



99 Glenrose Ave		Sold: \$1,450,000
Toronto Ontario M4T 1K7		List: \$1,549,000
Toronto C09 Rosedale-Moore Park Toronto		
Taxes: \$9,320/2025	For: Sale	% Dif: 94
Sold Date: 03/02/2026		
SPIS: No	Last Status: SLD	DOM: 35
Detached	Fronting On: S	Rms: 8 + 2
Link: N	Acreage:	Bedrooms: 3
2-Storey	32 x 140 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x3xBsmt
Dir/Cross St: Mount Pleasant/ Glenrose Ave Directions: Mount Pleasant/ Glenrose Ave		

MLS#: C12728560		PIN#: 211210224	
Legal: PT LT 256-257 PL 719 MOORE PARK AS IN CA155060; S/T & T/W CA155060 CITY OF TORONTO			
Kitchens:	1	Exterior:	Brick / Stucco/Plaster
Fam Rm:	N	Gar/Gar Spcs:	Detached / 1
Basement:	Sep Entrance / Unfinished	Drive:	Mutual
Fireplace/Stv:	Y	Drive Park Spcs:	1
Heat:	Radiant / Gas	Tot Prk Spcs:	2
A/C:	Window Unit	UFFI:	
Central Vac:	No	Pool:	None
Apx Age:		Prop Feat:	Fireplace/Stove
Apx Sqft:	1500-2000	Exterior Feat:	Porch Enclosed
Lot Size Source:	GeoWarehouse	Interior Feat:	None
Roof:	Unknown		
Foundation:	Brick		
Assessment:	POTL:		
POTL Mo Fee:			
Laundry lev:			
		Zoning:	R(u4;d0.6*953)
		Cable TV:	Hydro:
		Gas:	Phone:
		Water:	Municipal
		Water Supply Type:	
		Sewer:	Sewers
		Waterfront:	
		Retirement:	
		HST Applicable to	Included In
		Sale Price:	
		Farm/Agr:	
		Oth Struct:	
		Survey Type:	Unknown
		Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Sunroom	Ground	15.32	x 7.19	Enclosed	Glass Doors	
2	Mudroom	Ground	7.15	x 6.14	W/O To Sunroom	Glass Doors	
3	Living	Ground	21.92	x 15.29	Fireplace	Stained Glass	Hardwood Floor
4	Dining	Ground	12.96	x 14.6	French Doors	Stained Glass	
5	Kitchen	Ground	14.73	x 9.22	Tile Floor		
6	Br	2nd	18.24	x 11.52	Hardwood Floor	Closet	
7	2nd Br	2nd	15.35	x 11.48	Hardwood Floor	Closet	
8	3rd Br	2nd	10.66	x 9.88	Hardwood Floor	Closet	
9	Rec	Bsmt	16.21	x 14.83			
10	Games	Bsmt	21.23	x 14.63			
11	Laundry	Bsmt	9.28	x 4.69			
12	Bathroom	2nd	6.63	x 6.2			

Client Remks: Located on one of Moore Park's most sought-after streets and surrounded by established multi-million-dollar residences, this property offers a rare chance to secure a premier address with exceptional long-term potential. This solid double-brick home stands amid stately residences, where community and character define lasting value. More than a home - it is a canvas for visionaries. The existing home features generous proportions, a practical layout with high ceilings throughout (basement 7'4"). Whether you dream of restoring its timeless charm or designing a modern architectural statement, the possibilities are endless. Inside, discover beautiful heritage details: stained-glass, french doors, coved ceilings, and a rare back staircase - all waiting to be reimagined. The residence is suitable for updating prior to occupancy and also presents an excellent candidate for a substantial renovation, addition, or custom new build. Zoning permits construction up to 12m in height and up to 7,500 sq. ft., with potential for a carriage house at the rear and many building types permitted. Steps from ravine trails, top-rated schools, and minutes to downtown Toronto.

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



183 Hudson Dr
Toronto Ontario M4T 2K7
 Toronto C09 Rosedale-Moore Park Toronto
Taxes: \$12,223.76/2025 **For:** Sale **% Dif:** 101
Sold Date: 05/27/2026
SPIS: No **Last Status:** SLD **DOM:** 0
Detached **Fronting On:** E **Rms:** 8
Link: N **Acreage:** **Bedrooms:** 4
 2-Storey 25 x 150 Feet **Washrooms:** 3
Irreg: 1x2x2nd, 1x4x2nd, 1x2xBsmt
Dir/Cross St: Mt. Pleasant / St. Clair
Directions:
 From St. Clair and Mt. Pleasant, head north to Heath St. Turn right and proceed to Hudson Dr. Property is located on NE corner of Hudson / Heath.

MLS#: C13197218 **PIN#:** 103930262
Legal: PT LT 62 PL 1042 TORONTO (MOORE PARK) AS IN CT792354; T/W & S/T CT792354; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1922 Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block, Stone Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Water Heater Owned	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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Topography: Wooded/Treed				
#	Room	Level	Length (ft)	Width (ft)
Description				
Client Remks: Tucked into one of Moore Park's most peaceful pockets, this is the kind of home families stay in for years because it simply feels right. Backing directly onto the ravine with access to the Beltline Trail, it offers a rare balance of city convenience and everyday calm. Rich hardwood floors and original wood detailing create an immediate sense of warmth. With four bedrooms, multiple living spaces, and a thoughtful layout, there is room for family life to unfold comfortably. French doors open into a character-filled living room centered around a wood-burning fireplace, with an inset bay window ideal for a reading nook or piano. The dining room flows naturally from here, with original wainscotting and plate rail details that make it perfect for family dinners, holidays, and everyday meals. The bright kitchen is designed for daily life, featuring stainless steel appliances including a Bosch dishwasher, Bosch oven and cooktop, KitchenAid fridge, generous prep space, and plenty of storage. Beyond it, the breakfast area and skylit family room become the heart of the home - bright, open, and welcoming. Large sliding doors frame beautiful ravine views and open to the deck, making it easy to picture morning coffee, summer dinners, and quiet evenings surrounded by nature. Upstairs, four bedrooms offer flexibility for growing families. The private primary suite features double closets, an ensuite powder room, and sliding doors to a secluded balcony overlooking the greenery. Additional bedrooms are bright and versatile, with built-in closets and a full family bathroom. The unfinished lower level offers future potential with above-grade windows, side entrance, laundry, storage, workbench space, and rough-in for an additional powder room. Close to excellent schools, shops, transit, and Yonge & St. Clair, this is a home with space to grow in a setting that's hard to leave.				
Inclusions: Stainless Kitchen Aid Fridge/Freezer; Bosch Oven, Fisher Paykel 5-burner stove top w Hood; Microwave; Maytag Washer; GE Dryer; Hot Water Tank, All Heating and Cooling Equipment, All Electric Light Fixtures, Existing Window Coverings.				
Listing Contracted With: ROYAL LEPAGE/J & D DIVISION Ph: 416-489-2121				



101 Clifton Rd Toronto Ontario M4T 2G3 Toronto C09 Rosedale-Moore Park Toronto		Sold: \$2,240,000 List: \$1,999,000
Taxes: \$11,175.57/2025	For: Sale	% Dif: 112
Sold Date: 01/22/2026		
SPIS: No	Last Status: SLD	DOM: 8
Detached Link: N 2-Storey	Fronting On: E Acreage: 29.25 x 94.5 Feet Irreg:	Rms: 9 + 6 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x3xBsmt, 1x4x2nd, 1x4x2nd
Dir/Cross St: Mount Pleasant Rd & St Clair Ave E Directions: Mount Pleasant Rd & St Clair Ave E		

MLS#: C12695000 **PIN#:** 211230322
Legal: PT LT 24-25 PL 719 MOORE PARK AS IN CA683588; T/W CA683588; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Apartment / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: Front Yard Parking, Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit, School Exterior Feat: Deck, Landscaped, Lighting, Porch Interior Feat: Accessory Apartment, Air Exchanger, Carpet Free, ERV/HRV, Guest Accommodations, In-Law Suite, On Demand Water Heater, Sump Pump, Upgraded Insulation, Water Heater Security Feat: Carbon Monoxide Detectors, Smoke Detector	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: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.01	x 15.68	Fireplace	Bay Window	Open Concept
2	Kitchen	Main	17.16	x 16.17	Quartz Counter	Custom Counter	Centre Island
3	Dining	Main	16.99	x 9.51	O/Looks Backyard	Open Concept	Large Window
4	Powder Rm	Main	7.09	x 3.28	2 Pc Bath		
5	Family	Main	16.99	x 9.51	Open Concept	O/Looks Backyard	Large Window
6	Prim Bdrm	2nd	12.24	x 11.25	4 Pc Ensuite	Balcony	W/I Closet
7	2nd Br	2nd	13.88	x 10.66	Closet	West View	
8	3rd Br	2nd	11.81	x 8.5	Closet	West View	
9	Bathroom	2nd	6.99	x 6.82	4 Pc Bath		
10	Bathroom	2nd	8.17	x 6.99	4 Pc Ensuite		
11	Laundry	Bsmt	9.35	x 4.99	Laundry Sink		
12	Den	Bsmt	9.91	x 7.25			
13	4th Br	Bsmt	11.58	x 8.07	Closet	Large Window	
14	Kitchen	Bsmt	11.32	x 10.17	Custom Counter	Large Window	
15	Living	Bsmt	10.07	x 10.17	Large Window		
16	Bathroom	Bsmt	9.42	x 4.82	3 Pc Bath		

Client Remks: Welcome to 101 Clifton Road - Moore Park. Designer-inspired, fully updated large family home nestled on a quiet, tree-lined street in one of Toronto's most desirable neighbourhoods. Situated on a premium-sized lot, this move-in-ready property seamlessly blends timeless charm with contemporary finishes. It includes a fully legal basement apartment with a separate entrance, offering excellent flexibility for either rental income, in-law suite, or guest accommodations. The main level boasts a bright, open concept layout featuring engineered white oak floors, oversized windows, and thoughtful custom touches throughout. At the heart of the home is a designer chef's kitchen with quartz countertops, sleek cabinetry, and a striking island that's perfect for everyday living and entertaining. The spacious family and dining areas overlook a landscaped backyard and large deck - ideal for relaxing, dining, or hosting parties and large family gatherings. Upstairs offers three generously sized bedrooms, including a stunning primary suite with a walk-in closet, private balcony, and an elegant ensuite bathroom. Stylish, modern bathrooms and quality finishes continue throughout. The lower-level apartment includes its own kitchen, living space, bedroom, and bathroom, all finished with the same attention to detail as the rest of the home. A private driveway with parking for two vehicles adds convenience. Located in a welcoming, family-friendly neighbourhood close to top-rated schools, transit, parks, and local amenities. Don't miss this rare opportunity to own a turnkey home in the heart of the city.

Inclusions: 2 Fridges, 2 Stoves, Dishwasher, Washer, Dryer, All Existing Electrical Fixtures And Window Coverings

Listing Contracted With: PSR **Ph:** 905-709-5707



165 Welland Ave Toronto Ontario M4T 2J6		Sold: \$2,425,000 List: \$2,595,000
Toronto C09 Rosedale-Moore Park Toronto		
Taxes: \$12,766.70/2025	For: Sale	% Dif: 93
Sold Date: 03/30/2026		
SPIS: No	Last Status: SLD	DOM: 27
Detached Link: N 2-Storey	Fronting On: E Acreage: 32.66 x 85 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 4 1x2xMain, 1x4x2nd, 1x3x2nd, 1x3xBsmt
Dir/Cross St: MT PLEASANT RD/MOORE AVE		
Directions: WEST ON MOORE DRIVE, SOUTH ON WELLAND		

MLS#: C12837578	PIN#: 103930231
Assignment: No	Fractional Ownership: No
Legal: Part Lot 76 Plan 589E Toronto As In En104915	Vacant Land Condo: No

Kitchens: 1	Exterior: Brick / Stucco/Plaster	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Sep Entrance / Finished	Drive: Private	Hydro:
Fireplace/Stv: N	Drive Park Spcs: 1	Gas:
Heat: Forced Air, Radiant / Gas	Tot Prk Spcs: 2	Water: Municipal
A/C: Central Air	UFFI: No	Water Supply Type:
Central Vac: No	Pool: None	Sewer: Sewers
Apx Age: 100+	Prop Feat: Electric Car Charger, Family Room, Library, Park, Public Transit, Rec Centre, School	Waterfront:
Year Built: 1920	Exterior Feat: Porch	Retirement: N
Apx Sqft: 1500-2000	Interior Feat: Auto Garage Door	HST Applicable to: Included In
Roof: Asphalt Shingle	Remote, Countertop Range, ERV/HRV, Floor Drain, On Demand Water Heater, Sewage Pump, Storage, Sump Pump, Upgraded Insulation, Water Heater, Water Meter	Sale Price:
Foundation: Concrete		Farm/Agr:
Assessment: POTL: N		Oth Struct:
POTL Mo Fee:		Survey Year: 2002
Laundry lev: Lower		Survey Type: Available
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.33	x 25.69	Closet	Hardwood Floor	
2	Living	Main	11.02	x 18.57	Picture Window	Hardwood Floor	Walk Through
3	Dining	Main	11.02	x 13.32	Hardwood Floor	Pot Lights	Combined W/Family
4	Kitchen	Main	8.83	x 15.68	Hardwood Floor	Renovated	Stone Counter
5	Family	Main	9.81	x 10.86	Hardwood Floor	W/O To Deck	Combined W/Kitchen
6	Prim Bdrm	2nd	18.11	x 13.71	Hardwood Floor	Ensuite Bath	Large Closet
7	Bathroom	2nd	9.32	x 5.58	Tile Floor	Separate Shower	3 Pc Ensuite
8	2nd Br	2nd	10.99	x 12.86	Hardwood Floor	Window	Double Closet
9	3rd Br	2nd	12.83	x 11.98	W/O To Balcony	Hardwood Floor	Closet
10	Bathroom	2nd	4.95	x 10.5	Skylight	Tile Floor	4 Pc Bath
11	Rec	Bsmt	19.03	x 18.6	Hardwood Floor	3 Pc Bath	Large Closet
12	Cold/Cant	Bsmt	5.45	x 8.1	Pot Lights	Tile Floor	
13	Utility	Bsmt	10.99	x 11.19	Concrete Floor	Above Grade Window	

Client Remks: In Moore Park, opportunities like this are rare. Welcome to 165 Welland Avenue, a beautifully reimagined three-bedroom, four-bathroom home where timeless architecture meets elevated, turnkey living. In a neighbourhood known for exclusivity and limited turnover, it is uncommon to find a residence this refined and complete. From the moment you step inside, the home balances classic elegance with modern sophistication. Original leaded glass windows honour its heritage, while warm oak floors, custom millwork, and curated finishes create an atmosphere that feels both refined and inviting. The main floor is designed for living well - from intimate dinners to relaxed evenings, the seamless flow between living, dining, and kitchen spaces encourages connection without sacrificing comfort. The chef's kitchen is both beautiful and functional, featuring premium appliances, custom cabinetry, and a picture window overlooking the private landscaped backyard. Upstairs, three thoughtfully designed bedrooms provide space to retreat and recharge. The primary suite offers custom wardrobes and a spa-inspired marble ensuite. Skylights and generous storage enhance the sense of light and ease throughout the level. The lower level extends the living space with 8-foot ceilings, radiant heated floors, a full bathroom, abundant storage, and a 1,000-bottle wine cellar. Outdoors, landscaped grounds, a stone front porch, and a backyard deck create a private urban oasis. A rare opportunity to own a meticulously renovated, move-in-ready home in one of Toronto's most coveted neighbourhoods.

Inclusions: Stainless Steel Stove, Range Hood, Stainless Steel Dishwasher, Fridge, Washer, Dryer, All Electric Light Fixtures, All Window Coverings.

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



5 Moorehill Dr Toronto Ontario M4G 1A2 Toronto C11 Leaside Toronto Taxes: \$12,699/2025 Sold Date: 03/09/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$2,525,000 List: \$2,650,000 For: Sale % Dif: 95
Detached Link: N 2-Storey	Fronting On: E Acreage: 71.75 x 106.57 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 + 1 Washrooms: 3 1x2xMain, 1x4x2nd, 1x2x2nd	Dir/Cross St: Bennington Heights Directions: Bayview Heights Dr. to Moorehill Dr.

MLS#: C12841244 **PIN#:** 103931395
Legal: PT LT 2 PL 3304 EAST YORK AS IN TB907179; S/T EXECUTION 91-014022, IF ENFORCEABLE; TORONTO (E YORK), CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Year Built: 1949 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Shingles Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Attached / 2 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: None Prop Feat: Central Vacuum, Cul De Sac, Fireplace/Stove, Hospital, Park, Public Transit, Rec Centre, School Interior Feat: Auto Garage Door Remote, Central Vacuum, Storage, 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	19.65	x 15.32	Hardwood Floor	Large Window	Fireplace
2	Dining	Main	14.6	x 14.07	Formal Rm	Hardwood Floor	Crown Moulding
3	Kitchen	Main	14.01	x 10.66	Eat-In Kitchen	Ceramic Floor	W/O To Garden
4	Office	Main	13.75	x 9.91	Hardwood Floor	Fireplace	B/I Shelves
5	Sunroom	Main	18.57	x 7.91	W/O To Garden	W/O To Garage	Sliding Doors
6	Prim Bdrm	2nd	25.89	x 14.5	Hardwood Floor	W/I Closet	Ensuite Bath
7	2nd Br	2nd	18.01	x 15.16	Hardwood Floor	B/I Desk	Closet
8	3rd Br	2nd	13.91	x 10.76	Hardwood Floor	Closet	Vaulted Ceiling
9	Rec	Lower	18.83	x 12.83	Above Grade Window	B/I Shelves	Walk-Up

Client Remks: Situated on a spectacular, sun-filled corner lot in the heart of prestigious Bennington Heights, 5 Moorehill Drive presents a rare opportunity in one of Toronto's most exclusive and private communities. Nestled between Rosedale, Leaside, and Moore Park, Bennington Heights is a hidden enclave known for its estate-sized properties, quiet streets, and exceptional sense of community. With no through traffic, it's a place where children can still safely run to school and neighbours know one another, a true rarity in the city. Set prominently on a prime corner lot and surrounded by distinguished estate homes, this property has long been admired as a landmark residence, even highlighted and photographed as a feature home. Lovingly maintained by the same family for over 40 years, it offers a rich history and an incredible foundation for its next chapter. The existing home sits gracefully on the lot, offering a private setting with mature landscaping and abundant natural light throughout the day. A garage and generous parking provide convenience, while the expansive footprint presents endless potential to renovate, reimagine, or build new. This is a once in a generation opportunity to secure a premier corner property in the very best part of Bennington Heights, an exclusive, storybook neighbourhood where families plant roots for decades and where your vision can truly come to life.

Inclusions: All existing window coverings, all electric light fixtures (dining room chandelier excluded) all existing appliances (fridge, stove, dishwasher, microwave, clothes washer and dryer), central vacuum 'as is', Hot water tank is owned. Home Inspection Available. Floor Plans Attached.

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

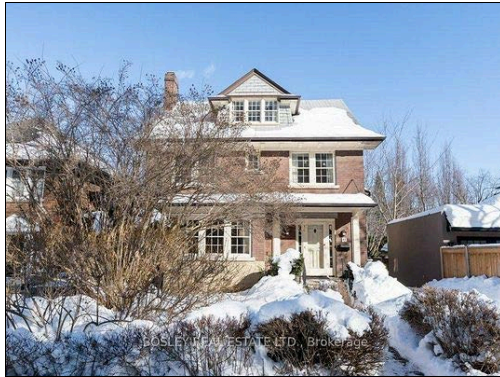


16 Inglewood Dr Toronto Ontario M4T 1G8 Toronto C09 Rosedale-Moore Park Toronto Taxes: \$15,384.58/2025 For: Sale % Dif: 102 Sold Date: 05/30/2026 SPIS: No Last Status: SLD DOM: 3			Sold: \$2,805,000 List: \$2,750,000
Detached Link: N 3-Storey	Fronting On: W Acreage: 30.37 x 100 Feet Irreg:	Rms: 11 + 6 Bedrooms: 4 + 1 Washrooms: 4 1x2xGround, 1x4x2nd, 1x5x3rd, 1x3xBsmt	
Dir/Cross St: St.Clair Avenue and Mount Pleasant Rd Directions: Moore Ave & Inglewood Dr			

MLS#: C13198012	PIN#: 211230441
Legal: PT LT 22 PL 277 TORONTO AS IN CA681499; S/T & T/W 93362EN; S/T RIGHT IN CA681499; CITY OF TORONTO	

Kitchens: 1 + 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 2500-3000 Roof: Asphalt Shingle Foundation: Stone, Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Stone / Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Library, Park, Public Transit, Ravine, Rec Centre, School Exterior Feat: Patio, Privacy, Porch Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Water System Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Shed Survey Type: Unknown Spec Desig: Unknown
Hydro: Municipal		

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Tucked into one of Toronto's most coveted neighbourhoods, this elegant three-storey residence in Moore Park offers an exceptional blend of sophistication, warmth, and flexible family living on an especially quiet stretch of the street. A gracious entryway welcomes guests with generous proportions, a large closet, a built-in entry table, and a powder room. Beyond, the main floor opens into a beautifully open-concept living and dining space that flows into the chef's kitchen and family room at the rear. A dramatic wall of floor-to-ceiling glass doors frames lovely private backyard views and floods the space with natural light. The second floor is currently configured as an extraordinary retreat. The oversized primary suite enjoys peaceful treed western views, a spa-inspired ensuite, and a generous walk-in closet. An expansive family room with dedicated office space and a flexible bonus room, currently a nursery, offer incredible versatility for every stage of family life. The third floor feels like its own private world, perfect for kids, guests, or teenagers. Two spacious bedrooms, a large five-piece bathroom, and a laundry room that could easily become a study nook make this level as practical as it is charming. The finished lower level adds yet another layer of flexibility, complete with a separate entrance, updated kitchen, and three-piece bathroom, ideal for in-laws, caregivers, or long-term guests. Just a short stroll to the boutiques, cafes, and restaurants of Yonge and St. Clair, and moments from some of Toronto's most prestigious public and private schools, this is the kind of home that rarely comes along, filled with spaces that invite you to settle in and stay awhile. Inclusions: See Schedule B					
Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM Ph: 416-424-4910					



47 Harper Ave			Sold: \$2,825,000
Toronto Ontario M4T 2L2			List: \$2,795,000
Toronto C09 Rosedale-Moore Park Toronto			
Taxes: \$14,441/2025		For: Sale	% Dif: 101
Sold Date: 02/23/2026			
SPIS: No	Last Status: SLD	DOM: 5	
Detached	Fronting On: E	Rms: 12	
Link: N	Acreage:	Bedrooms: 5	
2 1/2 Storey	39 x 132 Feet	Washrooms: 4	
	Irreg:	1x3xGround, 1x5x2nd, 1x3x3rd, 1x2xBsmt	
Dir/Cross St: Inglewood/Mt Pleasant Directions: Inglewood/Mt Pleasant			

MLS#: C12797610 **PIN#:** 103930494
Legal: PT LT 4 BLK H PL 920 TORONTO (ROSEDALE) AS IN EM67727 TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Sep Entrance / Full / Unfinished Fireplace/Stv: Y Heat: Radiant / Gas A/C: None Central Vac: No Apx Age: 51-99 Year Built: 1927 Yr Built Source: MPAC Apx Sqft: 2500-3000 Lot Size Source: Survey Roof: Asphalt Shingle, Flat Foundation: Concrete Block, Stone Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, Ravine, Rec Centre, School Exterior Feat: Deck, Year Round Living Interior Feat: Water Heater, Water Meter Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: A Gas: Yes Water: Municipal Water Supply Type: None Sewer: Sewers Waterfront: Retirement: Under Contract: Hot Water Tank-Gas HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Year: 2026 Survey Type: Available Spec Desig: Unknown	Hydro: Yes Phone: A
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.63	x 12.3	Closet	Hardwood Floor	
2	Living	Main	18.34	x 17.49	Bay Window	Hardwood Floor	Fireplace
3	Dining	Main	14.86	x 12.34	Hardwood Floor	French Doors	Crown Moulding
4	Family	Main	7.68	x 13.62	Large Window	W/O To Deck	Hardwood Floor
5	Kitchen	Main	12.2	x 11.22	Linoleum	Eat-In Kitchen	Pantry
6	Breakfast	Main	7.84	x 9.06	W/O To Deck	Combined W/Kitchen	Large Window
7	Bathroom	Main	10.07	x 7.94	3 Pc Bath	Window	
8	Prim Bdrm	2nd	14.76	x 12.7	Hardwood Floor	W/I Closet	Combined W/Office
9	Office	2nd	11.61	x 8.56	Large Window	Hardwood Floor	
10	2nd Br	2nd	14.76	x 12.83	Large Window	Hardwood Floor	West View
11	3rd Br	2nd	12.2	x 8.17	Large Window	Hardwood Floor	West View
12	Bathroom	2nd	6.43	x 10.01	5 Pc Bath	Bidet	Window
13	4th Br	3rd	15.39	x 11.55	Hardwood Floor	Window	East View
14	5th Br	3rd	12.89	x 11.65	Hardwood Floor	Window	West View
15	Bathroom	3rd	6.73	x 3.35	3 Pc Bath	Window	South View
16	Utility	Bsmt	36.48	x 26.8	Concrete Floor	W/O To Garden	Unfinished
17	Bathroom	Bsmt	5.68	x 6.04	2 Pc Bath	Above Grade Window	

Client Remks: A Moore Park Grande Dame, one year shy of 100 and cherished by the same family for over 60 years. Set on a quiet, tree-lined street near the ravine in Moore Park. This five-bedroom, four-bathroom home sits on a generous 39' x 132' lot and offers over 3,800 square feet across four levels - a rare opportunity to thoughtfully re-imagine a legacy property for modern family living. The home features gracious principal rooms, hardwood floors, original crown moulding and classic millwork throughout, providing a strong architectural foundation with authentic period detail. The main floor includes a family room, formal living room with wood-burning fireplace, 3pc bath, and a breakfast area enclosed in glass, with a walkout to the deck and backyard. The lower level offers approximately 7' ceiling height, allowing flexibility for recreation space, home office, or additional living area - dare to dream. A private driveway leads to a detached two-car garage, while the backyard is filled with mature greenery and birdsong, offering privacy and a sense of calm within the city. Located within the catchment for some of Toronto's most respected public and private schools, this is a home ready for its next chapter with a new family. 47 Harper Avenue offers a discerning buyer the opportunity to preserve architectural character while modernizing for today - and an opportunity to plant long-term roots in one of Toronto's most enduring neighbourhoods.

Inclusions: All existing appliances, window coverings, electrical light fixtures, built-in shelving, GB&E are included in as-is/where-is condition (see schedule B)

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



51 Inglewood Dr Toronto Ontario M4T 1G9 Toronto C09 Rosedale-Moore Park Toronto Taxes: \$14,343/2025 For: Sale % Dif: 91 Sold Date: 05/21/2026 SPIS: No Last Status: SLD DOM: 31		
Detached Link: N 2-Storey	Fronting On: E Acreage: 30 x 116 Feet Irreg:	Rms: 10 + 4 Bedrooms: 4 + 1 Washrooms: 4 1x2xMain, 1x5x2nd, 1x3x2nd, 1x4xBsmt
Dir/Cross St: Inglewood Dr/St Clair Ave E Directions: Rose Park Dr/ Inglewood Dr		

MLS#: C13019570 **PIN#:** 211230208
Legal: PT LT 351-353 PL 895 MOORE PARK AS IN CA290623; S/T & T/W CA290623; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Baseboard, Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1921 Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	19.65	x 4.99	
2	Living	Main	19.42	x 10.43	
3	Dining	Main	14.07	x 11.68	
4	Kitchen	Main	23.33	x 8.6	
5	Family	Main	24.25	x 14.67	
6	Prim Bdrm	2nd	15.49	x 13.16	
7	2nd Br	2nd	15.49	x 10.43	
8	3rd Br	2nd	11.75	x 9.51	
9	4th Br	2nd	11.75	x 10.5	
10	Rec	Lower	22.34	x 13.68	
11	Br	Lower	10.01	x 8.33	
12	Utility	Lower	10.01	x 6.92	

Client Remks: Welcome to a fabulous Moore Park family home where space, style, fun, and everyday ease come together beautifully. With four generous bedrooms plus a study upstairs, an incredible main floor for gathering, and a fun-filled lower level, this home is ready to grow with you. Set on a 30 x 116 ft lot in one of Toronto's most sought-after neighbourhoods, this detached two-storey offers approx. 3,840 sq ft of thoughtfully designed living space. A widened driveway with front pad parking and a covered porch set the tone, ideal for morning coffee or evening cocktails while greeting neighbours. Inside, the spacious foyer features double coat closets, a powder room, and an industrial floating staircase. The elegant living room is anchored by a contemporary wood-burning fireplace, while the dining room suits formal and casual entertaining. At the rear, a sun-filled family room addition with walkout to the backyard forms the heart of the home, seamlessly connected to a stylish kitchen with ample storage, prep space, and premium Sub-Zero, Wolf, and Miele appliances. Upstairs offers four well-proportioned bedrooms, a built-in office or library, two bathrooms, and two skylights. The primary suite is a private retreat with a vaulted A-frame ceiling, oversized window, custom built-ins, two closets, and a five-piece ensuite with heated floors, heated towel rack, and new steam shower, while a four-piece bath with heated floors serves the additional bedrooms. The finished lower level features a spacious recreation room, fifth bedroom, finished bathroom, and oversized mudroom perfect for busy family life and mini sticks, with a separate entrance. The backyard offers a double garden shed, play space, and room to entertain. Ideally located near Deer Park Jr & Sr PS, North Toronto CI, and top private schools including Branksome Hall and The York School, and just moments from ravine trails, parks, and the shops and restaurants at Yonge and St Clair, this is Moore Park living at its best.

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



301 Heath St E		Sold: \$2,875,000
Toronto Ontario M4T 1T3		List: \$2,895,000
Toronto C09 Rosedale-Moore Park Toronto		
Taxes: \$15,835.82/2025	For: Sale	% Dif: 99
Sold Date: 04/04/2026		
SPIS: No	Last Status: SLD	DOM: 4
Detached	Fronting On: S	Rms: 11 + 4
Link: N	Acreage:	Bedrooms: 5
3-Storey	30.5 x 144 Feet	Washrooms: 4
	Irreg:	1x3x2nd, 1x4x2nd, 1x4x3rd, 1x3xLower
Dir/Cross St: Heath & Mt Pleasant Directions: Welland & Heath		

MLS#: C12940110 **PIN#:** 211210076
Legal: PT LT 377-378 PL 895 MOORE PARK AS IN CA671206; S/T & T/W CA671206; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Other / 1	Cable TV:
Basement: Finished	Drive:	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 0	Water:
Heat: Radiant / Gas	Tot Prk Spcs: 1	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Family Room, Fireplace/Stove	Retirement:
Apx Sqft: 2500-3000	Interior Feat: Storage	HST Applicable to Included In
Roof: Asphalt Shingle		Sale Price:
Foundation: Brick		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: Unknown
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	19.42	x 5.35	
2	Living	Main	19.42	x 14.93	
3	Dining	Main	12.01	x 10.17	
4	Kitchen	Main	16.08	x 8.83	
5	Family	Main	17.65	x 15.42	
6	Prim Bdrm	2nd	15.42	x 14.01	
7	2nd Br	2nd	16.57	x 12.01	
8	3rd Br	2nd	11.91	x 8.66	
9	4th Br	3rd	19.32	x 8.43	
10	5th Br	3rd	17.65	x 13.85	
11	Rec	Lower	18.34	x 11.75	
12	Laundry	Lower	7.58	x 5.41	

Client Remks: Welcome to 301 Heath Street East, a gracious home in the heart of one of Toronto's most established and sought-after neighbourhoods. A welcoming foyer introduces beautifully proportioned principal rooms, including an elegant living room with a wood-burning fireplace and a formal dining room ideal for both everyday living and entertaining. Towards the rear, the home opens into a bright and expansive family room with floor-to-ceiling bay windows overlooking the gorgeous private backyard and thoughtfully curated garden, with year-round colour courtesy of the evergreens, forsythia, ginkgo, and Japanese maple. The kitchen offers generous storage and a functional layout. The second floor features an exceptional primary suite with a walk-in closet and private four-piece ensuite, along with two additional bedrooms and a three-piece family bathroom. The third floor adds wonderful flexibility with two generously sized bedrooms, a skylit landing, and an additional four-piece bathroom. The lower level provides additional living space with a recreation room, three-piece bathroom, laundry, and ample storage. The home also includes a private backyard, mutual driveway, semi-detached garage, and additional driveway parking. Ideally located just moments from the shops and restaurants of Yonge and St. Clair, top public schools, parks, and convenient transit, and with close direct access via Heath Street to the ravine system and the Evergreen Brick Works, this home offers a rare opportunity to enjoy timeless character, generous space, and an exceptional midtown lifestyle.

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



16 Rose Park Cres Toronto Ontario M4T 1P9 Toronto C09 Rosedale-Moore Park Toronto Taxes: \$19,938.06/2025 For: Sale % Dif: 94 Sold Date: 05/06/2026 SPIS: No Last Status: SLD DOM: 43			Sold: \$3,275,000 List: \$3,495,000
Detached Link: N 2-Storey	Fronting On: W Acreage: 50 x 298.38 Feet Irreg:	Rms: 8 + 1 Bedrooms: 4 + 1 Washrooms: 4 1x2xMain, 1x3x2nd, 1x3x2nd, 1x2xBsmt	Dir/Cross St: St. Clair and Mt. Pleasant Directions: Follow your GPS

MLS#: C12914796 **PIN#:** 211230178
Legal: LT 5 PL 576E TORONTO; CITY OF TORONTO Measurements: 298.38 ft x 2.85 ft x 5.05 ft x 6.27 ft x 4.92 ft x 6.08 ft x 2.35 ft x 27.21 ft x 4.67 ft x 17.72 ft x 28.07 ft x 144.58 ft x 257.58 ft x 50.06 ft

Kitchens: 1 Fam Rm: Y Basement: Finished / W/O Fireplace/Stv: Y Heat: Radiant / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2500-3000 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Park, Place Of Worship, Public Transit, Ravine, School, Wooded/Treed Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	26.41	x 8.01	Hardwood Floor	Large Closet	Staircase
2	Living	Main	25.26	x 14.99	Hardwood Floor	Fireplace	B/I Bookcase
3	Family	Main	9.25	x 14.99	Hardwood Floor	Large Window	B/I Bookcase
4	Kitchen	Main	9.15	x 10.01	Tile Floor	Pantry	O/Looks Backyard
5	Dining	Main	14.99	x 13.32	Hardwood Floor	Large Window	Wall Sconce Lighting
6	Prim Bdrm	2nd	18.18	x 14.99	Hardwood Floor	3 Pc Ensuite	Large Closet
7	2nd Br	2nd	13.25	x 14.99	Hardwood Floor	Cedar Closet	O/Looks Backyard
8	3rd Br	2nd	12.17	x 13.25	Hardwood Floor	Closet	O/Looks Backyard
9	4th Br	2nd	13.16	x 15.32	Hardwood Floor	B/I Bookcase	Large Closet
10	Rec	Bsmt	24.57	x 14.5	Broadloom	B/I Bookcase	Window
11	Office	Bsmt	8.76	x 7.58	Broadloom	B/I Bookcase	Window
12	Exercise	Bsmt	10.6	x 12.99	Broadloom	Closet	Casement Windows
13	Laundry	Bsmt	9.74	x 11.68	Concrete Floor	Double Sink	Closet
14	Utility	Bsmt	9.32	x 11.68	Concrete Floor		

Client Remks: An exceptional opportunity to restore and reimagine a distinguished Moore Park residence, rich in original character and set within one of Toronto's most prestigious neighbourhoods. This classic Georgian Revival offers the elegance of a bygone era and invites the next owner to create a bespoke forever family home of exceptional grace and distinction. Possibilities abound to preserve its timeless charm or transform it into a contemporary masterpiece, all while honouring the home's enduring architectural presence. Ideally positioned on a quiet, private street in a highly coveted pocket of Moore Park, this stately detached 2 storey tucked away in an enclave of tranquility, yet moments from the energy of urban life. Set on a remarkable 50-ft frontage with an extraordinary lot extending nearly 300 ft into a wooded ravine, the property is surrounded by mature trees and offers unparalleled privacy, year-round natural beauty, and a true sense of retreat rarely found so close to the city's core. This grande dame features a traditional centre hall plan with tall ceilings, classic wainscoting, crown moulding, and gracious principal rooms flooded with natural light. A generously proportioned living room anchors the main flr, while 4 bedrooms provide ample space for family living. The finished lower level includes a walk-out to the ravine, and a private drive leads to a double-car garage. Functional mechanical updates have been completed over time. Lovingly held and cherished for many years, this jewel of a home is ready for its next chapter. Offering remarkable privacy alongside the convenience of an exceptional location. Steps to Yonge Street shops and restaurants, subway, Badminton & Racquet Club, top-rated schools, parks, and the ravine system. This is a rare opportunity for discerning buyers. Buyers are encouraged to bring their architect, contractor, or designer to fully explore the extraordinary potential and help shape the next chapter of this rare Moore Park home.

Inclusions: Refrigerator, stove, dishwasher, washer, dryer, all electric light fixtures
Listing Contracted With: SOTHEY'S INTERNATIONAL REALTY CANADA **Ph:** 416-960-9995



115 Inglewood Dr Toronto Ontario M4T 1H6 Toronto C09 Rosedale-Moore Park Toronto Taxes: \$16,386/2025 For: Sale % Dif: 89 Sold Date: 04/29/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$3,200,000 List: \$3,595,000
Detached Link: N 2 1/2 Storey	Fronting On: E Acreage: 35.5 x 127.5 Feet Irreg: Lengthens To 147.20 On North Side	Rms: 8 + 4 Bedrooms: 4 Washrooms: 5 1x2xMain, 1x4x2nd, 1x5x2nd, 1x4x3rd, 1x3xLower	
Dir/Cross St: St Clair & Inglewood Directions: South of St. Clair			

MLS#: C13037742 **PIN#:** 211200155
Legal: Pt Lt 282-283 Pl895 Moore Park As In Ca655278; Etc

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: Shingles Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Right Of Way Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, Ravine, School Exterior Feat: Landscaped, Patio, Paved Yard Interior Feat: Auto Garage Door Remote, Bar Fridge, Built-In Oven, Sump Pump	Zoning: Residential Cable TV: Yes Hydro: Yes Gas: Yes Phone: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.77	x 12.99	Hardwood Floor	Gas Fireplace	Crown Moulding
2	Dining	Main	10.83	x 9.91	Hardwood Floor	W/O To Yard	Crown Moulding
3	Kitchen	Main	13.16	x 10.66	Granite Counter	Centre Island	O/Looks Family
4	Family	Main	19	x 12.5	Hardwood Floor	B/I Shelves	W/O To Yard
5	Prim Bdrm	2nd	24.18	x 11.91	Broadloom	5 Pc Ensuite	W/I Closet
6	2nd Br	2nd	18.57	x 12.66	B/I Bookcase	Closet	Stained Glass
7	3rd Br	3rd	11.75	x 11.68	4 Pc Ensuite	Closet	O/Looks Backyard
8	4th Br	3rd	14.17	x 11.25	Broadloom	Sw View	O/Looks Frontyard
9	Rec	Lower	17.85	x 13.16	3 Pc Bath	B/I Shelves	
10	Laundry	Lower	10.99	x 7.68	Laundry Sink	Linen Closet	
11	Utility	Lower	16.34	x 11.68	Window		
12	Other	Lower	10.5	x 9.09	Cork Floor	B/I Shelves	

Client Remks: This is the kind of home that strikes a rare balance between space, comfort, and ease of living. Set on a quiet, tree-lined stretch of Inglewood Drive in Moore Park, this four bedroom residence blends classic architecture with a thoughtful, fully renovated interior. Designed by Harvey Wise, the home has been updated with a focus on how people actually live, balancing open, connected spaces with moments of privacy and calm. The main floor is anchored by a generous kitchen and family room that naturally becomes the centre of the home, working just as well for weekday routines as it does for hosting, with seamless flow into a more formal living room with a gas fireplace. Custom millwork and built-ins add a level of finish that feels both elevated and functional, while a well placed powder room completes the floor. Upstairs, the primary suite stands out as a true retreat, oversized and thoughtfully laid out with its own sitting area, a large walk-in closet, and a luxurious five piece ensuite, while three additional bedrooms offer flexibility for growing families, work from home setups, or guest space across a practical three storey layout. The finished lower level adds another layer of living space, ideal for a media room, gym, or play area, along with a dedicated wine storage room that adds a refined touch for entertaining. Landscaped front and rear gardens create a quiet outdoor escape, while the legal front pad and rebuilt rear garage make parking simple in a neighbourhood where that matters. All of this is just steps to Moore Park's top schools and a short walk to Yonge Street and the St. Clair subway, with easy access to some of the city's most respected private schools, transit, and neighbourhood shops.

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



38 Glenrose Ave			Sold: \$3,330,000
Toronto Ontario M4T 1K4			List: \$3,650,000
Toronto C09 Rosedale-Moore Park Toronto			
Taxes: \$21,590/2025		For: Sale	% Dif: 91
Sold Date: 06/18/2026			
SPIS: No	Last Status: SLD	DOM: 29	
Detached	Fronting On: N	Rms: 10 + 5	
Link: N	Acreage:	Bedrooms: 5 + 1	
2 1/2 Storey	41.24 x 143.85 Feet	Washrooms: 4	
	Irreg:	1x2xMain, 1x4x2nd, 1x5x2nd, 1x4xBsmt	
Dir/Cross St: Clifton Rd / St. Clair			
Directions: South West Corner of Mount Pleasant and St.Clair			

MLS#: C13152818 **PIN#:** 211200139
Legal: Plan 895 Part Lots 292 & 293

Kitchens: 1 + 1 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air, Water / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 3500-5000 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Slate Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Other / 1 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, School Exterior Feat: Porch Enclosed, Landscaped, Landscape Lighting Interior Feat: In-Law Capability, In-Law Suite, Central Vacuum	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Garden Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	0	0	Marble Fireplace	Hardwood Floor	Stained Glass
2	Kitchen	Main	0	0	Stainless Steel Appl	Marble Counter	Updated
3	Breakfast	Main	0	0	O/Looks Family	B/I Bar	
4	Dining	Main	0	0	Formal Rm	Swing Doors	Bay Window
5	Living	Main	0	0	Separate Rm	Fireplace	Window
6	Family	Main	0	0	Skylight	Open Concept	W/O To Yard
7	Prim Bdrm	2nd	0	0	5 Pc Ensuite	Broadloom	W/I Closet
8	2nd Br	2nd	0	0	Marble Fireplace	Hardwood Floor	B/I Shelves
9	3rd Br	2nd	0	0	Window	Broadloom	Closet
10	4th Br	Upper	0	0	Window	Broadloom	Double Closet
11	5th Br	Upper	0	0	Window	Broadloom	Double Closet
12	Common Rm	Bsmt	0	0	Double Closet	Limestone Flooring	Combined W/Den
13	Kitchen	Bsmt	0	0	Combined W/Laundry	Ceramic Floor	Window
14	Rec	Bsmt	0	0	4 Pc Bath	Broadloom	Window
15	Play	Bsmt	0	0	Separate Rm	Broadloom	Window

Client Remks: Welcome To 38 Glenrose Ave, A Moore Park Family Home Offering 5,838 Square Feet Of Exceptional Living Space In One Of Toronto's Most Prestigious Neighbourhoods On A Very Quiet Street w/ Mature Trees. This Home Was Thoughtfully Designed With An Incredible Layout Featuring Grand Principal Rooms, This Residence Blends Timeless Elegance With Modern Family Functionality. The Custom Kitchen With Adjoining Breakfast Area Flows Seamlessly Into The Open Concept Family Room With Walk-Out To A Beautifully Landscaped Backyard, Perfect For Everyday Living And Entertaining. Expansive Windows Fill The Home With Incredible Natural Light Throughout. The Primary Retreat Features A 5 Piece Ensuite And His & Hers Walk-In Closets, While Five Generous Upstairs Bedrooms Provide Ample Space For The Entire Family. The Spacious Lower Level Offers A Stunning Custom Brick Wine Cellar w/ Groin Vault Ceilings, Large Laundry Room/Kitchen, 4 Pc Bath Which Completes An In-laws Suite. Complete With A Private Driveway And Gated Parking. Take A Stroll In The Beautiful David Balfour Park. All Just Steps To St. Clair Subway Station, Yonge Street Shopping, Dining, And Top Tier Schools. Rare Opportunity To Own A Turn-Key Family Home In The Heart Of Moore Park.

Inclusions: All Existing Appliances: Stainless Steel: (Liebherr Fridge, Viking Professional Gas Range, Amana Gas Cooktop, AEG Convection Oven, Miele Dishwasher, Vent Hood), Basement Fridge, Samsung Washer & Dryer, All Designer Light Fixtures, Custom Built-ins, All Closet Organizers, All Window Coverings, Existing California Shutters, All Bathroom Mirrors, Wine Cellar Racking, Central Vacuum, Automatic Front Gate, All Outdoor Planters, Two Cement Benches, Gas Boiler, Gas Furnace, Central Air Conditioning.

Listing Contracted With: RE/MAX NOBLECORP REAL ESTATE **Ph:** 905-856-6611



72 Hudson Dr Toronto Ontario M4T 2K3 Toronto C09 Rosedale-Moore Park Toronto Taxes: \$18,633.49/2025 For: Sale % Dif: 99 Sold Date: 04/11/2026 SPIS: No Last Status: SLD DOM: 3			Sold: \$3,650,000 List: \$3,699,000
Detached Link: N 2-Storey	Fronting On: W Acreage: 38 x 135.56 Feet Irreg:	Rms: 12 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x5x2nd, 1x5x2nd, 1x3xBsmt	Dir/Cross St: Mt Pleasant & St Clair Directions: Mt Pleasant & St Clair

MLS#: C12969822 **PIN#:**
Legal: PT LT 5 BLK K PL 920 TORONTO (ROSEDALE); PT LT 6 BLK K PL 920 TORONTO (ROSEDALE) AS IN CA706995; TORONTO , CITY OF TORONTO

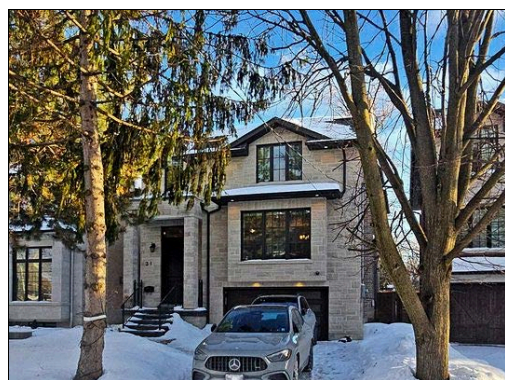
Kitchens: 1 Fam Rm: Y Basement: Sep Entrance / Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Central Air Central Vac: No Apx Age: 51-99 Year Built: 1928 Yr Built Source: MPAC Apx Sqft: 3000-3500 Roof: Asphalt Shingle Foundation: Block, Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Stucco/Plaster Gar/Gar Spcs: Detached / 2 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Public Transit, Ravine Exterior Feat: Built-In-BBQ, Landscaped, Lighting, Paved Yard Interior Feat: Auto Garage Door Remote, Carpet Free, Floor Drain, In-Law Capability, Storage, Water Heater Owned Security Feat: Carbon Monoxide Detectors, Smoke Detector, Alarm System	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	5.84	x 4.99	Tile Floor	Large Window	East View
2	Living	Main	19.59	x 12.99	Hardwood Floor	Wainscoting	Large Window
3	Dining	Main	14.83	x 14.01	Hardwood Floor	Wainscoting	French Doors
4	Dining	Main	14.83	x 11.58	Hardwood Floor	Breakfast Bar	Stainless Steel Appl
5	Breakfast	Main	16.08	x 10.17	Hardwood Floor	W/O To Yard	Open Concept
6	Family	Main	17.85	x 13.85	Hardwood Floor	O/Looks Backyard	B/I Shelves
7	Prim Bdrm	2nd	22.83	x 16.67	Hardwood Floor	Gas Fireplace	B/I Closet
8	2nd Br	2nd	18.67	x 12.11	Hardwood Floor	Large Window	Closet
9	3rd Br	2nd	14.76	x 12.99	Hardwood Floor	Large Window	Closet Organizers
10	Rec	Bsmt	19.26	x 13.16	Tile Floor	B/I Shelves	B/I Bar
11	4th Br	Bsmt	12.76	x 8.6	Tile Floor	Closet	Window
12	Laundry	Bsmt	9.09	x 7.68	Tile Floor	French Doors	Window

Client Remks: Located in the heart of Moore Park, this beautifully updated 3+1 bed, 4 bath family home is an absolute stand out offering the perfect blend of timeless character and modern functionality. A truly turnkey residence, the home unfolds to reveal expansive, well appointed interiors across all levels totaling over 4000 sq ft. The main floor features hardwood floors, elegant wainscoting, and a formal living room with wood-burning fireplace that flows into the dining room. The chef's kitchen is an entertainers dream, equipped with top of the line appliances, breakfast bar and abundant storage. The space opens seamlessly to the family room and breakfast area with built-in seating. Here you'll find the heart of the home with west-facing French doors that flood the space with natural light and on grade walk out to the beautifully landscaped backyard complete with a built-in BBQ and fire pit. Upstairs, three generously sized bedrooms include a primary retreat with built-in closets, fireplace, and a 5-piece ensuite, along with a bright sitting area overlooking the backyard. The finished lower level with convenient side entrance features a large recreation space with built-in bar, fourth bedroom, updated laundry, new bathroom, and excellent storage. Set on a coveted 38 x 135 ft west facing lot with a private drive, coveted two-car garage, and fully fenced in yard. Located in the highly sought-after Whitney Junior PS and OLPH Catholic catchments and centrally located to the city's top private schools. The home is also just steps to the ravine, Evergreen Brick Works, the shops of Summerhill and Moorevale Park. An incredible opportunity to own a truly special family home in one of Toronto's most cherished communities.

Inclusions: All appliances: 6 burner Wolf Range w Oven, SS hood, built-in Sub Zero fridge, ss Miele Dishwasher, SS Panasonic microwave, LG Washer / Dryer & LG Freezer in basement. All Electric light fixtures, All window coverings. Built-In Sedona By Lynx BBQ & Napoleon Outdoor Fire Table. Google Doorbell and Google Next Cameras. Telus Security System. Exterior Lighting.

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



31 Evergreen Gdns Toronto Ontario M4G 2Z5 Toronto C11 Leaside Toronto Taxes: \$17,283.68/2026 Sold Date: 04/20/2026 SPIS: Yes Last Status: SLD DOM: 18			Sold: \$3,600,000 List: \$3,799,000 For: Sale % Dif: 95
Detached Link: N 2-Storey	Fronting On: S Acreage: 38.43 x 97.77 Feet Irreg:	Rms: 9 + 2 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 1x4x2nd, 2x3x2nd, 1x3xBsmt	Dir/Cross St: Bayview Ave/Bayview Heights Dr Directions: South

MLS#: C12949468

PIN#: 103931468

Legal: PART OF LOT 23 PLAN 3331 EAST YORK DESIGNATED AS PART 3, 66R-28142 CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Wall Unit Central Vac: No Apx Age: 0-5 Apx Sqft: 2500-3000 Roof: Shingles Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Available Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Public Transit, School, School Bus Route Interior Feat: Accessory Apartment	Zoning: Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Accessibility: None Feat: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown	Hydro: Yes Phone: Yes
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.01	x 20.01	O/Looks Park	O/Looks Frontyard	Open Concept
2	Family	Main	14.01	x 18.01	O/Looks Backyard	W/O To Deck	Combined W/Den
3	Kitchen	Main	14.99	x 22.01	Combined W/Family	Open Concept	Marble Counter
4	Prim Bdrm	2nd	12.6	x 14.99	5 Pc Bath	South View	W/I Closet
5	2nd Br	2nd	10.6	x 9.51	3 Pc Ensuite	Hardwood Floor	Closet
6	3rd Br	2nd	12.6	x 10.7	Hardwood Floor	Closet	Large Window
7	4th Br	2nd	12.6	x 113.42	Hardwood Floor	Window	
8	Rec	Bsmt	27.89	x 17.06	Heated Floor	Open Concept	
9		Bsmt	18.04	x 22.01			

Client Remks: Modern Luxury Meets Architectural Excellence in Bennington Heights. This is a custom-built executive residence, meticulously designed for the sophisticated family. The seamless open-concept floor plan is anchored by a showstopping glass staircase and designer finishes throughout. At the heart of the home lies a gourmet Downsview kitchen featuring a Sub-Zero fridge with 1 freezer and 1 fridge, Wolf range and integrated Miele coffee, and super size island . The upper level serves as a private sanctuary, where every bedroom features its own dedicated luxury ensuite. The master bedroom with south view. water heating floor bathroom. central vacuum. The fully finished lower level offers a natural walk-up and a rare sub-basement beneath the garage, with a water-heating floor. providing the ultimate footprint for a state-of-the-art media room or home gym. huge laundry room Nestled on a quiet, family-friendly street just minutes from top-tier schools, lush parklands, and the downtown core. A true masterpiece of contemporary design in one of Toronto's most coveted enclaves.

Inclusions: All Appliances, Furnace Systems & Hot Water Tank and All Curtains & Blinds.

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



29 Evergreen Gdns Toronto Ontario M4G 1C4 Toronto C11 Leaside Toronto Taxes: \$17,208/2025 Sold Date: 05/06/2026 SPIS: No Last Status: SLD DOM: 28			Sold: \$3,650,000 List: \$3,799,000 For: Sale % Dif: 96
Detached Link: N 2-Storey	Fronting On: S Acreage: 38.43 x 97.65 Feet Irreg:	Rms: 10 + 3 Bedrooms: 4 + 2 Washrooms: 6 1x2xGround, 1x5x2nd, 3x3x2nd, 1x3xBsmt	Dir/Cross St: Bayview Ave and Moore Ave Directions: Bayview Ave and Moore Ave

MLS#: C12973912 **PIN#:** 103931466
Legal: PART OF LOTS 22 & 23 PLAN 3331 EAST YORK DESIGNATED AS PART 2, 66R-28142 CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Year Built: 2020 Yr Built Source: MPAC Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Metal Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, School Exterior Feat: Paved Yard, Patio Interior Feat: Built-In Oven, Storage, Sump Pump, Water Heater Owned, ERV/HRV, Auto Garage Door Remote, Central Vacuum	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	16.83	x 10.66	Hardwood Floor	Pot Lights	Window
2	Living	Main	16.83	x 13.85	Marble Floor	Fireplace	Pot Lights
3	Kitchen	Main	13.85	x 18.34	Hardwood Floor	Centre Island	B/I Appliances
4	Family	Main	13.42	x 14.4	Hardwood Floor	Fireplace	W/O To Deck
5	Study	Main	10.24	x 11.25	Hardwood Floor	B/I Bookcase	Large Window
6	Prim Bdrm	2nd	14.6	x 14.4	Hardwood Floor	5 Pc Ensuite	W/I Closet
7	2nd Br	2nd	9.91	x 12.99	Hardwood Floor	3 Pc Ensuite	Closet
8	3rd Br	2nd	10.33	x 13.16	Hardwood Floor	3 Pc Ensuite	Large Window
9	4th Br	2nd	13.25	x 10.43	Hardwood Floor	3 Pc Ensuite	Closet
10	Rec	Bsmt	17.16	x 9.15	Hardwood Floor	Wet Bar	Pot Lights
11	Br	Bsmt	9.84	x 11.52	Hardwood Floor	3 Pc Bath	Above Grade Window

Client Remks: MLS Sun-drenched and impeccably crafted, this south-facing custom residence in coveted Leaside is a true statement of refined living. Designed by a renowned Toronto designer and masterfully rebuilt by a reputable builder, 29 Evergreen GDNS showcases a seamless blend of timeless elegance and modern sophistication, highlighted by a bespoke Downsview kitchen adorned with premium finishes and exquisite granite countertops and whole set of Miele appliances. Thoughtfully designed for both comfort and grandeur, the home offers an expansive layout complemented by a professionally finished lower level with a rare dug-out additional space, creating enhanced ceiling height and versatile living space ideal for entertaining or extended family living. Central Vacuum, Smart Home system, Floor heating thru-out, Water softener, HRV, every detail reflects quality and intention, delivering a turnkey lifestyle without compromise. Perfectly positioned in one of Toronto's most prestigious family neighbourhoods, steps to top-tier Leaside High School and within walking distance to Loblaws, parks, and everyday conveniences. Enjoy effortless access to SmartCentres featuring Canadian Tire, Home Depot, Winners, Best Buy, and major banks, along with quick connectivity to the Don Valley Parkway. A rare offering with fully owned mechanicals, embodying luxury, location, and lifestyle in one distinguished address.

Inclusions: Miele appliances including Rangehood, Stove, BI fridge, coffeemaker, microwave, dishwasher, All Curtains & Blinds, washer and dryer.

Listing Contracted With: AVION REALTY INC. **Ph:** 647-518-5728



86 Hudson Dr Toronto Ontario M4T 2K3 Toronto C09 Rosedale-Moore Park Toronto Taxes: \$16,192.55/2025 For: Sale % Dif: 91 Sold Date: 05/25/2026 SPIS: No Last Status: SLD DOM: 20			Sold: \$3,820,000 List: \$4,195,000
Detached Link: N 3-Storey	Fronting On: W Acreage: 40 x 134 Feet Irreg:	Rms: 11 Bedrooms: 4 Washrooms: 5 1x2xMain, 1x5x2nd, 1x3x2nd, 1x5x3rd, 1x3xBsmt	
Dir/Cross St: Inglewood & Hudson Dr Directions: Google Maps			

MLS#: C13085198 **PIN#:** 000000000
Legal: PT LT 8 BLK K PL 920 TORONTO (ROSEDALE); PT LT 9 BLK K PL 920 TORONTO (ROSEDALE) AS IN CA252485; S/T EXECUTION 97-003450, IF ENFORCEABLE; TORONTO CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air, Radiant / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 3000-3500 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete 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: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Grnbelt/Conserv, Park, Public Transit, Ravine, School Exterior Feat: Landscaped, Patio, Privacy Interior Feat: Central Vacuum, Garburator, On Demand Water Heater Security Feat: Alarm System, Carbon Monoxide Detectors, Smoke Detector	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: Shed Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	14.76	x 13.09	Renovated	W/O To Garden	Breakfast Bar
2	Dining	Main	12.4	x 12.24	Hardwood Floor	Open Concept	Window
3	Living	Main	20.18	x 13.32	Gas Fireplace	Bay Window	Hardwood Floor
4	Family	Main	16.77	x 11.84	French Doors	W/O To Garden	Hardwood Floor
5	2nd Br	2nd	17.91	x 13.32	W/W Closet	Window	Hardwood Floor
6	3rd Br	2nd	16.77	x 11.84	Juliette Balcony	W/I Closet	3 Pc Ensuite
7	4th Br	2nd	14.07	x 10.99	Window	Hardwood Floor	
8	Prim Bdrm	3rd	21.92	x 15.16	Vaulted Ceiling	5 Pc Ensuite	Juliette Balcony
9	Other	3rd	12.01	x 9.42	Hardwood Floor	Window	
10	Rec	Bsmt	25.1	x 18.24	Wet Bar	3 Pc Bath	Window
11	Laundry	Bsmt	16.4	x 11.52	Renovated	Window	

Client Remks: Welcome to 86 Hudson Drive, an exceptional family residence in the heart of Moore Park. Set on one of the neighbourhood's most admired streets, this home offers over 4,200 sq. ft. of beautifully renovated living space across four levels. With outstanding curb appeal, a private driveway & detached garage, this property makes a striking first impression while offering a complete package for today's modern family. Inside, the home unfolds with a quiet sense of warmth & intention, where a gracious main level is anchored by a stunning chef's kitchen featuring top-tier appliances, generous work surfaces & sensational storage. The space flows naturally into the surrounding principal rooms, with the family room opening through two sets of French doors to the landscaped, west-facing backyard. Each area feels distinct yet connected, supporting both intimate daily living and effortless entertaining. Upstairs, the second level offers 3 generously proportioned bedrooms, including one with its own ensuite & walk-in closet - easily suited as an alternate primary. Occupying the entire 3rd floor, the secluded primary retreat offers a sense of privacy and refinement, defined by soaring ceilings, abundant natural light & breathtaking views. A beautifully renovated 5 Pc ensuite & expansive dressing room complete the space. The finished lower level with a convenient side entrance, offers an inviting recreation room, ideal for kids, teens & casual gatherings along with a well-appointed 3-Pc bathroom. A sensational laundry room w/ heated floors elevates everyday function w/ extensive counter space & integrated storage, complemented by an oversized Whirlpool refrigerator & freezer - perfectly tailored to the needs of a modern family home. Located in one of Torontos most sought-after neighbourhoods, set within the coveted Whitney PS & OLPH Catchments & walking distance to ravine trails & Summerhill Market, 86 Hudson Drive presents a rare opportunity to own a legacy home in prime Moore Park.

Inclusions: All Existing Appliances, All Electrical Light Fixtures, All Window Coverings, Thermador Gas Range, Thermador Dishwasher, Microwave, Thermador Fridge & Freezer, Whirlpool Fridge & Freezer in Bsmt, Electrolux Washer & Dryer, Central Vacuum & Equipment, Gas F/P, Electric F/P in Basement, Shed.

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



1 Moorehill Dr Toronto Ontario M4G 1A2 Toronto C11 Leaside Toronto Taxes: \$18,143.33/2025 Sold Date: 05/15/2026 SPIS: No Last Status: SLD DOM: 2			Sold: \$4,410,000 List: \$4,395,000 For: Sale % Dif: 100
Detached Link: N 2-Storey	Fronting On: E Acreage: 50 x 117.78 Feet Irreg: Irregular (see survey)	Rms: 11 + 4 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 1x5x2nd, 1x4x2nd, 1x3x2nd, 1x3xLower	Dir/Cross St: Bennington Heights Directions: Moorehill and Bennington Heights Drive

MLS#: C13121530 PIN#: 103931393 Assignment: No Fractional Ownership: No Legal: Pt Lt 1 Pl 2699 Twp Of York As In Ey235762	
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: 3000-3500 Lot Shape: Irregular Lot Size Source: Survey Roof: Metal Foundation: Poured Concrete Assessment: POTL: N POTL Mo Fee: Laundry lev: Main	Exterior: Stucco/Plaster Gar/Gar Spcs: Detached / 1 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: Inground Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Ravine, School Exterior Feat: Hot Tub, Landscaped, Lawn Sprinkler System Interior Feat: Generator - Full
	Zoning: Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: N HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Fence - Full Survey Year: 2020 Survey Type: Available Spec Desig: Unknown

Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.01	x 7.91	Tile Floor	Double Closet	B/I Shelves
2	Living	Main	18.93	x 12.07	Hardwood Floor	Fireplace	Pot Lights
3	Dining	Main	15.75	x 10.99	Hardwood Floor	B/I Shelves	Pot Lights
4	Kitchen	Main	19.09	x 8.66	Hardwood Floor	Centre Island	Stainless Steel Appl
5	Family	Main	22.74	x 17.59	Hardwood Floor	Gas Fireplace	W/O To Yard
6	Mudroom	Main	10.66	x 6.27	Combined W/Laundry	B/I Closet	Side Door
7	Prim Bdrm	2nd	18.41	x 14.83	Hardwood Floor	W/I Closet	6 Pc Ensuite
8	Office	2nd	12.01	x 11.15	Hardwood Floor	B/I Shelves	W/O To Balcony
9	2nd Br	2nd	13.42	x 12.93	Hardwood Floor	Double Closet	Semi Ensuite
10	3rd Br	2nd	12.6	x 10.76	Hardwood Floor	Double Closet	Semi Ensuite
11	4th Br	2nd	12.6	x 10.6	Hardwood Floor	Double Closet	Pot Lights
12	Rec	Lower	27.92	x 16.67	Heated Floor	Gas Fireplace	Pot Lights
13	5th Br	Lower	13.91	x 10.17	Heated Floor	Double Closet	Pot Lights
14	Exercise	Lower	20.08	x 12.24	Heated Floor	Pot Lights	
15	Utility	Lower	14.4	x 10.43	Concrete Floor		

Client Remks: Perfectly located in Bennington Heights, a thoughtfully designed centre hall plan blending minimalism with elevated finishes, beginning with a sun-drenched foyer framed by glass doors and wall-to-wall built-ins with organizers. Gracious principal rooms, including a front living room anchored by a wood fireplace with a striking stone feature, and dining room complete with white oak hardwood floors and a custom built-in bar. At the rear, the home opens to a stunning chef's kitchen featuring a large centre island with waterfall Caesarstone countertops, high-end appliances, and a walk-out to the terrace. The adjoining family room offers both comfort and style with a gas fireplace, creating the perfect space for everyday living and entertaining. The combined mudroom and laundry area offers a functional space, complete with a side entrance, custom storage, and front-loading washer and dryer with Caesarstone countertops. The upper level hosts a primary retreat with a separate room for a dedicated, private home office lined with custom built-ins, a spacious walk-in closet, and a spa-inspired five-piece ensuite with a floating double vanity, glass-enclosed shower, and a soaker tub. Three additional bedrooms are well-appointed, including double closets in each room and two with semi-ensuites. The fourth bedroom utilizes its own four-piece bathroom. The lower level is equally impressive, featuring radiant in-floor heating, a generous recreation room with gas fireplace, a fully finished professional gym, and a large guest or nanny suite with an additional four piece bathroom. The professionally landscaped backyard is a private oasis, showcasing an interlock stone terrace, an inground pool, and a separate hot tub for year-round enjoyment. A convenient two-piece change room poolside enhances poolside living, while the detached garage adds further practicality. Located just moments from top tier schools including Leaside High School, UCC and Branksome Hall, and Crescent

Inclusions: See Schedule 'B'



195 Inglewood Dr		Sold: \$4,800,000
Toronto Ontario M4T 1H8		List: \$4,595,000
Toronto C09 Rosedale-Moore Park Toronto		
Taxes: \$22,185.24/2025	For: Sale	% Dif: 104
Sold Date: 01/23/2026		
SPIS: No	Last Status: SLD	DOM: 1
Detached	Fronting On: N	Rms: 11 + 3
Link: N	Acreage:	Bedrooms: 5 + 1
3-Storey	50 x 139 Feet	Washrooms: 4
	Irreg:	1x2, 1x5x2nd, 1x4x3rd, 1x3xBsmt
Dir/Cross St: St. Clair and Mt. Pleasant		Directions: St. Clair and Mt. Pleasant

MLS#: C12721270 **PIN#:** 211210259

Legal: Lt 288 PL 719 Moore Park; City of Toronto

Kitchens: 1 Fam Rm: Y Basement: Full Fireplace/Stv: Y Heat: Forced Air, Water / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1915 Apx Sqft: 3500-5000 Lot Shape: Rectangular Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Detached / 1 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 5 UFFI: No Pool: Inground Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Ravine, School Exterior Feat: Deck, Landscaped, Lawn Sprinkler System, Patio, Porch Interior Feat: Floor Drain, In-Law Capability, Storage, Sump Pump, Water Heater Security Feat: Alarm System, Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown	Hydro: Yes Phone: A
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Sewage: Municipal Avai

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	13.32	x 6.76	2 Pc Bath	Closet	Limestone Flooring
2	Living	Main	19.49	x 11.15	Gas Fireplace	Hardwood Floor	Crown Moulding
3	Dining	Main	15.16	x 15.68	Fireplace	Hardwood Floor	Crown Moulding
4	Kitchen	Main	11.58	x 14.01	Centre Island	Granite Counter	Stainless Steel Appl
5	Pantry	Main	12.01	x 4.76	Marble Floor	Granite Floor	
6	Breakfast	Main	14.17	x 12.34	Vaulted Ceiling	Skylight	Glass Doors
7	Family	Main	14.99	x 20.67	Fireplace	W/O To Pool	Sunken Room
8	Prim Bdrm	2nd	14.01	x 22.01	5 Pc Ensuite	W/I Closet	Hardwood Floor
9	2nd Br	2nd	19	x 11.25	B/I Desk	B/I Shelves	W/O To Terrace
10	3rd Br	3rd	14.01	x 14.34	Double Closet	Broadloom	
11	4th Br	3rd	13.58	x 11.15	Large Closet	Broadloom	
12	5th Br	3rd	15.42	x 11.52	B/I Closet	Broadloom	
13	Mudroom	In Betwn	4.99	x 5.97	B/I Closet		
14	Rec	Lower	14.07	x 27.43	Cork Floor	Pot Lights	Closet
15	Br	Lower	19	x 10.5	Above Grade Window	Broadloom	Pot Lights
16	Laundry	Lower	13.09	x 14.24	Cedar Closet	Double Sink	Ceramic Floor
17	Utility	Lower	12.11	x 6.66			

Client Remks: An ideal family home that checks absolutely ALL of the boxes, this gracious Moore Park home is an expansive & sophisticated space that adds quiet luxury and ease to everyday living. Perfectly situated on a premier 50x139 ft. lot and set on the area's most iconic street, it's distinguished by its many family-friendly elements, lovely blend of original details & modern, high-quality finishes and impressive size with 5332 sq. ft of living space across 4 floors. A classic centre-hall floorplan provides formal living and dining rooms, each with fireplace, while a large full-width addition at the back of house is the heart of the home with its large family room with custom built-ins, French doors & wood-burning fireplace; dining area with vaulted ceiling and skylights; and open-concept kitchen with cherry cabinets, granite counters & island with seating. 5 large bedrooms; mudroom with separate entrance; fabulous lower level with large media room, guest bedroom, laundry room, wine cellar and storage galore; oversized garage; wide driveway and in-ground pool are a few of those special features families covet. A primary suite on the 2nd floor with striking, designer 5-piece ensuite with gorgeous finishes including a curb-less shower, soaker tub, grey marble flooring, rift-sawn white oak double vanity, brass sconces & large walk-in closet with LED lit clothing racks is a stylish, spacious retreat. Beautiful millwork abounds including in the 2nd bedroom, currently used as an office with built-in desks & shelves. The large backyard with in-ground pool is built for fun writ large & is an ideal space for summer lounging, relaxing with a morning coffee or hosting dinner or birthday parties. Easy access to so much including excellent schools such as OLP, Whitney PS, The York School, Branksome; TTC; TO's Ravine system;



10 Harper Ave Toronto Ontario M4T 2K9 Toronto C09 Rosedale-Moore Park Toronto Taxes: \$19,402.66/2025 For: Sale % Dif: 96 Sold Date: 04/24/2026 SPIS: No Last Status: SLD DOM: 10			Sold: \$4,810,000 List: \$4,995,000
Detached Link: N 3-Storey	Fronting On: W Acreage: 37 x 132 Feet Irreg:	Rms: 13 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 1x4x2nd, 1x5x2nd, 1x4x3rd, 1x3xLower	
Dir/Cross St: Inglewood Dr / Harper Ave Directions: Via Google Maps			

MLS#: C12997426 Legal: See Schedule B		PIN#:	
Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Year Built: 1926 Yr Built Source: MPAC Apx Sqft: 3000-3500 Lot Shape: Rectangular Lot Size Source: Survey Roof: Asphalt Shingle Foundation: Brick, Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: Pool: Inground Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Grnbelt/Conserv, Park, Ravine, School Exterior Feat: Lawn Sprinkler System, Deck, Landscape Lighting Interior Feat: Central Vacuum, Sump Pump Security Feat: Alarm System, Carbon Monoxide Detectors, Smoke Detector, Security System	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Shed Survey Type: Available Spec Desig: Unknown	Hydro: Phone: Municipal

Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.26	x 16.01	Leaded Glass	Fireplace	Hardwood Floor
2	Dining	Main	14.83	x 11.58	Leaded Glass	Crown Moulding	Hardwood Floor
3	Kitchen	Main	15.16	x 8.99	Renovated	Centre Island	O/Looks Garden
4	Breakfast	Main	15.16	x 8.99	Combined W/Kitchen	W/O To Garden	B/I Shelves
5	Family	Main	24.25	x 14.5	Gas Fireplace	B/I Shelves	Hardwood Floor
6	Prim Bdrm	2nd	21.33	x 12.66	W/I Closet	5 Pc Ensuite	Juliette Balcony
7	2nd Br	2nd	14.76	x 12.4	Double Closet	California Shutters	Hardwood Floor
8	3rd Br	2nd	13.09	x 12.17	Double Closet	South View	Hardwood Floor
9	Laundry	2nd	11.84	x 8.23	Separate Rm	Closet	Tile Floor
10	4th Br	3rd	16.93	x 13.16	South View	3 Pc Bath	Hardwood Floor
11	Den	3rd	12.01	x 6.43	North View	Vaulted Ceiling	Hardwood Floor
12	Rec	Lower	22.74	x 20.51	Above Grade Window	Pot Lights	Broadloom
13	Br	Lower	12.83	x 10.76	Above Grade Window	Double Closet	3 Pc Bath

Client Remks: Recessed into the coveted community of luxury homes in Moore Park, 10 Harper Avenue is set on a quiet block where only local cars pass by. It is a confident house, as presented from street level with meticulous and extensive landscaping, and its perfectly appointed red brick presence. This confidence continues within the home, awarding Toronto buyers with a renovated, expanded and perfected 4+1 bedroom home with meticulous attention to detail on every level. The main floor includes gracious principal spaces with new leaded glass windows, crown mouldings and true hardwood floors, finished on site. The kitchen/breakfast/family room are where busy lives are lived, with a sun-filled open-concept space that is wrapped in custom millwork with storage and holds views over the garden. The kitchen is lined with solid custom cabinetry, and two pantry cupboards (one walk-in) store a household of groceries. A new Bauhaus sliding door connects the interiors with the absolutely gorgeous rear garden offering an in-ground Betz pool and tandem hot tub, with a stone pool deck wrapped in greenery. The second floor holds three large bedrooms and second floor laundry. The primary suite is huge, with a walk-in dressing room, a five-piece ensuite and a Juliette balcony overlooking the rear garden. The third floor is a great guest or teen retreat with a tandem den and its own bathroom. In the basement, ceilings reach 8'5" in the recreation room where a former golf simulator used to be present. Now a large recreation room calls for kids play, and the tandem home gym showcases a versatile use of space. A guest bedroom and three-piece bathroom are also present. The exterior grounds are exquisite following a huge investment in landscaping by the current owners which now offers a legacy of curated, low maintenance gardens and a gorgeous pool setting to its future buyer. Residents can walk their children to Whitney and OLPH, or cross the pedestrian bridge to Summerhill.

Inclusions: See schedule B.

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



297 Inglewood Dr Toronto Ontario M4T 1J2 Toronto C09 Rosedale-Moore Park Toronto Taxes: \$17,713.50/2025 Sold Date: 05/10/2026 SPIS: No Last Status: SLD DOM: 5			Sold: \$5,180,000 List: \$5,250,000 For: Sale % Dif: 99
Detached Link: N 2 1/2 Storey	Fronting On: N Acreage: 45.06 x 130.64 Feet Irreg:	Rms: 12 + 4 Bedrooms: 5 + 1 Washrooms: 5 1x2xMain, 2x4x2nd, 1x4x3rd, 1x3xLower	
Dir/Cross St: St Clair Ave E/Mt Pleasant Rd Directions: South of St Clair E, East of Mt Pleasant Rd			

MLS#: C13085206 **PIN#:** 103930457
Legal: LT 3 BLK K PL 920 TORONTO (ROSEDALE); TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Full / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 3000-3500 Roof: Asphalt Shingle Foundation: Stone Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Auto Garage Door Remote, Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	20.67	x 7.15	Hardwood Floor	Wainscoting	Pot Lights
2	Living	Main	22.34	x 14.5	Hardwood Floor	Bay Window	Fireplace
3	Dining	Main	16.5	x 12.83	Hardwood Floor	Bay Window	O/Looks Frontyard
4	Kitchen	Main	18.5	x 12.83	Hardwood Floor	Centre Island	Eat-In Kitchen
5	Family	Main	14.5	x 10.07	Hardwood Floor	O/Looks Living	Large Window
6	Office	Main	12.6	x 10.5	Hardwood Floor	B/I Desk	O/Looks Garden
7	Mudroom	Main	6.76	x 4.33	Tile Floor	Double Closet	Skylight
8	Prim Bdrm	2nd	15.75	x 12.93	Hardwood Floor	W/I Closet	4 Pc Ensuite
9	2nd Br	2nd	14.99	x 14.57	Hardwood Floor	Large Window	Closet
10	3rd Br	2nd	14.57	x 11.32	Hardwood Floor	Large Window	W/I Closet
11	4th Br	3rd	13.91	x 13.75	Broadloom	Closet	4 Pc Ensuite
12	5th Br	3rd	14.07	x 10.93	Broadloom	Closet	4 Pc Ensuite
13	Rec	Lower	17.85	x 13.32	Broadloom	B/I Shelves	Fireplace
14	Br	Lower	15.09	x 10.43	Broadloom	B/I Closet	Window
15	Laundry	Lower	13.75	x 11.32	Laminate	B/I Shelves	Stainless Steel Sink
16	Utility	Lower	14.99	x 12.07	Tile Floor	B/I Shelves	Window

Client Remks: A rare and enchanting offering in the heart of Moore Park, this exceptional home is framed by lush gardens and timeless architectural charm. A classic centre hall plan offers a sophisticated and highly functional layout, beautifully renovated and well designed for everyday living and entertaining. Gracious principal rooms unfold on the main floor, with an elegant living room, family room, and private office thoughtfully positioned on one side of the home, while a formal dining room and well-appointed kitchen with breakfast area occupy the other side. At the rear, a bright and practical mudroom with double closet, along with a powder room and lower level access, provides a seamless connection to the outdoors. The second floor offers three generously sized bedrooms, including a stunning primary retreat with spacious walk-in closet and 4-piece ensuite. Two further generously sized bedrooms and a family bathroom complete this level. The third level provides a fourth and fifth bedroom with a semi-ensuite (jack and jill) bath, ideal for guests, home offices, or growing families. The well finished lower level offers ample space and features a recreation room, sixth bedroom (or exercise room), abundant storage, and a generously sized laundry room. Outside, the expansive backyard is a true highlight, professionally designed and landscaped, ideal for relaxation and entertaining with stone terrace and gated access to the private drive and detached double garage. Spectacular gardens and gorgeous trees surround the property. Steps to top schools, the ravine, Moorevale Park, and easy access to downtown, Yonge St, and public transportation.

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



243 Rose Park Dr Toronto Ontario M4T 1R6 Toronto C09 Rosedale-Moore Park Toronto Taxes: \$24,100.62/2025 For: Sale % Dif: 91 Sold Date: 04/06/2026 SPIS: No Last Status: SLD DOM: 31			Sold: \$5,000,000 List: \$5,495,000
Detached Link: N 3-Storey	Fronting On: S Acreage: 37.5 x 144.75 Feet Irreg:	Rms: 11 + 5 Bedrooms: 5 + 1 Washrooms: 6 1x2xMain, 2x3xLower, 1x4x2nd, 1x4x2nd, 1x6x3rd	Dir/Cross St: St Clair/East Of Mt Pleasant Directions: St Clair/East Of Mt Pleasant

MLS#: C12856308 **PIN#:** 211210137
Legal: PT LT 408 PL 895 MOORE PARK AS IN CA474578; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Year Built: 2012 Apx Sqft: 3500-5000 Lot Size Source: MPAC Roof: Flat Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Elevator: Yes Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove Interior Feat: Storage, Water Heater, Built-In Oven, Bar Fridge, Central Vacuum	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	18.08	x 8.99	W/I Closet	Skylight	2 Pc Bath
2	Living	Main	24.08	x 17.09	Coffered Ceiling	Fireplace	Large Window
3	Dining	Main	17.65	x 12.07	Combined W/Living	Large Window	
4	Family	Main	17.65	x 12.07	Walk-Out	Combined W/Kitchen	
5	Kitchen	Main	22.83	x 12.01	Centre Island	Backsplash	
6	2nd Br	2nd	13.91	x 13.85	4 Pc Ensuite	W/I Closet	Picture Window
7	Laundry	2nd	8.99	x 7.91	Linen Closet	Laundry Sink	Large Window
8	3rd Br	2nd	14.67	x 12.17	Closet		
9	4th Br	2nd	14.67	x 11.52	Closet		
10	Prim Bdrm	3rd	21.42	x 16.77	6 Pc Ensuite	W/I Closet	Balcony
11	Office	3rd	12.66	x 12.01	Window		
12	5th Br	Lower	14.76	x 13.91	3 Pc Ensuite		
13	Rec	Lower	23.43	x 17.49	Fireplace	Walk-Out	Wet Bar
14	Utility	Lower	8.99	x 8.92			
15	Cold/Cant	Lower	6	x 3.74	B/I Shelves		

Client Remks: This exquisite residence is a study in refined elegance, blending French-inspired interiors with modern luxury and ideally situated in the heart of coveted Moore Park. Offering over 5,600 square feet of sophisticated living space, the home features an elegant staircase, soaring 10-foot ceilings, and expansive windows reminiscent of classic European architecture. The breathtaking living and dining room showcases coffered ceilings, large windows, and a striking fireplace, while the sun-filled family room and classic chef's kitchen at the rear open onto an expansive south-facing garden. A private elevator provides seamless access to all levels. The second floor includes a laundry room and three generously sized bedrooms, including a serene suite with ensuite and walk-in closet, while the remaining two share a beautifully appointed family bathroom with a separate WC. The third level is dedicated to an extraordinary primary retreat complete with a spacious seating area, romantic fireplace, custom closet, spa-like ensuite, and a private office or potential nursery. The finished lower level offers additional living space with a recreation room/gym featuring a gas fireplace and walkout to the backyard, along with a wine cellar, ample storage, a full family bathroom, and a private caregiver or in-law suite with its own dedicated bathroom. Walking distance to Whitney PS and OLPH, close to top private schools, with easy access downtown and to major highways, this rare offering combines tranquillity and convenience. Potential for garage subject to Buyer's due diligence and municipal approvals.

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



196 Inglewood Dr			Sold: \$5,600,000
Toronto Ontario M4T 1H9			List: \$5,695,000
Toronto C09 Rosedale-Moore Park Toronto			
Taxes: \$24,025/2025	For: Sale		% Dif: 98
Sold Date: 03/11/2026			
SPIS: No	Last Status: SLD	DOM: 2	
Detached	Fronting On: S	Rms: 12 + 3	
Link: N	Acreage:	Bedrooms: 5 + 1	
3-Storey	50 x 125 Feet	Washrooms: 5	
	Irreg:	1x2xMain, 1x5x2nd, 1x3x2nd, 1x4x3rd, 1x3xBsmt	
Dir/Cross St: Mt. Pleasant & Inglewood		Directions: East of Mt. Pleasant & South of St Clair	

MLS#: C12860984		PIN#: 103930533	
Legal: LT 11 PL 1474 TORONTO (MOORE PARK); CITY OF TORONTO			
Kitchens: 1	Exterior: Stucco/Plaster	Zoning:	
Fam Rm: Y	Gar/Gar Spcs: Detached / 2	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: 4	Water Supply Type:	
A/C: Central Air	UFFI:	Sewer:	Sewers
Central Vac: No	Pool:	Waterfront:	
Apx Age:	Salt, Inground, Outdoor	Retirement:	
Year Built: 1927	Prop Feat: Family Room, Fenced Yard,	HST Applicable to Not Subject to HST	
Yr Built Source: MPAC	Fireplace/Stove, Library, Park, Place Of	Sale Price:	
Apx Sqft: 3500-5000	Worship, School	Farm/Agr:	
Lot Size Source: MPAC	Exterior Feat: Landscape Lighting,	Oth Struct:	
Roof: Asphalt Shingle	Privacy, Patio	Survey Type: Available	
Foundation: Unknown	Interior Feat: Auto Garage Door	Spec Desig: Unknown	
Assessment: 2025 POTL:	Remote, Bar Fridge, Built-In Oven,		
POTL Mo Fee:	ERV/HRV, In-Law Capability		
Laundry lev: Upper			

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	17.85	x 7.09	
2	Kitchen	Main	23	x 10.6	
3	Living	Main	26.18	x 14.07	
4	Dining	Main	14.76	x 14.67	
5	Mudroom	Main	14.24	x 5.15	
6	Prim Bdrm	2nd	18.41	x 14.67	5 Pc Ensuite Juliette Balcony W/I Closet
7	Other	2nd	13.32	x 11.15	
8	2nd Br	2nd	14.01	x 11.25	
9	3rd Br	2nd	11.32	x 10.99	
10	Laundry	2nd	14.4	x 9.42	
11	4th Br	3rd	21.65	x 11.68	
12	5th Br	3rd	16.08	x 12.34	
13	Rec	Bsmt	20.34	x 16.77	
14	Br	Bsmt	12.17	x 11.25	3 Pc Ensuite
15	Utility	Bsmt	14.57	x 12.17	
16	Other	Bsmt	20.51	x 10.93	

Client Remks: On one of Moore Park's most established streets, 196 Inglewood Drive is a family home designed for how families actually live. The main floor balances elegance and practicality with formal living and dining rooms and a generous family room that connects seamlessly to the kitchen and backyard, creating an easy flow for both daily life and entertaining. The kitchen features extensive workspace, a large island with seating, and two dishwashers to keep pace with a busy household. A well-planned mudroom with built-in storage provides space for shoes, coats, and backpacks, helping keep the main living areas organized. Upstairs, the second floor is anchored by a spacious primary suite with a juliette balcony overlooking the backyard, a well-appointed ensuite, and three walk-in closets including a large dressing room with centre island and makeup vanity that could convert to a private office or additional bedroom if needed. Two additional bedrooms, a full bath, and a generous laundry room complete the level. The third floor offers two further bedrooms and another full bathroom. The finished lower level includes a large recreation space, substantial storage, and a sixth bedroom with its own ensuite, ideal for a nanny or guests. The backyard features a saltwater pool, artificial turf play area, raised concrete patio, and a detached two-car tandem garage accessed via a private driveway just steps from the mudroom entrance. Located close to Whitney Junior Public School, Our Lady of Perpetual Help, the Beltline Trail, and several of Toronto's most respected independent schools.

Inclusions: Bar refrigerator in kitchen, Sub Zero B/I Refrigerator, 2 SubZero Drawer refrigerators in kitchen island, 2 Miele B/I dishwashers, Wolf gas stovetop, Wolf wall mounted oven, Wolf wall mounted warming drawer, Wolf wall mounted microwave, hood fan, Samsung front loading clothes washer & dryer, automated blinds and remote, all window coverings, all electrical light fixtures, garage door opener and remote, existing pool equipment, tv wall mounts



133, 135 & 139 Hudson Dr Toronto Ontario M4T 2K4		Sold: \$8,350,000 List: \$8,995,000	
Toronto C09 Rosedale-Moore Park Toronto			
Taxes: \$56,662.10/2025		For: Sale	% Dif: 93
Sold Date: 04/30/2026			
SPIS: No	Last Status: SLD	DOM: 10	
Detached Link: N 2-Storey	Fronting On: E Acreage: 156 x 263 Feet Irreg: three legal separate lots - see survey	Rms: 10 + 4 Bedrooms: 5 Washrooms: 4 1x2xMain, 2x3x2nd, 1x4x2nd	
Dir/Cross St: Mount Pleasant & Moore Ave Directions: Mount Pleasant & Moore Ave			

MLS#: C13020764

PIN#: 103930279

Legal: See Schedule B.

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Attached / 2	Cable TV:
Basement: Finished	Drive: Private	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 4	Water: Municipal
Heat: Water / Gas	Tot Prk Spcs: 6	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Family Room, Fireplace/Stove, Grnbelt/Conserv, Park, Public Transit, Ravine, School, Wooded/Treed	Retirement:
Apx Sqft: 3000-3500	Interior Feat: Storage	HST Applicable to Included In
Roof: Tile	Security Feat: Alarm System	Sale Price:
Foundation: Other		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: Available
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.01	x 10.99	Wainscoting	Pot Lights	Hardwood Floor
2	Living	Main	26.35	x 15.16	Marble Fireplace	French Doors	Pot Lights
3	Dining	Main	16.93	x 12.99	French Doors	Wainscoting	O/Looks Garden
4	Kitchen	Main	16.24	x 9.32	Stainless Steel Appl	Granite Counter	Breakfast Bar
5	Family	Main	19.26	x 14.76	W/O To Ravine	French Doors	Window Flr to Ceil
6	Prim Bdrm	2nd	23.16	x 15.75	Semi Ensuite	His/Hers Closets	B/I Shelves
7	2nd Br	2nd	14.93	x 11.32	Semi Ensuite	Closet	South View
8	3rd Br	2nd	15.49	x 10.79	Closet	South View	O/Looks Garden
9	4th Br	2nd	19.09	x 10.17	Closet	Hardwood Floor	O/Looks Ravine
10	5th Br	2nd	19.16	x 10.24	Closet	Hardwood Floor	O/Looks Ravine
11	Rec	Lower	25.43	x 14.01	B/I Desk	Pot Lights	Crown Moulding
12	Exercise	Lower	15.42	x 8.99	Pot Lights	W/I Closet	

Client Remks: What makes a property truly rare? At 139 Hudson Drive, it is not just the classic architecture or the breathtaking ravine setting, it is the scale and flexibility of what is possible. Whether you are dreaming of a legacy estate, envisioning a transformative new build, or simply seeking extraordinary land value in a premier neighbourhood, this is a once-in-a-generation opportunity. On this expansive, combined parcel, the only limit is imagination. Set across a sprawling 156 x 263 foot ravine lot, this property unites 139, 135, and 133 Hudson Drive into a single, grand holding. The home itself is set on the northernmost edge, with 75 feet of frontage at 139 Hudson Drive, overlooking the attached lots at 135 Hudson and 133 Hudson, offering an additional 80 feet of frontage for the total of 156 ft. The home offers a classic centre-hall design, refined architectural details, and an elegant indoor-outdoor connection to nature, with five bedrooms, four bathrooms, and beautifully maintained interiors rich with charm and craftsmanship. Surrounded by landscaped gardens, the home is thoughtfully designed for both everyday living and special gatherings, offering privacy and warmth in one of Toronto's most coveted neighbourhoods. Beyond the classic home currently perched on this incredible lot, the true potential of this property lies in the vastness of its land, three severed prime ravine lots offering endless possibilities. Whether maintained as an exquisite estate, renovated to expand the current home, or developed as one sees fit, the opportunity is as rare as it is flexible. With direct ravine access, multiple building options, and proximity to top schools, shopping, and transit, this land presents a rare offering for families, developers, or investors seeking scale, serenity, and prestige in a premier Toronto community.

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