



|                                                                                    |  |                         |                          |                        |                   |
|------------------------------------------------------------------------------------|--|-------------------------|--------------------------|------------------------|-------------------|
| <b>49 Elvina Gdns</b>                                                              |  |                         | <b>Sold: \$1,370,000</b> |                        |                   |
| <b>Toronto Ontario M4P 1X7</b>                                                     |  |                         | <b>List: \$1,299,900</b> |                        |                   |
| Toronto C10 Mount Pleasant East Toronto                                            |  |                         |                          |                        |                   |
| <b>Taxes:</b> \$8,317.58/2025                                                      |  |                         | <b>For:</b> Sale         |                        | <b>% Dif:</b> 105 |
| <b>Sold Date:</b> 03/18/2026                                                       |  |                         |                          |                        |                   |
| <b>SPIS:</b> No                                                                    |  | <b>Last Status:</b> SLD |                          | <b>DOM:</b> 9          |                   |
| Detached                                                                           |  | <b>Fronting On:</b> S   |                          | <b>Rms:</b> 5 + 2      |                   |
| <b>Link:</b> N                                                                     |  | <b>Acreage:</b>         |                          | <b>Bedrooms:</b> 1 + 2 |                   |
| Bungalow                                                                           |  | 34.17 x 81 Feet         |                          | <b>Washrooms:</b> 2    |                   |
|                                                                                    |  | <b>Irreg:</b>           |                          | 1x4xGround, 1x3xBsmt   |                   |
| <b>Dir/Cross St:</b> Mount Pleasant <b>Directions:</b> Mount Pleasant and Broadway |  |                         |                          |                        |                   |

**MLS#:** C12862710 **PIN#:** 103620469  
**Legal:** PT LOT 4 PLAN 734E AS IN CA410296; S/T EO45402 TORONTO, CITY OF TORONTO

|                                                 |                                                |                                      |
|-------------------------------------------------|------------------------------------------------|--------------------------------------|
| <b>Kitchens:</b> 1                              | <b>Exterior:</b> Brick                         | <b>Zoning:</b>                       |
| <b>Fam Rm:</b> Y                                | <b>Gar/Gar Spcs:</b> Detached / 4              | <b>Cable TV:</b>                     |
| <b>Basement:</b> Full / Sep Entrance / Finished | <b>Drive:</b> Private                          | <b>Gas:</b>                          |
| <b>Fireplace/Stv:</b> Y                         | <b>Drive Park Spcs:</b> 3                      | <b>Water:</b> Municipal              |
| <b>Heat:</b> Radiant / Gas                      | <b>Tot Prk Spcs:</b> 4                         | <b>Water Supply Type:</b>            |
| <b>A/C:</b> Wall Unit                           | <b>UFFI:</b>                                   | <b>Sewer:</b> Sewers                 |
| <b>Central Vac:</b> No                          | <b>Pool:</b> None                              | <b>Waterfront:</b>                   |
| <b>Apx Age:</b>                                 | <b>Prop Feat:</b> Family Room, Fireplace/Stove | <b>Retirement:</b>                   |
| <b>Apx Sqft:</b> 700-1100                       | <b>Interior Feat:</b> Carpet Free              | <b>HST Applicable to</b> Included In |
| <b>Roof:</b> Asphalt Shingle                    |                                                | <b>Sale Price:</b>                   |
| <b>Foundation:</b> Brick                        |                                                | <b>Farm/Agr:</b>                     |
| <b>Assessment:</b> <b>POTL:</b>                 |                                                | <b>Oth Struct:</b>                   |
| <b>POTL Mo Fee:</b>                             |                                                | <b>Survey Type:</b> Unknown          |
| <b>Laundry lev:</b>                             |                                                | <b>Spec Desig:</b> Unknown           |

| #  | Room     | Level | Length (ft) | Width (ft) | Description    |                |
|----|----------|-------|-------------|------------|----------------|----------------|
| 1  | Kitchen  | Main  | 10.17       | x 8.86     | Breakfast Bar  | Heated Floor   |
| 2  | Family   | Main  | 16.73       | x 10.17    | Open Concept   | Hardwood Floor |
| 3  | Dining   | Main  | 10.17       | x 9.84     | Open Concept   | Heated Floor   |
| 4  | Living   | Main  | 13.78       | x 10.17    |                |                |
| 5  | Br       | Main  | 12.47       | x 8.53     | Hardwood Floor | Window         |
| 6  | Bathroom | Main  | 3.28        | x 3.28     | 4 Pc Bath      |                |
| 7  | 3rd Br   | Bsmt  | 3.28        | x 3.28     | Window         | B/I Closet     |
| 8  | Laundry  | Bsmt  | 3.28        | x 3.28     | Window         |                |
| 9  | Bathroom | Bsmt  | 3.28        | x 3.28     | 3 Pc Bath      |                |
| 10 | 2nd Br   | Bsmt  | 17.72       | x 11.81    | Window         | Broadloom      |

**Client Remks:** Rarely Offered, fully renovated and meticulously home in the heart of Midtown. Tucked away on a quiet pocket just steps to Mount Pleasant/Eglinton, Cafes, TTC/Mount Pleasant LRT, top-ranked Northern Secondary School. The open-concept main floor features custom European flooring throughout and cozy wood-burning fireplace, creating a warm and inviting living space ideal for entertaining. The Stunning eat-in kitchen boasts stone countertops, heated floors, gas stove and quality finishes. Each bedroom includes custom California Closets for exceptional storage and organization. 2nd bdrm can be converted back into design. The entire home is equipped w. custom California Shutters for ideal natural light and privacy. The Living/Dining area walk out to a private, maintenance-free backyard finished with elegant interlock stone and surrounded by mature trees. Complete with a large freestanding garage and a rare private driveway accomodating up to four vehicles. A turnkey opportunity in one of Toronto's most desirable neighbourhoods. Move in and enjoy the best Midtown living.

**Inclusions:** California Shutters, All ELFs, Fridge, Stove, Dishwasher, AC Units, washer/dryer.

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



**387 Keewatin Ave**  
**Toronto Ontario M4P 2A4**  
 Toronto C10 Mount Pleasant East Toronto  
**Taxes:** \$8,966/2025 **For:** Sale **% Dif:** 95  
**Sold Date:** 05/29/2026  
**SPIS:** No **Last Status:** SLD **DOM:** 10  
**Detached** **Fronting On:** S **Rms:** 9 + 1  
**Link:** N **Acreage:** **Bedrooms:** 2  
 2-Storey 25 x 187.66 Feet **Washrooms:** 2  
**Irreg:** 25 x 188.87 1x4x2nd, 1x3xBsmt  
**Dir/Cross St:** Mt.Pleasant South of Blythwood **Directions:** Mt. Pleasant, North of Eglinton

**MLS#:** C13145408 **PIN#:** 103620296

**Legal:** PCL 56-1 SEC M257 ; Toronto, City of Toronto

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                |
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| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b><br>criteria.basementFeatures,yn.Development /<br>Part Fin / W/O<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Year Built:</b> 1920<br><b>Apx Sqft:</b> 1100-1500<br><b>Lot Shape:</b> Square<br><b>Lot Size Source:</b> MPAC<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Brick, Other<br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Lower | <b>Exterior:</b> Alum Siding / Brick<br><b>Gar/Gar Spcs:</b> Detached / 1<br><b>Drive:</b> Private<br><b>Drive Park Spcs:</b> 1<br><b>Tot Prk Spcs:</b> 2<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Cul De Sac, Family Room,<br>Fireplace/Stove, Park, Place Of Worship,<br>Public Transit, School, School Bus Route<br><b>Exterior Feat:</b> Deck, Patio, Porch<br><b>Interior Feat:</b> Carpet Free, Floor Drain,<br>In-Law Capability | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b> <b>Hydro:</b><br><b>Water:</b> Municipal <b>Phone:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b> N<br><b>HST Applicable to:</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown |
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| # | Room      | Level | Length (ft) | Width (ft) | Description       |                |                |
|---|-----------|-------|-------------|------------|-------------------|----------------|----------------|
| 1 | Office    | Main  | 12.5        | x 10.33    | B/I Shelves       | Double Closet  | Hardwood Floor |
| 2 | Kitchen   | Main  | 9.97        | x 12.24    | Pass Through      | Modern Kitchen |                |
| 3 | Dining    | Main  | 12.04       | x 9.68     | Combined W/Living | Hardwood Floor |                |
| 4 | Living    | Main  | 12.04       | x 9.68     | Combined W/Dining | Hardwood Floor |                |
| 5 | Family    | Main  | 16.86       | x 11.38    | W/O To Deck       | Fireplace      | Ceramic Floor  |
| 6 | Prim Bdrm | 2nd   | 10.89       | x 10.3     | Hardwood Floor    | Closet         | Double Closet  |
| 7 | 2nd Br    | 2nd   | 10.89       | x 10.53    | Hardwood Floor    | Closet         | North View     |
| 8 | Den       | 2nd   | 8.76        | x 16.73    | Hardwood Floor    | Open Concept   | Window         |
| 9 | Family    | Bsmt  | 19.13       | x 22.18    | W/O To Garden     |                |                |

**Client Remks:** Prime Toronto Detached Home. Tucked away on a desirable dead-end street in the city, this neighbourhood has huge pride of ownership and offers one of the best locations in Toronto. Solid detached 2 bedroom + den home with excellent layout and tremendous potential. The home requires work and updating throughout but the main floor is bright and functional, while the lower level features a spacious walkout basement with its own full bathroom, ideal for a separate suite, home office, gym, or recreation space. The standout feature? A beautifully deep 187 ft backyard - a rare and generous private oasis perfect for gardening, entertaining, or future expansion. You truly can't beat this unbeatable location! Steps to excellent schools, TTC, parks, trendy shops, cafes, and restaurants. Everything you need is right here. Easy to show

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



|                                                                                                                                                                                                                                                                  |                                                                               |                                                                                    |                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| <b>264 Erskine Ave</b><br><b>Toronto Ontario M4P 1Z4</b><br>Toronto C10 Mount Pleasant East Toronto<br><b>Taxes:</b> \$9,031.25/2026 <b>For:</b> Sale <b>% Dif:</b> 101<br><b>Sold Date:</b> 06/02/2026<br><b>SPIS:</b> No <b>Last Status:</b> SLD <b>DOM:</b> 1 |                                                                               |                                                                                    | <b>Sold: \$1,558,000</b><br><b>List: \$1,538,000</b>                                    |
| Detached<br><b>Link:</b> N<br>2-Storey                                                                                                                                                                                                                           | <b>Fronting On:</b> N<br><b>Acreage:</b><br>25 x 187.66 Feet<br><b>Irreg:</b> | <b>Rms:</b> 6<br><b>Bedrooms:</b> 3<br><b>Washrooms:</b> 2<br>1x3xUpper, 1x4xLower | <b>Dir/Cross St:</b> Mount Pleasant/Blythwood <b>Directions:</b> Mount Pleasant/Erskine |

**MLS#:** C13220454      **PIN#:** 103620324  
**Legal:** PCL 83-1 SED M257; LOT 83 plan M257; S/T RIGHT OF WAY OVER THREE EASTERLY 7FT BY A DEPTH OF 90FT NORTHERLY FROM THE NORTHERLY LIMIT OF ERSKINE AVENUE, OF LOT 83 ON PLAN M257, AS SET OUT IN LT 174279; CITY OF TORONTO

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                         |
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| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Finished / Sep Entrance<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b> 100+<br><b>Year Built:</b> 1923<br><b>Yr Built Source:</b> MPAC<br><b>Apx Sqft:</b> 1100-1500<br><b>Lot Size Source:</b> MPAC<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Block<br><b>Assessment:</b> 2026 <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Lower | <b>Exterior:</b><br>Stone / Stucco/Plaster<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Drive:</b> Right Of Way<br><b>Drive Park Spcs:</b> 2<br><b>Tot Prk Spcs:</b> 2<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Family Room, Fireplace/Stove<br><b>Exterior Feat:</b> Landscaped, Awnings, Lighting, Porch, Deck<br><b>Interior Feat:</b> In-Law Capability | <b>Zoning:</b><br><b>Cable TV:</b> <b>Hydro:</b><br><b>Gas:</b> <b>Phone:</b><br><b>Water:</b> None<br><b>Water Supply Type:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to:</b> Included In<br><b>Sale Price:</b><br><b>Farm/Ag:</b><br><b>Oth Struct:</b> Garden Shed<br><b>Survey Type:</b> Available<br><b>Spec Desig:</b> Unknown |
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| # | Room      | Level | Length (ft) | Width (ft) | Description    |                                 |
|---|-----------|-------|-------------|------------|----------------|---------------------------------|
| 1 | Living    | Main  | 11.98       | x 13.91    | Closet         | Hardwood Floor                  |
| 2 | Kitchen   | Main  | 12.11       | x 12.47    | Laminate       | Eat-In Kitchen      W/O To Deck |
| 3 | Family    | Main  | 11.48       | x 7.71     | Hardwood Floor | Picture Window                  |
| 4 | Prim Bdrm | Upper | 16.14       | x 12.2     | Hardwood Floor | B/I Closet      Ceiling Fan     |
| 5 | 2nd Br    | Upper | 10.27       | x 9.74     | Hardwood Floor | California Shutters             |
| 6 | 3rd Br    | Upper | 10.27       | x 10.93    | Hardwood Floor | California Shutters             |
| 7 | Office    | Upper | 7.81        | x 7.97     | Hardwood Floor | California Shutters             |
| 8 | Rec       | Lower | 15.49       | x 13.68    | Gas Fireplace  | Stone Floor      Side Door      |
| 9 | Utility   | Lower | 10.53       | x 14.17    | Concrete Floor | B/I Shelves                     |

**Client Remks:** Nestled among mature trees in the highly sought-after Sherwood Park community, this charming detached 3 bedroom, 2 bath, two-storey home sits on an impressive 25 x 187.66 ft lot, offering rare depth, privacy, and a peaceful natural backdrop. The home is move-in-ready and features 1391 sq. ft plus 652 sq.ft lower level. Hardwood, laminate and stone floors thru-out. The bright living room is highlighted by a large picture window overlooking the lush, tree-lined surroundings. The main floor offers a combined living and family area, along with a chef-inspired kitchen featuring two prep stations, two sinks, and two refrigerators-ideal for entertaining or busy family living. The lower level offers excellent flexibility, complete with an entertainment area, gas fireplace, laundry and utility space and a separate entrance, making it ideal for extended family, guests, or potential income opportunities. Step outside to a spacious plush landscaped backyard framed by mature trees, creating a tranquil outdoor retreat rarely found in the city. The generous lot also accommodates two-car parking, a highly valuable feature in this desirable neighbourhood. Erskine Avenue offers easy access to Mount Pleasant traffic lights, a quiet street that ends at a Cul De Sac. Walk to Sherwood Park, shops, restaurants, cafes, and everyday amenities. Enjoy excellent transit access with the new Eglinton Line 5 LRT, TTC bus routes, and quick connections to the subway. Located within the highly regarded school district for John Fisher, Hodgson Middle School, and North Toronto or Northern CI, this property represents an outstanding long-term family investment in one of Midtown's most desirable communities.

**Inclusions:** All Electrical light fixtures. Window Shutters, All stainless steel appliances, Washer/Dryer. Garden Shed  
**Listing Contracted With:** REAL BROKER ONTARIO LTD. **Ph:** 888-311-1172



|                                                |                         |                                    |
|------------------------------------------------|-------------------------|------------------------------------|
| <b>51 Fairfield Rd</b>                         |                         | <b>Sold: \$1,455,000</b>           |
| <b>Toronto Ontario M4P 1T1</b>                 |                         | <b>List: \$1,549,000</b>           |
| Toronto C10 Mount Pleasant East Toronto        |                         |                                    |
| <b>Taxes:</b> \$9,245.11/2026                  | <b>For:</b> Sale        | <b>% Dif:</b> 94                   |
| <b>Sold Date:</b> 06/01/2026                   |                         |                                    |
| <b>SPIS:</b> No                                | <b>Last Status:</b> SLD | <b>DOM:</b> 5                      |
| Detached                                       | <b>Fronting On:</b> S   | <b>Rms:</b> 6 + 1                  |
| <b>Link:</b> N                                 | <b>Acreage:</b>         | <b>Bedrooms:</b> 2                 |
| 2-Storey                                       | 35.3 x 100 Feet         | <b>Washrooms:</b> 2                |
|                                                | <b>Irreg:</b>           | 1x4x2nd, 1x3xLower                 |
| <b>Dir/Cross St:</b> Mt. Pleasant and Eglinton |                         | <b>Directions:</b> Follow your GPS |

|                                                                                                                                       |                        |
|---------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| <b>MLS#:</b> C13196440                                                                                                                | <b>PIN#:</b> 103630153 |
| <b>Legal:</b> PT LOTS 31 & 32 PLAN 639 NORTH SIDE ROEHAMPTON AV, AS IN CA383978 "EXCEPT EASEMENT THEREIN" ; TORONTO , CITY OF TORONTO |                        |

|                                   |                                                                                    |                                       |
|-----------------------------------|------------------------------------------------------------------------------------|---------------------------------------|
| <b>Kitchens:</b> 1                | <b>Exterior:</b> Brick                                                             | <b>Zoning:</b>                        |
| <b>Fam Rm:</b> Y                  | <b>Gar/Gar Spcs:</b> None / 0                                                      | <b>Cable TV:</b>                      |
| <b>Basement:</b> Finished         | <b>Drive:</b> Private                                                              | <b>Gas:</b>                           |
| <b>Fireplace/Stv:</b> Y           | <b>Drive Park Spcs:</b> 3                                                          | <b>Water:</b> Municipal               |
| <b>Heat:</b> Radiant / Gas        | <b>Tot Prk Spcs:</b> 3                                                             | <b>Water Supply Type:</b>             |
| <b>A/C:</b> Wall Unit             | <b>UFFI:</b>                                                                       | <b>Sewer:</b> Sewers                  |
| <b>Central Vac:</b> No            | <b>Pool:</b> None                                                                  | <b>Waterfront:</b>                    |
| <b>Apx Age:</b>                   | <b>Prop Feat:</b> Family Room, Fenced Yard, Fireplace/Stove, Park, School, Sloping | <b>Retirement:</b>                    |
| <b>Apx Sqft:</b> 700-1100         | <b>Exterior Feat:</b> Awnings, Deck, Landscape Lighting, Privacy                   | <b>HST Applicable to:</b> Included In |
| <b>Roof:</b> Asphalt Shingle      | <b>Interior Feat:</b> Built-In Oven, Storage, Water Heater, Water Meter            | <b>Sale Price:</b>                    |
| <b>Foundation:</b> Concrete Block |                                                                                    | <b>Farm/Agr:</b>                      |
| <b>Assessment:</b> POTL:          |                                                                                    | <b>Oth Struct:</b> Garden Shed        |
| <b>POTL Mo Fee:</b>               |                                                                                    | <b>Survey Type:</b> Available         |
| <b>Laundry lev:</b> Lower         |                                                                                    | <b>Spec Desig:</b> Unknown            |

| # | Room      | Level | Length (ft) | Width (ft) | Description    |                 |                 |
|---|-----------|-------|-------------|------------|----------------|-----------------|-----------------|
| 1 | Living    | Main  | 13.78       | x 13.98    | Fireplace      | Bay Window      | Moulded Ceiling |
| 2 | Dining    | Main  | 12.14       | x 10.17    | Hardwood Floor | Moulded Ceiling | Open Concept    |
| 3 | Kitchen   | Main  | 10.89       | x 9.51     | Hardwood Floor | B/I Appliances  | Window          |
| 4 | Den       | Main  | 12.14       | x 10.33    | Hardwood Floor | W/O To Deck     |                 |
| 5 | Prim Bdrm | 2nd   | 15.91       | x 10.33    | Hardwood Floor | W/I Closet      | 4 Pc Bath       |
| 6 | 2nd Br    | 2nd   | 13.45       | x 10.83    | Hardwood Floor | W/I Closet      |                 |
| 7 | Rec       | Bsmt  | 16.7        | x 20.83    | Broadloom      | 3 Pc Bath       |                 |
| 8 | Laundry   | Bsmt  | 9.19        | x 7.55     | Vinyl Floor    | Laundry Sink    |                 |

**Client Remks:** Exceptional detached residence nestled on a quiet, highly coveted street, complete with a private drive and a spectacular south-facing backyard retreat. Bathed in natural sunlight, this beautifully appointed home features an elegant open-concept layout enhanced by rich hardwood floors, refined mouldings, and timeless design details throughout. Offering two generously sized bedrooms and two full bathrooms. The home seamlessly blends warmth, sophistication, and functionality. The stunning private backyard provides an extraordinary setting for entertaining or peaceful everyday living in one of the area's most desirable enclaves.

**Inclusions:** Kitchen Aid Fridge, Kenmore Oven, stovetop, Microwave, LG dryer, Meile Washer, Meile Dishwasher, all electric light fixtures, broadloom where attached, mounted tv in LR, Bathroom mirrors, outdoor light fixtures. water tank owned, Mitsubishi split system - 2022, New roof with snow melting cables 2025, Most windows replaced 2009

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



|                                                                                                                                                                                                                                                                               |                                                                                                                       |                                                                                     |                                                      |
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| <b>51 Glenavy Ave</b><br><b>Toronto Ontario M4P 2T9</b><br>Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto<br><b>Taxes:</b> \$8,113.98/2025 <b>For:</b> Sale <b>% Dif:</b> 92<br><b>Sold Date:</b> 05/12/2026<br><b>SPIS:</b> No <b>Last Status:</b> SLD <b>DOM:</b> 14 |                                                                                                                       |                                                                                     | <b>Sold: \$1,430,000</b><br><b>List: \$1,559,000</b> |
| Detached<br><b>Link:</b> N<br>2-Storey                                                                                                                                                                                                                                        | <b>Fronting On:</b> E<br><b>Acreage:</b><br>30.44 x 100.02 Feet<br><b>Irreg:</b><br>30.44 x 100.02 x 92.58 x 66.08 ft | <b>Rms:</b> 7 + 1<br><b>Bedrooms:</b> 3<br><b>Washrooms:</b> 2<br>1x4x2nd, 1x2xBsmt |                                                      |
| <b>Dir/Cross St:</b> Bayview & Eglinton <b>Directions:</b> Bayview & Eglinton                                                                                                                                                                                                 |                                                                                                                       |                                                                                     |                                                      |

|                                |                        |
|--------------------------------|------------------------|
| <b>MLS#:</b> C13051112         | <b>PIN#:</b> 103620599 |
| <b>Legal:</b> Plan M552 Lot 53 |                        |

|                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                  |
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| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Sep Entrance / Finished<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Radiant / Gas<br><b>A/C:</b> Wall Unit<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 1100-1500<br><b>Lot Shape:</b> Pie<br><b>Roof:</b> Shingles<br><b>Foundation:</b> Concrete<br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> Attached / 1<br><b>Drive:</b> Private<br><b>Drive Park Spcs:</b> 2<br><b>Tot Prk Spcs:</b> 3<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Cul De Sac, Family Room, Fenced Yard, Fireplace/Stove, Hospital, Public Transit, School<br><b>Interior Feat:</b> None | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to Sale Price:</b> Included In<br><b>Farm/Agr:</b><br><b>Oth Struct:</b> Garden Shed<br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown |
|                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                             | <b>Hydro:</b><br><b>Phone:</b> Municipal                                                                                                                                                                                                                                                                                         |

| # | Room      | Level | Length (ft) | Width (ft) | Description    |                |                |
|---|-----------|-------|-------------|------------|----------------|----------------|----------------|
| 1 | Kitchen   | Main  | 7.09        | x 11.09    | Linoleum       | W/O To Sunroom | Galley Kitchen |
| 2 | Living    | Main  | 14.01       | x 12.11    | Broadloom      | Fireplace      | Window         |
| 3 | Dining    | Main  | 12.99       | x 12.3     | Broadloom      | Window         | Wainscoting    |
| 4 | Family    | Main  | 10.79       | x 17.49    | Parquet Floor  | W/O To Yard    | Window         |
| 5 | Prim Bdrm | 2nd   | 14.11       | x 10.4     | Hardwood Floor | Closet         | Window         |
| 6 | 2nd Br    | 2nd   | 11.81       | x 10.99    | Hardwood Floor | Closet         | Window         |
| 7 | 3rd Br    | 2nd   | 9.12        | x 9.51     | Hardwood Floor | Closet         | Window         |
| 8 | Rec       | Bsmt  | 17.49       | x 20.01    | Linoleum       | Side Door      |                |

**Client Remks:** An exceptional opportunity to secure a property on Glenavy Avenue, a quiet, tree-lined cul-de-sac just off Broadway in one of Toronto's most established and sought-after neighbourhoods! With a pie-shaped lot and proudly owned by the same family for over 50 years, this home has been meticulously maintained! This property is being offered primarily for its land value, making it an extraordinary opportunity for end-users/families or builders/investors, seeking value, location, and future potential. The existing residence is loaded with charm and sophistication and is being sold as-is, presenting a blank canvas for a rebuild or renovation or simply live as is and enjoy the heritage feel. The street is characterized by a mix of well-maintained homes and newer custom builds, highlighting the long-term value and redevelopment appeal of the area. Ideally located right at Bayview and Eglinton in upper Leaside/Mount Pleasant East, close to parks, top-rated schools, transit, Sunnybrook Hospital and everyday amenities. This property offers both lifestyle convenience and strong future upside. A rare chance to build in a desirable Toronto neighbourhood where custom homes continue to transform the streetscape. Bring your vision and unlock the full potential of this prime property.

**Inclusions:** Refrigerator, Stove, Washer & Dryer, Existing Window Coverings and Electrical Light Fixtures, 2 Garden Sheds, Wall Unit Air Conditioner, Living Room Fireplace. All in as is condition.

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



|                                                                                                                                                                                                                                                               |                                                                               |                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| <b>12 Stibbard Ave</b><br><b>Toronto Ontario M4P 2C1</b><br>Toronto C10 Mount Pleasant East Toronto<br><b>Taxes:</b> \$9,117/2025 <b>For:</b> Sale <b>% Dif:</b> 93<br><b>Sold Date:</b> 06/28/2026<br><b>SPIS:</b> No <b>Last Status:</b> SLD <b>DOM:</b> 34 |                                                                               |                                                                       |
| Detached<br><b>Link:</b> N<br>2-Storey                                                                                                                                                                                                                        | <b>Fronting On:</b> W<br><b>Acreage:</b><br>35 x 158.81 Feet<br><b>Irreg:</b> | <b>Rms:</b> 8 + 2<br><b>Bedrooms:</b> 4<br><b>Washrooms:</b> 1<br>1x4 |
| <b>Dir/Cross St:</b> Mount Pleasant Rd/Blythwood Rd <b>Directions:</b> West of Mount Pleasant                                                                                                                                                                 |                                                                               |                                                                       |

**MLS#:** C13170606      **PIN#:** 211370070  
**Legal:** PT LT 3 BLK B PL 691 NORTH TORONTO AS IN EO98309; S/T & T/W EO98309; CITY OF TORONTO

|                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Unfinished<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Radiant / Oil<br><b>A/C:</b> None<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 1500-2000<br><b>Lot Size Source:</b> MPAC<br><b>Roof:</b> Shingles<br><b>Foundation:</b> Concrete<br><b>Assessment:</b> 2025 <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> Detached / 1<br><b>Drive:</b> Mutual<br><b>Drive Park Spcs:</b> 2<br><b>Tot Prk Spcs:</b> 3<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Fireplace/Stove<br><b>Interior Feat:</b> Other | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> Available<br><b>Spec Desig:</b> Unknown |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| #                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Room | Level | Length (ft) | Width (ft) | Description |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-------|-------------|------------|-------------|
| <b>Client Remks:</b> Rare Opportunity In The Highly Sought-After Sherwood Park Community. Situated On A Premium Lot Amongst Luxury Custom Homes, This Property Is Being Offered Primarily For Land Value, Presenting An Exceptional Opportunity To Build Your Dream Home Of Up To 3,000 Sq. Ft. Or Update And Re-Imagine The Natural Character Of This Charming Doll House. This Is An Ideal Offering For Builders, Investors, Or End Users Looking To Create A Custom Residence In One Of Toronto's Most Prestigious Neighbourhoods. Surrounded By Mature Tree-Lined Streets, Top-Ranked Schools, Parks, And Endless Amenities, This Prime Location Offers The Perfect Blend Of Prestige, Convenience, And Long-Term Value. Minutes To Yonge Street, Transit, Shops, Restaurants, And More. An Incredible Opportunity In A Rapidly Transforming Area Filled With Stunning New Developments. |      |       |             |            |             |
| <b>Listing Contracted With:</b> RE/MAX REALTRON BARRY COHEN HOMES INC. <b>Ph:</b> 416-223-1818                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |      |       |             |            |             |



|                                                                                                                                                                                                                                                                   |                                                                               |                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| <b>263 Erskine Ave</b><br><b>Toronto Ontario M4P 1Z6</b><br>Toronto C10 Mount Pleasant East Toronto<br><b>Taxes:</b> \$11,477.21/2025 <b>For:</b> Sale <b>% Dif:</b> 107<br><b>Sold Date:</b> 04/27/2026<br><b>SPIS:</b> No <b>Last Status:</b> SLD <b>DOM:</b> 6 |                                                                               |                                                                                                    |
| Detached<br><b>Link:</b> N<br>2-Storey                                                                                                                                                                                                                            | <b>Fronting On:</b> S<br><b>Acreage:</b><br>25.03 x 186 Feet<br><b>Irreg:</b> | <b>Rms:</b> 9 + 1<br><b>Bedrooms:</b> 3 + 1<br><b>Washrooms:</b> 4<br>1x2xMain, 2x4x2nd, 1x4xLower |
| <b>Dir/Cross St:</b> Erskine Avenue east of Mount Pleasant<br><b>Directions:</b> Erskine Avenue east of Mount Pleasant                                                                                                                                            |                                                                               |                                                                                                    |

**MLS#:** C13027084      **PIN#:** 103620402  
**Legal:** See schedule B

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Apartment / Fin W/O / Sep Entrance / Full / Finished<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air, Heat Pump, Radiant / Electric, Wood<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> Yes<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 2000-2500<br><b>Lot Size Source:</b> Survey<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Concrete<br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Upper | <b>Exterior:</b><br>Brick Front / Stucco/Plaster<br><b>Gar/Gar Spcs:</b> Detached / 0<br><b>Drive:</b> Front Yard Parking, Mutual<br><b>Drive Park Spcs:</b> 1<br><b>Tot Prk Spcs:</b> 1<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Central Vacuum, Cul De Sac, Electric Car Charger, Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit<br><b>Exterior Feat:</b> Landscaped, Privacy<br><b>Interior Feat:</b> Accessory Apartment, Central Vacuum, ERV/HRV, Guest Accommodations, In-Law Capability, In-Law Suite, On Demand Water Heater, Sauna, Storage, Sump Pump, Water Heater, Water Meter<br><b>Security Feat:</b> Alarm System, Carbon Monoxide Detectors, Smoke Detector | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to:</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b> Sauna, Storage, Workshop<br><b>Survey Type:</b> Available<br><b>Spec Desig:</b> Unknown |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| #  | Room      | Level | Length (ft) | Width (ft) | Description          |                     |                  |
|----|-----------|-------|-------------|------------|----------------------|---------------------|------------------|
| 1  | Kitchen   | Main  | 14.24       | x 5.15     | Stainless Steel Appl | Heated Floor        | Eat-In Kitchen   |
| 2  | Dining    | Main  | 13.48       | x 12.01    | Hardwood Floor       | Pot Lights          | O/Looks Living   |
| 3  | Living    | Main  | 18.5        | x 16.86    | Fireplace            | Hardwood Floor      | W/O To Deck      |
| 4  | Prim Bdrm | 2nd   | 17.91       | x 6        | 4 Pc Ensuite         | Sauna               | Hardwood Floor   |
| 5  | 2nd Br    | 2nd   | 12.01       | x 9.28     | Hardwood Floor       | Closet              | Window           |
| 6  | 3rd Br    | 2nd   | 15.58       | x 10.99    | Hardwood Floor       | California Shutters | O/Looks Backyard |
| 7  | Family    | Lower | 17.81       | x 16.11    | Electric Fireplace   | Heated Floor        | W/O To Yard      |
| 8  | 4th Br    | Lower | 14.99       | x 11.91    | Broadloom            | Window              |                  |
| 9  | Rec       | Lower | 17.81       | x 10.83    | Above Grade Window   | W/O To Yard         | Pot Lights       |
| 10 | Kitchen   | Lower | 10.2        | x 9.09     | Tile Floor           | W/O To Yard         | B/I Shelves      |

**Client Remks:** 263 Erskine Avenue, is a cherished 3+1 bed family home tucked away on a quiet, traffic-free cul-de-sac in sought-after Sherwood Park. Set on a rare 25 x 186 ft deep lot, this lovingly maintained residence offers over 3,500 total sf of exceptional space, natural light, and a setting that is both peaceful and incredibly convenient. This is a home filled with heart. Having raised three children here, the current owner has created a space rich with warmth, laughter and lasting memories-an energy that is felt the moment you walk through the door. The main floor features a spacious layout with generously proportioned principal rooms, ideal for both everyday living and entertaining. Sunlight pours in throughout the day, enhancing the home's bright and inviting atmosphere. Upstairs, 3 well-sized bedrooms provide comfortable family living, while the lower level offers outstanding flexibility. With a separate entrance, high ceilings, and a fully self-contained one-bedroom apartment, this space is ideal for extended family, a nanny suite, or for first-time buyers looking to offset their mortgage with rental income. A private sauna adds a wonderful element of relaxation and retreat within the home. The backyard is a true highlight. Stretching nearly 186 feet deep, it offers exceptional privacy with mature, lush trees creating a serene, cottage-like setting in the heart of the city. At the rear of the property sits a detached garage, presenting an exciting opportunity for conversion into a garden suite, enhancing the home's long-term value and versatility. Thoughtful upgrades include a heat pump system, hot water on demand, & an EV charger-reflecting a more energy-conscious approach to modern living.

**Inclusions:** Please refer to Schedule B for full list of inclusion.

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



|                                                                             |                                   |                            |                   |
|-----------------------------------------------------------------------------|-----------------------------------|----------------------------|-------------------|
| 5 Georgian Crt                                                              |                                   |                            | Sold: \$2,250,000 |
| Toronto Ontario M4P 2J7                                                     |                                   |                            | List: \$1,999,000 |
| Toronto C10 Mount Pleasant East Toronto                                     |                                   |                            |                   |
| Taxes: \$10,798.52/2025                                                     |                                   | For: Sale                  | % Dif: 113        |
| Sold Date: 03/10/2026                                                       |                                   |                            |                   |
| SPIS: No                                                                    | Last Status: SLD                  | DOM: 6                     |                   |
| Detached                                                                    | Fronting On: E                    | Rms: 6 + 2                 |                   |
| Link: N                                                                     | Acreage:                          | Bedrooms: 3                |                   |
| 2-Storey                                                                    | 36.25 x 97.01 Feet                | Washrooms: 3               |                   |
|                                                                             | Irreg:                            | 1x2xMain, 1x4x2nd, 1x3x2nd |                   |
|                                                                             | 36.25'W, 47.7'E, 98.03'N,<br>96'S |                            |                   |
| Dir/Cross St: Yonge and Sheldrake Blvd Directions: Yonge and Sheldrake Blvd |                                   |                            |                   |

**MLS#:** C12844044      **PIN#:** 211370391  
**Legal:** PART OF LOT 8 ON PLN 1622 AND PART OF BETHUNE AVENUE CLOSED BY EO17642 DESIGNATED AS PART 12 ON PLN RD226 CITY OF TORONTO

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                   |                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Sep Entrance / Finished<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Year Built:</b> 1973<br><b>Apx Sqft:</b> 1100-1500<br><b>Lot Shape:</b> Irregular<br><b>Lot Size Source:</b> Survey<br><b>Roof:</b> Asphalt Shingle, Flat<br><b>Foundation:</b> Poured Concrete<br><b>Assessment:</b> <b>POTL:</b> N<br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b> Alum Siding / Brick<br><b>Gar/Gar Spcs:</b> Attached / 1<br><b>Drive:</b> Private<br><b>Drive Park Spcs:</b> 2<br><b>Tot Prk Spcs:</b> 3<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Cul De Sac, Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, School<br><b>Exterior Feat:</b> Patio<br><b>Interior Feat:</b> Carpet Free, Floor Drain, Water Heater Owned | <b>Zoning:</b><br><b>Cable TV:</b> Yes<br><b>Gas:</b> Yes<br><b>Water:</b> Municipal<br><b>Water Supply Type:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b><br><b>Under Contract:</b> None<br><b>HST Applicable to Sale Price:</b> Included In<br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> Available<br><b>Spec Desig:</b> Unknown | <b>Hydro:</b> Yes<br><b>Phone:</b> Yes |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|

| # | Room      | Level | Length (ft) | Width (ft) | Description    |
|---|-----------|-------|-------------|------------|----------------|
| 1 | Foyer     | Main  | 4.33        | x 5.68     | Marble Floor   |
| 2 | Living    | Main  | 12.01       | x 8.33     | Hardwood Floor |
| 3 | Dining    | Main  | 15.68       | x 10.07    | Hardwood Floor |
| 4 | Kitchen   | Main  | 16.67       | x 10.01    | Renovated      |
| 5 | Prim Bdrm | 2nd   | 16.24       | x 11.15    | Hardwood Floor |
| 6 | 2nd Br    | 2nd   | 14.17       | x 9.68     | Hardwood Floor |
| 7 | 3rd Br    | 2nd   | 10.66       | x 9.42     | Hardwood Floor |
| 8 | Rec       | Bsmt  | 15.16       | x 18.18    | Hardwood Floor |
| 9 | Laundry   | Bsmt  | 10.24       | x 10.07    | Double Closet  |

**Client Remks:** Move Right in to this Exceptional Family Home just Steps To Yonge Street And Located On A Quiet Child Friendly Cul-de-Sac In The Heart of North Toronto. This Fully Renovated Home Features a Stunning and Spacious Family Sized Kitchen with Breakfast Bar, Main Floor Powder Room with Heated Floors, Hardwood Flooring Throughout and an Open Concept Living and Dining Room with Walkout to a Huge Outdoor Patio. Enjoy Entertaining in your Fully Fenced Backyard, Professionally Landscaped with Retaining Wall and Gas BBQ Hookup. The Bright and Spacious Primary Bedroom Features Two Double Closets and a Gorgeous Ensuite Bathroom with Heated Flooring. Two More Roomy Bedrooms and Main Bathroom with Heated Floors completes the Second Floor. Enjoy a Spacious Fully Renovated Basement Family Room with Gas Fireplace, Tons of Storage and a Generous Laundry Room. Other Upgrades include an Interlock Driveway, Electrical Re-wiring and Updated Windows. Walking Distance to Shops and Restaurants, A Superb School District and so much more. An Incredible Opportunity!

**Inclusions:** Samsung Stainless Steel French Door Refrigerator with Bottom Freezer, Samsung Stainless Steel Range, Miele Stainless Steel Dishwasher, Samsung Stainless Steel Vent hood, Stainless Steel Wine Fridge, Panasonic Stainless Steel Microwave, LG Stacked Washer and Dryer, Gas Fireplace with Remote, TV Bracket in Basement, All Electrical Lights Fixtures, All Window Blinds, Garage Door Opener and Remote, Furnace (2017), Central Air Conditioner (2017), Tankless Hot Water Tank (2017)

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



|                                                                                                               |                                                                                  |                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| <b>294 Erskine Ave</b><br><b>Toronto Ontario M4P 1Z4</b><br>Toronto C10 Mount Pleasant East Toronto           |                                                                                  | <b>Sold: \$2,210,000</b><br><b>List: \$1,999,000</b>                                                            |
| <b>Taxes:</b> \$12,253.91/2025                                                                                | <b>For:</b> Sale                                                                 | <b>% Dif:</b> 111                                                                                               |
| <b>Sold Date:</b> 03/03/2026                                                                                  |                                                                                  |                                                                                                                 |
| <b>SPIS:</b> No                                                                                               | <b>Last Status:</b> SLD                                                          | <b>DOM:</b> 8                                                                                                   |
| Detached<br><b>Link:</b> N<br>2-Storey                                                                        | <b>Fronting On:</b> N<br><b>Acreage:</b><br>24.25 x 187.66 Feet<br><b>Irreg:</b> | <b>Rms:</b> 9 + 2<br><b>Bedrooms:</b> 4 + 1<br><b>Washrooms:</b> 4<br>1x5x2nd, 1x4x2nd, 1x3xBsmt,<br>1x2xGround |
| <b>Dir/Cross St:</b> Mt.Pleasant/Eglinton<br><b>Directions:</b> End of Erskine Avenue, East of Mount Pleasant |                                                                                  |                                                                                                                 |

**MLS#:** C12813892 **PIN#:** 103620311  
**Legal:** PCL 70-1, SEC M257 ; PT LOT 70, PLAN M257 , THAT PT OF LOT 70 LYING TO THE WEST OF THE EASTERLY 9 INCHES THROUGHOUT FROM FRONT TO REAR ON PLAN M-257; S/T A RIGHT OF WAY OVER THE EASTERLY 3 FT 6 INCHES OF THE SOUTHERLY 90 FT OF THESE LANDS; T/W A RIGHT OF WAY OVER THE WESTERLY 3 FT 6 INCHES OF THE SOUTHERLY 90 FT OF THE LANDS LYING IMMEDIATELY TO THE EAST THEREOF AND BEING COMPOSED OF PT OF LOTS 69 & 70 ACCORDING TO THE SAID PLAN ; TORONTO , CITY OF TORONTO

|                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Fin W/O<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air, Heat Pump / Electric, Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> Yes<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 2000-2500<br><b>Lot Size Source:</b> MPAC<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Unknown<br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b> Stucco/Plaster<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Drive:</b><br><b>Drive Park Spcs:</b> 1<br><b>Tot Prk Spcs:</b> 1<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Central Vacuum, Family Room, Fireplace/Stove<br><b>Interior Feat:</b> Carpet Free, Sump Pump, Central Vacuum | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> Available<br><b>Spec Desig:</b> Unknown |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| #  | Room      | Level | Length (ft) | Width (ft) | Description |
|----|-----------|-------|-------------|------------|-------------|
| 1  | Living    | Main  | 16.4        | x 14.01    |             |
| 2  | Dining    | Main  | 12.99       | x 17.65    |             |
| 3  | Kitchen   | Main  | 14.99       | x 10.01    |             |
| 4  | Family    | Main  | 16.99       | x 12.01    |             |
| 5  | Prim Bdrm | 2nd   | 16.99       | x 14.99    |             |
| 6  | 2nd Br    | 2nd   | 8.56        | x 8.66     |             |
| 7  | 3rd Br    | 2nd   | 8.23        | x 7.87     |             |
| 8  | 4th Br    | 2nd   | 8.01        | x 7.84     |             |
| 9  | Office    | 2nd   | 8.86        | x 8.53     |             |
| 10 | Rec       | Lower | 21          | x 16.99    |             |
| 11 | Br        | Lower | 11.58       | x 9.25     |             |

**Client Remks:** Location, Location, Location. Ideally situated on a quiet, low-traffic cul-de-sac in the heart of Midtown, this home offers exceptional proximity to the newly opened Eglinton Line 5 LRT, TTC bus routes, and easy access to Line 1 subway. Steps to shops, restaurants, cafes and everyday conveniences. Located within the highly regarded school district for John Fisher, Hodgson Middle School, and North Toronto or Northern CI - making this an outstanding long-term family investment. This gorgeous home is set on a rare approx. 25 x 188 ft ravine lot, offering remarkable privacy and a peaceful, tree-lined backdrop rarely found in Midtown. Offering 4 + 1 bedrooms and 4 bathrooms, this home provides ideal space for growing families, guests, and a home office setup. High soaring ceilings, and 3 skylights abundant natural light, and thoughtful custom millwork create a bright, airy interior. The spacious master bedroom features a spa-inspired ensuite. The property also includes a legal front pad parking. A highly valuable and convenient feature in this sought-after neighbourhood. The backyard provides a true cottage-like ambience with mature trees, expansive upper and lower decks, covered BBQ area with natural gas hookup, and exceptional space for entertaining year-round. The home has been extensively updated and renovated, including a beautifully redesigned kitchen with new appliances, updated countertops, sink and fixtures. Numerous structural and mechanical improvements have been completed over the years, including roof replacement (2019), heat pump and cooling installation (2024), extensive replaced drainage system incl. backwater valve (2024), basement bathroom renovation, flooring refinishing/replacement, and full interior repainting. Two natural gas fireplaces add warmth and character. Beyond the front door awaits a remarkable interior that seamlessly opens to the stunning ravine backyard - delivering privacy, tranquility, and city convenience in one exceptional offering.

**Inclusions:** California Shutters, Dinning Room Chandelier, Fridge, Oven, Cooktop, Dryer, Washing machine, Dishwasher, on demand water heater, central vacuum, two sheds, all relevant remotes, Ecobee thermostat, master bedroom ceiling fan, built-in speaker ceiling speaker system, sump pump, two custom front door area window treatments, All ELF's

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



|                                                                                                      |                         |                                                      |
|------------------------------------------------------------------------------------------------------|-------------------------|------------------------------------------------------|
| <b>341 Keewatin Ave</b><br><b>Toronto Ontario M4P 2A4</b><br>Toronto C10 Mount Pleasant East Toronto |                         | <b>Sold: \$1,935,000</b><br><b>List: \$2,099,000</b> |
| <b>Taxes:</b> \$9,433.63/2025                                                                        | <b>For:</b> Sale        | <b>% Dif:</b> 92                                     |
| <b>Sold Date:</b> 02/24/2026                                                                         |                         |                                                      |
| <b>SPIS:</b> No                                                                                      | <b>Last Status:</b> SLD | <b>DOM:</b> 6                                        |
| Detached                                                                                             | <b>Fronting On:</b> S   | <b>Rms:</b> 7 + 3                                    |
| <b>Link:</b> N                                                                                       | <b>Acreage:</b>         | <b>Bedrooms:</b> 2 + 1                               |
| 1 1/2 Storey                                                                                         | 30 x 187.66 Feet        | <b>Washrooms:</b> 2                                  |
|                                                                                                      | <b>Irreg:</b>           | 1x4x2nd, 1x3xLower                                   |
| <b>Dir/Cross St:</b> Mount Pleasant & Eglinton <b>Directions:</b> Mount Pleasant & Eglinton          |                         |                                                      |

**MLS#:** C12798558      **PIN#:** 103620278  
**Legal:** PCL 41-1, SEC M257 ; LOT 42, PLAN M257 ; PT LOT 41, PLAN M257 , BEING THE EASTERLY 5 FT OF THE NORTHERLY 90 FT OF LOT 41 PLAN M257. T/W A RIGHT OF WAY OVER, ALONG AND UPON THE WESTERLY 5 FT OF THE EASTERLY 10 FT OF THE NORTH 90 FT OF LOT 41 ON SAID PLAN M257.

|                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                               |                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Finished<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 1500-2000<br><b>Lot Size Source:</b> GeoWarehouse<br><b>Roof:</b> Shingles<br><b>Foundation:</b> Brick<br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Lower | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Drive:</b> Available, Private<br><b>Drive Park Spcs:</b> 4<br><b>Tot Prk Spcs:</b> 4<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Cul De Sac, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit<br><b>Exterior Feat:</b> Deck, Landscaped, Lawn Sprinkler System, Lighting, Patio, Porch<br><b>Interior Feat:</b> On Demand Water Heater<br><b>Security Feat:</b> Alarm System, Carbon Monoxide Detectors, Smoke Detector | <b>Zoning:</b><br><b>Cable TV:</b> Yes<br><b>Gas:</b> Yes<br><b>Water:</b> Municipal<br><b>Water Supply Type:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to:</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b> Fence - Full, Garden Shed, Shed<br><b>Survey Type:</b> Available<br><b>Spec Desig:</b> Unknown | <b>Hydro:</b> Yes<br><b>Phone:</b> Yes |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|

| # | Room      | Level | Length (ft) | Width (ft) | Description          |                   |                   |
|---|-----------|-------|-------------|------------|----------------------|-------------------|-------------------|
| 1 | Foyer     | Main  | 16.08       | x 8.01     | Hardwood Floor       | Picture Window    | Staircase         |
| 2 | Kitchen   | Main  | 12.17       | x 10.66    | Stainless Steel Appl | Combined W/Dining | Breakfast Bar     |
| 3 | Dining    | Main  | 18.67       | x 15.09    | Recessed Lights      | Open Concept      | Hardwood Floor    |
| 4 | Office    | Main  | 18.67       | x 15.09    | Combined W/Dining    | Skylight          | Hardwood Floor    |
| 5 | Living    | Main  | 18.93       | x 14.57    | Gas Fireplace        | B/I Bookcase      | W/O To Garden     |
| 6 | Prim Bdrm | 2nd   | 15.49       | x 13.42    | Fireplace            | Cathedral Ceiling | Skylight          |
| 7 | 2nd Br    | 2nd   | 12.07       | x 12.07    | W/W Closet           | Juliette Balcony  | B/I Bookcase      |
| 8 | Rec       | Lower | 14.99       | x 14.4     | W/W Closet           | Heated Floor      | Murphy Bed        |
| 9 | Laundry   | Lower | 8.5         | x 7.91     | Heated Floor         | Laundry Sink      | Closet Organizers |

**Client Remks:** Not Just a Home - A Retreat. Welcome to an exceptional home on one of Sherwood Park's most peaceful and sought-after streets. Set on a quiet dead-end street where privacy comes first without compromising on community. This beautifully maintained 2+1 bedroom, 2-bathroom residence offers a lifestyle rarely found in the heart of the city: open, light-filled living spaces, thoughtful upgrades, cozy fireplaces, and a breathtaking 187-foot south-facing garden that feels like a private sanctuary. Inside, the main level features a newly upgraded modern farmhouse kitchen (2022), designed to blend style, warmth, and everyday functionality. The open-concept layout is bright and inviting, offering a natural flow for relaxing or entertaining. Spa-inspired bathrooms and a lower level with radiant heated floors throughout (2020) further elevate comfort in the home. Upstairs, the cathedral ceilings and skylights in the primary bedroom create a serene, airy retreat. At night, the soft sound of rain trickling against the windows and skylights sets a calming tone, allowing you to fall asleep beneath the open sky. Mature trees surrounding the property add a sense of grounding, privacy, and connection to nature. A direct walkout leads to the outdoors-where the home truly comes alive. The expansive two-tier deck is perfect for dining and gathering, overlooking lush gardens and greenery that stretch the full length of the property. Evenings around the gas fire pit bring warmth, ambience, and an undeniable sense of peace. Beyond the home itself, the location offers unmatched convenience. Walk to Sherwood Park, Summerhill Market, TTC access, and some of the city's best schools, including John Fisher Junior Public School, Eglinton Junior Public School, and North Toronto Collegiate. This home radiates warmth, love, and serenity. Whether you're seeking a refined condo alternative, or a beautifully scaled home for a small family.

**Inclusions:** Stainless Steel Appliances: LG Stainless Steel Fridge/Freezer, AEG Oven, Smeg Gas Stove, Falmec Range Hood, LG Dishwasher and AEG Microwave. All Existing Electric Light Fixtures, Window Coverings, LG Washer and Dryer, Alarm System, HVAC Equipment, Nest System. Built-In Speakers, Gas Fireplaces, Main Floor Custom Media Unit.

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



|                                                                                                     |                         |                                                      |
|-----------------------------------------------------------------------------------------------------|-------------------------|------------------------------------------------------|
| <b>85 Sherwood Ave</b><br><b>Toronto Ontario M4P 2A6</b><br>Toronto C10 Mount Pleasant East Toronto |                         | <b>Sold: \$2,150,000</b><br><b>List: \$2,199,000</b> |
| <b>Taxes:</b> \$12,216/2025                                                                         | <b>For:</b> Sale        | <b>% Dif:</b> 98                                     |
| <b>Sold Date:</b> 05/12/2026                                                                        |                         |                                                      |
| <b>SPIS:</b> No                                                                                     | <b>Last Status:</b> SLD | <b>DOM:</b> 6                                        |
| Detached                                                                                            | <b>Fronting On:</b> S   | <b>Rms:</b> 7 + 2                                    |
| <b>Link:</b> N                                                                                      | <b>Acreage:</b>         | <b>Bedrooms:</b> 3 + 1                               |
| 2-Storey                                                                                            | 32 x 179 Feet           | <b>Washrooms:</b> 3                                  |
|                                                                                                     | <b>Irreg:</b>           | 1x2xMain, 1x5x2nd, 1x3xBsmt                          |
| <b>Dir/Cross St:</b> Mount Pleasant Rd/Eglinton Ave E                                               |                         |                                                      |
| <b>Directions:</b> Mount Pleasant Rd/Eglinton Ave E                                                 |                         |                                                      |

**MLS#:** C13090140      **PIN#:** 211360341  
**Legal:** PT LT 17 PL 776 NORTH TORONTO AS IN CA747168; S/T & T/W CA747168; CITY OF TORONTO

|                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Finished<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> Yes<br><b>Apx Age:</b><br><b>Year Built:</b> 1920<br><b>Apx Sqft:</b> 2000-2500<br><b>Lot Size Source:</b> MPAC<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Unknown<br><b>Assessment:</b> POTL:<br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> Detached / 2.5<br><b>Drive:</b> Mutual<br><b>Drive Park Spcs:</b> 2<br><b>Tot Prk Spcs:</b> 4.5<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Central Vacuum, Fireplace/Stove<br><b>Interior Feat:</b> Central Vacuum | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| #  | Room      | Level | Length (ft) | Width (ft) | Description    |                  |                     |
|----|-----------|-------|-------------|------------|----------------|------------------|---------------------|
| 1  | Living    | Main  | 16.6        | x 21.03    | Hardwood Floor | Gas Fireplace    | Bay Window          |
| 2  | Dining    | Main  | 11.71       | x 14.96    | Hardwood Floor | Bay Window       | Combined W/Kitchen  |
| 3  | Kitchen   | Main  | 12.47       | x 9.15     | Hardwood Floor | B/I Range        | Breakfast Bar       |
| 4  | Family    | Main  | 17.03       | x 19.69    | Hardwood Floor | Vaulted Ceiling  | W/O To Yard         |
| 5  | Prim Bdrm | 2nd   | 12.4        | x 18.9     | Hardwood Floor | His/Hers Closets | O/Looks Backyard    |
| 6  | 2nd Br    | 2nd   | 12.6        | x 9.94     | Hardwood Floor | Closet           | B/I Bookcase        |
| 7  | 3rd Br    | 2nd   | 8.23        | x 11.12    | Hardwood Floor | W/W Closet       | California Shutters |
| 8  | 4th Br    | Bsmt  | 10.79       | x 9.35     | Broadloom      | Closet           | Window              |
| 9  | Laundry   | Bsmt  | 10.79       | x 8.76     | Laundry Sink   |                  |                     |
| 10 | Rec       | Bsmt  | 12.89       | x 11.06    | Broadloom      | Closet           | Window              |
| 11 | Workshop  | Bsmt  | 5.12        | x 8.6      |                |                  |                     |

**Client Remks:** Rare 32 x 179 ft lot and 4-car parking in Sherwood Park-an uncommon Midtown offering. A distinctive 3+1 bedroom centre hall home steps to Sherwood Park Ravine, Yonge Street, and top-tier schools. A checkerboard marble foyer sets a refined tone on entry. The main floor offers generous, well-proportioned living spaces, including a living room with an arched fireplace that flows into a standout kitchen anchored by a CornuFe 110 range. Marble counters, exposed brick, a porcelain farm sink, and integrated Liebherr appliances combine character with everyday function. A cathedral ceiling sunroom adds bright, flexible living space and opens directly to the garden. The deep, tree-lined lot features a private English garden with a brick courtyard, irrigation system, and landscape lighting-designed for easy outdoor living and entertaining. At the rear: an oversized two-car garage plus a two-car parking pad, delivering a rare four-car setup in Midtown. Upstairs, three bedrooms include a flexible third room, currently used as a dressing room or ideal home office. The bathroom is finished with slab tile, custom cabinetry, and a soaker tub. The lower level provides additional living space with a media room or workspace, a bedroom, workshop, and strong storage. Located in the sought-after Blythwood and North Toronto CI districts, and close to shops, transit, and green space. Well suited to professionals, couples, or downsizers seeking a turnkey home with character, privacy, and manageable space-without compromising on parking or outdoor setting

**Inclusions:** Fridge, Cornufe range, Dishwasher, Range Hood, Washer, Dryer, All Electric Light Fixtures, All Window Coverings, Gas Boiler & equip, Central Air Conditioner, 2 Garage Door Opener and Remotes, Central Vacuum and attachments. Furnance & HWT

**Listing Contracted With:** RE/MAX PROFESSIONALS INC. Ph: 416-232-9000



|                                           |                         |                              |                                                       |  |  |
|-------------------------------------------|-------------------------|------------------------------|-------------------------------------------------------|--|--|
| <b>155 Banff Rd</b>                       |                         |                              | <b>Sold: \$2,275,000</b>                              |  |  |
| <b>Toronto Ontario M4P 2P8</b>            |                         |                              | <b>List: \$2,395,000</b>                              |  |  |
| Toronto C10 Mount Pleasant East Toronto   |                         |                              |                                                       |  |  |
| <b>Taxes:</b> \$12,215.59/2026            |                         | <b>For:</b> Sale             | <b>% Dif:</b> 95                                      |  |  |
| <b>Sold Date:</b> 07/03/2026              |                         |                              |                                                       |  |  |
| <b>SPIS:</b> No                           | <b>Last Status:</b> SLD | <b>DOM:</b> 23               |                                                       |  |  |
| Detached                                  | <b>Fronting On:</b> E   | <b>Rms:</b> 8 + 6            |                                                       |  |  |
| <b>Link:</b> N                            | <b>Acreage:</b>         | <b>Bedrooms:</b> 3 + 2       |                                                       |  |  |
| 2-Storey                                  | 30.67 x 100 Feet        | <b>Washrooms:</b> 4          |                                                       |  |  |
|                                           | <b>Irreg:</b>           | 1x2xMain, 2x4x2nd, 1x3xLower |                                                       |  |  |
| <b>Dir/Cross St:</b> Bayview and Eglinton |                         |                              | <b>Directions:</b> North of Eglinton, West of Bayview |  |  |

|                                                                                 |                                             |                                           |                     |
|---------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------|---------------------|
| <b>MLS#:</b> C13428152                                                          |                                             | <b>PIN#:</b> 103640247                    |                     |
| <b>Assignment:</b> No                                                           |                                             | <b>Fractional Ownership:</b> No           |                     |
| <b>Legal:</b> LOTS 70 & 71 PLAN 1544; AS IN CA400373; TORONTO, CITY OF TORONTO. |                                             | <b>Vacant Land Condo:</b> No              |                     |
| <b>Kitchens:</b> 1                                                              | <b>Exterior:</b> Stucco/Plaster             | <b>Zoning:</b>                            |                     |
| <b>Fam Rm:</b> Y                                                                | <b>Gar/Gar Spcs:</b> Detached / 1           | <b>Cable TV:</b>                          | <b>A Hydro:</b> Yes |
| <b>Basement:</b> Finished / Sep Entrance                                        | <b>Drive:</b> Private                       | <b>Gas:</b> Yes                           | <b>Phone:</b> A     |
| <b>Fireplace/Stv:</b> Y                                                         | <b>Drive Park Spcs:</b> 2                   | <b>Water:</b> Municipal                   |                     |
| <b>Heat:</b> Forced Air / Gas                                                   | <b>Tot Prk Spcs:</b> 3                      | <b>Water Supply Type:</b>                 |                     |
| <b>A/C:</b> Central Air                                                         | <b>UFFI:</b>                                | <b>Sewer:</b> Sewers                      |                     |
| <b>Central Vac:</b> Yes                                                         | <b>Pool:</b> None                           | <b>Waterfront:</b> None                   |                     |
| <b>Apx Age:</b>                                                                 | <b>Prop Feat:</b> Central Vacuum, Family    | <b>Retirement:</b> N                      |                     |
| <b>Apx Sqft:</b> 2000-2500                                                      | Room, Fireplace/Stove, Hospital, Library,   | <b>Under Contract:</b> Hot Water Tank-Gas |                     |
| <b>Lot Size Source:</b> MPAC                                                    | Park, Public Transit, Rec Centre, School    | <b>HST Applicable to</b> Included In      |                     |
| <b>Roof:</b> Asphalt Shingle                                                    | <b>Interior Feat:</b> Sump Pump, Central    | <b>Sale Price:</b>                        |                     |
| <b>Foundation:</b> Concrete Block                                               | Vacuum                                      | <b>Farm/Agr:</b>                          |                     |
| <b>Assessment:</b> <b>POTL:</b> N                                               | <b>Security Feat:</b> Smoke Detector, Alarm | <b>Oth Struct:</b>                        |                     |
| <b>POTL Mo Fee:</b>                                                             | System                                      | <b>Survey Type:</b> None                  |                     |
| <b>Laundry lev:</b> Lower                                                       |                                             | <b>Spec Desig:</b> Unknown                |                     |

| <b>Waterfront:</b> None |           |       |             |            |                |                |                   |
|-------------------------|-----------|-------|-------------|------------|----------------|----------------|-------------------|
| #                       | Room      | Level | Length (ft) | Width (ft) | Description    |                |                   |
| 1                       | Foyer     | Main  | 7.51        | x 5.84     | Tile Floor     | Double Closet  | 2 Pc Bath         |
| 2                       | Living    | Main  | 14.83       | x 14.57    | Hardwood Floor | Pot Lights     | O/Looks Frontyard |
| 3                       | Dining    | Main  | 16.5        | x 11.75    | Hardwood Floor | Crown Moulding | Combined W/Living |
| 4                       | Kitchen   | Main  | 20.01       | x 10.6     | Hardwood Floor | Pot Lights     | Breakfast Bar     |
| 5                       | Family    | Main  | 18.57       | x 13.48    | Hardwood Floor | Fireplace      | Walk-Out          |
| 6                       | Prim Bdrm | 2nd   | 14.34       | x 12.93    | Hardwood Floor | W/I Closet     | 4 Pc Ensuite      |
| 7                       | 2nd Br    | 2nd   | 10.99       | x 10.07    | Hardwood Floor | Double Closet  | O/Looks Frontyard |
| 8                       | 3rd Br    | 2nd   | 10.43       | x 9.51     | Hardwood Floor | Double Closet  | O/Looks Frontyard |
| 9                       | Rec       | Lower | 20.08       | x 12.83    | Laminate       | Fireplace      | W/O To Patio      |
| 10                      | Games     | Lower | 13.25       | x 11.84    | Laminate       | Combined W/Rec |                   |
| 11                      | 4th Br    | Lower | 14.67       | x 9.68     | Laminate       | Closet         |                   |
| 12                      | 5th Br    | Lower | 9.15        | x 9.15     | Laminate       | Closet         |                   |
| 13                      | Laundry   | Lower | 8.43        | x 6.59     | Tile Floor     | Laundry Sink   |                   |
| 14                      | Utility   | Lower | 8.66        | x 6.66     |                |                |                   |

**Client Remks:** Ideally located on a quiet, tree-lined street in one of Toronto's most desirable neighbourhoods, this beautifully maintained detached residence offers exceptional space, functionality, and comfort for modern family living. Just moments from the shops and amenities of Bayview Avenue and Eglinton Avenue, top-ranked schools, parks, and the new Leaside LRT station, the location combines everyday convenience with a strong sense of community. Upon entry, a welcoming foyer with a double closet and conveniently located powder room introduces the home's practical and family-friendly layout. The open-concept living and dining rooms feature hardwood floors, crown moulding creating a warm and inviting spaces. The spacious eat-in kitchen offers abundant cabinetry, extensive counter space, and an additional wall of pantry storage. At the rear of the home, the family room is bright and spacious with a gas fireplace, two skylights, and walk-out to a raised deck overlooking the back garden. The second level features hardwood floors throughout and three generously sized bedrooms. The primary suite includes a large walk-in closet with built-in organizers and a beautifully appointed four-piece ensuite with a soaker tub, glass-enclosed shower, and custom vanity. Two additional bedrooms offer double closets and share a spacious four-piece bathroom enhanced by a skylight that fills the room with natural light. The lower level significantly expands the living space with a recreation room featuring custom built-ins, a fireplace, pot lights, and a walkout to the rear gardens. Two additional bedrooms offer exceptional flexibility as bedrooms, home offices, fitness rooms, or guest accommodations. A three-piece bathroom, large laundry room with extensive cabinetry, and an additional wall of pantry storage further enhance the functionality of this level.

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



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

|                               |              |
|-------------------------------|--------------|
| <b>MLS#:</b> C12962362        | <b>PIN#:</b> |
| <b>Legal:</b> See Schedule B. |              |

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

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

|                                                                                           |
|-------------------------------------------------------------------------------------------|
| <b>Inclusions:</b> See Schedule B                                                         |
| <b>Listing Contracted With:</b> CHESTNUT PARK REAL ESTATE LIMITED <b>Ph:</b> 416-925-9191 |



|                                                                                                                                                                                                                                                                   |                                                                                     |                                                                                                               |                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| <b>298 Erskine Ave</b><br><b>Toronto Ontario M4P 1Z4</b><br>Toronto C10 Mount Pleasant East Toronto<br><b>Taxes:</b> \$12,706.36/2025 <b>For:</b> Sale <b>% Dif:</b> 100<br><b>Sold Date:</b> 03/31/2026<br><b>SPIS:</b> No <b>Last Status:</b> SLD <b>DOM:</b> 8 |                                                                                     |                                                                                                               | <b>Sold: \$2,579,000</b><br><b>List: \$2,579,000</b>                                                    |
| Detached<br><b>Link:</b> N<br>2-Storey                                                                                                                                                                                                                            | <b>Fronting On:</b> N<br><b>Acreage:</b> < .50<br>25 x 187.67 Feet<br><b>Irreg:</b> | <b>Rms:</b> 7 + 2<br><b>Bedrooms:</b> 3 + 1<br><b>Washrooms:</b> 4<br>1x2xMain, 1x4x2nd, 1x5x2nd,<br>1x4xBsmt | <b>Dir/Cross St:</b> Mt Pleasant & Eglinton Ave E <b>Directions:</b> East of Mt. Pleasant on Cul de sac |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                        |
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| <b>MLS#:</b> C12909996<br><b>Assignment:</b> No<br><b>Legal:</b> PCL 68-1 SEC M257; LOT 68 PLAN M257 ; TORONTO , CITY OF TORONTO                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>PIN#:</b> 103620309<br><b>Fractional Ownership:</b> No<br><b>Vacant Land Condo:</b> No                                                                                                                                                                                                                                                                                                                                                               |                                        |
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Fin W/O<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> Yes<br><b>Apx Age:</b> 31-50<br><b>Year Built:</b> 1987<br><b>Yr Built Source:</b> MPAC<br><b>Apx Sqft:</b> 2000-2500<br><b>Lot Shape:</b> Rectangular<br><b>Lot Size Source:</b> MPAC<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Concrete<br><b>Assessment:</b> POTL: N<br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Lower | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> Built-In / 1<br><b>Drive:</b> Private<br><b>Drive Park Spcs:</b> 2<br><b>Tot Prk Spcs:</b> 3<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Central Vacuum, Cul De Sac, Family Room, Fireplace/Stove, Park, Public Transit, School<br><b>Exterior Feat:</b> Deck, Landscaped<br><b>Interior Feat:</b> Built-In Oven, Central Vacuum<br><b>Security Feat:</b> Alarm System, Smoke Detector | <b>Zoning:</b><br><b>Cable TV:</b> Yes<br><b>Gas:</b> Yes<br><b>Water:</b> Municipal<br><b>Water Supply Type:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b> N<br><b>Under Contract:</b> Hot Water Tank-Gas, Alarm System<br><b>HST Applicable to Sale Price:</b> Included In<br><b>Farm/Agr:</b><br><b>Oth Struct:</b> Garden Shed<br><b>Survey Year:</b> 1987<br><b>Survey Type:</b> Available<br><b>Spec Desig:</b> Unknown | <b>Hydro:</b> Yes<br><b>Phone:</b> Yes |

| #  | Room      | Level | Length (ft) | Width (ft) | Description        |                |                      |
|----|-----------|-------|-------------|------------|--------------------|----------------|----------------------|
| 1  | Foyer     | Main  | 0           | 0          | Tile Floor         | French Doors   | Double Closet        |
| 2  | Living    | Main  | 30.97       | x 12.99    | Open Concept       | Fireplace      | Hardwood Floor       |
| 3  | Dining    | Main  | 30.97       | x 12.99    | Open Concept       | Hardwood Floor | Pot Lights           |
| 4  | Kitchen   | Main  | 12.99       | x 11.98    | Centre Island      | Quartz Counter | Stainless Steel Appl |
| 5  | Family    | Main  | 16.99       | x 10.99    | B/I Shelves        | 2 Pc Bath      | W/O To Deck          |
| 6  | Prim Bdrm | 2nd   | 16.99       | x 14.99    | Bay Window         | 5 Pc Ensuite   | W/W Closet           |
| 7  | 2nd Br    | 2nd   | 17.98       | x 9.97     | Double Closet      | Broadloom      | Large Window         |
| 8  | 3rd Br    | 2nd   | 12.99       | x 9.97     | Closet             | Broadloom      | Large Window         |
| 9  | Rec       | Lower | 13.98       | x 12.99    | Electric Fireplace | B/I Shelves    | Access To Garage     |
| 10 | 4th Br    | Lower | 15.98       | x 9.97     | Murphy Bed         | B/I Desk       | Walk-Up              |

**Client Remks:** Tucked away on a quiet, traffic-free cul-de-sac in sought-after Sherwood Park, a beautifully maintained detached home offering exceptional space, thoughtful updates & a truly special setting on a rare 187 ft deep lot. The main floor features a classic & spacious layout, with a large living & dining room. The renovated kitchen opens seamlessly into an expansive family room with custom built-ins, creating a warm & functional hub for everyday living. A convenient main floor powder room & walkout to a stunning two-tiered deck complete the space-perfect for indoor-outdoor living. Upstairs, the oversized primary retreat features a wall of closets & a renovated 5-piece ensuite with skylight, & plenty of room to relax in a bright & serene escape. Two additional generously sized bedrooms with ample closet space share a 4 pc hall bathroom. The lower level with a walkout impresses with high ceilings, a recreation area, 4-piece bathroom & a large 4th bedroom complete with a built-in Murphy bed & dedicated office area-ideal for guests, teens, or work-from-home needs. Set on a remarkably deep lot, the lush backyard is a true highlight-offering a private, lush park-like setting with a beautifully designed two-tiered deck, garden shed, expansive yard, an ideal setting for a playset or a trampoline, the perfect place for play & relaxation. This home has been meticulously cared for & upgraded over time, reflecting true pride of ownership. Notable improvements include a renovated primary ensuite bathroom & renovated kitchen, updated front stonework & extensive landscaping, expanded rear lawn, a rebuilt rear deck, a resurfaced & widened driveway, various window upgrades, roof, upgraded exterior doors & more. Walking distance to Yonge St. Shops, Restaurants, parks, just steps to the new LRT & Yonge & Eglinton Subway Station & close to incredible public & private schools. A rare opportunity to own a turnkey family home on a street with a very close knit community of families.

**Inclusions:** See Sch C

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



|                                                            |                  |                                            |                   |
|------------------------------------------------------------|------------------|--------------------------------------------|-------------------|
| 194 Erskine Ave                                            |                  |                                            | Sold: \$2,630,000 |
| Toronto Ontario M4P 1Z4                                    |                  |                                            | List: \$2,699,000 |
| Toronto C10 Mount Pleasant East Toronto                    |                  |                                            |                   |
| Taxes: \$15,254.14/2026                                    |                  | For: Sale                                  | % Dif: 97         |
| Sold Date: 06/21/2026                                      |                  |                                            |                   |
| SPIS: No                                                   | Last Status: SLD | DOM: 3                                     |                   |
| Detached                                                   | Fronting On: N   | Rms: 14 + 1                                |                   |
| Link: N                                                    | Acreage:         | Bedrooms: 4                                |                   |
| 3-Storey                                                   | 25 x 187.66 Feet | Washrooms: 6                               |                   |
|                                                            | Irreg:           | 2x2, 1x4x2nd, 1x5x3rd, 1x5xUpper, 1x4xBsmt |                   |
| Dir/Cross St: Mount Pleasant/Eglinton                      |                  |                                            |                   |
| Directions: East side of Mount Pleasant, North of Eglinton |                  |                                            |                   |

**MLS#:** C13460908      **PIN#:** 103620348  
**Legal:** PCL 113-1 SEC M-257; LOT 113 PLAN M257 ; TORONTO , CITY OF TORONTO

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| <b>Kitchens:</b> 6<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Finished / Full<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 2500-3000<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Concrete<br><b>Assessment:</b> POTL:<br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Upper | <b>Exterior:</b><br>Stone / Stucco/Plaster<br><b>Gar/Gar Spcs:</b> Attached / 1<br><b>Drive:</b> Private<br><b>Drive Park Spcs:</b> 2<br><b>Tot Prk Spcs:</b> 3<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Cul De Sac, Family Room, Fenced Yard, Fireplace/Stove, Place Of Worship, Public Transit, School, School Bus Route<br><b>Interior Feat:</b> Storage, Water Heater, Water Meter | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b><br><b>Spec Desig:</b> | <b>Hydro:</b><br><b>Phone:</b><br>Municipal<br>Sewers<br>N<br>Included In<br>Fence - Full, Shed<br>None<br>Unknown |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|

| #  | Room      | Level | Length (ft) | Width (ft) | Description    |                      |                |
|----|-----------|-------|-------------|------------|----------------|----------------------|----------------|
| 1  | Foyer     | Main  | 7.78        | x 15.58    | Tile Floor     | Cathedral Ceiling    | Closet         |
| 2  | Kitchen   | Main  | 16.99       | x 14.27    | Centre Island  | Stainless Steel Appl | Open Concept   |
| 3  | Dining    | Main  | 6.99        | x 12.47    | Hardwood Floor | Open Concept         | W/O To Deck    |
| 4  | Living    | Main  | 9.97        | x 12.57    | Hardwood Floor | W/O To Deck          | Pot Lights     |
| 5  | 2nd Br    | 2nd   | 11.19       | x 23.23    | Hardwood Floor | B/I Closet           | 4 Pc Ensuite   |
| 6  | 3rd Br    | 3rd   | 13.75       | x 9.94     | Hardwood Floor | B/I Closet           | 5 Pc Ensuite   |
| 7  | 4th Br    | 3rd   | 18.11       | x 10.43    | Hardwood Floor | B/I Closet           | 5 Pc Ensuite   |
| 8  | Prim Bdrm | Upper | 18.11       | x 13.09    | W/O To Balcony | 5 Pc Ensuite         | W/W Closet     |
| 9  | Family    | Upper | 19.46       | x 17.19    | 2 Pc Ensuite   | Gas Fireplace        | Hardwood Floor |
| 10 | Rec       | Bsmt  | 18.18       | x 20.01    | Gas Fireplace  | Broadloom            | 4 Pc Bath      |

**Client Remks:** Introducing an impeccable family residence nestled in the esteemed neighborhood of Sherwood Park. This expansive property spans over 4,000 square feet of sophisticated living space designed with a perfect blend of private sanctuaries and inviting communal areas along with a two car private driveway and a one car garage. This home features a stunning layout with four bedrooms and six bathrooms. Each bedroom is equipped with an ensuite for ultimate privacy and convenience. The third-floor master suite is a private retreat, complete with French doors that open to a balcony overlooking the serene backyard. The heart of the home is the family sized modern kitchen combined with a comfortable living & dining area. The property boasts impressive architectural details including vaulted 18 foot ceilings in the foyer, high ceilings across all floors, and skylights that bathe the interior in natural light, creating a warm and welcoming atmosphere throughout. Three gas fireplaces add a cozy element on chilly evenings. Outdoors, the property features a spacious backyard with a large grassy area for play, a large deck, and a stone patio, offering multiple environments for outdoor activities and gatherings. Situated within walking distance to the LRT, a variety of restaurants, grocery stores, and Sherwood Park, this home provides both the tranquility of green spaces and the convenience of city living. It is also ideally located near Toronto's top public and private schools, making it a perfect choice for families, and a location just steps away from one of Torontos best off-leash dog trails, ensuring that every family member, including pets, enjoys this homes offerings. This property is not just a house but a vibrant, luxurious home that caters to all aspects of family and executive lifestyle.

**Inclusions:** All existing appl (counter depth Jenn Air Fridge, 6 burner Jenn air Gas stove, DW, OTR exhaust fan, Washer/Dryer), All ELF's, All window coverings, garden shed, all custom built-ins, 3 gas FP, Inground sprinkler system

**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD. **Ph:** 416-486-5588



|                                                                                                                                                                                                                                                                   |                                                                                                  |                                                                                                                |                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| <b>121 Sherwood Ave</b><br><b>Toronto Ontario M4P 2A6</b><br>Toronto C10 Mount Pleasant West Toronto<br><b>Taxes:</b> \$15,451.24/2025 <b>For:</b> Sale <b>% Dif:</b> 99<br><b>Sold Date:</b> 05/26/2026<br><b>SPIS:</b> No <b>Last Status:</b> SLD <b>DOM:</b> 6 |                                                                                                  |                                                                                                                | <b>Sold: \$3,275,000</b><br><b>List: \$3,295,000</b>                                               |
| Detached<br><b>Link:</b> N<br>2-Storey                                                                                                                                                                                                                            | <b>Fronting On:</b> S<br><b>Acreage:</b><br>33 x 179 Feet<br><b>Irreg:</b><br>OPEN SAT/SUN 2-4pm | <b>Rms:</b> 10 + 3<br><b>Bedrooms:</b> 3 + 2<br><b>Washrooms:</b> 4<br>1x2xMain, 1x5x2nd, 1x5x2nd,<br>1x3xBsmt | <b>Dir/Cross St:</b> Between Yonge & Mt Pleasant<br><b>Directions:</b> Between Yonge & Mt Pleasant |

**MLS#:** C13152856      **PIN#:** 211360356

**Legal:** Plan 497E Lot 3 Pt Lot 4

|                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Finished<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 2000-2500<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Concrete Block<br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Drive:</b> Private Double<br><b>Drive Park Spcs:</b> 2<br><b>Tot Prk Spcs:</b> 2<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Family Room, Fireplace/Stove<br><b>Interior Feat:</b> Carpet Free, Upgraded<br>Insulation, Water Heater Owned, Storage | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>Under Contract:</b> None<br><b>HST Applicable to</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Year:</b> 1972<br><b>Survey Type:</b> Available<br><b>Spec Desig:</b> Unknown |
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| #  | Room      | Level  | Length (ft) | Width (ft) | Description    |                  |                |
|----|-----------|--------|-------------|------------|----------------|------------------|----------------|
| 1  | Living    | Ground | 13.32       | x 12.17    | Hardwood Floor | Bay Window       | Fireplace      |
| 2  | Dining    | Ground | 14.01       | x 13.32    | Hardwood Floor | Fireplace        |                |
| 3  | Kitchen   | Ground | 17.49       | x 10.01    | Open Concept   | Renovated        | Hardwood Floor |
| 4  | Pantry    | Ground | 7.74        | x 6.99     | Hardwood Floor | Pocket Doors     | Pocket Doors   |
| 5  | Family    | Ground | 22.01       | x 10.99    | Hardwood Floor | W/O To Deck      | Fireplace      |
| 6  | Prim Bdrm | 2nd    | 15.42       | x 12.6     | Hardwood Floor | His/Hers Closets | 5 Pc Ensuite   |
| 7  | 2nd Br    | 2nd    | 15.75       | x 9.74     | Hardwood Floor | Closet           |                |
| 8  | 3rd Br    | 2nd    | 12.34       | x 10.01    | Hardwood Floor | Bay Window       | W/I Closet     |
| 9  | Office    | 2nd    | 8.33        | x 4.99     | Hardwood Floor | B/I Desk         | 5 Pc Bath      |
| 10 | Laundry   | 2nd    | 6.46        | x 4.82     | Hardwood Floor | Pocket Doors     |                |
| 11 | 4th Br    | Bsmt   | 11.75       | x 6.59     | Concrete Floor | 3 Pc Bath        |                |
| 12 | 5th Br    | Bsmt   | 10.5        | x 10.01    | Concrete Floor |                  |                |
| 13 | Rec       | Bsmt   | 19.26       | x 18.18    | Concrete Floor | B/I Shelves      |                |

**Client Remks:** Spectacular on Sherwood! Sophisticated 5BR complete renovation taken back to the bricks & rebuilt by renowned Sherwood Custom Homes in 2018. Incredible light, open & airy spaces with modern design and meticulous attention to detail. Over 3500 sqft incl bsmt! The recent full landscaping (2023) of the south-facing backyard is a true oasis in the heart of it all! Walk through the oversized front door to an inviting foyer. Stunning Living and Dining rooms separated by a two-sided fireplace and flooded with light from the bay window. Two piece powder room. Custom Chef's kitchen with enormous centre island with concrete countertops, top-of-the-line Miele panelled appliances and floor-to-ceiling views and multiple walk-outs to the backyard. Fully separate walk-in pantry with additional prep area, storage, bar sink, second fridge and microwave. The kitchen is open to the expansive main floor family room with a gas fireplace and a wall of glass opening out to the deck, integrated hot tub and backyard! This main floor has the perfect flow for entertaining! Side entrance to a large main floor mudroom with custom built-ins. The second floor boasts a bright home office with a built-in desk workspace. The primary suite is spacious and soothing - overlooking the gorgeous backyard and with his and hers separate walk-in closets and a modern full five piece ensuite that makes you feel like you are in a spa! The second and third bedrooms are on this second level - both have amazing closet storage and they share a luxurious five piece main bathroom. There is a separate laundry rm on the second level with a pocket door & storage. The lower level is dugout & has two additional bedrooms and a modern 3pc bathroom. The recreation room is open and spacious - perfect for movie nights, work-outs and relaxing. There is a built-in bar area with a bar fridge, integrated shelving and a separate storage room to tuck things away. The backyard is magical - escape the City while being steps to it all!

**Inclusions:** Miele panelled fridge/freezer, Miele six burner range, integrated and panelled hood vent fan, Miele panelled built-in dishwasher, integrated wine fridge, pantry Liebherr fridge & Miele built-in microwave, custom built-ins throughout, custom window coverings throughout, natural gas BBQ line and BBQ, all electric light fixtures, extensive hardscaping in front and backyards, on-demand HWT, gas furnace and equipment, central air conditioning, exterior lighting, Balboa integrated hot tub (2023)

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



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

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

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

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

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

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



|                                                                                                        |                         |                                                   |                                                      |
|--------------------------------------------------------------------------------------------------------|-------------------------|---------------------------------------------------|------------------------------------------------------|
| <b>229 Sheldrake Blvd</b><br><b>Toronto Ontario M4P 2B1</b><br>Toronto C10 Mount Pleasant East Toronto |                         |                                                   | <b>Sold: \$3,550,000</b><br><b>List: \$3,695,000</b> |
| <b>Taxes:</b> \$13,755/2025                                                                            | <b>For:</b> Sale        | <b>% Dif:</b> 96                                  |                                                      |
| <b>Sold Date:</b> 05/08/2026                                                                           |                         |                                                   |                                                      |
| <b>SPIS:</b> No                                                                                        | <b>Last Status:</b> SLD | <b>DOM:</b> 15                                    |                                                      |
| Detached                                                                                               | <b>Fronting On:</b> S   | <b>Rms:</b> 9 + 3                                 |                                                      |
| <b>Link:</b> N                                                                                         | <b>Acreage:</b>         | <b>Bedrooms:</b> 4 + 1                            |                                                      |
| 3-Storey                                                                                               | 24.95 x 124.44 Feet     | <b>Washrooms:</b> 5                               |                                                      |
|                                                                                                        | <b>Irreg:</b>           | 1x2xMain, 1x5x2nd, 1x3x2nd,<br>1x3x3rd, 1x3xLower |                                                      |
| <b>Dir/Cross St:</b> Mt. Pleasant Rd & Blythwood Rd                                                    |                         |                                                   |                                                      |
| <b>Directions:</b> Sheldrake Blvd between Mt.Pleasant Rd & Yonge St.                                   |                         |                                                   |                                                      |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                           |                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| <b>MLS#:</b> C13035616 <b>PIN#:</b> 211370403<br><b>Legal:</b> PT LT 23 BLK E PL 691 DESIGNATED AS PART 1 ON PLAN 66R-32096; CITY OF TORONTO                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                           |                                        |
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Finished / Full<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> Yes<br><b>Apx Age:</b> 0-5<br><b>Year Built:</b> 2024<br><b>Yr Built Source:</b> MPAC<br><b>Apx Sqft:</b> 2500-3000<br><b>Lot Size Source:</b> MPAC<br><b>Roof:</b> Membrane<br><b>Foundation:</b> Poured Concrete<br><b>Assessment:</b> 2025 <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Upper | <b>Exterior:</b> Brick / Stucco/Plaster<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Drive:</b> Private Double<br><b>Drive Park Spcs:</b> 2<br><b>Tot Prk Spcs:</b> 2<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Central Vacuum, Family Room, Fireplace/Stove<br><b>Interior Feat:</b> Central Vacuum | <b>Zoning:</b><br><b>Cable TV:</b> Yes<br><b>Gas:</b> Yes<br><b>Water:</b> Municipal<br><b>Water Supply Type:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to:</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b> Garden Shed<br><b>Survey Type:</b> Available<br><b>Spec Desig:</b> Unknown | <b>Hydro:</b> Yes<br><b>Phone:</b> Yes |

| #  | Room      | Level | Length (ft) | Width (ft) | Description          |                    |                   |
|----|-----------|-------|-------------|------------|----------------------|--------------------|-------------------|
| 1  | Living    | Main  | 16.67       | x 10.43    | Gas Fireplace        | Window Flr to Ceil | O/Looks Frontyard |
| 2  | Dining    | Main  | 15.49       | x 13.09    | Combined W/Kitchen   | B/I Bar            | B/I Dishwasher    |
| 3  | Kitchen   | Main  | 13.16       | x 13.09    | B/I Appliances       | Centre Island      | O/Looks Family    |
| 4  | Family    | Main  | 17.09       | x 13.32    | Floor/Ceil Fireplace | Sliding Doors      | O/Looks Backyard  |
| 5  | Mudroom   | Main  | 6.56        | x 4.92     | Side Door            | B/I Closet         | 2 Pc Bath         |
| 6  | Prim Bdrm | 2nd   | 13.25       | x 11.15    | South View           | 5 Pc Ensuite       | W/I Closet        |
| 7  | 2nd Br    | 2nd   | 12.83       | x 10.6     | Large Window         | 3 Pc Ensuite       | W/W Closet        |
| 8  | Laundry   | 2nd   | 8.99        | x 3.51     | Laundry Sink         | B/I Shelves        | Porcelain Floor   |
| 9  | 3rd Br    | 3rd   | 12.07       | x 9.58     | B/I Closet           | Large Window       | 3 Pc Bath         |
| 10 | 4th Br    | 3rd   | 10.17       | x 9.58     | B/I Closet           | Overlook Patio     | 3 Pc Bath         |
| 11 | Rec       | Lower | 19.91       | x 17.65    | Wet Bar              | B/I Fridge         | Heated Floor      |
| 12 | 5th Br    | Lower | 14.83       | x 10.07    | Double Closet        | Heated Floor       | 3 Pc Bath         |
| 13 | Other     | Lower | 8.17        | x 6.99     | Heated Floor         | Porcelain Floor    |                   |
| 14 | Utility   | Lower | 8.23        | x 8.07     | Heated Floor         | Porcelain Floor    |                   |

**Client Remks:** This contemporary custom-built detached residence showcases exceptional craftsmanship & meticulous space planning. Featuring a coveted southern exposure, it blends symmetry with serene, modern comfort across four finished levels, offering 4+1 bedrooms & 5 baths (3,637 sf total; 2,520 sf above grade). The private drive, porch & side path incl snow-melt for effortless year-round convenience. The main floor features 10' ceilings, light European oak wide-plank flooring, solid-core doors & layered architectural lighting. A formal living room w/fluted wood paneled gas fireplace opens to a spacious dining area w/integrated storage ideal for family living & entertaining. The kitchen showcases custom millwork, quartzite slab counters & backsplash, integrated paneled appliances, dual pantries & a quartzite waterfall island w/ seating for four. A sun-filled family room connects seamlessly to the landscaped urban garden through 9' sliding glass doors. The outdoor space incl a patio w/lush plantings & a brick garden structure mirroring the home's architecture. A striking powder room & side-entry mudroom complete this level. Upstairs, the primary suite offers city & treetop views, a marble-clad ensuite w/freestanding tub, double vanity, make-up table, heated floors & walk-in closet. A 2nd bedroom w/ensuite & a full laundry room complete the floor. The 3rd level features two bedrooms, a shared bath & walk-out to a 266sf private terrace w/expansive views. The lower level has radiant-heated floors throughout, a recreation/media room w/custom wet bar, guest/nanny/exercise room w/3-pc bath, rough-in for second laundry or mudroom & ample storage. Additional highlights: high-efficiency mechanicals, in-ground irrigation, landscape lighting, integrated audio & extensive custom millwork. Set on the sunny south side of Sheldrake in Sherwood Park steps to Summerhill Market, Mt. Pleasant & Yonge, parks, restaurants & top schools- zoned for Blythwood/NT & near Torontos leading private schools.

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