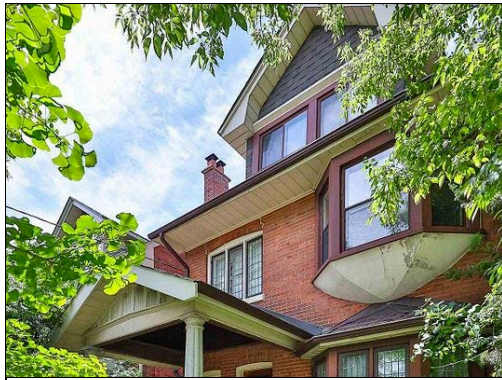




188 Glen Rd		Sold: \$2,002,700
Toronto Ontario M4W 2W9		List: \$1,799,000
Toronto C09 Rosedale-Moore Park Toronto		
Taxes: \$11,123/2025	For: Sale	% Dif: 111
Sold Date: 06/30/2026		
SPIS: No	Last Status: SLD	DOM: 13
Detached	Fronting On: W	Rms: 11 + 2
Link: N	Acreage:	Bedrooms: 6
3-Storey	30 x 105.13 Feet	Washrooms: 3
	Irreg:	1x4, 1x3, 1x2
	Per Geo, see brokerage remarks	
Dir/Cross St: Glen Rd/Summerhill Ave Directions: Glen Rd/Summerhill Ave		

MLS#: C13455784 **PIN#:** 211170088
Legal: PT LT 45 PL 397E TORONTO AS IN CT672050; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Sep Entrance / Part Fin	Drive: Private	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 1	Water:
Heat: Baseboard / Electric	Tot Prk Spcs: 2	Water Supply Type:
A/C: None	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Family Room, Fireplace/Stove	Retirement:
Apx Sqft: 2500-3000	Interior Feat: Other	HST Applicable to: Included In
Lot Shape: Irregular		Sale Price:
Roof: Asphalt Shingle		Farm/Agr:
Foundation: Unknown		Oth Struct:
Assessment: POTL:		Survey Type: None
POTL Mo Fee:		Spec Desig: Heritage
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	14.07	x 16.73	Bay Window	Fireplace
2	Dining	Main	17.75	x 11.55	Beamed	Wainscoting
3	Kitchen	Main	15.98	x 10.56	Beamed	Breakfast Area W/O To Garden
4	Family	2nd	15.45	x 12.53	Fireplace	Bay Window
5	Prim Bdrm	2nd	14.34	x 13.75	His/Hers Closets	Hardwood Floor
6	2nd Br	2nd	11.68	x 10.56	Large Closet	Hardwood Floor Window
7	3rd Br	2nd	8.76	x 7.45	Hardwood Floor	Window
8	4th Br	3rd	14.67	x 11.65	W/I Closet	Broadloom
9	5th Br	3rd	14.67	x 10.47	W/I Closet	Broadloom
10	Br	3rd	13.35	x 10.7	Window	Broadloom
11	Rec	Lower	0	0		

Client Remks: Nestled In Prestigious Rosedale, 188 Glen Road Offers A Classic Three-Storey Family Home On One Of Toronto's Most Coveted Streets. Featuring Six Bedrooms, A Private Driveway, And A Garage, This Residence Presents A Rare Opportunity To Shape A Home To Your Vision While Showcasing Its Enduring Architectural Character. Almost 3,000 Sq Ft Of Above-Grade Living Space Provides Generous Principal Rooms And A Traditional Layout, Including An Expansive Kitchen With A Spacious Breakfast Area That Offers A Walk-out To The Patio And Backyard, Ideal For Enjoying Evening Sunsets. The Upper Levels Offer Versatile Bedrooms, With A Family Room On The Second Level For Everyday Living. The Spacious Lower Level With A Separate Entrance Offers Exceptional Flexibility, With Space Suited To A Variety Of Uses And Abundant Storage. Ideally Located Close To Top-Rated Schools And Steps To Chorley Park And The Beltline Trail, The Home Is Also Minutes To Summerhill And Yorkville Shopping, Fine Dining, Transit, And Much More!

Inclusions: All Existing Appliances & Elfs

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



68 Astley Ave Toronto Ontario M4W 3B4 Toronto C09 Rosedale-Moore Park Toronto Taxes: \$12,796.52/2025 For: Sale % Dif: 89 Sold Date: 02/11/2026 SPIS: No Last Status: SLD DOM: 37			Sold: \$2,315,000 List: \$2,589,000
Detached Link: N 3-Storey	Fronting On: S Acreage: 75 x 100 Feet Irreg: 100.63 ft x 68.03 ft x 75.12 ft	Rms: 10 Bedrooms: 5 + 1 Washrooms: 5 1x5x2nd, 1x2xMain, 1x3xLower, 1x4xUpper, 1x3x2nd	Dir/Cross St: Douglas Dr & Glen Rd Directions: Douglas Dr & Glen Rd

MLS#: C12660616 **PIN#:** 103931080
Legal: PT LT 28 BLK C PL 920 TORONTO (ROSEDALE) AS IN CT897173; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Other Central Vac: No Apx Age: Apx Sqft: 2000-2500 Lot Shape: Irregular Roof: Asphalt Shingle, Membrane Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Wood Gar/Gar Spcs: Attached / 2 Drive: Private Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.66	x 23.85	Fireplace	Bay Window	Hardwood Floor
2	Family	Main	13.19	x 14.47	Combined W/Kitchen	Hardwood Floor	Open Concept
3	Kitchen	Main	12.86	x 12.99	Stainless Steel Appl	Breakfast Bar	Open Concept
4	Breakfast	Main	9.02	x 10.01	Window	Hardwood Floor	Pantry
5	Dining	Main	9.06	x 19.03	B/I Shelves	Window	Hardwood Floor
6	Prim Bdrm	2nd	12.53	x 15.55	W/I Closet	Walk-Out	5 Pc Ensuite
7	2nd Br	2nd	12.66	x 10.96	Window	Hardwood Floor	O/Looks Frontyard
8	3rd Br	2nd	12.63	x 10.99	Window	Hardwood Floor	Closet
9	4th Br	3rd	16.27	x 11.22	Walk-Out	Hardwood Floor	Closet
10	5th Br	3rd	12.66	x 16.83	Hardwood Floor	Walk-Out	Window
11	Rec	Lower	12.7	x 20.44	Window	B/I Shelves	
12	Br	Lower	12.17	x 9.09	Window		
13	Laundry	Lower	12.2	x 15.78			

Client Remks: Welcome to North Rosedale -A Rare Opportunity in a Coveted, Historic Community. Nestled in the heart of prestigious North Rosedale, this elegant 3-storey residence offers timeless charm and exceptional space for refined family living. Featuring 5 bedrooms, 5 bathrooms, and a private nanny suite in the lower level, this home seamlessly blends classic character with modern comforts. The main floor boasts a formal dining room with custom built-ins, a spacious family room combined with an open-concept kitchen, and a sunlit breakfast room perfect for casual meals. The living room exudes warmth, complete with a fireplace, bay window, and serene views of the front yard. Upstairs, the primary retreat features a luxurious 5-piece ensuite and an expansive walk-in closet, while the upper levels offer two private terraces, ideal for outdoor entertaining or quiet relaxation. Lush yard with a peaceful pond and beautifully landscaped garden. Natural light fills every corner of this home, enhancing its bright, welcoming ambiance. Located just steps from Chorley Park, Summerhill Market, and all of Rosedale's top-tier amenities, this is a rare opportunity to own in one of Torontos most distinguished neighborhoods.

Inclusions: LG fridge, KitchenAid oven, Arda Hood fan, KitchenAid dishwasher, Microwave, Mini fridge, LG washer and dryer, GE Fridge, window coverings, electrical light fixtures, swing in front yard, and BBQ, pond pump and equipment, All Built-ins. Tesla ev charger

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



78 Dale Ave			Sold: \$2,975,000
Toronto Ontario M4W 1K9			List: \$3,275,000
Toronto C09 Rosedale-Moore Park Toronto			
Taxes: \$17,471.67/2026		For: Sale	% Dif: 91
Sold Date: 06/04/2026			
SPIS: No	Last Status: SLD	DOM: 51	
Detached	Fronting On: N	Rms: 8 + 3	
Link: N	Acreage: < .50	Bedrooms: 4 + 1	
2 1/2 Storey	32.05 x 90.2 Feet	Washrooms: 5	
	Irreg:	1x2xMain, 1x3x2nd, 1x5x2nd, 1x5x3rd, 1x3xBsmt	
Dir/Cross St: Castle Frank Rd & Dale		Directions: Castle Frank Rd & Dale	

MLS#: C12997672	PIN#: 211130085
Assignment: No	Fractional Ownership: No Vacant Land Condo: No
Legal: PLAN M16 PT LOTS 65 & 66	

Kitchens: 1 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 100+ Year Built: 1910 Yr Built Source: MPAC Apx Sqft: 2500-3000 Lot Shape: Rectangular Lot Size Source: Survey Roof: Asphalt Shingle, Flat Foundation: Concrete, Brick Assessment: POTL: N POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Removed Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, School Exterior Feat: Deck, Landscape Lighting, Landscaped, Lawn Sprinkler System, Privacy, Porch, Patio, Security Gate Interior Feat: Carpet Free, Central Vacuum Security Feat: Alarm System, Smoke Detector, Carbon Monoxide Detectors	Zoning: Cable TV: Yes Hydro: Yes Gas: Yes Phone: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Year: 2020 Survey Type: Available Spec Desig: Heritage
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	7.09	x 9.19	Window
2	Living	Main	17.09	x 12.89	Fireplace
3	Dining	Main	15.39	x 10.79	Bay Window
4	Kitchen	Main	17.88	x 10.01	Combined W/Family
5	Family	Main	13.58	x 12.5	Gas Fireplace
6	Prim Bdrm	2nd	21.78	x 14.07	W/I Closet
7	Family	2nd	21.39	x 12.8	B/I Shelves
8	2nd Br	3rd	14.47	x 12.37	Picture Window
9	3rd Br	3rd	13.09	x 13.19	B/I Shelves
10	Rec	Bsmt	14.17	x 20.83	Window
11	Laundry	Bsmt	10.75	x 8.17	Stainless Steel Sink
12	Other	Bsmt	14.6	x 6.43	

Client Remks: Welcome to this Grand South Rosedale detached home with nearly 4000 total sq ft - the perfect marriage of historic charm & contemporary sophistication. The homes elegant facade & lush, manicured grounds set the tone. Step inside to be greeted by a graceful interior where soaring ceilings, architectural details, craftsmanship & character abound, from crown molding, leaded glass windows, exquisite hardware to custom millwork & coffered ceilings. The elegant principal rooms are expansive & beautifully proportioned, ideal for both grand entertaining with an open concept kitchen, family room, powder room & intimate evenings by the fire. Sunlight pours in through large windows, casting a soft glow. The primary suite features a private balcony overlooking a beautiful, manicured garden, a walk-in closet, a double closet & a beautifully renovated 5-pc ensuite bathroom + a separate whirlpool tub & a custom glass shower. Enjoy the practicality of 2 laundry areas. Additional bedrooms are generously sized, each with their own unique charm. The fully finished basement, with 2 entrances, offers even more versatile space that could be converted to an in-law or nanny suite with rare 7 ft+ ceilings, a sauna, large storage room & radiant floors in the rec room, laundry room/craft room & bathroom. Upgrades incl central AC & Heat, updated wiring, roof, a dug-out basement & thoughtful modern touches throughout. Parking is accessed via a right-of-way, secured with an automated gate. Winter is no problem with heated front steps, porch, & front pad. Step into a secluded, serene courtyard garden, professionally landscaped, offering a peaceful escape in the heart of the city with stunning perennials, alongside a tranquil water feature, deck & patio. It's low-maintenance urban living at its best. With easy access to Bloor street, the Danforth, ravine trails, the city's top schools & nearby boutiques & cafes, this home is an impeccable offering in Toronto's most iconic neighbourhood.

Inclusions: Stainless Steel Appliances: Built-in Frigidaire Microwave, Jenn-Air 4 Burner Gas Stove & Oven, Miele Dishwasher; Panelled Sub-Zero Fridge/Freezer, Kenmore Top Loading Washer & Kenmore Front Loading Dryer, Kitchen TV, Family Room TV, Basement TV, 2nd Floor Family Room TV, Beaumark Stacked Front Loading Washer & Dryer in Basement, NAD AV Surround System, Ductless unit (primary & 2nd



7 Binscarth Rd Toronto Ontario M4W 1Y2 Toronto C09 Rosedale-Moore Park Toronto Taxes: \$14,010.93/2025 Sold Date: 04/06/2026 SPIS: No Last Status: SLD DOM: 0			Sold: \$3,100,000 List: \$3,295,000 For: Sale % Dif: 94
Detached Link: N 3-Storey	Fronting On: S Acreage: 27.5 x 100 Feet Irreg:	Rms: 9 + 3 Bedrooms: 5 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x5x3rd, 1x3xBsmt	Dir/Cross St: Glen Rd & Binscarth Directions: Crescent to Glen to Binscarth

MLS#: C12960780 **PIN#:** 211160125

Legal: PLAN 528 PT LOT 59

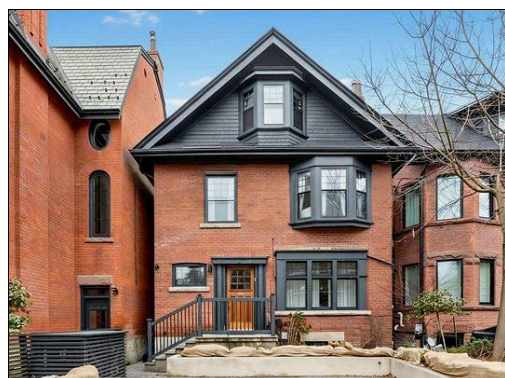
Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Water / Gas A/C: None Central Vac: No Apx Age: Apx Sqft: 2500-3000 Roof: Asphalt Shingle Foundation: Stone, Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.6	x 5.58	Marble Floor	B/I Closet	
2	Living	Main	20.83	x 13.32	Hardwood Floor	Fireplace	Bay Window
3	Dining	Main	16.77	x 10.83	French Doors	Open Concept	W/O To Deck
4	Kitchen	Main	15.09	x 11.52	Hardwood Floor	Open Concept	Granite Counter
5	Den	Main	13.16	x 9.42	B/I Desk	B/I Shelves	Window
6	Family	2nd	17.59	x 10.43	Broadloom	L-Shaped Room	O/Looks Garden
7	2nd Br	2nd	14.01	x 10.24	Hardwood Floor	Fireplace	B/I Closet
8	3rd Br	2nd	14.01	x 10.43	Hardwood Floor	Double Closet	O/Looks Frontyard
9	4th Br	2nd	13.91	x 10.43	Broadloom	B/I Closet	Window
10	Prim Bdrm	3rd	16.08	x 13.09	Cathedral Ceiling	W/O To Deck	5 Pc Ensuite
11	Sitting	3rd	14.5	x 11.42	Hardwood Floor	Cathedral Ceiling	French Doors
12	Rec	Lower	19.85	x 12.5	Laminate	Above Grade Window	
13	Kitchen	Lower	10.33	x 7.15	Laminate	Stainless Steel Sink	
14	Br	Lower	14.5	x 10.93	Laminate	Closet	Above Grade Window

Client Remks: Welcome to 7 Binscarth Road, a beautifully renovated detached home in the heart of North Rosedale offering 3,650+ sq. ft. of living space. Blending timeless character with thoughtful updates, this residence is ideal for both family living & elegant entertaining. The main fl features soaring ceilings and a gracious formal living rm anchored by a wood-burning f/pl & lg bay window-perfect for a baby grand! The Chef's kitchen showcases bespoke Heritage Kitchens cabinetry, honed granite counters, wall-to-wall pantries & premium appliances. Designed for flow, the kitchen opens to a spacious dining rm framed by a wall of windows & French doors overlooking the landscaped city garden. An oversized deck seamlessly extends the living space outdoors. A cozy family rm connects the main level, offering a comfortable retreat for relaxing evenings. Upstairs, 3 generous bedrms enjoy beautiful views + a lg 2nd floor family rm & office w/ green treetop vistas. The entire 3rd floor is a private primary retreat beneath soaring ceilings w/ a sunlit sitting area/office, spacious bedrm, spa-inspired 5-pc ensuite w/ deep soaker tub & a charming rear deck-perfect for morning coffee. The lower level offers remarkable versatility: a bright, self-contained flat ideal for guests, in-laws, or a nanny suite, with its own side entrance and internal access. Or add it to the home for the perfect kids or teen retreat! Set on one of Rosedale's most picturesque tree-lined streets, this exceptional home is steps to Rosedale & Chorley Parks, Branksome Hall, Summerhill Market, & TTC. A truly special opportunity to live in one of Toronto's most cherished neighbourhoods on one of the most coveted streets!

Inclusions: See Schedule B

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



35 Castle Frank Rd Toronto Ontario M4W 2Z5		Sold: \$3,300,000 List: \$3,495,000
Toronto C09 Rosedale-Moore Park Toronto		
Taxes: \$15,126.99/2025	For: Sale	% Dif: 94
Sold Date: 04/08/2026		
SPIS: No	Last Status: SLD	DOM: 16
Detached Link: N 3-Storey	Fronting On: S Acreage: 30 x 100 Feet Irreg:	Rms: 12 Bedrooms: 5 Washrooms: 5 2x2xMain, 2x5x2nd, 1x3x3rd
Dir/Cross St: Bloor and Castle Frank Directions: Bloor and Castle Frank		

MLS#: C12908762 **PIN#:** 211130071
Legal: PCL 64-1 SEC M16; PT LT 64 PL M16 TORONTO COMM AT THE S ELY ANGLE OF THE SAID LT 64; THENCE WLY ALONG THE SLY LIMIT OF SAID LT, 100 FT TO THE S WLY ANGLE THEREOF; THENCE NLY ALONG THE WLY LIMIT OF SAID LT, 30 FT; THENCE ELY PARALLEL WITH THE SLY LIMIT OF THE SAID LT TO THE WLY LIMIT OF CASTLE FRANK AV; THENCE SLY ALONG THE WLY LIMIT OF CASTLE FRANK AV TO THE POB; TORONTO, CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2500-3000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Bar Fridge, Countertop Range, Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Heritage
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.01	x 6.99	Large Closet	East View	
2	Living	Main	19	x 10.99	Gas Fireplace	Large Window	B/I Bookcase
3	Dining	Main	15.19	x 12.01	O/Looks Garden	Sw View	
4	Kitchen	Main	15.19	x 12.01	Modern Kitchen	B/I Appliances	Centre Island
5	Prim Bdrm	2nd	14.99	x 12.01	5 Pc Ensuite	W/I Closet	Balcony
6	2nd Br	2nd	12.01	x 12.01	Large Closet	Hardwood Floor	Window
7	3rd Br	2nd	12.01	x 9.02	Large Closet	Hardwood Floor	Window
8	4th Br	3rd	16.4	x 12.11	Closet	Hardwood Floor	Window
9	5th Br	3rd	16.4	x 15.29	Bay Window	Hardwood Floor	Closet
10	Laundry	Bsmt	6.56	x 6.56	Laundry Sink	Above Grade Window	
11	Media/Ent	Bsmt	33.1	x 16.11	Hardwood Floor	Open Concept	Above Grade Window

Client Remks: Welcome to 35 Castle Frank Road - a fully renovated and smart 5-bedroom, 5-bathroom residence in the heart of Rosedale. Reimagined from top to bottom and completed in 2020, this exceptional home seamlessly blends timeless architecture with refined, modern finishes - offering turnkey luxury in one of Toronto's most prestigious neighbourhoods. Thoughtfully redesigned for today's lifestyle, the home features expansive principal rooms, elegant detailing, and a functional open-concept flow ideal for both everyday living and entertaining. The chef-inspired kitchen anchors the main level with premium appliances, custom cabinetry, and generous workspace, opening effortlessly to an inviting family space and outdoor living. Upstairs, five well-proportioned bedrooms provide flexibility for growing families, guests, or home office needs. The serene primary retreat offers a spa-like ensuite and ample closet space, creating a true sanctuary. Each of the five bathrooms has been beautifully appointed with high-end fixtures and contemporary finishes. Situated just steps from ravine trails and within walking distance to Castle Frank Subway Station, this coveted address delivers the perfect balance of natural beauty and urban convenience. Close to top-tier schools, parks, and downtown access. 35 Castle Frank Road presents a rare opportunity to enjoy fully updated living in historic Rosedale.

Inclusions: All electric light fixtures, all window coverings, Wolf range, Subzero fridge, Bosch Silence Plus dishwasher, 2 Liebherr beverage fridges, custom appliance hydraulic station, Samsung washer/dryer, whole home humidifier. This is a fully smart home including Lutron smart lights, exterior Speco Technologies security cameras, NEST thermostat, NeoSmart blinds, Google Home doorbell, and wiring for EV charging station and baby gates.

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



36 Hawthorn Ave Toronto Ontario M4W 2Z2 Toronto C09 Rosedale-Moore Park Toronto			Sold: \$3,605,000 List: \$3,750,000
Taxes: \$23,097.56/2025		For: Sale	% Dif: 96
Sold Date: 06/13/2026			
SPIS: No	Last Status: SLD	DOM: 37	
Detached Link: N 2-Storey	Fronting On: W Acreage: 45 x 150 Feet Irreg:	Rms: 9 + 2 Bedrooms: 3 + 1 Washrooms: 5 1x2xMain, 1x6x2nd, 1x4x2nd, 1x3x2nd, 1x3xLower	
Dir/Cross St: Castle Frank Road/Dale Avenue Directions: Use GPS			

MLS#: C13100266 Legal: PLAN M16 PT LOT 47	PIN#: 211130053
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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: 1963 Yr Built Source: MPAC Apx Sqft: 3500-5000 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete, Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Brick Gar/Gar Spcs: Attached / 2 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: Inground Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit Exterior Feat: Deck Interior Feat: Auto Garage Door Remote, Central Vacuum, Sauna Security Feat: Alarm System	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Heritage
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	15.68	x 10.76	Step-Up	Tile Floor	
2	Living	Main	25.1	x 23.82	Marble Fireplace	Hardwood Floor	Formal Rm
3	Dining	Main	17.85	x 14.01	Fireplace	Hardwood Floor	Formal Rm
4	Kitchen	Main	15.58	x 14.24	Eat-In Kitchen	Hardwood Floor	Skylight
5	Breakfast	Main	15.49	x 11.15	Track Lights	Hardwood Floor	W/O To Deck
6	Family	Main	18.41	x 12.99	Pot Lights	Hardwood Floor	W/O To Deck
7	Sitting	Main	15.85	x 12.17	Fireplace	Hardwood Floor	Wainscoting
8	Laundry	Main	11.75	x 4.99	Laundry Sink	Tile Floor	
9	Other	Main	9.74	x 6.07	W/O To Deck		
10	Prim Bdrm	2nd	24.02	x 15.75	Closet	Hardwood Floor	6 Pc Ensuite
11	2nd Br	2nd	14.01	x 12.24	Closet	Hardwood Floor	4 Pc Bath
12	3rd Br	2nd	14.01	x 11.25	Double Closet	Hardwood Floor	Window
13	Rec	Lower	26.74	x 23.49	Fireplace	Broadloom	Pot Lights
14	Br	Lower	14.07	x 10.6	Double Closet	Broadloom	3 Pc Bath
15	Furnace	Lower	11.42	x 6			

Client Remks: Situated on an exceptional 45 x 150 ft. lot in the heart of Rosedale, this distinguished residence offers a rare combination of architectural pedigree, scale, and serene outdoor living. Beautifully renovated in the 1980s by renowned architect Adam Smuszkowicz, the home carries the signature of one of Rosedale's most respected architectural figures. His work is recognized for its emphasis on craftsmanship, natural light, and elegant spatial flow, all of which are beautifully expressed throughout this residence. Encompassing approximately 5,146 sq.ft. of total living space, the residence is defined by gracious principal rooms, soaring proportions, and an abundance of natural light. A striking living room with dramatic ceiling height, fireplace, and oversized windows creates an unforgettable focal point for entertaining, while the formal dining room is equally elegant in scale. The spacious kitchen with adjoining breakfast area overlooks the lush garden setting and flows seamlessly into the inviting family and sitting rooms. Rich wood detailing, expansive glazing, and carefully considered architectural elements lend warmth and character throughout. A convenient main level laundry room and powder room further enhance the functionality of the home. The second level features a generous primary retreat with a large ensuite bath and steam unit, accompanied by two additional well-proportioned bedrooms and a main 4-piece washroom. The finished lower level adds exceptional flexibility with a recreation room, additional bedroom, sauna, and ample storage. The private rear garden is a true urban sanctuary, complete with an inground pool surrounded by mature landscaping and a separate cabana with a washroom, ideal for effortless summer entertaining. A rare offering in one of Toronto's most coveted neighbourhoods, moments to parks, transit, and the amenities of Rosedale and Summerhill.							
Inclusions: Amana Refrigerator, GE Stove, Thermador Oven, KitchenAid Dishwasher, LG Washer, Maytag Dryer, Electric Light Fixtures, Broadloom Where Laid, Central Vacuum & Related Equipment, EGDO+Remote, Alarm System (Monitoring Extra)							
Listing Contracted With: SOTHEYB'S INTERNATIONAL REALTY CANADA Ph: 416-960-9995							



136 Roxborough Dr Toronto Ontario M4W 1X4 Toronto C09 Rosedale-Moore Park Toronto Taxes: \$18,324.32/2025 For: Sale % Dif: 94 Sold Date: 06/11/2026 SPIS: No Last Status: SLD DOM: 72			Sold: \$3,550,000 List: \$3,795,000
Detached Link: N 3-Storey	Fronting On: N Acreage: 62 x 88 Feet Irreg: Dir/Cross St: Glen Road Directions: Use GPS	Rms: 8 + 1 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 2x4x2nd, 1x3x3rd	

MLS#: C12940522	PIN#: 211170193
Legal: PLAN E 321 LOT 41	

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: 1900 Yr Built Source: MPAC Apx Sqft: 2500-3000 Lot Shape: Irregular Lot Size Source: MPAC Roof: Shingles Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, School Exterior Feat: Porch Interior Feat: Auto Garage Door Remote, Central Vacuum, Water Heater Owned	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: Heritage
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.66	x 5.15	Granite Floor	2 Pc Bath	
2	Living	Main	22.67	x 12.01	Gas Fireplace	Hardwood Floor	Track Lights
3	Dining	Main	14.99	x 12.01	Separate Rm	Hardwood Floor	Bay Window
4	Kitchen	Main	14.99	x 9.68	Track Lights	Tile Floor	Window
5	Breakfast	Main	12.07	x 6.99	Combined W/Kitchen	Tile Floor	W/O To Deck
6	Family	2nd	23.49	x 12.99	Gas Fireplace	Hardwood Floor	B/I Desk
7	Prim Bdrm	2nd	19.75	x 15.26	W/I Closet	4 Pc Ensuite	4 Pc Ensuite
8	2nd Br	3rd	13.25	x 10.43	W/I Closet	Broadloom	Track Lights
9	3rd Br	3rd	12.5	x 10.99	Broadloom	3 Pc Bath	
10	Rec	Lower	17.32	x 16.99	Broadloom		
11	Workshop	Lower	14.01	x 12.07			
12	Laundry	Lower	12.01	x 6.17			
13	Utility	Lower	12.07	x 7.68	Laundry Sink		

Client Remks: A rare offering on one of Rosedale's most distinguished streets, this stately Tudor residence blends architectural charm with generous, family-sized living across multiple levels. Set on a 62 x 88 ft. irregular lot, the home presents a striking facade of brick and steeply pitched rooflines framed by mature trees. Offering approximately 2,897 square feet of refined interior living space plus an additional 906 square feet in the finished lower level, the centre hall plan unfolds with gracious principal rooms of exceptional scale and natural light. The expansive living room features a gas fireplace and oversized windows, flowing seamlessly into a formal dining room ideal for elegant entertaining. A bright kitchen with breakfast area walk-out to a deck overlooking the garden and connects effortlessly to a convenient main floor powder room. A private primary retreat includes a large walk-in closet, double closets and 2x4-piece ensuite washrooms, while an impressive family room with a built-in desk offers the perfect setting for work and relaxation. Additional bedrooms and baths are thoughtfully positioned for comfort and privacy. The finished lower level enhances the home's functionality with a large recreation room, workshop, storage, and laundry room, offering flexibility for a variety of uses. Outdoors, a private backyard oasis showcases a porch and urban garden, ideal for quiet enjoyment or entertaining. A detached double garage with private drive provides parking for multiple vehicles, with potential to explore a future Garden Suite addition (subject to applicable approvals). Ideally located steps to parks, top-tier schools, transit, and the shops and dining of Rosedale and Summerhill. This is a rare opportunity to own a distinguished residence in one of Toronto's most prestigious neighbourhoods.

Inclusions: GE Stainless Steel Refrigerator, GE Stove, GE Microwave, Miele Dishwasher, Washer, Dryer (in lower level not connected), Stacked Washer and Dryer, Window Coverings, Electric Light Fixtures, Broadloom Where Laid, Central Vac plus Existing Attachments, Electric Garage Door Opener & Remote* Existing Attachments, B/I Speakers, Hot Water Tank, Alarm System (Except Monitoring)**Front & Rear Sprinklers (not recently used)**Electronic Air Cleaner & Humidifier



20 McKenzie Ave Toronto Ontario M4W 1J9 Toronto C09 Rosedale-Moore Park Toronto Taxes: \$18,113/2025 For: Sale % Dif: 93 Sold Date: 03/23/2026 SPIS: No Last Status: SLD DOM: 75			Sold: \$3,725,000 List: \$3,995,000
Detached Link: N 2-Storey	Fronting On: N Acreage: 50 x 90 Feet Irreg:	Rms: 7 + 5 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x5x2nd, 1x4x2nd, 1x4xLower	Dir/Cross St: Bloor & Castlefrank Directions: Castle Frank or Dale Ave to McKenzie Ave

MLS#: C12670634 **PIN#:** 211130207
Legal: PT LT 12 PL 607 CITY EAST PT 2, 63R2600; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1908 Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Public Transit Interior Feat: Built-In Oven, Storage, Sump Pump, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Heritage
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.37	x 19.36	Hardwood Floor	Fireplace	W/O To Yard
2	Dining	Main	20.37	x 12.76	Hardwood Floor	B/I Bookcase	W/O To Yard
3	Kitchen	Main	11.91	x 11.78	Tile Floor	B/I Appliances	Breakfast Area
4	Breakfast	Main	8.89	x 12.57	Tile Floor	Window	W/O To Yard
5	Family	Main	11.91	x 20.34	Hardwood Floor	B/I Bookcase	Gas Fireplace
6	Prim Bdrm	2nd	19.62	x 21.42	Hardwood Floor	W/I Closet	5 Pc Ensuite
7	2nd Br	2nd	13.42	x 15.39	Hardwood Floor	Window	Closet
8	3rd Br	2nd	11.91	x 14.24	Hardwood Floor	Window	Closet
9	Rec	Lower	20.37	x 20.44	Broadloom	B/I Bookcase	Gas Fireplace
10	4th Br	Lower	11.88	x 20.11	Broadloom	Double Closet	B/I Bookcase
11	Laundry	Lower	10.96	x 10.96	Laundry Sink	Backsplash	
12	Cold/Cant	Lower	8.89	x 8.73	Tile Floor		

Client Remks: Welcome to 20 McKenzie Avenue, a timeless gem in prestigious South Rosedale. Built in 1908, this stately home blends historic charm with modern comfort, offering a warm and sophisticated lifestyle in one of Toronto's most coveted neighbourhoods. Set back gracefully from the street, the property is framed by mature trees, landscaped gardens with beautiful southern exposure, and a private cobblestone drive with garage, featuring classic design with sophisticated curb appeal. Inside, the main floor flows beautifully through bright, well-proportioned rooms. The formal living room features hardwood floors, a wood-burning fireplace, and large windows overlooking the garden and flagstone patio. The updated, eat-in kitchen offers abundant cabinetry and counter space, opening to a formal dining room with French doors that open onto the wonderful private garden - perfect for entertaining or relaxed family dinners. A cozy, wood-panelled family room/library with built-in bookcases and a gas fireplace provides a comfortable retreat for reading or quiet evenings. Upstairs are three spacious bedrooms, including a primary suite with vaulted ceilings, walk-in closet as well as a wall to wall closet and a luxurious 5-piece ensuite. Skylights fill the second floor with natural light, creating a bright, airy atmosphere. The finished lower level includes a large recreation room with a gas fireplace and built-ins, a guest or nanny suite, 4-piece bathroom, a wine cellar, an extra-large laundry room, a tool/work room, and ample storage throughout. Ideally located, this exceptional home is steps from the TTC, walking distance to Branksome Hall and other top schools, and offers easy highway access with a quick drive to downtown Toronto. 20 McKenzie Avenue combines historic elegance and modern comfort in a coveted Rosedale address.

Inclusions: All window coverings; all electric light fixtures; fridge, gas stove top, built-in dishwasher, built-in wall oven; washer, dryer; broadloom where laid; hot water tank.

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



112 Douglas Dr Toronto Ontario M4W 2B5 Toronto C09 Rosedale-Moore Park Toronto Taxes: \$17,932.19/2025 Sold Date: 05/12/2026 SPIS: No Last Status: SLD DOM: 34			Sold: \$3,900,000 List: \$4,000,000 For: Sale % Dif: 98
Detached Link: N 2-Storey	Fronting On: N Acreage: 99.84 x 61.21 Feet Irreg:	Rms: 9 + 3 Bedrooms: 4 + 1 Washrooms: 4 1x2xMain, 1x3x2nd, 1x4x2nd, 1x3xLower	Dir/Cross St: Douglas Dr & MacLennan Ave Directions: East of Mt Pleasant, South of St. Clair

MLS#: C12973022 **PIN#:** 211170041
Legal: LT 9 PL 397E TORONTO; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Full / Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Other Central Vac: No Apx Age: Year Built: 1924 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Shape: Irregular Lot Size Source: MPAC Roof: Shingles Foundation: Stone Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 5 Tot Prk Spcs: 6 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: In-Law Suite	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: Heritage
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	11.15	x 5.74	Hardwood Floor	Closet	2 Pc Bath
2	Living	Main	21.65	x 21.26	Hardwood Floor	Fireplace	O/Looks Dining
3	Dining	Main	21.65	x 21.26	Hardwood Floor	O/Looks Living	Wainscoting
4	Kitchen	Main	14.01	x 9.84	Tile Floor	O/Looks Family	W/O To Garden
5	Breakfast	Main	11.68	x 7.25	Hardwood Floor	Combined W/Kitchen	O/Looks Family
6	Family	Main	14.01	x 11.75	Hardwood Floor	Combined W/Kitchen	W/O To Garden
7	Prim Bdrm	2nd	17.09	x 13.91	Hardwood Floor	3 Pc Ensuite	W/I Closet
8	2nd Br	2nd	12.99	x 9.84	Hardwood Floor	W/I Closet	Pot Lights
9	3rd Br	2nd	11.25	x 11.09	Hardwood Floor	Closet	Pot Lights
10	Office	2nd	9.84	x 5.58	Hardwood Floor	Closet	B/I Desk
11	Rec	Lower	19.65	x 19.59	Vinyl Floor	Fireplace	Pot Lights
12	Br	Lower	13.32	x 13.25	Vinyl Floor	3 Pc Ensuite	Pot Lights
13	Kitchen	Lower	19.59	x 6	Vinyl Floor	Stainless Steel Appl	Stainless Steel Sink

Client Remks: Stunning North Rosedale residence, ideally situated in the heart of the neighbourhood on a sun-filled corner lot, enveloped by mature trees. This beautifully executed renovation thoughtfully preserves the home's original charm and architectural integrity while introducing refined, modern living. A sophisticated centre hall plan showcases gracious principal rooms, an open-concept kitchen, and an inviting family room-all enhanced by serene, leafy views. A charming main floor powder room completes the level. The grand staircase leads to a well-appointed second floor featuring a generous primary retreat with an updated ensuite and abundant closet space. Two additional spacious bedrooms are perfectly configured, along with a versatile office that can easily serve as a fourth bedroom. The lower level is ideal for both family living and guests, offering a large recreation room, ample storage, and a private guest suite complete with a kitchenette. A sensational courtyard garden with a separate studio provides a rare urban oasis. Ample parking and an exceptional location just steps to Summerhill and Rosedale Park, and in close proximity to the city's top schools, clubs, and transit. Easy access to downtown. Property qualifies for a garden suite (see report). Fourth bedroom currently configured as an office (see floor plan).

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



12 Highland Cres Toronto Ontario M4W 2S7 Toronto C09 Rosedale-Moore Park Toronto Taxes: \$21,604.59/2025 For: Sale % Dif: 95 Sold Date: 06/12/2026 SPIS: No Last Status: SLD DOM: 59			Sold: \$4,697,500 List: \$4,950,000
Detached Link: N 2 1/2 Storey	Fronting On: W Acreage: 50.37 x 138.89 Feet Irreg: Irregular + Encroachment	Rms: 11 + 2 Bedrooms: 5 Washrooms: 5 1x2xMain, 1x5x2nd, 1x6x2nd, 1x5x3rd, 1x3xLower Dir/Cross St: Mt. Pleasant and St. Clair Directions: Mt. Pleasant and St. Clair	

MLS#: C12998336 **PIN#:** 211180093
Legal: PCL 4-1 SEC M496; LT 4 PL M496 TORONTO; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 51-99 Year Built: 1938 Apx Sqft: 3500-5000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Not Applicable Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stone Gar/Gar Spcs: Detached / 2 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove, Grnbelt/Conserv, Park, Public Transit, Ravine, School, Wooded/Treed Exterior Feat: Landscaped, Paved Yard Interior Feat: Central Vacuum, Bar Fridge, Storage, Water Heater Owned, Auto Garage Door Remote, Water Heater, Built-In Oven	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: Heritage
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Topography: Flat, Wooded/Treed

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.99	x 5.91	Heated Floor	Closet	2 Pc Bath
2	Living	Main	25.16	x 13.91	Fireplace	Bay Window	Built-In Speakers
3	Dining	Main	16.4	x 14.17	Open Concept	Built-In Speakers	2 Pc Bath
4	Kitchen	Main	20.34	x 14.17	Eat-In Kitchen	Centre Island	Breakfast Bar
5	Family	Main	17.91	x 12.99	Sunken Room	Gas Fireplace	W/O To Patio
6	Prim Bdrm	2nd	21.16	x 12.34	W/I Closet	Hardwood Floor	5 Pc Ensuite
7	2nd Br	2nd	11.58	x 10.93	Double Closet	Hardwood Floor	Large Window
8	3rd Br	2nd	11.58	x 10.99	Double Closet	Hardwood Floor	Large Window
9	4th Br	2nd	10.99	x 10.01	Double Closet	Hardwood Floor	5 Pc Bath
10	5th Br	3rd	16.57	x 11.52	Double Closet	Hardwood Floor	Window
11	Office	3rd	13.91	x 10.6	Double Closet	Hardwood Floor	Window
12	Den	3rd	17.85	x 12.93	Open Concept	B/I Desk	5 Pc Bath
13	Rec	Lower	24.34	x 12.83	Broadloom	Built-In Speakers	3 Pc Bath

Client Remks: Nestled in North Rosedale, this renovated five-bedroom home is a true sanctuary for family life-a place that feels like a warm welcome the moment you step inside. The classic stone and brick exterior gives way to a bright, airy interior that flows effortlessly from room to room. Sunlight spills through large windows, filling the home with warmth and framing calming views of the surrounding trees. With the ravine directly behind you and no rear neighbours, the backyard feels like your own private retreat, allowing nature to be a peaceful, living backdrop to your days. At the heart of the home, a bright and open kitchen and dining area invite relaxed family breakfasts and shared dinners. It connects naturally to a cozy family room where you can curl up together by the gas fireplace. For quieter moments, the living room offers a peaceful space anchored by a lovely wood-burning fireplace. Daily life is made wonderfully simple with a thoughtful side-entry mudroom that keeps coats and boots perfectly organized, along with a convenient main-floor powder room. There is an abundance of room to breathe and grow, with plenty of space across the main floors and the finished lower level for everyone to gather or find a quiet nook of their own. Upstairs, the primary bedroom and a peaceful top-floor office offer sweeping, bird's-eye views of the ravine-the perfect, quiet places to start and end your day. Everyday comforts are beautifully taken care of with five lovely bathrooms, an upstairs laundry room to make chores a breeze, and a lower level that easily adapts to a home gym or hobby space. Outside, a long private driveway leads to a two-car garage and a backyard designed for easy living. Tucked into a deeply loved neighbourhood, it's just a pleasant stroll to excellent local schools, Rosedale Park, OLPH, Whitney Junior Public School, winding ravine trails, and the everyday charm of Summerhill Market.

Inclusions: See Schedule B

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



80 Douglas Dr		Sold: \$4,800,000
Toronto Ontario M4W 2B4		List: \$5,300,000
Toronto C09 Rosedale-Moore Park Toronto		
Taxes: \$22,351/2025	For: Sale	% Dif: 91
Sold Date: 07/07/2026		
SPIS: No	Last Status: SLD	DOM: 35
Detached	Fronting On: N	Rms: 10 + 2
Link: N	Acreage:	Bedrooms: 5
2 1/2 Storey	46.67 x 140.88 Feet	Washrooms: 5
	Irreg:	1x2xMain, 1x5x2nd, 1x4x2nd, 1x4x3rd, 1x2xLower
Dir/Cross St: Mt Pleasant/Whitehall Directions: Mt Pleasant/Whitehall		

MLS#: C13223544	PIN#: 211180040
Vacant Land Condo: No	
Legal: PLAN M496 PT LOTS 73 & 74	

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished	Drive: Private	Hydro:
Fireplace/Stv: Y	Drive Park Spcs: 2	Gas:
Heat: Forced Air / Gas	Tot Prk Spcs: 3	Water: Municipal
A/C: Central Air	UFFI:	Water Supply Type:
Central Vac: No	Pool: None	Sewer: Sewers
Apx Age: 51-99	Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, School	Waterfront:
Apx Sqft: 3500-5000	Interior Feat: None	Retirement:
Roof: Asphalt Shingle		HST Applicable to: Included In
Foundation: Not Applicable		Sale Price:
Assessment: POTL:		Farm/Agr:
POTL Mo Fee:		Oth Struct:
Laundry lev: Lower		Survey Type: Available
		Spec Desig: Heritage

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	23.72	x 13.42	Hardwood Floor	Fireplace	Crown Moulding
2	Dining	Main	16.83	x 12.07	Hardwood Floor	Bay Window	Wainscoting
3	Kitchen	Main	16.08	x 11.91	Updated	Granite Counter	Pantry
4	Breakfast	Main	15.42	x 10.83	Tumbled Marble	W/O To Patio	O/Looks Family
5	Family	Main	19.52	x 12.99	Hardwood Floor	Gas Fireplace	Bay Window
6	Prim Bdrm	2nd	15.91	x 13.42	W/I Closet	Hardwood Floor	5 Pc Ensuite
7	2nd Br	2nd	15.91	x 12.34	Large Closet	Hardwood Floor	Crown Moulding
8	3rd Br	2nd	11.91	x 10.99	Closet	French Doors	4 Pc Bath
9	Study	2nd	19.85	x 10.93	Bay Window	Hardwood Floor	Semi Ensuite
10	4th Br	3rd	14.24	x 13.32	Large Closet	Broadloom	Window
11	5th Br	3rd	11.84	x 8.92	Closet	Broadloom	4 Pc Bath
12	Rec	Lower	23.59	x 12.66	Ceramic Floor	Brick Fireplace	2 Pc Bath

Client Remks: Experience a distinguished offering in the heart of Toronto's prestigious North Rosedale enclave. Defined by its elegant facade and prominent roofline, this residence blends enduring architectural character with thoughtful modern enhancements, creating a warm and refined living environment. Encompassing approximately 3,648 sq ft above grade plus an additional 1,525 sq ft on the lower level, the home is positioned on a picturesque, tree-lined street within close proximity to highly regarded schools including Branksome Hall, Whitney, and OLP. Respectfully updated to honour its 1920s heritage, the main level presents expansive principal rooms ideal for entertaining, a sun-filled family room overlooking the beautifully landscaped 46.67 x 140 ft lot, and an updated kitchen with a welcoming breakfast area. The upper level features a serene primary retreat with a spa-inspired ensuite and generous storage, along with a stunning home office framed by oversized windows. A fully finished lower level provides versatile space for recreation, play, and a wine cellar, while the private backyard offers a tranquil urban oasis for relaxed summer evenings. **Some Virtually staged images are provided for illustrative purposes only. Furniture, decor, and finishes shown may not reflect the property's current condition.**

Inclusions: All electric light fixtures; all existing window coverings; Sub-Zero side-by-side refrigerator; Thermador five-burner gas cooktop with ventilation hood; GE Profile Performance built-in wall oven; GE Advantium microwave/speed oven; Kenmore Elite dishwasher; additional side-by-side refrigerator located on the lower level; Samsung front-load washer and dryer; Goodman gas furnace; Napoleon central air conditioning unit; Daikin ductless split heat pump system with remotes; two Rheem hot water tanks; security system; automatic garage door opener; outdoor patio furniture; pool table with accessories; staircase runner where installed; storage cabinets in both shared bathrooms.

Listing Contracted With: FIRST CLASS REALTY INC. Ph: 905-604-1010



121 Roxborough Dr
Toronto Ontario M4W 1X5
 Toronto C09 Rosedale-Moore Park Toronto
Taxes: \$22,192.78/2025 **For:** Sale **% Dif:** 96
Sold Date: 03/16/2026
SPIS: No **Last Status:** SLD **DOM:** 40

Sold: \$5,750,000
List: \$5,999,000

Detached **Fronting On:** S **Rms:** 12 + 3
Link: N **Acreage:** **Bedrooms:** 5 + 1
 3-Storey 50.75 x 122.48 Feet **Washrooms:** 4
 Irreg: 1x3xMain, 1x6x2nd, 1x4x2nd,
 125 feet (east side) 50 feet 1x4x3rd
 (rear)
Dir/Cross St: Glen & Roxborough **Directions:** Located on West side of Roxborough

MLS#: C12759660		PIN#: 211160152	
Legal: Lot 6, RP 321-E, City of Toronto			
Kitchens: 1	Exterior: Brick	Zoning:	
Fam Rm: Y	Gar/Gar Spcs: Detached / 2	Cable TV:	Hydro:
Basement: Finished	Drive: Private	Gas:	Phone:
Fireplace/Stv: Y	Drive Park Spcs: 4	Water:	Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 6	Water Supply Type:	
A/C: Central Air	UFFI:	Sewer:	Sewers
Central Vac: No	Pool: None	Waterfront:	
Apx Age: 100+	Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit	Retirement:	
Apx Sqft: 3500-5000		HST Applicable to	Included In
Lot Shape: Irregular	Exterior Feat: Deck, Landscaped	Sale Price:	
Roof: Other	Interior Feat: Auto Garage Door	Farm/Agr:	
Foundation: Brick, Stone	Remote, Built-In Oven, Garburator, Storage Area Lockers, Water Heater	Oth Struct:	
Assessment: POTL:	Security Feat: Alarm System, Carbon Monoxide Detectors, Monitored, Smoke Detector	Survey Type:	Available
POTL Mo Fee:		Spec Desig:	Heritage
Laundry lev: Lower			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	14.67	x 7.58	Hardwood Floor	Crown Moulding	Closet
2	Living	Main	14.01	x 12.99	Combined W/Dining	Fireplace	Bay Window
3	Dining	Main	14.01	x 12.99	Combined W/Living	Hardwood Floor	Crown Moulding
4	Family	Main	18.18	x 12.34	Hardwood Floor	French Doors	Bay Window
5	Library	Main	14.4	x 14.5	French Doors	Fireplace	Crown Moulding
6	Kitchen	Main	12.17	x 14.17	Stainless Steel Appl	Quartz Counter	Eat-In Kitchen
7	Breakfast	Main	14.01	x 7.74	Porcelain Floor	Pot Lights	W/O To Deck
8	Prim Bdrm	2nd	17.42	x 22.08	Fireplace	W/I Closet	5 Pc Ensuite
9	2nd Br	2nd	12.07	x 12.66	Closet	4 Pc Ensuite	O/Looks Garden
10	Study	2nd	14.67	x 13.48	Fireplace	Hardwood Floor	O/Looks Frontyard
11	3rd Br	3rd	20.41	x 20.41	Hardwood Floor	Double Closet	Closet
12	4th Br	3rd	15.58	x 15.09	Hardwood Floor	Double Closet	Skylight
13	Rec	Lower	19.59	x 12.34	Broadloom	Above Grade Window	
14	Exercise	Lower	14.01	x 13.75	Broadloom	Above Grade Window	
15	Laundry	Lower	12.01	x 12.66	Porcelain Floor	Laundry Sink	Above Grade Window
16	Other	Lower	13.32	x 12.01	Unfinished		

Client Remks: Welcome to 121 Roxborough Drive, a classic Georgian heritage home w/ 5,900 sq ft of total living space located in prime North Rosedale. Surrounded by multi-million dollar homes and situated on a rare 50' wide lot w/ a private drive AND coveted 2 car garage, this regal mansion is a GEM! The professionally landscaped front yard leads you to the grand centre hall w/ lg principal rooms (perfect for entertaining), soaring ceilings, original crown moulding, rich hardwood flooring & ample natural light. The main flr features 2 woodburning fireplaces, perfect for added warmth & ambience. Stroll to the eat-in kitchen which looks on to the south-facing oversized deck & backyard. Great for watching the kids! Admire beautiful stained glass windows as you climb the central staircase to the 2nd flr. The glorious primary suite showcases a f/place, a HUGE walk-in closet, & decadent ensuite w/ double vanity sinks, a shower for 2 people, & a luxurious Bagno Italia freestanding soaker tub overlooking the garden. A 2nd bedrm with 4-piece ensuite, and a study/bedrm with a fireplace complete the 2nd floor. The light pouring through the dormer windows adds to the sunny charm of the 3rd level, where you will find an additional 2 bedrms and a large bathrm. The finished lower level includes a recreation rm, fitness area, storage & laundry rm. North Rosedale offers access to excellent public & private schools, nearby TTC stations,. a myriad of green spaces including Chorley Park & Rosedale Park, and the iconic Summerhill Market along with easy access to downtown to complete the lifestyle. An exceptional home in one of Toronto's most prestigious and coveted neighbourhoods, 121 Roxborough Drive is truly yours to cherish.

Inclusions: See Schedule B

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



94 Binscarth Rd			Sold: \$6,200,000
Toronto Ontario M4W 1Y4			List: \$6,200,000
Toronto C09 Rosedale-Moore Park Toronto			
Taxes: \$23,248.50/2025		For: Sale	% Dif: 100
Sold Date: 04/11/2026			
SPIS: No	Last Status: SLD	DOM: 3	
Detached	Fronting On: N	Rms: 12 + 4	Bedrooms: 5 + 1 Washrooms: 5 1x2xMain, 2x5x2nd, 1x4x3rd, 1x3xLower
Link: N	Acreage:		
2 1/2 Storey	56.33 x 126.45 Feet		
	Irreg:		
Dir/Cross St: Roxborough Dr & Binscarth Rd			
Directions: East of Mt Pleasant, South of St Clair E			

MLS#: C12973612		PIN#: 103940157			
Legal: PT LT 2 PL 528 TORONTO (ROSEDALE); PT LT 3 PL 528 TORONTO (ROSEDALE) AS IN CA221322; TORONTO , CITY OF TORONTO					
Kitchens: 1 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 3500-5000 Lot Shape: Irregular Lot Size Source: Other Roof: Asphalt Shingle Foundation: Poured Concrete, Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Upper		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, Fenced Yard, Fireplace/Stove, Grnbelt/Conserv, Park, Public Transit, Ravine, School Interior Feat: Other, Central Vacuum		Zoning: Single Family Residential Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown	

Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.34	x 14.4	Hardwood Floor	Coffered Ceiling	Bay Window
2	Dining	Main	12.6	x 11.75	Hardwood Floor	O/Looks Living	Open Concept
3	Kitchen	Main	24.02	x 10.07	Hardwood Floor	Stainless Steel Appl	Centre Island
4	Family	Main	18.18	x 17.42	Hardwood Floor	Gas Fireplace	W/O To Yard
5	Breakfast	Main	23.43	x 8.6	Hardwood Floor	B/I Desk	Pot Lights
6	Prim Bdrm	2nd	17.75	x 15.16	Hardwood Floor	5 Pc Ensuite	W/I Closet
7	2nd Br	2nd	14.57	x 11.91	Hardwood Floor	Double Closet	Bay Window
8	3rd Br	2nd	12.01	x 11.58	Hardwood Floor	Double Closet	O/Looks Frontyard
9	Laundry	2nd	8.17	x 6.99	Tile Floor	Stainless Steel Sink	B/I Shelves
10	4th Br	3rd	13.32	x 10.99	Hardwood Floor	Double Closet	O/Looks Backyard
11	5th Br	3rd	13.32	x 10.99	Hardwood Floor	W/I Closet	O/Looks Backyard
12	Rec	Lower	20.51	x 11.75	Concrete Floor	Wet Bar	Above Grade Window
13	Media/Ent	Lower	18.34	x 16.01	Concrete Floor	Pot Lights	Built-In Speakers
14	5th Br	Lower	11.58	x 10.76	Wood Floor	W/I Closet	Pot Lights
15	Laundry	Lower	13.85	x 7.15	Tile Floor	Stainless Steel Sink	B/I Shelves

Client Remks: Absolutely spectacular North Rosedale home, completely rebuilt and reimagined with every modern luxury and convenience, designed for those who appreciate high style and sophisticated, approachable living. Prime Rosedale location, one of the best blocks in the neighborhood! Beautiful and classic red brick exterior with cedar shake detailing. A gorgeous foyer welcomes you inside with hardwood floors, high ceilings and views over the formal living room and dining room. Stunning open concept custom kitchen, fully equipped with extensive storage, large island, high-end integrated appliances, stone countertops, and quality fixtures and materials throughout. Generous breakfast room overlooking the family room, a sensational space with contemporary fireplace, and views out to the garden. Fabulous second floor, with a luxurious primary suite, featuring high ceilings, two generous walk-in closets, and a stunning ensuite. Generous second and third bedrooms and a fully equipped laundry. Wonderful third floor with two further bedrooms. Unbeatable lower level features a generous double rec room, well outfitted with custom built-ins and bar area. 6th bedroom and ample storage in lower level. A short walk to Summerhill and steps to Chorley Park! Easy access to public transportation and downtown.

Inclusions: See Schedule B

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



19 Whitney Ave Toronto Ontario M4W 2A7 Toronto C09 Rosedale-Moore Park Toronto Taxes: \$32,064/2025 Sold Date: 03/09/2026 SPIS: No Last Status: SLD DOM: 37		Sold: \$6,410,000 List: \$6,799,000 For: Sale % Dif: 94
Detached Link: N 3-Storey	Fronting On: S Acreage: 50.17 x 186 Feet Irreg:	Rms: 10 + 4 Bedrooms: 5 + 1 Washrooms: 5 2x5x2nd, 1x5x3rd, 1x3xGround, 1x3xBsmt
Dir/Cross St: Mt Pleasant/ St Clair Directions: Mt Pleasant/St Clair		

MLS#: C12744652	PIN#: 103940186
Legal: LT 144 PL 344E Toronto S/T & T?W EM65498; Toronto, City of Toronto	

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1927 Yr Built Source: MPAC Apx Sqft: 5000+ Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete, Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stone Gar/Gar Spcs: Detached / 2 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 3 UFFI: Pool: Indoor Prop Feat: Family Room, Fireplace/Stove Interior Feat: None	Zoning: Single Family Residential Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	77.1	x 49.21	
2	Dining	Ground	78.74	x 42.65	
3	Kitchen	Ground	66.7	x 49.21	
4	Family	Ground	66.44	x 66.7	
5	Prim Bdrm	2nd	60.7	x 48.88	
6	2nd Br	2nd	52.49	x 36.09	
7	3rd Br	2nd	42.65	x 36.09	
8	Family	2nd	62.34	x 49.21	
9	4th Br	3rd	64.96	x 42.65	
10	5th Br	3rd	52.49	x 42.65	
11	Rec	Bsmt	98.43	x 45.93	
12	Br	Bsmt	45.93	x 41.57	
13	Cold/Cant	Bsmt	24.61	x 18.04	
14	Laundry	Bsmt	49.21	x 31.17	

Client Remks: Incredible Opportunity to Own a Spectacular 5008 sqft 3 Storey Grand Residence on one of the Most Coveted Streets in Prestigious North Rosedale ***** New Modern 100k Kitchen with Centre Island, Premium Appliances, Bar Fridge and Pantry that Opens to a Fabulous Open Concept Living Space *** Although This Home Has Been Updated with Extensive Millwork, Wainscoting, Crown Moulding it has been done to Reflect a Timeless Elegance Preserving its Architectural Heritage and Design. Impressive Grand Foyer with 25 Ft Ceiling leads to a Formal Oversized Dining Room and Elegant Living Room with Cozy Fireplace. The Fabulous Centre Staircase Floorplan Allows for an Expansive Open Concept Feel, It is a Truly Comfortable Family Home ***** This Impressive Estate Home Boasts over 7200 sqft of Actual Living Space with 5+1 Bedrooms, 5 bathrooms, 3 Furnaces and 3 Fireplaces ***** The Second Floor Offers a Stunning Primary Bedroom with Spa-Like 5 Pc Bath, Walk-in Closet and Double Door Walk-out to a Private Terrace. Also on the 2nd Floor is an Impressive Family Room with Extensive Windows, Millwork and Fireplace. 2 Generous sized Bedrooms and Full 5 Pc Bathroom complete this Floor *** The 3rd Floor Retreat Features Large Bedroom, 5 Pc Bathroom and Den/Bedroom with Hidden Storage Room Behind the Built ins ***** One Exceptional Feature is the Rare Opportunity to Own a Heated Indoor Pool in Prestigious Rosedale! Gorgeous Inground 14 x 28 Salt Water Pool with Extensive Sliding Patio Doors which Open in the Summer to a Stunning Backyard Oasis. Extremely Private with Flagstone Terrace and Beautifully Landscaped Lawn & Garden. Experience 5 Star Resort Living All Year Round! ** The Pool is Surrounded in Flagstone which Continues Seamlessly into the House for Direct Entrance to a 3pc Shower and Oversized Laundry Room for Convenience and Comfort after your Swim *** Cozy Basement Features a Comfortable 14 X 30 Rec Room, 6th Bedroom, 3Pc Washroom and Luxurious Temperature Controlled Wine Cellar ***

Inclusions: Fridge, Stove, Dishwasher, Bar Fridge, Washer, Dryer, Fridge in laundry room, All Window Coverings, All Light Fixtures, All Pool Equipment

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



3 Whitney Ave
Toronto Ontario M4W 2A7
 Toronto C09 Rosedale-Moore Park Toronto
Taxes: \$31,868/2025 **For:** Sale **% Dif:** 95
Sold Date: 03/05/2026
SPIS: No **Last Status:** SLD **DOM:** 36
Fronting On: S **Rms:** 11 + 4
Link: N **Acreage:** 50.63 x 145 Feet **Bedrooms:** 4 + 1
 3-Storey **Irreg:** irreg lot **Washrooms:** 5
 1x2xMain, 2x4x2nd, 1x5x3rd,
 1x3xBsmt
Dir/Cross St: Glen Road and Whitney **Directions:** North Rosedale

MLS#: C12734970 **PIN#:** 103940179
Legal: PT LT 137 PL 344E TORONTO AS IN CA73648; T/W CA73648

Kitchens: 1 Fam Rm: Y Basement: Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Apx Sqft: 3500-5000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete, Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Private Drive Park Spcs: 6 Tot Prk Spcs: 8 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Exterior Feat: Awnings, Built-In-BBQ, Deck, Landscape Lighting, Lawn Sprinkler System, Lighting, Patio, Porch, Security Gate, Year Round Living Interior Feat: Floor Drain, Bar Fridge, Generator - Full, Storage, Ventilation System, Water Heater Owned	Zoning: Cable TV: A Hydro: Yes Gas: Yes Phone: No Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Year: 1953 Survey Type: Available Spec Desig: Heritage
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Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.01	x 14.01	Gas Fireplace	W/O To Porch	Hardwood Floor
2	Living	Main	13.42	x 14.01	Gas Fireplace	Combined W/Br	Hardwood Floor
3	Dining	Main	12.24	x 18.08	B/I Bar	Hardwood Floor	Open Concept
4	Kitchen	Main	16.01	x 14.34	Centre Island	O/Looks Garden	Combined W/Family
5	Family	Main	14.6	x 14.01	B/I Bookcase	Gas Fireplace	Hardwood Floor
6	Mudroom	Main	8.33	x 5.51	Tile Floor	Side Door	B/I Closet
7	2nd Br	2nd	18.41	x 12.5	4 Pc Bath	Hardwood Floor	O/Looks Garden
8	3rd Br	2nd	11.25	x 16.57	B/I Closet	O/Looks Garden	Hardwood Floor
9	4th Br	2nd	12.5	x 11.68	B/I Closet	Hardwood Floor	East View
10	Family	2nd	17.75	x 12.24	Hardwood Floor	B/I Bookcase	Bow Window
11	Games	2nd	10.17	x 12.07	B/I Closet	Hardwood Floor	Bow Window
12	Prim Bdrm	3rd	15.58	x 16.77	5 Pc Ensuite	W/O To Deck	W/I Closet
13	Office	3rd	8.23	x 13.25	B/I Desk	O/Looks Frontyard	Pocket Doors
14	Rec	Bsmt	14.17	x 27.99	Gas Fireplace	Tile Floor	
15	5th Br	Bsmt	13.25	x 12.6	3 Pc Bath	B/I Closet	Tile Floor
16	Laundry	Bsmt	8.76	x 9.84	B/I Shelves	Tile Ceiling	Custom Counter
17	Mudroom	Bsmt	9.09	x 11.75	B/I Closet	Tile Floor	B/I Shelves

Client Remks: Not up for a renovation? This is a rare opportunity to own a masterfully renovated family home in the heart of prestigious North Rosedale. Originally known as "Chimneys" for its abundance of fireplaces, this elegant residence blends timeless character with thoughtful modern design. Extensively renovated to the bricks in 2016 by JTF Homes under the guidance of designer Jay Gibson, the home's classic facade was preserved while the interiors were transformed into a sophisticated transitional-style home. Five original fireplaces were meticulously restored and upgraded to gas, harmonizing heritage charm with today's conveniences. The current owners further elevated the home in 2020 with a bold reimagining by Farrow Design Ltd. and Cornerbrook Construction Inc., adding refined touches by creating an incredible upper family room area in addition to an open concept living and dining room to suit today's living style. The home is filled with storage, with not just one but two mud rooms perfect for active family living! The sun-filled gourmet kitchen with a marble waterfall island, pantry cupboard, and appliance nook will please any chef and is open to the family room. The primary suite has French doors leading to a deck for both the south tree tops and the city skyline views. The coveted private drive leading to a 2-car garage is a definite bonus oasis the lovely landscaped gardens, stone deck with built-in stone BBQ. Full house generator to weather any storm or power outage. North Rosedale is the ideal place to raise a family with excellent schools, both private and public, nearby, as well as Chorley Park, Rosedale Park, Rosedale-Moore Park ravine system, Evergreen Brickworks, and Mooredale House community centre. Nearby Summerhill Avenue is home to many shops and services, including Summerhill Market. It is a quick commute to downtown by TTC or driving. Bloor Street Mink Mile and the shops and restaurants of Yonge and Roxborough are also close by.

Inclusions: Please see Schedule B.



52 Rosedale Rd			Sold: \$8,420,000
Toronto Ontario M4W 2P6			List: \$8,980,000
Toronto C09 Rosedale-Moore Park Toronto			
Taxes: \$33,813.41/2025		For: Sale	% Dif: 94
Sold Date: 04/20/2026			
SPIS: No	Last Status: SLD	DOM: 91	
Detached	Fronting On: S	Rms: 15 + 1	
Link: N	Acreage:	Bedrooms: 5 + 1	
3-Storey	71.5 x 80.04 Feet	Washrooms: 7	
	Irreg:	1x2xMain, 1x5x2nd, 2x4x2nd, 2x3, 1x3x2nd	
Dir/Cross St: Rosedale Road and Cluny Avenue			Directions: Rosedale Road & Cluny Ave

MLS#: C12709212

PIN#: 211150139

Legal: PT LT 10 PL 521E TORONTO AS IN TR52905; T/W RIGHT RE: EAVES IN TR52905 CITY OF TORONTO

Kitchens: 1	Exterior: Brick / Stone	Zoning: Residential	
Fam Rm: Y	Gar/Gar Spcs: Built-In / 2	Cable TV: Yes	Hydro: Yes
Basement: Finished / Sep Entrance	Drive: Circular Drive	Gas: Yes	Phone: Yes
Fireplace/Stv: Y	Drive Park Spcs: 5	Water: Municipal	
Heat: Forced Air / Gas	Tot Prk Spcs: 7	Water Supply Type:	
A/C: Central Air	UFFI:	Sewer: Sewers	
Central Vac: No	Pool: None	Waterfront:	
Apx Age:	Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, Ravine, School, Wooded/Treed	Retirement:	
Apx Sqft: 5000+	Interior Feat: None	HST Applicable to Included In	
Roof: Tile, Metal		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	Living	Main	25.43	x 22.67	Hardwood Floor	Fireplace	Walk-Out
2	Dining	Main	24.9	x 15.85	Hardwood Floor	Pocket Doors	Crown Moulding
3	Kitchen	Main	24.67	x 12.93	Centre Island	Bay Window	Walk-Out
4	Library	Main	18.93	x 18.77	Hardwood Floor	Fireplace	Walk-Out
5	Prim Bdrm	2nd	16.93	x 16.08	Balcony	His/Hers Closets	5 Pc Ensuite
6	2nd Br	2nd	18.83	x 11.09	Broadloom	Crown Moulding	4 Pc Ensuite
7	3rd Br	2nd	18.67	x 13.25	Broadloom	3 Pc Ensuite	Window
8	4th Br	2nd	13.25	x 13.06	Fireplace	B/I Shelves	Broadloom
9	5th Br	3rd	15.91	x 11.91	Broadloom	3 Pc Ensuite	Window
10	Exercise	3rd	19	x 14.67	Mirrored Walls	French Doors	W/O To Deck
11	Br	3rd	16.5	x 8.99	3 Pc Ensuite	Window	Broadloom
12	Family	Lower	25.16	x 21.75	Fireplace	Window	Closet

Client Remks: This majestic Neo-Georgian home sits proudly on the best block in all of the coveted south west Rosedale. This serene & peaceful pocket is ironically steps to all the fabulous shops & restaurants on Yonge St. Your children can conveniently walk to Branksome & York school. The York Club & Toronto Lawn are also just minutes away. The joy & convenience that come with living in this coveted enclave cannot be overstated. 52 Rosedale Rd. transports you to the earliest days in Rosedale, where the grand mansions with their elegantly proportioned rooms & tall ceilings were home to Toronto's founders. From the beautiful chef's kitchen w/cozy eat in area, to the grand dining area, one can host extravagant dinner parties, the oversized living area is the perfect backdrop for unwinding day to day, & hosting fabulous cocktail parties. All of these impeccable spaces overlook the superb gardens that sit peacefully behind the tall garden wall, ensuring tranquility & privacy. More than meets the eye, deceptively large rear garden offers an abundance of space for outdoor enjoyment including a plunge pool, if so desired. The large sunken den area with tall & deep coffered ceilings is an absolute delight. The 2nd floor houses 2 accessory bedrooms, each w/ensuite baths & the primary bedroom sanctuary. This expansive space boasts his & hers closets & bathrooms & a private office that provides a quiet workspace. The 3rd floor houses 2 additional bedrooms & an oversized room perfect for a home gym or recreational space for children. Walk out to your private sun deck, tan & enjoy breathtaking views of the Toronto skyline. The lower level boasts great ceiling height throughout, the large rec area is the perfect space for kids of all ages. 52 Rosedale Rd. offers best in class parking, with a full 2 car garage with direct access to the home, 2 additional spaces in front of the garage & a stately circular drive that can easily carry 3 more cars.

Inclusions: See schedule B

Listing Contracted With: HAZELTON REAL ESTATE INC. Ph: 416-924-3779



31 South Dr Toronto Ontario M4W 1R2 Toronto C09 Rosedale-Moore Park Toronto Taxes: \$45,758/2025 For: Sale % Dif: 87 Sold Date: 07/01/2026 SPIS: No Last Status: SLD DOM: 134			Sold: \$10,675,000 List: \$12,250,000
Detached Link: N 2 1/2 Storey	Fronting On: W Acreage: 53.11 x 302.03 Feet Irreg: Irregular As Per Attached Survey	Rms: 12 + 3 Bedrooms: 6 + 2 Washrooms: 7 2x2, 2x3, 2x4, 1x5	
Dir/Cross St: Park Rd / South Dr Directions: Park Rd / South Dr			

MLS#: C12793900 **PIN#:** 211150171
Legal: PT VILLA LT 20 PL 104 TORONTO; PT VILLA LT 21 PL 104 TORONTO PT 2 64R16438; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Fin W/O / Full / W/O / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 16-30 Year Built: 2002 Yr Built Source: MPAC Apx Sqft: 5000+ Lot Size Source: Survey Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 5 UFFI: Pool: None Prop Feat: Central Vacuum, Electric Car Charger, Family Room, Fireplace/Stove, Ravine, Wooded/Treed Interior Feat: Auto Garage Door Remote, Central Vacuum, Water Heater Owned, Sump Pump Security Feat: Alarm System	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Alarm System HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Heritage
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.01	x 18.18	Hardwood Floor	Fireplace	Crown Moulding
2	Dining	Main	14.34	x 18.01	Hardwood Floor	Coffered Ceiling	Crown Moulding
3	Family	Main	23.65	x 22.08	Gas Fireplace	Picture Window	W/O To Garden
4	Kitchen	Main	19.19	x 19.16	Centre Island	Eat-In Kitchen	Window Flr to Ceil
5	Office	In Betwn	14.99	x 10.99	B/I Shelves	Hardwood Floor	East View
6	Prim Bdrm	2nd	24.02	x 14.5	5 Pc Ensuite	W/I Closet	W/O To Balcony
7	2nd Br	2nd	14.99	x 10.99	Hardwood Floor	3 Pc Ensuite	Double Closet
8	3rd Br	2nd	12.01	x 18.18	Hardwood Floor	Double Closet	Crown Moulding
9	4th Br	2nd	14.99	x 13.16	Hardwood Floor	Double Closet	Coffered Ceiling
10	5th Br	3rd	17.49	x 10.66	Double Closet	Skylight	West View
11	Br	3rd	10.01	x 15.16	Skylight	Double Doors	
12	Office	3rd	19	x 9.58	Skylight	Double Closet	W/O To Garden
13	Rec	Lower	16.67	x 20.01	Gas Fireplace	B/I Bookcase	Open Concept
14	Exercise	Lower	23.16	x 14.01	Cushion Floor	Walk-Out	Closet
15	Br	Lower	16.24	x 10.43	3 Pc Ensuite	Double Closet	

Client Remks: Set on an extraordinary 300' deep ravine lot with remarkable table land in coveted South Rosedale, this distinguished residence offers timeless elegance, exceptional privacy and refined living surrounded by lush natural beauty. This home is so rare, as a recently built new home in this historically protected neighbourhood it is a true unicorn. Brilliantly designed with grand principal rooms, soaring ceilings and exquisite architectural details and huge scale this home blends classic contemporary character with modern comfort. Beyond generous expansive windows and French doors flood the home with natural light while breaking the barrier between inside and out. Your life is lived without restraint, fabricating seamless transitions to tranquil outdoor gardens, a magnificent terrace and beyond. Generous bedroom accommodations include a luxurious primary retreat with dressing area, complemented by versatile upper level spaces ideal for family living, work or guests. A fully finished lower level with walk-out provides outstanding recreation and entertaining areas along with additional living quarters, wine cellar and gym. Perfectly located, just moments to the best private and public schools, dining and shops along Rosedale high street and Yorkville, this is indeed a rare offering in Canada's best neighbourhood.

Inclusions: All existing appliances: Thermador 6-burner plus griddle gas range with double oven, Pot filler, Panelled sub-zero refrigerator, Miele dishwasher, Panasonic built-in microwave, LG side by side washer and dryer, Frigidaire stand up freezer, Wine guardian cooling system in wine cellar, all existing window coverings, all existing light fixtures, broadloom where laid. All wall mounted televisions.

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