

	26 Summerhill Ave Toronto Ontario M4T 1A8 Toronto C09 Rosedale-Moore Park Toronto		Sold: \$2,945,000 List: \$3,149,000				
	Taxes: \$14,275/2024 Sold Date: 03/29/2026		For: Sale % Dif: 94				
	SPIS: No Last Status: SLD DOM: 108						
	Detached Link: N 2 1/2 Storey		Fronting On: S Acreage: 26.72 x 131.79 Feet Irreg:				
			Rms: 9 + 1 Bedrooms: 4 Washrooms: 4 1x2xMain, 1x4x2nd, 1x4x3rd, 1x2xLower				
Dir/Cross St: Yonge & Summerhill Directions: Yonge & Summerhill							
MLS#: C12631846 Legal: PT LT 18-19 PL 277 TORONTO AS IN CT269856; CITY OF TORONTO							
PIN#: 211200262							
Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 100+ Year Built: 1903 Yr Built Source: MPAC Apx Sqft: 2500-3000 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Block, Concrete Block Assessment: \$1,893,000 / 2024 POTL: Laundry lev:		Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove Exterior Feat: Lighting, Privacy Interior Feat: Central Vacuum Security Feat: Security System, Smoke Detector					
		Zoning: R (d0.6) (x908) Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown					
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	16.63	x 10.63	B/I Shelves	Hardwood Floor	Wainscoting
2	Office	Main	13.81	x 9.15	B/I Shelves	Hardwood Floor	Wainscoting
3	Kitchen	Main	14.9	x 15.12	Centre Island	Cathedral Ceiling	2 Pc Bath
4	Family	Main	8.83	x 14.27	Fireplace	Hardwood Floor	W/O To Garden
5	Prim Bdrm	2nd	12.8	x 19.75	W/I Closet	Hardwood Floor	B/I Closet
6	2nd Br	2nd	10.73	x 13.68	B/I Closet	Hardwood Floor	O/Looks Garden
7	3rd Br	3rd	12.8	x 14.17	Closet	Broadloom	Window
8	4th Br	3rd	11.09	x 14.8	4 Pc Ensuite	Broadloom	O/Looks Garden
9	Rec	Lower	27.07	x 16.9	2 Pc Bath	Recessed Lights	Combined W/Laundry
Client Remks: An exceptional detached residence situated on one of Summerhill's most coveted and prestigious streets. Offering over 2,650 Sq Ft of refined living across four impeccably designed levels, this home blends timeless sophistication with modern comfort in one of Toronto's most exclusive enclaves. The main floor features elegant formal living and dining rooms, complemented by a private office and a discreet powder room-ideal for both everyday living and gracious entertaining. The expansive kitchen and family room are crowned with soaring ceilings and dramatic skylights, bathing the space in natural light and creating a truly impressive atmosphere. A deep, private backyard with a built-in gas BBQ provides a serene retreat rarely found in the city. The luxurious primary suite includes a generous sitting area and walk-in closet, accompanied by three additional well-proportioned bedrooms. The fully finished lower level offers a spacious recreation room, a full bathroom, and abundant storage, ensuring comfort and convenience at every turn. Beautifully landscaped gardens and the tranquil, secluded yard complete this distinguished offering. A rare opportunity to own a sophisticated home in Toronto's most sought-after neighbourhood.							
Inclusions: New Furnace (2024) All appliances and lighting fixtures, window coverings							
Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. Ph: 905-845-4267							



135 Cottingham St Toronto Ontario M4V 1B9 Toronto C02 Yonge-St. Clair Toronto Taxes: \$17,442.03/2025 Sold Date: 07/04/2026 SPIS: No Last Status: SLD DOM: 37			Sold: \$3,525,000 List: \$3,799,000 For: Sale % Dif: 93
Detached Link: N 3-Storey	Fronting On: S Acreage: 25 x 100 Feet Irreg: Irregular - Refer To Survey	Rms: 9 + 3 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 1x5x2nd, 1x4x2nd, 1x4x3rd, 1x4xLower Dir/Cross St: East Of Avenue Road Directions: Cottingham & Avenue Rd	

MLS#: C13209568 **PIN#:** 211930230
Legal: LT 11 PL 309E TORONTO S/T & T/W CT544184; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2500-3000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove, Park, Place Of Worship, Public Transit, School Interior Feat: None, In-Law Suite	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Shed Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.78	x 12.57	Floor/Ceil Fireplace	Hardwood Floor	2 Pc Bath
2	Dining	Main	14.57	x 8.92	Open Concept	Dry Bar	Hardwood Floor
3	Kitchen	Main	17.68	x 12.27	Modern Kitchen	Centre Island	Stainless Steel Appl
4	Den	Main	4.79	x 4.56	O/Looks Backyard	Sliding Doors	W/O To Deck
5	Prim Bdrm	2nd	14.6	x 12.01	5 Pc Ensuite	Bay Window	W/O To Balcony
6	2nd Br	2nd	10.14	x 9.91	Double Closet	Picture Window	Hardwood Floor
7	Office	2nd	9.71	x 6.27	W/O To Balcony	Picture Window	O/Looks Backyard
8	3rd Br	3rd	15.35	x 13.29	Semi Ensuite	Picture Window	Hardwood Floor
9	4th Br	3rd	14.63	x 10.83	W/I Closet	Semi Ensuite	Hardwood Floor
10	Rec	Lower	17.06	x 13.35	Finished	Open Concept	Hardwood Floor
11	5th Br	Lower	11.78	x 7.58	4 Pc Bath	Hardwood Floor	

Client Remks: Nestled in the heart of coveted Summerhill, this exceptional detached 4+1 bedroom, 5-bathroom home offers a refined blend of luxury, comfort, and community living, complete with a private parking pad - a rare and valuable feature in this prestigious neighbourhood. Thoughtfully rebuilt and reimagined in 2018, the three-storey residence showcases sophisticated modern design, multiple balconies, custom built-ins, and intelligently planned storage throughout. Every detail has been carefully considered to create a seamless balance of elegance, practicality, and everyday family functionality. At the centre of the home is a stunning, family-sized kitchen designed for both effortless entertaining and comfortable daily living. Situated on quiet, no-through-traffic Cottingham Street, the location offers a unique sense of peace and security ideal for families, with highly regarded Cottingham Jr. Public School just steps away. Enjoy walking distance to Yonge & Summerhill and Yorkville, where world-class restaurants, boutiques, fitness studios, and entertainment await. With convenient TTC access nearby, commuting is simple and efficient. Whether you're moving up or settling into the neighbourhood, this remarkable home offers an exceptional lifestyle at every turn.

Inclusions: Fridge, Stove, Microwave, Wine Fridge. All Electrical Light Fixtures & All Window Coverings. First floor mirrors. Backyard Jungle Gym & Shed. Washer & Dryer. Safe in Basement.

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



50 Poplar Plains Cres			Sold: \$4,375,000
Toronto Ontario M4V 1E8			List: \$4,299,000
Toronto C02 Casa Loma Toronto			
Taxes: \$18,200/2026		For: Sale	% Dif: 102
Sold Date: 04/23/2026			
SPIS: No	Last Status: SLD	DOM: 1	
Detached	Fronting On: N	Rms: 8	
Link: N	Acreage:	Bedrooms: 4 + 2	
3-Storey	44 x 91.83 Feet	Washrooms: 5	
	Irreg:	1x3xMain, 1x3x2nd, 1x4x2nd, 1x2x3rd, 1x2xBsmt	
Dir/Cross St: Poplar Plains Cres/Avenue Rd Directions: Poplar Plains Cres/Avenue Rd			

MLS#: C13031686 **PIN#:** 212200045
Legal: Pcl 2-1 Sec M493, Lt 2 N/S Poplar Plains Cres Pl *

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1928 Yr Built Source: MPAC Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Water Heater Owned	Zoning: RD(f12;d0.35*1247) Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Rec	Main	12.93	x 25.39	
2	Br	Main	12.5	x 12.11	
3	Laundry	Main	9.19	x 8.01	
4	Family	2nd	11.71	x 11.88	O/Looks Living
5	Living	2nd	12.5	x 18.34	O/Looks Family
6	Kitchen	2nd	11.84	x 12.14	Combined W/Dining
7	Dining	2nd	11.55	x 12.93	Combined W/Kitchen
8	2nd Br	3rd	12.43	x 10.1	
9	3rd Br	3rd	10.33	x 12.04	
10	Prim Bdrm	3rd	11.65	x 17.29	W/I Closet 4 Pc Ensuite
11	4th Br	Bsmt	11.71	x 6.56	
12	5th Br	Bsmt	12.5	x 8.1	

Client Remks: SOLD FIRM. NO OPEN HOUSE and no more showings. Tucked away on a quiet, storybook crescent in coveted Rathnelly, 50 Poplar Plains Crescent is a rare, commissioned architectural offering by celebrated architect Wanda Ely, with a full down-to-the-studs transformation by The Fifth Wall. The stately 1920s Tudor facade has been meticulously preserved, maintaining its timeless street presence, while the interior has been completely reimagined with a refined, contemporary vision. A dramatic glass addition anchors the home, flooding the principal living spaces with natural light and creating a seamless connection to a lush, ivy-covered garden and neighbouring private lot. An extraordinary setting that offers exceptional privacy and tranquility in the heart of the city. Original character details have been thoughtfully restored and paired with elevated modern finishes, including slim plank oak floors, bespoke millwork, and a beautifully appointed kitchen designed for both everyday living and elegant entertaining. Set on a rare 44-foot frontage, this three-storey home offers approximately 2,500+ square feet and coveted four-car parking. An exceptional blend of scale, craftsmanship, and architectural integrity in one of Toronto's most distinguished enclaves.

Inclusions: all appliances, washer and dryer, light fixtures

Listing Contracted With: REAL BROKER ONTARIO LTD. **Ph:** 888-311-1172



20A Woodlawn Ave W Toronto Ontario M4V 1G7 Toronto C02 Yonge-St. Clair Toronto		Sold: \$6,550,000 List: \$6,795,000
Taxes: \$25,955.68/2025	For: Sale	% Dif: 96
Sold Date: 03/12/2026		
SPIS: No	Last Status: SLD	DOM: 44
Detached Link: N 3-Storey	Fronting On: N Acreage: 25 x 178.28 Feet Irreg:	Rms: 6 + 1 Bedrooms: 2 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x5x3rd, 1x4xLower
Dir/Cross St: Yonge St. and Woodlawn Ave W Directions: South from St Clair, Yonge and Woodlawn		

MLS#: C12734350 **PIN#:** 211920366
Legal: PART OF LOT 24, PLAN 669 YORK, PARTS 3 AND 4, 66R-24037 SUBJECT TO AN EASEMENT OVER PART 3, PLAN 66R24037 IN FAVOUR OF THE OWNERS OF PARTS 1 & 2, PLAN 66R24037 AS IN AT2296133 TOGETHER WITH AN EASEMENT OVER PART 2, PLAN 66R24037 AS IN AT2296133 CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 6-15 Year Built: 2010 Apx Sqft: 3000-3500 Roof: Flat Foundation: Concrete Assessment: POTL: POTL Mo Fee: Elevator: Yes Laundry lev: Lower	Exterior: Other Gar/Gar Spcs: Built-In / 2 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Central Vacuum, Electric Car Charger, Family Room, Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit Interior Feat: Auto Garage Door Remote, Carpet Free, Central Vacuum Security Feat: Alarm System	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	0	0	2 Pc Bath	Tile Floor	
2	Kitchen	Main	16.4	x 14.76	Centre Island	B/I Appliances	Combined W/Dining
3	Dining	Main	15.68	x 13.32	Hardwood Floor	Combined W/Kitchen	Pot Lights
4	Living	Main	22.24	x 20.96	Hardwood Floor	W/O To Yard	
5	Br	2nd	12.83	x 20.54	4 Pc Ensuite	Window Flr to Ceil	Hardwood Floor
6	Family	2nd	17.39	x 14.99	Hardwood Floor	O/Looks Living	Elevator
7	Prim Bdrm	3rd	32.12	x 20.77	Fireplace	W/O To Deck	5 Pc Ensuite
8	Br	Lower	11.09	x 19.26	4 Pc Bath	Pot Lights	Above Grade Window

Client Remks: Rarely offered modern, custom-built home located in prime Summerhill. An incredible blend of glass, granite, steel & wood strike the perfect balance on the front facade of this detached home located at centre ice, just steps from the vibrant shops & restaurants on Yonge Street. The main foyer sets the tone w/ Terrazzo floors, tucked away powder room & lg double closet. One of the most incredible homes for entertaining, the great room opens up at the rear with 20ft+ ceiling height & a wall of glass windows overlooking the landscaped backyard connecting the interior to exterior space seamlessly. Custom kitchen w/massive island combined with an oversized dining rm ensuring there is plenty of space for dinner for 16 or an intimate dinner for 2. Glide up the floating staircase to a 2nd floor family rm that overlooks the main flr & reflects the thoughtful architecture found throughout this home. Tucked at the front is the perfect 2nd bedrm ideal for family or guests w/tree top city skyline views & pvt ensuite. The immaculate 3rd floor is a dedicated primary retreat w/huge, contemporary, bespoke walk-in closet that leads seamlessly to the spa-like ensuite. The bedrm at front can accommodate a sitting area, office & still host plenty of space for a King bed where you can bask in the views of Toronto's downtown & CN Tower. Heading out of town? Take the elevator straight to your 2-car integrated garage. On the lwr lvl, there is a spacious mudrm, addtl bathrm & look no further to store your wine collection, the temperature-controlled wine cellar is just the place & like all things in this house - a work of art. The versatile bedrm/rec rm on this floor can provide for whatever suits. Addtl parking at front for a total of 4 car parking is an impossible find in this area & yet the entire home enjoys unique privacy from the canopy of trees & immaculate landscaped front. This is the house you've been waiting for in the PERFECT location that everyone wants!

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