown

Topography: Dry, Flat

#	Room	Level	Length (ft)	Width (ft)	Description
1	Family	Main	22.31	x 16.4	B/I Bookcase Bay Window Gas Fireplace
2	Kitchen	Main	14.76	x 9.84	Breakfast Area Heated Floor Granite Counter
3	Breakfast	Main	10.83	x 11.81	Combined W/Kitchen Double Doors W/O To Deck
4	Dining	Main	19.03	x 10.17	Bay Window South View Hardwood Floor
5	Office	Main	15.75	x 10.5	Gas Fireplace Bay Window South View
6	Prim Bdrm	2nd	17.39	x 16.73	6 Pc Ensuite Coffered Ceiling Gas Fireplace
7	2nd Br	2nd	15.09	x 9.51	South View Double Closet Hardwood Floor
8	3rd Br	2nd	12.8	x 10.17	South View Double Closet Hardwood Floor
9	4th Br	2nd	12.14	x 10.17	Double Closet Hardwood Floor Crown Moulding
10	Bathroom	2nd	0	0	5 Pc Bath Heated Floor
11	Mudroom	Lower	10.17	x 8.86	Heated Floor B/I Shelves Double Closet
12	Great Rm	Lower	27.23	x 20.34	Heated Floor Double Closet Hardwood Floor
13	Br	Lower	13.12	x 10.83	Heated Floor Double Closet Above Grade Window
14	Workshop	Lower	10.17	x 9.19	Heated Floor B/I Shelves
15	Utility	Lower	8.86	x 8.53	Heated Floor
16	Bathroom	Lower	0	0	Sauna 5 Pc Bath Heated Floor

Client Remks: A truly incredible home in Lytton Park that checks ALL of the boxes! Thoughtfully redesigned from top to bottom in 2006 by Award Winning Designer Karen Kayne. A welcoming centre hall plan leads one into a large Family Room w/cozy fireplace anchored by impressive built-ins. The Family Room is combined with an open Chef quality kitchen w/integral pantry boasting loads of cupboard & storage space. The kitchen has top of the line appliances: Monogram 48" Built In Side by Side fridge & freezer w/Wifi & LED Lighting; Monogram 6 burner plus griddle gas rangetop; Monogram oven & warming drawer. An oversized mud room w/4 stalls off of the 4 car private drive is perfect for those busy families getting their kids out to school, sports & extra curricular activities! Large south facing office w/gas fireplace & pocket door is perfect for the work at home parent. The south facing dining rm can seat 12 but still feels intimate! Step out from the kitchen & family rm through one of 2 double French doors to a brand new deck boasting rare Ipe Brazilian walnut hardwood & frame-less glass overlooking a pool sized & extremely private garden. The Second level has a grand Primary Suite w/9' coffered ceiling, gas fireplace, 2 double French doors w/Juliette balconies, a large his & her Walk-in & ensuite. The recently updated ensuite will absolutely pamper you! 3 large additional bedrooms all have two sets of double doors & more than enough room for desks & all of the kids' school & activity needs! Busy family w/loads of laundry? 2nd floor laundry rm - check. The Lower level is awesome! Apart from high ceilings there is a nanny suite w/large bathroom w/integral sauna. The mammoth recreation rm has literally three zones w/room for two gaming stations, wired-ready surround sound cinema w/drop down screen & enough room for all your exercise equipment.



25 Cortleigh Blvd Toronto Ontario M4R 1K5 Toronto C04 Lawrence Park South Toronto Taxes: \$20,737/2025 For: Sale % Dif: 101 Sold Date: 04/19/2026 SPIS: No Last Status: SLD DOM: 5			Sold: \$4,000,000 List: \$3,980,000
Detached Link: N 2-Storey	Fronting On: S Acreage: 50 x 108.25 Feet Irreg:	Rms: 9 + 3 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 1x6x2nd, 1x4x2nd, 1x4x2nd, 1x3xBsmt	Dir/Cross St: Avenue Rd & Glencairn Ave Directions: Cortleigh Blvd

MLS#: C13002864 **PIN#:** 211580065
Legal: PCL 5-1 SEC M346; PT LT 5 E/S CORTLEIGH CRES PL M346 TORONTO; As per Schedule B

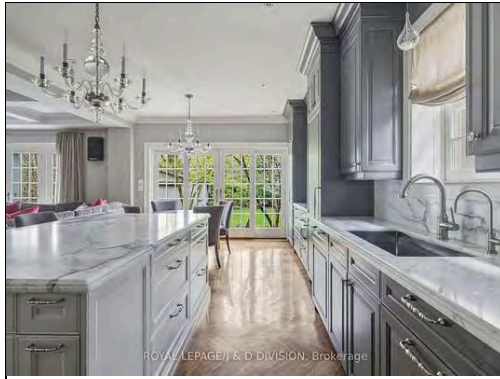
Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1934 Apx Sqft: 2500-3000 Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 4 Tot Prk Spcs: 5 UFFI: Pool: Inground, Salt Prop Feat: Family Room, Fireplace/Stove Interior Feat: 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: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.81	x 14.44	Hardwood Floor	Pocket Doors	Window
2	Dining	Main	11.15	x 21	Hardwood Floor	Pot Lights	Large Window
3	Family	Main	13.78	x 13.78	Hardwood Floor	Gas Fireplace	Bay Window
4	Kitchen	Main	13.78	x 19.69	Hardwood Floor	B/I Appliances	Centre Island
5	Prim Bdrm	2nd	11.48	x 16.4	Hardwood Floor	W/I Closet	6 Pc Ensuite
6	2nd Br	2nd	10.5	x 15.75	Hardwood Floor	Semi Ensuite	Closet
7	3rd Br	2nd	11.48	x 11.81	Hardwood Floor	Semi Ensuite	Closet
8	4th Br	2nd	11.48	x 14.76	Hardwood Floor	W/I Closet	4 Pc Ensuite
9	Rec	Bsmt	12.8	x 18.37	Broadloom	Closet	Window
10	Exercise	Bsmt	10.83	x 21.98	Broadloom	Pot Lights	Window
11	Br	Bsmt	12.14	x 13.12	Laminate	Window	

Client Remks: This meticulously maintained residence offers an outstanding combination of space, functionality, and everyday comfort, highlighted by a private saltwater swimming pool that creates a resort-inspired outdoor retreat for relaxing summer days and effortless entertaining. The main level showcases hardwood flooring throughout the principal rooms, including a bright living room with pocket door and large window, a formal dining room with pot lights, and a welcoming family room with gas fireplace and bay window overlook the backyard. The spacious family kitchen is designed for everyday living and entertaining, featuring built-in appliances, centre island, and a breakfast area, along with the convenient mudroom & powder room. The second floor offers a well-designed layout four generously sized bedrooms with a laundry room. The primary suite features a walk-in closet and a luxurious 6-piece ensuite. Additional bedrooms are bright and spacious, each with hardwood flooring and closets, with two bedrooms sharing a 4-piece semi-ensuite and one bedroom offering its own private 4-piece ensuite. The finished basement extends the living space with a spacious recreation room, a gym/office, and an additional bedroom. A 3-piece bathroom adds convenience, and a wine cellar further enhances the space with a refined touch, offering an ideal setting for both relaxation and entertaining. Located within walking distance to Toronto's most sought-after public and private schools, this exceptional residence offers a refined blend of tranquility and urban convenience. Steps to boutique shops, restaurants, the Eglinton LRT, and with easy access to Highway 401, it delivers an effortless and connected lifestyle.

Inclusions: Include: Fridge, stove, dishwasher, washer and dryer, all ELF, and existing window coverings.

Listing Contracted With: RE/MAX REALTRON LUCKY PENNY HOMES REALTY **Ph:** 905-470-9800



118 Strathallan Blvd Toronto Ontario M5N 1S7 Toronto C04 Lawrence Park South Toronto		Sold: \$4,305,118 List: \$4,249,000
Taxes: \$19,551.09/2026	For: Sale	% Dif: 101
Sold Date: 05/03/2026		
SPIS: No	Last Status: SLD	DOM: 4
Detached	Fronting On: N	Rms: 11 + 2
Link: N	Acreage:	Bedrooms: 6 + 1
3-Storey	50 x 133.91 Feet	Washrooms: 5
	Irreg:	1x3xLower, 1x2xMain, 1x5x2nd, 1x4x2nd, 1x3x3rd
Dir/Cross St: Avenue Rd / Glencairn Ave		
Directions:		
From Avenue and Glencairn, head South one block to Strathallan and West to 118.		

MLS#: C13057690	PIN#: 211570212
Legal: LT 23 PL 1570 TORONTO; TORONTO , CITY OF TORONTO	

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 3500-5000 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Stucco/Plaster Gar/Gar Spcs: Detached / 2 Drive: Front Yard Parking, Private Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove Exterior Feat: Patio, Landscaped, Privacy, Lawn Sprinkler System Interior Feat: Water Heater, Storage, Sauna, Water Treatment, Water Softener, 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: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	21	x 11.91	Fireplace	Large Window	Hardwood Floor
2	Dining	Main	18.77	x 11.91	Crown Moulding	Large Window	Hardwood Floor
3	Kitchen	Main	18.77	x 14.4	Centre Island	W/O To Patio	Combined W/Family
4	Family	Main	15.32	x 15.16	Combined W/Kitchen	W/O To Patio	Hardwood Floor
5	Prim Bdrm	2nd	20.01	x 11.91	5 Pc Ensuite	W/I Closet	Fireplace
6	2nd Br	2nd	15.09	x 11.91	Fireplace	Hardwood Floor	Large Window
7	3rd Br	2nd	13.32	x 12.07	W/I Closet	Crown Moulding	Picture Window
8	4th Br	3rd	20.73	x 14.5	W/I Closet	Picture Window	Hardwood Floor
9	5th Br	3rd	12.6	x 12.01	W/I Closet	Large Window	Hardwood Floor
10	Br	3rd	16.34	x 11.42	B/I Closet	Picture Window	Hardwood Floor
11	Media/Ent	Lower	19.49	x 14.01	Above Grade Window	Sauna	3 Pc Bath
12	Rec	Lower	20.73	x 14.5	Above Grade Window	Hardwood Floor	Recessed Lights
13	Laundry	Lower	14.34	x 9.32	B/I Shelves	Above Grade Window	Custom Backsplash

Client Remks: Set on a private lot in Lytton Park, this beautifully renovated 6+1 bedroom, 5-bathroom home blends timeless elegance with thoughtful, modern updates. Sunlight pours through oversized windows while herringbone oak floors lie underfoot. The main floor features a bright, inviting living room with a wood-burning fireplace, a proper dining room that comfortably seats 10, and a stunning chef's kitchen with a marble slate island, Sub-Zero fridge/freezer, Miele speed oven and microwave, Miele dishwasher, an 8-burner Capital Culinarian gas range, custom cabinetry and a large pantry. French doors open from the family room to a private backyard patio - perfect for summer dinners outside. A chic marble powder room completes the level. Upstairs, the 2nd floor offers 3 spacious bedrooms, including a serene primary suite with its own gas fireplace, sitting area, walk-through closet, and a spa-like 5-piece ensuite with a soaker tub overlooking the backyard. One of the bedrooms with fireplace is currently being used as a family room and shares a Jack-and-Jill bathroom with the third bedroom. The 3rd floor adds even more flexibility with 3 additional bedrooms, including an impressive 20-foot-wide front room with a walk-in closet and garden views, plus a beautifully finished 3-pc bathroom with hexagonal marble tile and a custom vanity. Downstairs there's a bright games room (or extra bedroom), a cozy media room for movie nights, a massive laundry room, 4 separate storage rooms - including a cedar-lined closet - and a 3-pc bathroom with an infrared sauna for unwinding at the end of the day. The backyard is a peaceful, private escape, and the detached double-car garage, with the private drive, provides a total of 6 parking spots. Just steps to Lytton Park and the shops and restaurants along Avenue Road, in one of Toronto's most sought-after family neighbourhoods, it's not just a beautiful house - it's a place where a large family can truly settle in, spread out, and feel at home.

Inclusions: Sub Zero Fridge & Freezer, Miele Speed Oven/Microwave, Miele Dishwasher, Capital Culinarian 8 Burner Gas Range, Reverse Osmosis Water Filtration System, Electrolux Washer & Dryer, Sauna Ray Sauna, Furnace & Equipment, Air Conditioning Units (in as is condition), All Electric Light Fixtures, Window Coverings (except where noted). All fireplaces in as-is Condition.

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



188 Glencairn Ave Toronto Ontario M4R 1N2 Toronto C04 Lawrence Park South Toronto		Sold: \$4,300,000 List: \$4,495,000
Taxes: \$25,118.64/2025	For: Sale	% Dif: 96
Sold Date: 06/08/2026		
SPIS: No	Last Status: SLD	DOM: 6
Detached	Fronting On: N	Rms: 13 + 5
Link: N	Acreage:	Bedrooms: 4 + 1
2 1/2 Storey	59 x 174 Feet	Washrooms: 5
	Irreg:	1x2xMain, 1x7x2nd, 1x3x2nd,
	Narrows To 45 Ft At Rear	1x5x3rd, 1x2xLower
Dir/Cross St: Glencairn / Rosewell Directions: East of Avenue Road		

MLS#: C13226646 **PIN#:** 211560096
Legal: Lot 111 Plan M87

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 5000+ Lot Size Source: Survey Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Carport / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: Inground Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit Exterior Feat: Built-In-BBQ, Landscaped, Patio Interior Feat: Sump Pump, Storage Security Feat: Security System	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Other Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.34	x 12.5	Open Concept	Fireplace	Picture Window
2	Dining	Main	18.93	x 13.58	Formal Rm	Fireplace	Hardwood Floor
3	Kitchen	Main	20.93	x 16.34	Renovated	Centre Island	Breakfast Bar
4	Family	Main	19.32	x 14.5	Gas Fireplace	Beamed	W/O To Pool
5	Office	Main	11.25	x 10.93	B/I Desk	Picture Window	Pot Lights
6	Prim Bdrm	2nd	19.32	x 15.68	7 Pc Ensuite	W/I Closet	Cathedral Ceiling
7	Sitting	2nd	16.83	x 14.4	Open Concept	Picture Window	O/Looks Pool
8	2nd Br	2nd	21.65	x 15.58	3 Pc Ensuite	W/I Closet	Picture Window
9	Loft	3rd	18.41	x 15.49	Open Concept	B/I Bookcase	Spiral Stairs
10	3rd Br	3rd	19.85	x 13.75	5 Pc Bath	B/I Closet	B/I Desk
11	4th Br	3rd	16.5	x 13.58	5 Pc Bath	B/I Closet	B/I Desk
12	Rec	Lower	18.08	x 12.01	Above Grade Window	Hardwood Floor	2 Pc Bath

Client Remks: * Extensively Renovated Lytton Park Family Home With Outstanding Street Appeal * Spacious Open Concept Principal Rooms & High Ceilings Throughout * Gourmet Eat-in Kitchen With Walk-in Pantry * Main Floor Family Room Walks Out To Private Backyard Oasis With Saltwater Pool, Hot Tub, Cabana And Sports Area * Luxurious Primary Retreat Offers A Spa-Like Ensuite, Large Walk-in Closet, Seating Area And An Office * Fabulous Third Floor Loft * If You Need A Bigger Home This Is It! Spanning 5,250 SF + Lower Level * Walk To Havergal College, Public Transit And Avenue Road Shops * Highly Coveted John Ross Public School District * Lower Level Includes Recreation Room, Gym, Wine Cellar, Laundry Room, Lots Of Storage *

Inclusions: SubZero Fridge, Wolf 48" 6 Burner Gas Range W/ Griddle, Miele Dishwasher, Microwave, Miele Washer & Dryer (Upper), LG Washer & Dryer (Lower), NTI Gas Boiler, SpacePak A/C, Extensive Custom Built-ins, Saltwater Pool (2008), Hot Tub. See Schedule B

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



16 Lytton Blvd Toronto Ontario M4R 1L1 Toronto C04 Lawrence Park South Toronto Taxes: \$16,529.58/2025 For: Sale % Dif: 94 Sold Date: 02/05/2026 SPIS: Yes Last Status: SLD DOM: 9			Sold: \$4,950,000 List: \$5,249,999
Detached Link: N 3-Storey	Fronting On: N Acreage: 50 x 135 Feet Irreg:	Rms: 11 + 3 Bedrooms: 5 + 1 Washrooms: 4 1x2xMain, 1x3x2nd, 1x4x3rd, 1x3xLower	
Dir/Cross St: Yonge / Lawrence Directions: Yonge / Lawrence			

MLS#: C12735466	PIN#: 211550205
Legal: LT 110 PL 1532 TORONTO	

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1915 Apx Sqft: 3000-3500 Roof: Asphalt Shingle, Shingles, Slate Foundation: Concrete, Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 5 UFFI: Pool: Inground, Salt Prop Feat: Family Room, Fireplace/Stove Exterior Feat: Deck, Landscaped, Landscape Lighting, Lawn Sprinkler System, Lighting, Patio, Paved Yard, Security Gate Interior Feat: Air Exchanger, ERV/HRV, Upgraded Insulation, Ventilation System, 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: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	21.49	x 10.93	Hardwood Floor	Fireplace	
2	Dining	Main	21.82	x 10.93	Hardwood Floor	Coffered Ceiling	W/O To Pool
3	Kitchen	Main	12.24	x 9.51	Hardwood Floor	Stainless Steel Appl	Centre Island
4	Breakfast	Main	16.08	x 11.52	Combined W/Br	Hardwood Floor	
5	Den	Main	13.32	x 11.68	Hardwood Floor	B/I Bookcase	
6	2nd Br	2nd	11.15	x 10.93	Hardwood Floor	Closet	
7	3rd Br	2nd	11.58	x 6.92	Hardwood Floor	Closet	
8	4th Br	2nd	12.93	x 9.58	Hardwood Floor	Closet	
9	5th Br	2nd	13.42	x 11.68	Hardwood Floor	Closet	
10	Prim Bdrm	3rd	19.26	x 15.75	Hardwood Floor	4 Pc Ensuite	

Client Remks: Located in the heart of prime Lytton Park, this stunning home has been completely updated with a brand-new multimillion-dollar renovation where no expense was spared. Designed as a forever home, every detail reflects uncompromising quality and timeless sophistication. The interiors were curated by the acclaimed designer behind the Four Seasons Hotel, blending elegance with comfort. Imported natural stone is showcased throughout, complemented by Phillip Jeffery's wallpaper, custom window treatments from Maxwell's UK, and hardware from House of Rohl. The expansive office features bespoke built-in shelving, while the homes layout includes 5+1 bedrooms, highlighted by a full-floor primary suite inspired by European spa hotels. Entertain with ease in the backyard oasis featuring a brand new heated saltwater pool with automatic cover, Porcea pavers, and a fully equipped four-season pool house complete with heating, A/C, and a private bathroom for guests comfort. A heated garage offers space for a large SUV or a home gym. Modern conveniences abound, including steam shower, advanced HVAC system with dual furnaces, dual A/C units, and HRVs for year-round comfort. Perfectly situated between Yonge Street and Avenue Road, this home is steps from the city's most coveted public and private schools, subway, boutique shops, dining, parks, and community amenities, with quick access to the 401 and private clubs. A rare opportunity to own one of Toronto's most exquisitely finished homes in one of its most prestigious neighbourhoods.

Inclusions: Wolf Gas Range With 6 Burners, Subzero Fridge and Freezer, Wolf Range Hood, Wolf Microwave, 2x Asko Integrated Dishwashers, Under-Counter Wine Fridge, 2x Whirlpool Washers, 2x Whirlpool Dryers. All ELFs

Listing Contracted With: UNION CAPITAL REALTY **Ph:** 289-317-1288



335 Cortleigh Blvd			Sold: \$5,675,000
Toronto Ontario M5N 1R2			List: \$6,249,000
Toronto C04 Bedford Park-Nortown Toronto			
Taxes: \$24,809.46/2025		For: Sale	% Dif: 91
Sold Date: 06/30/2026			
SPIS: No	Last Status: SLD	DOM: 15	
Detached	Fronting On: S	Rms: 11 + 4	
Link: N	Acreage:	Bedrooms: 6 + 1	
3-Storey	50 x 134 Feet	Washrooms: 6	
	Irreg:	1x2xMain, 1x5x2nd, 2x4x2nd, 1x3x3rd, 1x3xLower	
Dir/Cross St: Bathurst and Glencairn		Directions: Bathurst to Cortleigh	

MLS#: C13446438 Assignment: No Legal: Pcl 7763, Sec West Township of York ; Lot 265, Plan M346, North York, City of Toronto		PIN#: 103440118 Fractional Ownership: No Vacant Land Condo: No	
Kitchens: 1 Fam Rm: Y Basement: Finished / W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Year Built: 2007 Yr Built Source: Builder Apx Sqft: 3500-5000 Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Concrete Block Gar/Gar Spcs: Built-In / 3.5 Drive: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 7.5 UFFI: Pool: Inground Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, School Exterior Feat: Awnings, Deck, Landscape Lighting, Landscaped, Lawn Sprinkler System, Lighting, Privacy, Security Gate Interior Feat: Central Vacuum, In-Law Suite	Zoning: Residential Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: None Retirement: N Under Contract: None HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown	

Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	23.79	x 12.4	Fireplace	Wainscoting	O/Looks Family
2	Dining	Main	19.32	x 11.68	Mirrored Walls	Pot Lights	O/Looks Frontyard
3	Kitchen	Main	25.43	x 19.65	Centre Island	Quartz Counter	Heated Floor
4	Breakfast	Main	25.43	x 19.65	Combined W/Kitchen	Pot Lights	W/O To Pool
5	Pantry	Main	8.79	x 4.56	Pot Lights	Marble Counter	
6	Foyer	Main	28.15	x 7.61	O/Looks Family	O/Looks Dining	2 Pc Bath
7	Family	Main	17.78	x 17.59	Double Doors	Gas Fireplace	Walk-Out
8	Prim Bdrm	2nd	19.72	x 16.7	5 Pc Ensuite	Gas Fireplace	W/O To Balcony
9	2nd Br	2nd	13.78	x 13.71	B/I Bookcase	Semi Ensuite	Double Closet
10	3rd Br	2nd	13.65	x 12.01	Pot Lights	Semi Ensuite	Double Closet
11	4th Br	2nd	14.7	x 13.71	Double Closet	B/I Desk	B/I Bookcase
12	5th Br	3rd	15.91	x 10.83	Semi Ensuite	Pot Lights	Double Closet
13	Office	3rd	16.24	x 14.11	Skylight	Gas Fireplace	Vaulted Ceiling
14	Loft	3rd	39.24	x 25.82	Pot Lights	Vaulted Ceiling	Open Concept
15	Media/Ent	Lower	24.21	x 16.24	Separate Rm	Broadloom	Pot Lights
16	Br	Lower	10.37	x 10.2	Semi Ensuite	Broadloom	Large Closet
17	Exercise	Lower	13.25	x 11.25	Mirrored Walls	Above Grade Window	Pocket Doors
18	Foyer	Lower	26.51	x 9.02	Access To Garage	3 Pc Bath	Walk-Out
19	Laundry	Lower	11.25	x 7.12	Pocket Doors	Above Grade Window	
20	Furnace	Lower	11.88	x 6			
21	Other	Lower	35.37	x 27.89	Access To Garage		

Client Remks: Designed by AD100 designer Katherine Newman and created as the owners' forever home, 335 Cortleigh Boulevard is a rare offering on one of Lytton Park's most coveted blocks. Set on a prized south-facing 50 x 134-foot lot, this French-inspired neoclassical residence includes a rare 3.5-car underground garage, heated driveway and walkways, and a level of craftsmanship and customization seldom found in today's market. Created for both elegant entertaining and everyday family living, the home features exceptionally proportioned principal rooms, a chef's kitchen, private office, theatre, gym, nanny suite, 6+1 bedrooms, 6 bathrooms, four fireplaces, extensive custom built-ins, and 400-amp service. Throughout the home, signature archways, custom millwork, and curated finishes create a sense of warmth and character that feels both timeless and inviting. Every vanity, floor, trim profile, and design detail was thoughtfully chosen and executed to Katherine Newman Design's exacting standards. Outside, the experience is equally compelling. Designed by Ferris + Quinn, the resort-inspired backyard is a private retreat featuring a gunite saltwater pool, mature tree canopy, powered awnings, natural stone terraces, multiple seating and entertaining areas, and the beloved Orange Umbrella bar. Whether hosting a large celebration, enjoying dinner with friends, or spending a



264 Cortleigh Blvd			Sold: \$5,518,000
Toronto Ontario M5N 1P7			List: \$6,495,000
Toronto C04 Lawrence Park South Toronto			
Taxes: \$25,752.07/2025		For: Sale	% Dif: 85
Sold Date: 06/20/2026			
SPIS: No	Last Status: SLD	DOM: 54	
Detached	Fronting On: N	Rms: 13 + 7	
Link: N	Acreage:	Bedrooms: 5 + 2	
2-Storey	50.42 x 133 Feet	Washrooms: 8	
	Irreg:	1x6x2nd, 4x4x2nd, 1x3xBsmt, 1x2xMain, 1x4xBsmt	
Dir/Cross St: Avenue Rd & Lawrence Ave. W.			
Directions: Between Mona Dr. & Proudfoot Ave.			

MLS#: C13047258		PIN#: 103440295	
Legal: PT LOT 153, PLAN 1611 ; PT LOT 3, CONCESSION 1 WYS , AS IN CA196435 ; TORONTO , CITY OF TORONTO			
Kitchens: 1	Exterior: Brick / Stone	Zoning:	
Fam Rm: Y	Gar/Gar Spcs: Built-In / 2	Cable TV:	Hydro:
Basement: Fin W/O / Full / Finished	Drive: Private Double	Gas:	Phone:
Fireplace/Stv: Y	Drive Park Spcs: 2	Water:	Municipal
Heat: Forced Air, Radiant / Gas	Tot Prk Spcs: 4	Water Supply Type:	
A/C: Central Air	UFFI:	Sewer:	Sewers
Central Vac: Yes	Pool: Inground	Waterfront:	
Apx Age:	Prop Feat: Central Vacuum, Electric Car Charger, Family Room, Fenced Yard, Fireplace/Stove, Level, Park, Public Transit, School	Retirement:	
Year Built: 2020		HST Applicable to	Included In
Apx Sqft: 3500-5000		Sale Price:	
Lot Size Source: MPAC		Farm/Agr:	
Roof: Asphalt Shingle	Interior Feat: Auto Garage Door Remote, Carpet Free, Central Vacuum, ERV/HRV, Generator - Full, Sump Pump	Oth Struct:	
Foundation: Poured Concrete	Security Feat: Alarm System, Monitored, Carbon Monoxide Detectors, Smoke Detector	Survey Type:	Available
Assessment: POTL:		Spec Desig:	Unknown
POTL Mo Fee:			
Laundry lev: Upper			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.93	x 14.83	Fireplace	Bay Window	Hardwood Floor
2	Dining	Main	15.85	x 14.93	Hardwood Floor	Dropped Ceiling	Combined W/Living
3	Kitchen	Main	17.59	x 14.24	Open Concept	Centre Island	Breakfast Bar
4	Breakfast	Main	12.17	x 10.17	Bay Window	Combined W/Kitchen	Combined W/Family
5	Prim Bdrm	2nd	21.92	x 14.99	Double Doors	Coffered Ceiling	W/I Closet
6	Bathroom	2nd	17.75	x 10.5	6 Pc Ensuite	Soaker	Separate Shower
7	2nd Br	2nd	18.08	x 12.6	Hardwood Floor	W/I Closet	4 Pc Ensuite
8	3rd Br	2nd	15.16	x 12.01	4 Pc Ensuite	Hardwood Floor	W/I Closet
9	4th Br	2nd	13.85	x 11.91	Hardwood Floor	Double Closet	4 Pc Ensuite
10	5th Br	In Betwn	18.01	x 12.99	Combined W/Office	Hardwood Floor	4 Pc Ensuite
11	Laundry	2nd	6.76	x 6.43	Porcelain Floor	Double Closet	Semi Ensuite
12	Rec	Bsmt	38.91	x 14.99	Gas Fireplace	Wet Bar	Walk-Out
13	Br	Bsmt	14.4	x 14.01	Porcelain Floor	Double Closet	Semi Ensuite
14	Exercise	Bsmt	12.83	x 12.24	Semi Ensuite	Porcelain Floor	Double Closet
15	Media/Ent	Bsmt	18.01	x 16.77	Sunken Room	Broadloom	Wall Sconce Lighting
16	Laundry	Bsmt	8.23	x 5.25	Porcelain Floor	Built-In Speakers	Laundry Sink

Client Remks: Welcome to this exceptional custom-built residence (2020) on a premium 50' lot in the heart of Lytton Park, offering approximately 6,600+ Sq. Ft. of thoughtfully designed living space that blends timeless traditional architecture with refined transitional interiors for modern family living. The main level showcases 12'5" ceilings, elegant principal rooms, and a seamless open-concept layout anchored by a chef-inspired kitchen with Sub-Zero, Wolf and Miele appliances, oversized centre island, and custom cabinetry, flowing into a spacious family room with walkout to a professionally landscaped backyard-ideal for both everyday living and entertaining. A rare and highly functional 5-bedroom layout includes a mid-level bedroom or private office with its own 4-piece ensuite, offering flexibility for guests, in-laws, or work-from-home needs. The upper-level features four generously sized bedrooms with ensuite access, including a luxurious primary retreat with fireplace, expansive dressing room, and spa-inspired 6-piece ensuite. The fully finished lower level extends the living space with a large recreation room, wet bar, home theatre, exercise room, climate-controlled wine cellar, additional bedroom, and walkout to the yard. This home is appointed with 13-zone radiant in-floor heating throughout the home, multi-zone HVAC, Lutron home automation, Sonos sound system, and quality finishes throughout. Exterior highlights include professional landscaping, a Gib-San concrete pool with Marbelite finish, heated garage, and a snow-melt system for the driveway, front porch and steps. Located within top-ranked public schools including Allenby, Glenview and Lawrence Park CI, and close to premier private schools such as Havergal College, Upper Canada College and Bishop Strachan School, this is a rare turnkey offering in one of Toronto's most sought-after neighbourhoods.

Inclusions: Sub-Zero 30" fridge and Sub-Zero 30" freezer, Miele panelled dishwasher, Bosch panelled dishwasher, Wolf wall oven, Wolf built-in convection steam oven, Wolf 48" cooktop, Felmecc exhaust hood, LG washer & dryer (main), LG stacked washer & dryer (lower), Sub-Zero