

	28 Eagle Rd		Sold: \$1,250,000
	Toronto Ontario M8Z 4H5		List: \$998,800
	Toronto W07 Stonegate-Queensway Toronto		
	Taxes: \$5,700.90/2025	For: Sale	% Dif: 125
Sold Date: 03/10/2026			
SPIS: No		Last Status: SLD	DOM: 8
Detached		Fronting On: W	Rms: 12
Link: N		Acreage:	Bedrooms: 2 + 2
Bungalow		38.05 x 100.13 Feet	Washrooms: 2
		Irreg:	1x4xMain, 1x3xLower
Dir/Cross St: Islington & Bloor St. Directions: Islington & Bloor St.			

MLS#: W12832946		PIN#: 075180084	
Vacant Land Condo: No			
Legal: PT LTS 17 & 18, PL 2637, AS IN EB525359; ETOBICOKE, CITY OF TORONTO			
Kitchens: 1	Exterior: Brick / Stone	Zoning:	
Fam Rm: Y	Gar/Gar Spcs: Built-In / 1	Cable TV:	Hydro:
Basement: Full / Finished	Drive: Private	Gas:	Phone:
Fireplace/Stv: Y	Drive Park Spcs: 2	Water:	Municipal
Heat: Forced Air / Oil	Tot Prk Spcs: 3	Water Supply Type:	
A/C: Central Air	UFFI:	Sewer:	Sewers
Central Vac: No	Pool: None	Waterfront:	
Apx Age:	Prop Feat: Family Room,	Retirement:	
Apx Sqft: 700-1100	Fireplace/Stove, Golf, Library, Park, Place	HST Applicable to	Included In
Lot Shape: Rectangular	Of Worship, Public Transit, School	Sale Price:	
Lot Size Source: GeoWarehouse	Interior Feat: Built-In Oven, Carpet Free,	Farm/Agr:	
Roof: Asphalt Shingle	Primary Bedroom - Main Floor	Oth Struct:	
Foundation: Block		Survey Type:	Unknown
Assessment: POTL:		Spec Desig:	Unknown
POTL Mo Fee:			
Laundry lev: Lower			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	3.44	x 13.19	Closet	Tile Floor	
2	Living	Main	15.72	x 12.37	Fireplace	Large Window	Hardwood Floor
3	Dining	Main	9.68	x 10.93	Combined W/Kitchen	Open Concept	Hardwood Floor
4	Kitchen	Main	12.27	x 10.93	Stainless Steel Appl	Open Concept	W/O To Yard
5	Prim Bdrm	Main	13.16	x 10.93	Closet	Window	Hardwood Floor
6	2nd Br	Main	9.45	x 12.37	Closet	Window	Hardwood Floor
7	3rd Br	Lower	9.32	x 11.15	Closet	Window	Laminate
8	4th Br	Lower	9.32	x 11.52	Window	Laminate	
9	Family	Lower	19.23	x 10.76	Window	Laminate	
10	Laundry	Lower	7.97	x 8.01	Laundry Sink	Tile Floor	
11	Utility	Lower	11.42	x 11.25			

Client Remks: Turnkey and move-in ready today, this rare bungalow offers immediate comfort, exceptional functionality, and long-term potential in a highly desirable Etobicoke neighbourhood. This well-maintained 2+2 bedroom home with two full bathrooms is a rare find in the area, where bungalows are seldom available. The newly renovated kitchen features stainless steel appliances and a modern open-concept design that flows seamlessly into the dining area - perfect for everyday living and effortless entertaining. Bright, functional, and stylish, the main level is designed for comfortable living from day one. The finished lower level adds outstanding versatility with two additional bedrooms and a full bathroom, ideal for extended family, guests, or creating a private in-law or nanny suite. Located just steps from Islington Subway Station, this home offers unmatched convenience with easy access to downtown Toronto and seamless cross-city commuting. Enjoy a walkable lifestyle close to shops, cafes, and popular restaurants in this sought-after community. Rare for the area and offering excellent flexibility, this property also presents future development potential for buyers with long-term plans, making it an opportunity that delivers both immediate lifestyle and lasting value.

Inclusions: All existing appliances: new stainless steel fridge, new stainless steel dishwasher, cook top, oven, over the head microwave/fan, all existing window treatments, all existing light fixtures, heating system, AC, all mirrors in bathrooms.

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY **Ph:** 905-568-2121



94 Ballacaine Dr		Sold: \$965,000
Toronto Ontario M8Y 4B8		List: \$999,000
Toronto W07 Stonegate-Queensway Toronto		
Taxes: \$7,049.17/2025	For: Sale	% Dif: 97
Sold Date: 02/22/2026		
SPIS: No	Last Status: SLD	DOM: 18
Detached	Fronting On: W	Rms: 6 + 1
Link: N	Acreage:	Bedrooms: 2 + 1
1 1/2 Storey	43.52 x 123.29 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x1xLower
Dir/Cross St: Berry Rd Directions: Berry Rd and Park Lawn Rd		

MLS#: W12759040 **PIN#:** 075070173
Legal: LT 47, PL 3861 ; ETOBICOKE , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Wood A/C: Central Air Central Vac: No Apx Age: 51-99 Year Built: 1951 Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove, Park, School Interior Feat: Storage, Sump Pump, Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Shed Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	17.13	x 11.22	Fireplace	Window
2	Dining	Main	7.78	x 11.65	Window	
3	Kitchen	Main	8.37	x 11.61	B/I Dishwasher	Window
4	Office	Main	9.02	x 11.65	W/O To Deck	
5	Prim Bdrm	2nd	14.24	x 18.31	Window	Closet
6	2nd Br	2nd	10.93	x 13.78	Window	Closet
7	Bathroom	2nd	8.01	x 5.41	4 Pc Bath	
8	Family	Lower	14.7	x 15.81		
9	Bathroom	Lower	4.33	x 3.81		
10	Other	Lower	17.13	x 11.65	Window	
11	Utility	Lower	7.84	x 7.09		
12	Utility	Lower	8.37	x 11.61		

Client Remks: Excellent opportunity in a prime Etobicoke location! This 2+1 bedroom, 1.5 bath offers outstanding potential for renovators, builders, contractors, and investors. The property features a bright dining room with abundant natural light, a main-floor office with walk-out, and a finished basement with separate entrance - ideal for extended living or future income potential. With a functional layout and solid footprint, this home presents an exceptional canvas to renovate, reimagine, or rebuild. Conveniently located just minutes to The Queensway and Gardiner Expressway, with easy access to transit, shopping, and everyday amenities. A rare chance to secure a property with strong upside in a desirable, well-connected neighbourhood!

Inclusions: Fridge, Stove, Dishwasher, Washer/Dryer

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



1135 Islington Ave Toronto Ontario M8Z 4S3 Toronto W07 Stonegate-Queensway Toronto			Sold: \$1,078,000 List: \$1,098,000
Taxes: \$5,859/2025		For: Sale	% Dif: 98
Sold Date: 06/03/2026			
SPIS: No	Last Status: SLD	DOM: 7	
Detached	Fronting On: W	Rms: 6 + 2	
Link: N	Acreage:	Bedrooms: 3 + 1	
Bungalow-Raised	40 x 125 Feet	Washrooms: 2	
	Irreg:	1x4xMain, 1x2xBsmt	
Dir/Cross St: Islington Ave/Bering Ave		Directions: South of Bloor St W	

MLS#: W13183088 **PIN#:** 075210017
Assignment: No
Legal: LT 1, PL 4558 ; ETOBICOKE ; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Sep Entrance / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 51-99 Year Built: 1954 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Fenced Yard, Library, Park, Place Of Worship, Public Transit, School Exterior Feat: Backs On Green Belt Interior Feat: Storage, Primary Bedroom - Main Floor, In-Law Capability, Floor Drain Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: Accessibility Feat: 60 Inch Turn Radius, Accessible Public Transit Nearby, Bath Grab Bars, Closet Bars 15-48 Inches, Doors Swing In, Hallway Width 42 Inches or More, Hard/Low Nap Floors, Level Within Dwelling, Lever Door Handles, Neighbourhood With Curb Ramps Under Contract: Hot Water Heater HST Applicable to Sale Price: Not Subject to HST Farm/Agr: Oth Struct: Shed, Fence - Full Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.99	x 8.2	Window	Tile Floor	O/Looks Frontyard
2	Living	Main	17.88	x 11.58	Combined W/Dining	Window	Hardwood Floor
3	Dining	Main	13.25	x 9.19	Window	Combined W/Living	Hardwood Floor
4	Kitchen	Main	11.65	x 13.19	Window	Eat-In Kitchen	Tile Floor
5	Prim Bdrm	Main	12.01	x 14.04	Large Window	Closet	Hardwood Floor
6	2nd Br	Main	10.1	x 12.17	Large Window	Closet	Hardwood Floor
7	3rd Br	Main	10.47	x 10.1	Window	Closet	Hardwood Floor
8	4th Br	Bsmt	13.25	x 8.66	Window	Broadloom	Closet
9	Kitchen	Bsmt	11.65	x 10.79	Window	Tile Floor	Eat-In Kitchen
10	Rec	Bsmt	25.23	x 13.29	Window	Dry Bar	Broadloom
11	Utility	Bsmt	13.25	x 12.63	Window	B/I Shelves	Broadloom

Client Remks: Lovingly cared for by the same family for over 50 years, this solid oversized raised bungalow is being offered for sale for the first time in generations. Meticulously maintained throughout the years, this home is filled with warmth, pride of ownership, and endless potential. Offering approximately 2,600 sq ft of total living space, including a spacious 1,300 sq ft main floor, the layout is practical, functional, and comfortable with generous principal rooms and a natural flow throughout. This is the kind of home that simply feels good the moment you walk inside. Situated on a premium 40 x 125 ft lot in the heart of Etobicoke, this property offers the perfect balance of city convenience and connection to nature. Backing onto Fairfield Park and located beside a peaceful walking trail, you'll enjoy rare green space right in your backyard. Transit is literally at your doorstep and Islington Subway Station is less than a 10-minute walk away, making commuting downtown effortless. Walking distance to grocery stores, coffee shops, fitness centres, banks, restaurants, and everyday amenities. The home features 3 spacious bedrooms, 2 bathrooms, and a versatile raised bungalow layout with incredible flexibility. The expansive lower level offers excellent potential for an in-law suite or easy conversion into two separate apartments. Whether you choose to move in and enjoy it as-is, renovate and modernize, build up, or create something entirely new, the possibilities here are endless. The oversized footprint, solid construction, and exceptional lot create the perfect blank canvas for your vision. Homes like this are rare. Not simply because of the lot or location, but because you can truly feel the love and memories built here over decades. A home where family gatherings were celebrated, milestones were shared,



47 Grenview Blvd S Toronto Ontario M8Y 3R9 Toronto W07 Stonegate-Queensway Toronto Taxes: \$7,872.67/2025 For: Sale % Dif: 101 Sold Date: 05/14/2026 SPIS: No Last Status: SLD DOM: 8		
Detached Link: N Bungalow	Fronting On: E Acreage: 41.5 x 120 Feet Irreg:	Rms: 5 Bedrooms: 2 Washrooms: 2 1x4xMain, 1x3xBsmt
Dir/Cross St: Prince Edward Drive & Berry Road Directions: Follow your GPS		

MLS#: W13093226	PIN#: 075060218
Legal: Plan 3729 Lot 33	

Kitchens: 1 Fam Rm: N Basement: Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1950 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Block Assessment: POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Other / 2 Drive: Private Double Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Year: 2026 Survey Type: Up-to-Date Spec Desig: Unknown
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Topography: Level					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	19.78	x 12.6	
2	Dining	Main	11.65	x 10.83	
3	Kitchen	Main	10.6	x 10.43	
4	Prim Bdrm	Main	13.88	x 10.47	
5	2nd Br	Main	11.52	x 9.97	
6	Mudroom	Main	20.8	x 9.25	
7	Rec	Bsmt	20.77	x 11.84	
8	Rec	Bsmt	23.06	x 12.2	
9	Utility	Bsmt	11.78	x 9.74	
10	Laundry	Bsmt	12.47	x 12.14	
11	Bathroom	Bsmt	9.61	x 7.41	
12	Other	Bsmt	10.17	x 5.31	

Client Remks: Exceptional opportunity awaits with outstanding potential to renovate or build your dream home in a sough-after location. A 4,980 square foot corner lot with west-facing exposure and no sidewalks provides a blank convass for your new home vision or a substantial reinvention of the existing home. April 6, 2026 Survey and floor plans to existing home are available to begin your journey to create the perfect home. A tranquil location with exceptional public schools.

Inclusions: All existing chattels and permanent fixtures now on the property and in "as is, where is" condition.

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



2 Greenmount Crt Toronto Ontario M8Y 1Y1 Toronto W07 Stonegate-Queensway Toronto Taxes: \$7,103.50/2025 For: Sale % Dif: 93 Sold Date: 02/10/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,110,000 List: \$1,199,000
Detached Link: N Bungalow	Fronting On: N Acreage: 44.06 x 115.77 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 Washrooms: 1 1x4xMain	Dir/Cross St: Prince Edward and Berry Rd Directions: Prince Edward and Berry Rd

MLS#: W12752670 **PIN#:** 075070151
Legal: LT 19, PL 4004 ; ETOBICOKE , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Part Fin / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 51-99 Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Shingles Foundation: Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.73	x 13.39	Hardwood Floor	Large Window	Fireplace
2	Dining	Main	9.06	x 8.53	Hardwood Floor	Window	Combined W/Living
3	Kitchen	Main	10.66	x 10.07	Hardwood Floor	Country Kitchen	
4	Prim Bdrm	Main	10.66	x 10.3	Hardwood Floor	Window	Closet
5	2nd Br	Main	11.15	x 9.51	Hardwood Floor	Window	Closet
6	3rd Br	Main	10.66	x 8.83	Hardwood Floor	Window	Closet
7	Bathroom	Main	8.99	x 6.5	4 Pc Bath		
8	Rec	Lower	24.28	x 13.22			
9	Utility	Lower	10.73	x 27.4			
10	Laundry	Lower	17.72	x 12.8			

Client Remks: Welcome Home! A Rare 3 Bedroom Bungalow Sitting Atop A Large, North Facing, Flat Lot (44 x 115 feet - Not A Corner Lot) Located on a Quiet Cul-De-Sac in Desirable Sunnylea! This Lovely Home Has Been Cherished by the Same Family for Over 60 Years, Is Full of Potential and Awaiting Your Vision! Deceptively Large Bungalow Features A Bright and Spacious Living Room with Wood-Burning Fireplace and Separate Formal Dining Room; Sizeable Original Kitchen with Updated Appliances; 3 Generous Bedrooms; Charming Art-Deco Style 4 Pc Bath; Wide Hallway, Wide Foyer and Lots of Storage. Lower Level Has Separate Side Entrance and Boasts High Ceilings - A Blank Canvas with Tons of Unfinished Space Waiting to be Redesigned for All of Your Families Needs! Everybody Loves Sunnylea - A Favourite West End Neighbourhood for Good Reason: Child Safe Location with Friendly Neighbours, Located within Walking Distance of Parks, TTC, Shops of the Kingsway/Queensway and Excellent Schools. Easy Access To All Amenities, Highways, Airport, Downtown. A Very Special Home in a Wonderful Neighbourhood For First Time Buyers, Upsizers, and Downsizers Alike - Don't Miss This One!

Inclusions: All existing appliances and Elf's in "as is" condition: fridge, stove, hood, washer and dryer.

Listing Contracted With: RE/MAX PROFESSIONALS INC. **Ph:** 416-236-1241



47 Claymore Dr Toronto Ontario M8Z 2S3 Toronto W07 Stonegate-Queensway Toronto Taxes: \$6,417.28/2025 For: Sale % Dif: 107 Sold Date: 05/18/2026 SPIS: No Last Status: SLD DOM: 9			Sold: \$1,365,000 List: \$1,279,000
Detached Link: N Bungalow	Fronting On: S Acreage: 40.09 x 127 Feet Irreg:	Rms: 6 + 4 Bedrooms: 3 + 2 Washrooms: 3 1x4xMain, 1x3xBsmt, 1x2xUpper Dir/Cross St: Royal York/Norseman Directions: Royal York/Norseman	

MLS#: W13107334 **PIN#:** 075210203
Legal: LT 22, PL 4561 ; ETOBICOKE , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 51-99 Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Attached / 1 Driv: Private Double Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fireplace/Stove, Golf, Hospital, Park, Public Transit, Rec Centre, School Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.44	x 13.45	Picture Window	Crown Moulding	Fireplace
2	Dining	Main	9.51	x 7.55	Crown Moulding		
3	Kitchen	Main	11.81	x 10.5	Eat-In Kitchen	B/I Dishwasher	
4	Prim Bdrm	Main	15.09	x 10.17	2 Pc Ensuite	W/I Closet	
5	Br	Main	14.76	x 9.84	Closet		
6	Br	Main	13.45	x 10.5	Closet		
7	Living	Bsmt	17.39	x 10.5	Cedar Closet	Combined W/Dining	
8	Kitchen	Bsmt	9.51	x 8.86			
9	Br	Bsmt	13.45	x 10.5			
10	Br	Bsmt	20.34	x 10.5	Combined W/Rec	Parquet Floor	

Client Remks: Located in the highly desirable Norseman Heights area of Etobicoke and just south of the Kingsway. This is a detached family home situated on a quiet, tree-lined residential street north of Norseman Street and west of Royal York Road and East of Islington Avenue. Main floor is 1306 square feet. The neighbourhood is known for its mature large lots, strong community of home owners and very convenient access to transit, highways, schools (Norseman Public, Holy Angels, Bishop Allen, Etobicoke School of the Arts, Etobicoke Collegiate etc.) and shopping. Solid detached property with 3 bedrooms upstairs and 2.5 bathrooms in total. An in-law suite in the basement with a full bathroom and private entrance at the side of the house. The basement height is 76 inches in lower parts and 86 inches in higher parts. The main floor is vacant, basement tenant aiming to leave by June 30, 2026. The house has a lot of natural light. The property sits on a good-size lot with a private driveway and lots of yard space, offering potential for outdoor entertaining, gardening, or future renovations. Some homes in the area have been updated or fully renovated reflecting the evolving nature of the neighbourhood. Location is key, close to TTC subways and GO transit and Gardiner Expressway and Highway 427, nearby parks, Humber River trails and reputable schools. Sherway Gardens Shopping Centre is close by with many restaurants and stores. A very desirable area in Etobicoke with a lot of offer. Private Master Bedroom Separate from the 2 bedrooms on the main floor. You need to go up approximately 5 stairs to access master bedroom. Hot Water Heater** 60 gallons power vented.

Inclusions: Washer/Dryer (Upper and Lower), Stove/Fridge (Upper and Lower), All Window Coverings, All ELF's, Detached Wardrobe in second bedroom

Listing Contracted With: RE/MAX PROFESSIONALS INC. **Ph:** 416-236-1241



16 Bermuda Ave		Sold: \$1,325,000
Toronto Ontario M8Y 2P5		List: \$1,350,000
Toronto W07 Stonegate-Queensway Toronto		
Taxes: \$7,443/2025	For: Sale	% Dif: 98
Sold Date: 03/28/2026		
SPIS: No	Last Status: SLD	DOM: 4
Detached	Fronting On: N	Rms: 4 + 1
Link: N	Acreage:	Bedrooms: 2
Bungalow	46 x 120 Feet	Washrooms: 2
	Irreg:	1x4xFlat, 1x2xBsmt
Dir/Cross St: Bloor St / Royal York Directions: .		

MLS#: W12913790	PIN#: 075100221
Legal: LT 43, PL 2318 ; ETOBICOKE; CITY OF TORONTO	

Kitchens: 1 Fam Rm: Y Basement: Part Fin Fireplace/Stv: N Heat: Radiant / Gas A/C: Other, Wall Unit Central Vac: No Apx Age: Year Built: 1949 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Attached / 1 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room Interior Feat: None	Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	23.36	x 12.99	Combined W/Dining
2	Dining	Main	23.36	x 12.99	Combined W/Living

Client Remks: An Exceptional Opportunity In The Heart Of Sunnylea. This Solid 2-Bedroom, 2-Bathroom Bungalow Sits On A Generous Lot Along A Quiet, Tree-Lined Street, Surrounded By Beautifully Maintained Homes In One Of Toronto's Most Sought-After Neighbourhoods. Whether You're A Family Ready To Establish Roots Or A Builder/Investor Envisioning Your Next Project, This Property Offers Incredible Potential. Renovate, Expand, Or Build Your Dream Home From The Ground Up. Enjoy The Convenience Of Being Just Minutes To Royal York Subway Station, As Well As The Vibrant Shops, Cafes, And Amenities Along Bloor Street. Located Within A Top-Tier School District And Close To Parks, Transit, And Major Routes, This Address Delivers The Perfect Blend Of Community, Connectivity, And Lifestyle. A Rare Offering In Prime Sunnylea, Opportunities Like This Don't Come Often. Bring Your Vision And Make It Your Own. Offers Anytime! * Some Photos Are Virtually Staged *

Inclusions: All Elfs

Listing Contracted With: RE/MAX HALLMARK REALTY LTD. **Ph:** 416-465-7850



196 Berry Rd		Sold: \$1,400,000
Toronto Ontario M8Y 1W8		List: \$1,399,000
Toronto W07 Stonegate-Queensway Toronto		
Taxes: \$5,248.41/2026	For: Sale	% Dif: 100
Sold Date: 05/12/2026		
SPIS: No	Last Status: SLD	DOM: 5
Detached	Fronting On: N	Rms: 7 + 3
Link: N	Acreage:	Bedrooms: 3
1 1/2 Storey	44.83 x 130 Feet	Washrooms: 2
	Irreg:	1x4xUpper, 1x2xLower
Dir/Cross St: Berry Road and Prince Edward Drive		
Directions: West Of Parklawn East of Ballacaine Dr		

MLS#: W13099952 **PIN#:** 075070226
Legal: LT 35, PL 3861 ; PT LT 36, PL 3861 , AS IN TB665857 ; ETOBICOKE , CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished	Drive: Private	Hydro:
Fireplace/Stv: Y	Drive Park Spcs: 3	Gas: Phone:
Heat: Forced Air / Gas	Tot Prk Spcs: 4	Water: Municipal
A/C: Central Air	UFFI:	Water Supply Type:
Central Vac: No	Pool: None	Sewer: Sewers
Apx Age:	Prop Feat: Fireplace/Stove, Park, Public	Waterfront:
Apx Sqft: 1100-1500	Transit, School	Retirement:
Roof: Asphalt Shingle	Exterior Feat: Deck, Landscaped, Hot	HST Applicable to Included In
Foundation: Concrete Block	Tub	Sale Price:
Assessment: POTL:	Interior Feat: Primary Bedroom - Main	Farm/Agr:
POTL Mo Fee:	Floor, Carpet Free	Oth Struct:
Laundry lev: Lower		Survey Type: None
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	4.43	x 4.59	
2	Living	Main	15.75	x 11.25	
3	Dining	Main	11.84	x 11.91	
4	Kitchen	Main	9.91	x 10.93	
5	Breakfast	Main	6.66	x 11.15	
6	Prim Bdrm	2nd	9.58	x 12.34	
7	2nd Br	2nd	10.01	x 12.34	
8	3rd Br	2nd	8.5	x 8.6	
9	Rec	Lower	18.01	x 15.16	
10	Office	Lower	7.68	x 6.92	
11	Laundry	Lower	17.59	x 5.41	

Client Remks: Nestled in the heart of the highly coveted Sunnylea South community, 196 Berry Road is a stylish and sun-drenched sanctuary perfectly tailored for the modern professional or growing family looking to plant roots. The main level welcomes you with an expansive living room anchored by a cozy gas fireplace and sophisticated custom built-ins, flowing seamlessly into a chef-inspired kitchen complete with granite countertops, premium stainless steel appliances, and a convenient breakfast bar. This open-concept space transitions effortlessly to an extraordinary multi-tier deck featuring a sunken spa and dedicated entertaining and dining zones, overlooking a lush, pool-sized yard that abuts Parklawn School for unparalleled privacy and access to endless green space. Upstairs, the home continues to impress with three bright bedrooms characterized by charming dormers and a serene, spa-inspired four-piece bathroom. The lower level offers ultimate versatility, functioning as a polished recreation room and home office with wall-to-wall cabinetry to satisfy all your storage needs. Beyond the doorstep, you are steps away from top-rated schools like Park Lawn Junior Middle School and Bishop Allen Academy, and just minutes from the boutique shops of The Kingsway, the scenic Humber Trail, and easy transit links to Downtown Toronto and Pearson Airport. This remarkably efficient and beautifully updated residence offers the rare opportunity to enjoy easy, upscale living in one of West Toronto's most prestigious pockets.

Inclusions: All Existing Electric Light Fixtures, All Existing Window Coverings and Blinds. All Existing Stainless Steel Fridge, Stove, Hood Vent, Dishwasher, Microwave, and Beverage Fridge. Built-in Gas Fireplace (Living Room). Washer & Dryer. Forced Air Gas Furnace and Equipment. Central Air Conditioning. Eavestrough Heating Lines. Outdoor Spa (Rear Deck)

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. **Ph:** 416-236-1871



14 Claymore Dr
Toronto Ontario M8Z 2R9
 Toronto W07 Stonegate-Queensway Toronto
Taxes: \$6,553/2025 **For:** Sale **% Dif:** 99
Sold Date: 06/25/2026
SPIS: No **Last Status:** SLD **DOM:** 3
Fronting On: S **Rms:** 6 + 4
Link: N **Acreage:** **Bedrooms:** 3 + 0
 Bungalow 46 x 133 Feet **Washrooms:** 2
Irreg: 1x4xMain, 1x3xBsmt
Dir/Cross St: Islington Ave. & Norseman St.
Directions:
 From Islington Ave, Head East on Claymore Dr, Property is Located on the South Side of the Street.

MLS#: W13473646 **PIN#:** 075210133
Legal: LT 19, PL 4524 ; ETOBICOKE , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1954 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Library, Park, Public Transit, Rec Centre, School, School Bus Route Interior Feat: Auto Garage Door Remote, Primary Bedroom - Main Floor	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	9.51	x 10.56	Eat-In Kitchen	Ceramic Floor	Window
2	Dining	Main	10.7	x 8.69	Hardwood Floor	Window	
3	Living	Main	16.34	x 11.84	Hardwood Floor	Window	
4	Foyer	Main	10.4	x 3.97	Hardwood Floor		
5	Prim Bdrm	Main	12.7	x 11.84	Hardwood Floor	Closet	Window
6	2nd Br	Main	13.02	x 8.79	Hardwood Floor	Closet	W/O To Yard
7	3rd Br	Main	11.84	x 9.15	Hardwood Floor	Closet	Window
8	Common Rm	Bsmt	11.91	x 9.88	Linoleum	Staircase	
9	Laundry	Bsmt	11.98	x 10.96	Laminate	Window	Closet
10	Family	Bsmt	15.06	x 12.3	Laminate	Window	Closet
11	Workshop	Bsmt	12.53	x 11.91	Linoleum	Window	
12	Rec	Bsmt	24.7	x 10.6	Laminate	Window	Closet

Client Remks: Welcome to 14 Claymore Drive, a lovingly maintained bungalow in the heart of Norseman Heights. Situated on a generous 46' x 133' lot on a quiet, family-friendly street, this 3-bedroom, 1.5-bathroom home offers an exceptional opportunity to move right in, update to suit your style, or renovate to create your dream home. The functional layout includes large, bright principal rooms, an attached garage, and a finished basement with a separate side entrance and second kitchen, offering excellent in-law suite potential. What sets this property apart is its outstanding location. Walk to highly regarded schools including Norseman Junior Middle School, Holy Angels Catholic School, and Chartwell Junior School. Enjoy nearby parks, community centres, shopping, restaurants, and everyday amenities just minutes from home. Conveniently located close to the Gardiner Expressway, Highway 427, the QEW, TTC, GO Transit, and Toronto Pearson Airport, this home offers exceptional connectivity while maintaining the charm and character of a well-established neighbourhood. A wonderful opportunity to put down roots in one of Etobicoke's most sought-after communities.

Inclusions: Fridge(2), Stove(2), Dishwasher, Washer, Dryer, All Window Coverings

Listing Contracted With: SUTTON GROUP OLD MILL REALTY INC. **Ph:** 416-234-2424



14 Elsfield Rd		Sold: \$1,399,000
Toronto Ontario M8Y 3R4		List: \$1,399,000
Toronto W07 Stonegate-Queensway Toronto		
Taxes: \$7,171/2025	For: Sale	% Dif: 100
Sold Date: 05/28/2026		
SPIS: No	Last Status: SLD	DOM: 9
Detached	Fronting On: E	Rms: 5 + 3
Link: N	Acreage:	Bedrooms: 2 + 2
Bungalow	35 x 100 Feet	Washrooms: 2
	Irreg:	1x4xMain, 1x2xBsmt
Dir/Cross St: Bloor St/Riyal York Rd Directions: South Of Bloor		

MLS#: W13142456 **PIN#:** 075100123
Legal: PT LT 3, PL 2990 , AS IN TB830461 ; ETOBICOKE , CITY OF TORONTO

Kitchens: 1		Exterior: Brick / Stone	Zoning:
Fam Rm: N		Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Fin W/O / Sep Entrance		Drive: Private	Gas: Hydro:
Fireplace/Stv: N		Drive Park Spcs: 3	Water: Municipal
Heat: Radiant / Gas		Tot Prk Spcs: 4	Water Supply Type:
A/C: Window Unit		UFFI:	Sewer: Sewers
Central Vac: No		Pool: None	Waterfront:
Apx Age:		Prop Feat: Interior Feat: Other	Retirement:
Year Built: 1940			HST Applicable to Included In
Yr Built Source: MPAC			Sale Price:
Apx Sqft: 700-1100			Farm/Agr:
Lot Size Source: MPAC			Oth Struct:
Roof: Other			Survey Type: Unknown
Foundation: Other			Spec Desig: Unknown
Assessment: 2025 POTL:			
POTL Mo Fee:			
Laundry lev:			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.39	x 12.8	Broadloom	Open Concept	Large Window
2	Dining	Main	11.15	x 8.53	Broadloom	Open Concept	Window
3	Kitchen	Main	10.17	x 9.02	Ceramic Floor	Eat-In Kitchen	Window
4	Prim Bdrm	Main	11.15	x 11.15	Hardwood Floor	Closet	Window
5	Bathroom	Main	7.22	x 6.56	Ceramic Floor	South View	Window
6	2nd Br	Main	10.83	x 8.53	Hardwood Floor	Closet Organizers	Window
7	3rd Br	Bsmt	21.98	x 15.75	Broadloom	Window	Window
8	4th Br	Bsmt	10.5	x 9.19	Broadloom	South View	Window
9	Bathroom	Bsmt	5.91	x 4.27	Ceramic Floor	South View	Window
10	Laundry	Bsmt	21.98	x 9.84	Ceramic Floor	Pot Lights	Window

Client Remks: Rare bungalow opportunity in Sunnylea close to Kingsway shopping, Step into this warm and inviting home featuring a bright open-concept spacious living and dining rooms, perfect for everyday living and entertaining. The functional kitchen is equipped with a gas stove, dishwasher, fridge, and convenient pantry. The main level offers a spacious 4-piece bathroom and generously sized bedrooms with beautiful hardwood flooring, ample closet space, and sun-filled windows, including a comfortable primary bedroom retreat. A separate side entrance leads to the finished basement with high ceilings, featuring a spacious living area with pot lights and windows, an additional bedroom, and a convenient 2-piece bathroom - ideal for guests, extended family, or extra living space. Enjoy the private backyard, parking for 5 vehicles plus garage space

Inclusions: Gas Stove, Dishwasher, Fridge, Stove, Washer, Dryer, All Electric Light Fixtures, All Window Coverings

Listing Contracted With: SUTTON GROUP REALTY SYSTEMS INC. **Ph:** 416-762-4200



78 Ballacaine Dr Toronto Ontario M8Y 4B7 Toronto W07 Stonegate-Queensway Toronto Taxes: \$7,519.65/2026 For: Sale % Dif: 118 Sold Date: 06/02/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,653,000 List: \$1,399,900
Detached Link: N 1 1/2 Storey	Fronting On: W Acreage: 40 x 125 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x3x2nd, 1x4xBsmt	Dir/Cross St: Prince Edward / Berry Directions: E of Prince Edward / N of Berry

MLS#: W13206486 **PIN#:** 075070180
Legal: Lot 10, Plan 4046, T/W and S/T TB689771; Etobicoke, 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: 1100-1500 Lot Shape: Rectangular Roof: Asphalt Shingle Foundation: Block Assessment: \$980,000 / 2026 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Gar/Gar Spcs: Detached / 1 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: Pool: Inground Prop Feat: Fenced Yard, Fireplace/Stove, Level Interior Feat: Auto Garage Door Remote, Storage, Water Heater, Carpet Free, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.72	x 14.04	B/I Shelves	Bay Window	Gas Fireplace
2	Dining	Main	10.6	x 10.37	Walk-Out	O/Looks Backyard	Combined W/Kitchen
3	Kitchen	Main	11.94	x 10.5	B/I Dishwasher	O/Looks Backyard	Quartz Counter
4	Prim Bdrm	2nd	13.29	x 11.25	Hardwood Floor	O/Looks Pool	Picture Window
5	2nd Br	2nd	12.4	x 8.6	Hardwood Floor	Closet	Window
6	3rd Br	2nd	12.27	x 7.71	Hardwood Floor	Closet	Window
7	Rec	Bsmt	18.37	x 16.34	Laminate	Updated	Combined W/Office
8	Laundry	Bsmt	0	0	Laundry Sink	Closet	Ceramic Floor

Client Remks: Family comfort meets resort-style backyard living. Beautifully updated and move-in ready, this charming family home offers bright principal rooms, hardwood floors, thoughtful updates, a finished lower level, and an easy everyday flow designed for busy family life. The true showstopper is the incredible west-facing backyard - a private urban oasis with a salt-water pool, hot tub, lounge and dining areas, perfect for entertaining, relaxing and enjoying year-round. For the carpenter, handyman or hobbyist, the rebuilt approx. 250 sq. ft. garage is a special bonus and should not be missed. A great neighbourhood, a beautiful family home, and your cottage escape in the city. O/H Sat+Sun 2-4 pm.

Inclusions: All electric light fixtures, all window coverings, S/S Fridge, B/I Dishwasher, Microwave, Gas Range and Hood, Hall Mirror, DR Mirror, Pool Accessories + trampoline cover, Hot Tub + cover. Front Load Washer & Dryer. Sprinkler System ('as-is'). 2-Gas Hookups. Home Inspection available, upon request.

Listing Contracted With: SUTTON GROUP OLD MILL REALTY INC. **Ph:** 416-234-2424



3 Glenroy Ave
Toronto Ontario M8Y 2L9
 Toronto W07 Stonegate-Queensway Toronto
Taxes: \$7,638.90/2025 **For:** Sale **% Dif:** 101
Sold Date: 06/07/2026
SPIS: No **Last Status:** SLD **DOM:** 24
Fronting On: S **Rms:** 6 + 5
Link: N **Acreage:** **Bedrooms:** 3 + 2
 1 1/2 Storey 37 x 104 Feet **Washrooms:** 2
Irreg: 1x4xMain, 1x4xBsmt
Dir/Cross St: Bloor St W & Prince Edward Dr. **Directions:** Bloor St W & Prince Edward Dr.

MLS#: W13126902 **PIN#:** 075090195
Legal: PT LTS 15 & 16, PL 3143, AS IN TB49219; ETICOKE, CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Sep Entrance / Finished Fireplace/Stv: Y Heat: Radiant / Electric A/C: Central Air Central Vac: No Apx Age: 51-99 Year Built: 1944 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stone Gar/Gar Spcs: Built-In / 1 Drive: Private Double Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Hydro: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	13.78	x 6.33	
2	Living	Main	16.4	x 13.78	
3	Dining	Main	11.48	x 9.84	
4	Kitchen	Main	9.84	x 8.86	
5	Prim Bdrm	Main	12.14	x 11.09	
6	2nd Br	Main	12.14	x 8.83	
7	3rd Br	Upper	17.55	x 8.86	
8	4th Br	Lower	13.78	x 7.87	
9	Family	Lower	20.01	x 14.76	
10	Laundry	Lower	11.32	x 10.83	
11	Workshop	Lower	15.98	x 11.32	
12	Other	Lower	8.53	x 8.2	

Client Remks: Offered For The First Time In Nearly 50 Years, 3 Glenroy Avenue Presents A Rare Opportunity To Own A Cherished Family Home In The Heart Of Sunnylea. Ideally Situated On A Quiet, Tree-Lined Street Just Steps To Highly Regarded Sunnylea Junior School, Royal York Subway, And The Kingsway Shops, Cafes, And Restaurants. This 3 Bedroom, 2-Bathroom Home Offers 2,200 Sq. Ft. Of Living Space, Including 1,214 Sq. Ft. Above Grade, Along With 200-Amp Electrical Service And Central Air Conditioning. Generous Principal Rooms Include An Open-Concept Living And Dining Area Anchored By A Fireplace And Beautiful Bay Window, Creating An Inviting Space For Everyday Living And Entertaining. Three Spacious Bedrooms Offer Abundant Natural Light, Ample Closet Space, And Opportunity To Work From Home. The Lower Level Adds Tremendous Value And Versatility To The Home, Offering Exceptional Space For Extended Family, A Nanny Suite, Teen Retreat, Home Office, Or Future In-Law Accommodation. Boasting Impressive Ceiling Height, This Level Features A Spacious Family Room/Bedroom With Fireplace, An Additional Bedroom, Full Laundry Room, And Two Separate Workshop/Hobby Rooms Ready To Adapt To Your Family's Evolving Needs. Outside, The Private, Fully Fenced Backyard Is A True Urban Retreat, Showcasing Mature Perennial Gardens And A Natural Stone Patio Perfect For Outdoor Dining, Entertaining, Or Quiet Moments Surrounded By Nature. Completing The Package Is A Private Drive With Parking For Three Vehicles Plus An Attached Garage.

Inclusions: Fridge, stove, microwave range hood, chest freezer, custom blinds, washer & dryer, all electrical light fixtures (Except DR), garden shed, hardwood under carpets on upper levels.

Listing Contracted With: RE/MAX WEST REALTY INC. **Ph:** 416-769-1616



98 Prince Edward Dr S Toronto Ontario M8Y 3V7 Toronto W07 Stonegate-Queensway Toronto Taxes: \$8,317.58/2025 For: Sale % Dif: 104 Sold Date: 04/26/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,545,000 List: \$1,488,000
Detached Link: N 2-Storey	Fronting On: W Acreage: 52.91 x 140.19 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 3 1x2, 2x3	Dir/Cross St: Benthnal Directions: Park lawn Rd to Berry Rd to Prince Edward Rd

MLS#: W13037840	PIN#: 075060204
Vacant Land Condo: No	
Legal: PT LT 3, RANGE 1 KINGS MILL RESERVE , AS IN EB517191 ; ETOBICOKE , CITY OF TORONTO	

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas, Wood A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Veneer Gar/Gar Spcs: Attached / 1 Drive: Drive Park Spcs: 4 Tot Prk Spcs: 5 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: None	Zoning: RD(f13.5;a510;d0.45*42) Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	26.57	x 13.78	
2	Kitchen	Main	19.03	x 9.19	
3	Sunroom	Main	13.12	x 10.17	
4	Prim Bdrm	2nd	18.04	x 16.08	
5	2nd Br	2nd	21	x 10.5	
6	3rd Br	2nd	11.15	x 10.83	
7	Family	Bsmt	16.08	x 12.47	
8	Laundry	Bsmt	19.03	x 8.53	

Client Remks: Welcome to 98 Prince Edward Drive! Nestled in a premium and highly sought-after Etobicoke neighbourhood, this property presents a rare and incredible opportunity. Boasting a generous, oversized lot measuring 52 x 140 feet-significantly larger than the majority of properties on the street. The possibilities here are endless. Whether you are an investor, a builder, or a family looking to craft your forever home, this property offers loads of potential. Renovate the existing footprint to your exact taste or build a spectacular custom single-family dream home from the ground up, or capitalize on the expansive space with the potential to build a lucrative multiplex income property .Enjoy all the benefits of living in a fantastic, mature community that perfectly balances quiet residential living with ultimate city convenience. Families will love the close proximity to excellent schools, while commuters will appreciate the incredibly easy access to major highways and transit networks. Don't miss your chance to secure this prime piece of Etobicoke real estate and bring your vision to life!

Inclusions: As i condition lighting, Appliances and Heater and AC

Listing Contracted With: Engel & Volkers Oakville **Ph:** 905-815-8788



10 Edgemore Dr Toronto Ontario M8Y 2M8 Toronto W07 Stonegate-Queensway Toronto Taxes: \$7,555.95/2025 For: Sale % Dif: 103 Sold Date: 04/27/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$1,650,000 List: \$1,598,000
Detached Link: N Bungalow	Fronting On: N Acreage: 36 x 94.17 Feet Irreg: Dir/Cross St: Bloor & Royal York Directions: 2 Blocks South of Royal York; East on Edgemore	Rms: 5 + 3 Bedrooms: 2 + 1 Washrooms: 2 1x4xUpper, 1x3xLower	

MLS#: W13034930	PIN#: 075100095
Assignment: No	Fractional Ownership: No
Legal: PT LT A, PL 2990 , AS IN EB521925	Vacant Land Condo: No

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Other, Water / Gas, Other A/C: Other Central Vac: No Apx Age: Year Built: 1940 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Shape: Irregular Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2025 POTL: N POTL Mo Fee: Laundry lev:	Exterior: Stone Gar/Gar Spcs: Attached / 1 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	7	x 5.25	Tile Floor	Closet	Walk Through
2	Living	Main	15.75	x 15.42	Hardwood Floor	Bay Window	Gas Fireplace
3	Dining	Main	12.58	x 12	Hardwood Floor	Window	O/Looks Living
4	Kitchen	Main	12	x 12.58	Hardwood Floor	Centre Island	Window
5	Prim Bdrm	Main	14.47	x 11	Hardwood Floor	Window	Closet
6	2nd Br	Main	12.58	x 10.17	Hardwood Floor	Walk-Out	Closet
7	Rec	Lower	22.8	x 12.7	Hardwood Floor	Gas Fireplace	Above Grade Window
8	Laundry	Lower	16.8	x 10.1	Ceramic Floor	Laundry Sink	Above Grade Window
9	3rd Br	Lower	16.5	x 10.7	Laminate	Closet	Above Grade Window
10	Other	Lower	5.54	x 4.33	B/I Shelves	Tile Floor	

Client Remks: Experience the perfect harmony of historic charm and modern luxury at 10 Edgemore Drive. This quintessential Sunnylea stone home has been meticulously maintained, showcasing original character alongside high-end renovations. The interior is defined by gleaming stripwood floors and a bright living room centered around a classic gas fireplace with a stone surround and wood mantel. Culinary enthusiasts will appreciate the renovated kitchen, which features an island and south-facing windows that bathe the space in natural light. A formal dining room with leaded glass windows adds a touch of traditional sophistication. Renovated 4-piece main floor bathroom. Transition outside to a lovely perennial garden and a private stone terrace perfect for evening entertaining. The lower level offers a superb extension of the home, featuring a guest bedroom, an updated 3-piece bath, and a cozy recreation room with a second gas fireplace and pot lighting. Located just steps from the shops and cafes of the Kingsway, Sunnylea Park, and Royal York subway, this move-in-ready home is shaded by a magnificent mature tree canopy in one of the city's most coveted pockets. A must see gem! Book your showing today!

Inclusions: refrigerator, stove, built-in dishwasher, hood vent, kitchen built-in soap dispenser, washer, dryer, blinds, electric light fixtures, wall sconces, attached wardrobe in primary bedroom, automatic garage door opener, underground sprinkler system, ductless air conditioner, gas heating hot water boiler, gas hot water heater. Ring doorbell (monitoring extra).

Listing Contracted With: RE/MAX PROFESSIONALS INC. Ph: 416-236-1241



19 Bernice Ave Toronto Ontario M8Y 1Z5 Toronto W07 Stonegate-Queensway Toronto Taxes: \$7,297.13/2026 For: Sale % Dif: 96 Sold Date: 05/13/2026 SPIS: No Last Status: SLD DOM: 9			Sold: \$1,537,000 List: \$1,599,000
Detached Link: N 2-Storey	Fronting On: S Acreage: < .50 41.05 x 103.57 Feet Irreg:	Rms: 8 + 4 Bedrooms: 3 + 1 Washrooms: 2 1x3x2nd, 1x2xBsmt	Dir/Cross St: Prince Edward Dr / Bloor St W Directions: Prince Edward Dr / Bloor St W

MLS#: W13077312			PIN#: 075070053		
Legal: PT LT 36, PL 1897 , AS IN EB451875 ; PT LT 37, PL 1897 , AS IN EB451875 ; ETOBICOKE , CITY OF TORONTO					
Kitchens: 1 + 0		Exterior: Alum Siding / Stone		Zoning: RD	
Fam Rm: Y		Gar/Gar Spcs: Attached / 1		Cable TV: Yes Hydro: Yes	
Basement: Sep Entrance / Finished		Drive: Private		Gas: Yes Phone: Yes	
Fireplace/Stv: Y		Drive Park Spcs: 2		Water: Municipal	
Heat: Forced Air / Gas		Tot Prk Spcs: 3		Water Supply Type:	
A/C: Central Air		UFFI:		Sewer: Sewers	
Central Vac: No		Pool: None		Waterfront:	
Apx Age: 51-99		Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Level		Retirement:	
Year Built: 1949		Interior Feat: None		Under Contract: Hot Water Tank-Gas	
Yr Built Source: MPAC		HST Applicable to Included In			
Apx Sqft: 1100-1500		Sale Price:			
Lot Size Source: MPAC		Farm/Agr:			
Roof: Asphalt Shingle		Oth Struct: Fence - Full			
Foundation: Concrete Block		Survey Type: None			
Assessment: POTL:		Spec Desig: Unknown			
POTL Mo Fee:					
Laundry lev: Lower					

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	10.27	x 9.25	
2	Living	Main	13.75	x 12.14	
3	Dining	Main	12.14	x 10.99	
4	Kitchen	Main	12.57	x 10.89	
5	Prim Bdrm	2nd	13.78	x 10.73	
6	2nd Br	2nd	14.11	x 9.35	
7	3rd Br	2nd	10.43	x 10.01	
8	Bathroom	2nd	9.25	x 5.09	
9	4th Br	Bsmt	16.63	x 10.43	
10	Bathroom	Bsmt	8.04	x 5.74	
11	Other	Bsmt	13.78	x 9.74	
12	Laundry	Bsmt	12.8	x 11.65	

Client Remks: Welcome to 19 Bernice Avenue! A charming 2-storey home nestled in a highly desirable west-end neighbourhood. Set on a generous 41' x 103' lot, this well-maintained property offers a rare opportunity for buyers looking to move in, renovate, expand, or build their legacy home among other custom built residences on the street. The home features 3+1 bedrooms, a formal living and dining room, and a functional kitchen with a walkout to a deck overlooking a beautiful, private garden, perfect for relaxing or entertaining. A separate side entrance provides access to the lower level, offering flexibility for future use. The private driveway and attached garage add to the home's everyday convenience. Meticulously cared for over the years, this property is ideal for end-users, builders, or investors looking to capitalize on the area's strong redevelopment potential. A wonderful opportunity to create something truly special in a sought-after community.

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Upright Freezer, All WCs, All ELFs.

Listing Contracted With: ROYAL LEPAGE TERREQUITY REALTY Ph: 416-245-9933



9 Ludlow Ave Toronto Ontario M8Z 3S7 Toronto W07 Stonegate-Queensway Toronto Taxes: \$7,578.57/2025 For: Sale % Dif: 97 Sold Date: 04/17/2026 SPIS: No Last Status: SLD DOM: 24		
Detached Link: N Bungalow-Raised	Fronting On: S Acreage: 74.09 x 120 Feet Irreg:	Rms: 6 + 3 Bedrooms: 3 + 1 Washrooms: 2 1x4xMain, 1x4xMain
Dir/Cross St: Royal York/Norseman Directions: Royal York/Norseman		

MLS#: W12913228 **PIN#:** 075200089
Legal: LOT 77 PI 4320 ETOBICOKE, 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: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Built-In / 2 Drive: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: None Prop Feat: Fireplace/Stove, Park, Place Of Worship, Public Transit, Rec Centre, School, School Bus Route Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	24.41	x 13.16	
2	Dining	Main	11.42	x 9.58	
3	Kitchen	Main	11.48	x 11.42	
4	Prim Bdrm	Main	20.08	x 16.57	
5	Br	Main	11.91	x 11.52	
6	2nd Br	Main	11.15	x 8.76	
7	Rec	Bsmt	24.25	x 24.18	
8	3rd Br	Bsmt	17.85	x 12.99	
9	Laundry	Bsmt	18.18	x 9.91	

Client Remks: Nestled in the coveted Norseman Heights neighbourhood close to TTC, Royal York Subway and Gardiner expressway this spacious, sun-filled home offers approximately 2,400 sq. ft. of comfortable living. Features include two modern washrooms, an updated kitchen, new luxury vinyl flooring, a new furnace and central air conditioning, and a new wood privacy fence and deck. Enjoy the two fireplaces (one wood burning and one gas) and direct access from the house to the attached garage and parking for six cars (two in the garage). Walk to Norseman Public School and pool, Bishop Allen Academy, Etobicoke School of the Arts. Holy Angels catholic and Sainte-Marguerite-d'Youville Catholic French school are close by. A handy exterior door allows a private entrance to a guest and nanny room with a large walk-in closet. This is a move-in-ready forever home. New Central Air and Furance.

Inclusions: All Electronic Light Fixtures, Blinds, Drapes, Ceiling Fans, S/S Fridge. S/S Stove, B/I Dishwasher, Washer, Dryer, Furnace & CAC (New), Gas Fireplace, Garage Door Opener + 2 remotes, Garden Shed, 2 Storage Cabinets in laundry room.

Listing Contracted With: RE/MAX PROFESSIONALS INC. **Ph:** 416-236-1241



18 North Kingslea Dr Toronto Ontario M8Y 2B1 Toronto W07 Stonegate-Queensway Toronto Taxes: \$8,574/2025 For: Sale % Dif: 103 Sold Date: 06/24/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,707,000 List: \$1,650,000
Detached Link: N 2-Storey	Fronting On: N Acreage: 52 x 132 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 Washrooms: 3 2x3x2nd, 1x2xGround Dir/Cross St: Prince Edward & Bloor Directions: USE GPS	

MLS#: W13464360 **PIN#:** 075080059
Legal: LT 2, PL 3791 ; ETOBICOKE ; , 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: Year Built: 1950 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stone Gar/Gar Spcs: Attached / 1 Drive: Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: Inground Prop Feat: Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	20.11	x 13.12	Fireplace	W/O To Patio	Crown Moulding
2	Kitchen	Ground	12.66	x 11.15	Vinyl Floor	Crown Moulding	Family Size Kitchen
3	Dining	Ground	10.83	x 7.87	Vinyl Floor	California Shutters	
4	Prim Bdrm	2nd	19.88	x 9.51	Marble Floor	Gas Fireplace	3 Pc Ensuite
5	Br	2nd	13.52	x 9.71	Broadloom	Closet	Balcony
6	Br	2nd	15.09	x 11.15	Broadloom	Closet	
7	Rec	Bsmt	16.93	x 13.12	Ceramic Floor	Fireplace	

Client Remks: Exceptional Opportunity In Prestigious Sunnylea. North Kingslea Is A Quiet Street With An Exclusive Enclave Of Homes Rarely Offered for Sale. Set On An Impressive 52-Foot Frontage With A Deep, Private Lot, This Detached Residence Presents Endless Possibilities For End Users, Builders, And Investors Alike. Whether You Choose To Renovate, Reimagine, Or Enjoy As-Is, The Property Offers Outstanding Value In One Of Etobicoke's Most Established Communities. The Well-Cared-For Home Features Generous Principal Rooms, Large Primary Suite Addition With Private Balcony Overlooking Yard, Gas Fireplace(as is), 3pc Ensuite & Walk-In Closet. Upper Floor Presents Three Comfortable Bedrooms & 2 Full Baths. Main Level Features Hardwood Flooring, Multiple Walk-Outs, And A Functional Layout Designed For Everyday Living. The Finished Lower Level Includes A Warm Rec Room With Fireplace, Offering Added Versatility For Extended Family, Recreation, Or Future Potential. Proudly Maintained By Long-Term Owners, The Property Reflects Decades Of Care And Stewardship. Surrounded By Mature Landscaping And Situated On A Quiet Residential Street, The Setting Delivers Privacy, Tranquility, And Strong Neighbourhood Appeal. Ideally Located Just Minutes From Local Parks, Playground And Tennis Courts At End Of Street, Walking Trails, Boutique Shopping, Restaurants, 2 min Walk to Bloor Line Bus, 10 Min Walk To Bloor Line Subway, And Near Top-Rated Schools. Convenient Access To Downtown Toronto And Pearson International Airport Further Enhances The Appeal Of This Coveted Location. A Rare Chance To Secure A Premium Property In One Of South Etobicoke's Most Desirable Enclaves. In-ground Pool May Need New Liner/Power Supply. During Hot Toronto Summers Enjoy Swimming In The Private Yard. Backyard Patio And Decking Plus Two Balconies Make This Home A Backyard Lover's Dream. Some Photos are Virtually Staged.

Inclusions: Furnace(24), Alarm Sys., Irrigation Sys., Fridge, Stove, Dishwasher, Washer, Dryer, All Window Coverings, All ELFS.

Listing Contracted With: RE/MAX WEST REALTY INC. **Ph:** 416-760-0600

	28 Spring Garden Rd Toronto Ontario M8Z 3X1 Toronto W07 Stonegate-Queensway Toronto Taxes: \$7,563/2025 Sold Date: 06/30/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,625,000 List: \$1,650,000 For: Sale % Dif: 98			
	Detached Link: N Bungalow		Fronting On: W Acreage: 59.62 x 125 Feet Irreg:		Rms: 5 + 3 Bedrooms: 3 + 1 Washrooms: 2 1x4xMain, 1x3xBsmt		
Dir/Cross St: Bloor St. W & Islington Directions: Turn east onto Springbrook Gardens from Islington then south onto Spring Garden Road.							
MLS#: W13482158 Legal: LT 15, PL 3999 ; ETOBICOKE , 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: Year Built: 1951 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete, Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:		Exterior: Brick Gar/Gar Spcs: Attached / 1 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Electric Car Charger, Fenced Yard, Fireplace/Stove, Park Interior Feat: Primary Bedroom - Main Floor, In-Law Capability, In-Law Suite, Sump Pump		Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown			
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.8	x 12.86	Hardwood Floor	Electric Fireplace	B/I Shelves
2	Dining	Main	11.94	x 11.71	Hardwood Floor	Large Window	
3	Kitchen	Main	11.55	x 11.71	Tile Floor	Large Window	
4	Prim Bdrm	Main	11.84	x 12.93	Broadloom	Closet	
5	2nd Br	Main	13.65	x 12.4	Broadloom	O/Looks Backyard	Closet
6	3rd Br	Main	15.09	x 9.22	Broadloom	O/Looks Backyard	Closet
7	Rec	Bsmt	27.3	x 15.85	Broadloom	Above Grade Window	
8	Office	Bsmt	11.94	x 10.37	Vinyl Floor	Closet	
9	4th Br	Bsmt	12.89	x 13.39	Above Grade Window	W/W Closet	3 Pc Ensuite
Client Remks: If these walls could talk, they would tell stories of a family home where life happened within earshot - toddlers taking first steps, children calling for a parent at night, and everyday moments shared just a few doors apart. They would whisper about everything that has changed across more than 2,350 square feet of living space since 1951, and how each owner left it a little better for the next, while leaving enough behind to make it feel lived in and loved. The improvements were done with care. And the opportunity to make it your own is still there. What hasn't changed is the neighbourhood. Springbrook Gardens has been one of west Toronto's best kept secrets for decades. Top school catchments including Our Lady of Sorrows, Norseman Junior Middle, Etobicoke Collegiate, Bishop Allen Academy, and Ecole Elementaire Catholique Sainte-Marguerite-D'Youville. Islington Avenue around the corner for everyday essentials. Major highways within easy reach. And a footbridge at the top of the street that connects you directly to the cafes, boutiques, and restaurants of Bloor Street in The Kingsway. Inside, more than 1,300 square feet on the main floor alone. A living room with a fireplace and built-in shelving that draws you in the moment you arrive. A renovated kitchen. Three bedrooms and a separate dining room. Natural light throughout. Downstairs, a huge finished basement with a suite for a nanny, an in-law, or a guest, a home office, and a recreation room that gives you genuine flexibility. Outside, gardens that bloom through every season and an EV charger in the garage. Homes like this don't come up often. When they do, the people who move in tend to stay for a lifetime.							
Inclusions: EV charger, Bosch stove & dishwasher, Samsung fridge, washer, dryer, shelving in furnace room, Hunter Douglas roller blinds, electric light fixtures.							
Listing Contracted With: RE/MAX PROFESSIONALS INC. Ph: 416-236-1241							



136 Lothian Ave
Toronto Ontario M8Z 4L4
 Toronto W07 Stonegate-Queensway Toronto
Taxes: \$6,974.06/2025 **For:** Sale **% Dif:** 99
Sold Date: 05/29/2026
SPIS: No **Last Status:** SLD **DOM:** 31
Detached **Fronting On:** W **Rms:** 6 + 4
Link: N **Acreage:** **Bedrooms:** 3 + 3
 Bungalow 42.5 x 132 Feet **Washrooms:** 3
Irreg: 1x3xMain, 1x4xMain, 1x3xBsmt
Dir/Cross St: ISLINGTON/NORSEMAN **Directions:** ISLINGTON-NORSEMAN-LOTHIAN

MLS#: W13052940 **PIN#:** 075210123
Legal: LOT 9 PLAN 4524; ETOBICOKE, CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Full / Sep Entrance / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1954 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: On Ground, Salt Prop Feat: Family Room, Park, Place Of Worship, Public Transit, School Exterior Feat: Deck, Landscaped Interior Feat: Auto Garage Door Remote, Carpet Free, In-Law Suite, Primary Bedroom - Main Floor, Storage, Upgraded Insulation, Water Meter, Water Heater Owned Security Feat: Smoke Detector	Zoning: Cable TV: Gas: Hydro: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: None HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	12.47	x 8.76	Breakfast Bar	Stainless Steel Appl	Open Concept
2	Living	Main	15.49	x 12.43	Large Window	Hardwood Floor	
3	Dining	Main	10.17	x 13.91	Walk-Out	Hardwood Floor	
4	Br	Main	11.91	x 12.14	3 Pc Ensuite	Hardwood Floor	
5	Br	Main	11.15	x 8.69	Hardwood Floor		
6	Br	Main	11.32	x 8.66	Hardwood Floor		
7	Br	Lower	13.39	x 9.71	Laminate		
8	Br	Lower	8.33	x 10.47	Laminate		
9	Br	Lower	13.06	x 10.24	Laminate		
10	Family	Lower	12.43	x 20.8	Dry Bar	Laminate	

Client Remks: Welcome to 136 Lothian in Norseman Heights--a stunning, fully renovated 3-bedroom, 3-bathroom home that blends modern elegance with comfort. Every detail has been thoughtfully designed, from the open-concept living spaces to the chef's kitchen, featuring sleek countertops, a breakfast bar and stainless steel appliances. Retreat to your spacious primary suite with a spa-like ensuite, and enjoy two more generous bedrooms perfect for family or guests. The beautifully landscaped backyard is a true oasis, featuring a saltwater, on-ground pool--ideal for relaxing or entertaining. Plus, the fully finished basement offers a separate entrance and is roughed-in for a secondary kitchen--perfect for an in-law suite or extra income potential. All this in a family-friendly neighborhood, close to parks, schools, and transit. Don't miss your chance--this home is a true gem!

Inclusions: Fridge, stove, dishwasher, washer, dryer, microwave, all window coverings, all mounted lights, shed, Pool equipment (salt system, heater, filter, Winter cover and all pool accessories), Bathroom mirrors, TV mounts, Kitchen TV and mount

Listing Contracted With: RE/MAX HALLMARK REALTY LTD. **Ph:** 416-465-7850



53 Monkton Ave
Toronto Ontario M8Z 4N4
 Toronto W07 Stonegate-Queensway Toronto
Taxes: \$7,518/2025 **For:** Sale **% Dif:** 104
Sold Date: 06/06/2026
SPIS: No **Last Status:** SLD **DOM:** 3
Fronting On: E **Rms:** 8 + 2
Link: N **Acreage:** **Bedrooms:** 4 + 1
 2-Storey 41 x 110 Feet **Washrooms:** 3
Irreg: 1x2xMain, 1x4x2nd, 1x5x2nd
Dir/Cross St: Islington & Meadowvale
Directions:
 South on Islington, East on Van Dusen. On the Southeast Corner of Van Dusen & Monkton.

MLS#: W13234678 **PIN#:** 075180551
Legal: LT 46 & PT LT 47, PL 2701 , AS IN TB896794 ; ETOBICOKE , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Sep Entrance / Finished Fireplace/Stv: Y Heat: Forced Air, Radiant / Gas A/C: Central Air Central Vac: Yes Apx Age: Year Built: 1949 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove Interior Feat: Central Vacuum	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: None Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.76	x 12.14	Large Window	Hardwood Floor	Open Concept
2	Dining	Main	9.51	x 9.19	Combined W/Kitchen	Hardwood Floor	
3	Kitchen	Main	11.48	x 9.19	Ceramic Floor	Backsplash	Stainless Steel Appl
4	3rd Br	Main	10.5	x 8.2	Hardwood Floor	Window	Closet
5	4th Br	Main	12.14	x 9.19	Hardwood Floor	Window	Closet
6	Family	2nd	18.7	x 10.17	Hardwood Floor		
7	2nd Br	2nd	11.81	x 11.15	Hardwood Floor	Closet	Window
8	Prim Bdrm	2nd	10.83	x 15.09	5 Pc Ensuite	Soaker	
9	Rec	Lower	21.98	x 11.15	Broadloom		

Client Remks: Offered for the first time in nearly three decades, this exceptional residence showcases a rare combination of timeless care, thoughtful design, and remarkable versatility. Originally a bungalow and expertly expanded into a spacious 2-storey home, it offers an ideal layout for modern family living while reflecting the pride of ownership that only long-term stewardship can provide. Situated on a desirable corner lot with beautiful curb appeal, a generous outdoor footprint, and an attached garage, this home has a commanding presence in one of Etobicoke's most sought-after family communities. The thoughtfully designed floor plan offers outstanding flexibility. The main floor features 2 well-proportioned bedrooms, ideal for guests, home offices, or growing families, along with spacious principal rooms designed for both everyday living and entertaining. The upper level is dedicated to family living, offering two large bedrooms, including an expansive primary retreat complete with a luxurious ensuite. A substantial bonus upstairs family room provides incredible versatility and could serve as a media room, children's retreat, recreation space, or be converted into an additional bedroom. The finished lower level presents exceptional value and future potential. Featuring a separate entrance, an existing bedroom, a large recreation room, and ample living space, it is perfectly suited for in-law accommodations, multi-generational living, or future income potential. The layout naturally lends itself to a potential secondary suite. With 3 bathrooms, generous living spaces, and endless flexibility to suit a variety of lifestyles, this home is designed to grow and adapt with your family's needs. Ideally located in a safe, established neighbourhood close to parks, schools, shopping, transit, and major highways, this is a rare opportunity to acquire a lovingly maintained home where comfort, functionality, and long-term potential come together in the heart of Etobicoke.

Inclusions: Fridge, Stove, Washer, Dryer, Electric Light Fixtures, Window coverings

Listing Contracted With: Strive Realty Ltd. **Ph:** 289-731-4293



17 Saybrook Ave Toronto Ontario M8Z 2V3 Toronto W07 Stonegate-Queensway Toronto Taxes: \$6,673/2025 For: Sale % Dif: 97 Sold Date: 05/14/2026 SPIS: No Last Status: SLD DOM: 21		
Detached Link: N Bungalow	Fronting On: N Acreage: 45 x 136.83 Feet Irreg:	Rms: 5 + 1 Bedrooms: 3 + 1 Washrooms: 3 1x2x2nd, 1x4xMain, 1x3xBsmt
Dir/Cross St: Saybrook/Islington Directions: Saybrook/Islington		

MLS#: W13036282 **PIN#:** 075210066
Vacant Land Condo: No
Legal: LT 34, PL 4642 ; ETOBICOKE , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Sep Entrance / Full / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 51-99 Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Attached / 1 Drive: Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Auto Garage Door Remote, Carpet Free, In-Law Suite, On Demand Water Heater, Separate Heating Controls	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.99	x 6.99	Granite Floor	Closet	
2	Living	Main	14.07	x 13.98	Hardwood Floor	Open Concept	Fireplace
3	Dining	Main	11.98	x 11.98	Hardwood Floor	Window	
4	Kitchen	Main	11.98	x 11.29	Porcelain Floor	Granite Counter	Window
5	2nd Br	Main	11.98	x 11.68	Hardwood Floor	Window	Closet
6	3rd Br	Main	11.88	x 9.97	Hardwood Floor	Window	Closet
7	Prim Bdrm	2nd	15.39	x 10.37	Hardwood Floor	W/I Closet	2 Pc Bath
8	Rec	Lower	21.98	x 19.98	Heated Floor	Window	
9	Br	Lower	13.98	x 12.99	Heated Floor	Closet	Semi Ensuite
10	Laundry	Lower	12.99	x 7.97			

Client Remks: Welcome to 17 Saybrook Ave.-a rare offering, proudly owned and meticulously cared for over the past 25 years. This exceptional detached side split bungalow showcases a perfect blend of thoughtful design, quality craftsmanship, and modern upgrades, creating a home that is as functional as it is inviting. The main level welcomes you with a bright, open-concept layout designed for both everyday living and effortless entertaining. At the heart of the home is a beautifully updated kitchen featuring solid maple cabinetry, sleek granite countertops, and a generous island that flows seamlessly into the living and dining areas. Heated floors in both the kitchen and main floor bathroom add an extra layer of comfort and luxury. The fully renovated lower level (2018) expands your living space with incredible versatility. Complete with its own kitchenette, spacious bedroom, private ensuite, and energy efficient heated floor throughout, this level is ideal for in-laws, guests, or potential rental income-offering both comfort and independence. Every detail has been carefully considered, with major updates already taken care of: roof (2019), windows (2011), and furnace (2008). This is more than just a house-it's a warm, well-loved home ready for its next chapter. Located in a desirable, established neighborhood, opportunities like this are few and far between.

Inclusions: all kitchen appliances; all window coverings; washer/dryer; tankless water heater; all ELF's

Listing Contracted With: RE/MAX WEST REALTY INC. **Ph:** 416-745-2300



75 Glenellen Dr E Toronto Ontario M8Y 2H2 Toronto W07 Stonegate-Queensway Toronto Taxes: \$8,928/2025 For: Sale % Dif: 113 Sold Date: 05/12/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,925,000 List: \$1,699,000
Detached Link: N Sidesplit 4	Fronting On: S Acreage: < .50 53 x 120 Feet Irreg:	Rms: 7 + 2 Bedrooms: 4 Washrooms: 2 1x3xMain, 1x5x2nd	Dir/Cross St: Glenellen & Park Lawn Directions: Park Lawn to Glenellen

MLS#: W13092200	PIN#: 074990155
Assignment: No	Fractional Ownership: No
Legal: LT 20, PL 4431 ; ETOBICOKE ; CITY OF TORONTO	Vacant Land Condo: No

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 51-99 Year Built: 1955 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Attached / 2 Drive: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: Inground Prop Feat: Central Vacuum, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, School Exterior Feat: Deck, Landscaped, Privacy Interior Feat: Bar Fridge, Carpet Free, Central Vacuum, Floor Drain, Sauna Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Residential Cable TV: A Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: Under Contract: Hot Water Tank-Gas HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Sauna, Garden Shed Survey Type: Available Spec Desig: Unknown
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Topography: Flat							
Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.34	x 13.85	Hardwood Floor	Crown Moulding	Fireplace
2	Dining	Main	11.91	x 11.42	Hardwood Floor	Crown Moulding	Walk-Out
3	Kitchen	Main	11.58	x 10.93	Hardwood Floor	Quartz Counter	Renovated
4	Br	In Betwn	12.5	x 12.4	Above Grade Window	South View	
5	Prim Bdrm	Upper	16.17	x 13.02	Hardwood Floor	B/I Closet	North View
6	2nd Br	Upper	12.01	x 12.01	Hardwood Floor	Closet	South View
7	3rd Br	Upper	12.01	x 9.02	Hardwood Floor	Closet	West View
8	Family	Lower	23	x 13.02	Gas Fireplace	B/I Bookcase	Above Grade Window
9	Laundry	Lower	9.02	x 5.68	Ceramic Floor	Laundry Sink	

Client Remks: Sprawling Lots and Loads of Mature Trees, Welcome to East Sunnylea! This Classic Mid-Century Detached Abode Offers Tremendous Natural Light and Practical Flow. Set on A Landscaped 53' x 120' Lot with Spectacular 'Betz' Swimming Pool; 75 Glenellen Dr E is Sure to Please. Entertainers Delight with Oversize Open Concept Main Floor Living Area, Oak Hardwood Floors, Crown Moulding and Wood Burning Fireplace. Tastefully Renovated Kitchen With Shaker Cabinetry, Quartz Counters and Plenty of Storage. 4 Bedrooms, 2 Renovated Bathrooms with Heated Floors, Spacious Primary Includes Wall to Wall Custom Built-ins. 2,450Sq.ft of Finished Living Space Across 4 Floors. Wonderful Lower Level Family Room with Cozy Gas Fireplace. Step into the South Facing Private Backyard to Find a Meticulously Maintained Concrete Inground Swimming Pool with Marblelite Surface & Ceramic Tile Skirting (No Vinyl Liner Here!), A+ Pool House with Cedar Sauna, Systems & Ample Storage. Coveted Pocket Steps to Parks and Local Schools; 20 Minutes to the Tech & Financial Districts, Pearson International. Inclusions: SS Whirlpool Fridge, SS GE Stove, SS Maytag Dishwasher, SS Kitchen Aid Range Hood, SS Magic Chef Microwave, SS Frigidaire Wine Fridge, Samsung Front Load Washer & Dryer, Frigidaire Deep Freezer, Electric Light Fixtures, Existing Window Coverings, Ruud Gas Burner & Equipment, Keeprite Central A/C & Equipment, Pool Boiler, Pump & Related Equipment, Pool Covers (Winter/Summer), Central Vacuum & Accessories (As is), Gas Fireplace Remote, Fireplace Screen, Garage Door Opener, Firewood Rack Listing Contracted With: REMAX CONNECT REALTY Ph: 416-588-8248
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67 Saybrook Ave Toronto Ontario M8Z 2V6 Toronto W07 Stonegate-Queensway Toronto Taxes: \$7,005.47/2025 For: Sale % Dif: 108 Sold Date: 03/12/2026 SPIS: No Last Status: SLD DOM: 7		
Detached Link: N Bungalow	Fronting On: S Acreage: 50 x 126.75 Feet Irreg:	Rms: 8 + 6 Bedrooms: 3 + 1 Washrooms: 2 1x4xGround, 1x3xLower
Dir/Cross St: Norseman and Islington Directions: South of Bloor, East of Islington		

MLS#: W12848814 **PIN#:** 075210270
Legal: LT 13, PL 4469 ; ETOBICOKE , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 51-99 Year Built: 1954 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Drive: Drive Park Spcs: 4 Tot Prk Spcs: 5 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove Interior Feat: In-Law Capability, Primary Bedroom - Main Floor, Water Heater Owned, Central Vacuum	Zoning: Residential Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: N Under Contract: None HST Applicable to Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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Waterfront: None					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Br	Main	13.45	x 10.5	
2	2nd Br	Main	12.5	x 10.43	
3	3rd Br	Main	12.5	x 9.55	
4	Dining	Main	10.83	x 9.94	
5	Family	Main	17.26	x 12.76	Fireplace
6	Kitchen	Main	12.17	x 12.6	
7	Bathroom	Main	8.66	x 6.43	4 Pc Bath
8	4th Br	Lower	11.52	x 13.52	
9	Rec	Lower	28.05	x 12.37	Fireplace
10	Kitchen	Lower	10.53	x 5.28	
11	Laundry	Lower	11.91	x 10.2	
12	Office	Lower	7.15	x 5.45	
13	Bathroom	Lower	6.92	x 6.76	3 Pc Bath
14	Dining	Lower	10.47	x 9.45	

Client Remks: Welcome to 67 Saybrook Avenue in coveted Norseman Heights. This beautifully maintained 3+1 bedroom home sits on an exceptional 50 x 126 ft lot and offers the perfect combination of move-in ready comfort and future potential. The sun-filled main floor features California shutters, an updated kitchen with new appliances and thoughtfully designed living spaces that flow seamlessly from room to room - creating an ideal layout for both everyday living and entertaining. Three generously sized bedrooms provide comfort and flexibility for families of all sizes. Newly renovated bathrooms on both the main level and basement add a fresh, modern touch. The lower level offers high ceilings, a spacious family room with attached office, and a second updated kitchen - ideal for in-law capability or multi-generational living. Lovingly cared for over the years, this home is filled with natural light and warmth throughout. The expansive backyard provides endless possibilities - perfect for families, pets, entertaining, or future expansion. Located close to excellent schools, beautiful parks, transit, and everyday amenities, this is an exceptional opportunity in one of the area's most desirable neighbourhoods. A truly special home that shows even better in person.

Inclusions: All appliances in both kitchens, Washer/dryer, ELF's and California shutters.

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



21 Ivy Lea Cres			Sold: \$1,660,000
Toronto Ontario M8Y 2B5			List: \$1,769,000
Toronto W07 Stonegate-Queensway Toronto			
Taxes: \$8,513.64/2025		For: Sale	% Dif: 94
Sold Date: 04/09/2026			
SPIS: No	Last Status: SLD	DOM: 35	
Detached	Fronting On: E	Rms: 9 + 4	
Link: N	Acreage:	Bedrooms: 3 + 1	
Sidesplit	60 x 110.58 Feet	Washrooms: 3	
	Irreg:	1x2xMain, 1x5x2nd, 1x3xLower	
Dir/Cross St: Glenaden Ave E & Riverwood Pkwy Directions: East of Prince Edward Drive			

MLS#: W12849012 **PIN#:** 074990137
Legal: LT 42, PL 4431 ; ETOBICOKE , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Built-In / 2 Drive: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Exterior Feat: Deck, Patio Interior Feat: Auto Garage Door Remote	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
Hydro: Phone: Municipal Sewers		

Water Body Type: Lake								
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Foyer	Main	5.91	x 3.94	Ceramic Floor	Mirrored Closet	Skylight	
2	Living	Main	20.01	x 12.76	Fireplace	Hardwood Floor	Crown Moulding	
3	Dining	Main	12.01	x 10.33	Hardwood Floor	Crown Moulding	O/Looks Backyard	
4	Kitchen	Main	10.66	x 9.68	Eat-In Kitchen	W/O To Garden	Skylight	
5	Breakfast	Main	16.01	x 10.01	O/Looks Backyard	W/O To Yard	Bay Window	
6	Solarium	Main	20.24	x 9.42	Skylight	Ceramic Floor	Picture Window	
7	Prim Bdrm	2nd	15.49	x 11.75	W/I Closet	Hardwood Floor	Bay Window	
8	2nd Br	2nd	12.76	x 8.99	Hardwood Floor	Closet		
9	3rd Br	2nd	10.99	x 9.32	Hardwood Floor			
10	4th Br	In Betwn	12.17	x 10.99	Electric Fireplace	Above Grade Window	B/I Bookcase	
11	Rec	Lower	27	x 12.99	Fireplace	Broadloom	B/I Bookcase	
12	Laundry	Lower	10.99	x 8.01	Combined	Ceramic Floor		
					W/Workshop			
13	Workshop	Lower	16.5	x 10.99	Ceramic Floor	Laundry Sink		
14	Cold/Cant	Lower	10.01	x 6.69	Above Grade Window	Ceramic Floor		

Client Remks: Sought - After Sunnylea Home On A Quiet, Child - Friendly Street! This Spacious 3+1 Bedroom Sidesplit Features a Well - Designed Floor Plan With a Bright Skylit Foyer, Generous Living and Dining Rooms, and a Sun - Filled Skylit Kitchen With a Large Breakfast Area and Walkout to a Deck Overlooking Beautifully Landscaped Gardens.The Lower Level Offers a Fourth Bedroom, a Large Recreation Room With Fireplace, and Excellent Storage Space. Enjoy Ample Parking With a Double Car Garage and Private Double Driveway. The Beautifully Landscaped Exterior With Its Terraced Gardens is a True Garden Lover's Retreat. Steps To The Humber River, Top - Rated Schools, Parks, and Transit. Experience City Living With a Country Feel in the Heart of Sunnylea!

Inclusions: Samsung Stainless Steel French Door fridge/freezer, LG Stainless Steel Range with Glass Top, Panasonic Stainless Steel Microwave/Fan Hood, Bosch Stainless Steel Dishwasher, Skylight in Kitchen and Foyer, LG Washer and Dryer purchased in 2023, Toto Washlet Toilet Seat in Family Bathroom, Furnace replaced in 2025, A/C replaced in 2023, Garage Door Remote Control, BBQ, Backyard Awning, Backyard Gazebo, Pond with Pump, Hot Water Tank. All fixtures and chattels in "as is" condition

Listing Contracted With: RE/MAX PROFESSIONALS INC. **Ph:** 416-236-1241



102 Humbervale Blvd		Sold: \$1,860,102
Toronto Ontario M8Y 3P7		List: \$1,848,000
Toronto W07 Stonegate-Queensway Toronto		
Taxes: \$8,016/2025	For: Sale	% Dif: 101
Sold Date: 06/01/2026		
SPIS: No	Last Status: SLD	DOM: 7
Detached	Fronting On: W	Rms: 5 + 3
Link: N	Acreage:	Bedrooms: 2 + 2
Bungalow	35.11 x 110 Feet	Washrooms: 2
	Irreg:	1x4xGround, 1x4xBsmt
Dir/Cross St: Royal York Rd. & Bloor St. W Directions: Via Bloor St. W		

MLS#: W13174442 **PIN#:** 075090010
Legal: LT 16, PL 3010; ETOBICOKE, 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: Year Built: 1941 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stone Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.59	x 11.68	Gas Fireplace	Vaulted Ceiling	Pot Lights
2	Dining	Main	11.88	x 11.22	Combined W/Kitchen	Hardwood Floor	Window
3	Kitchen	Main	10.89	x 10.89	Renovated	Breakfast Bar	Stainless Steel Appl
4	Prim Bdrm	Main	12.66	x 10.76	Vaulted Ceiling	Window	Hardwood Floor
5	2nd Br	Main	10.1	x 10.04	Window	Hardwood Floor	Crown Moulding
6	Office	Lower	14.99	x 11.61	Above Grade Window	Pot Lights	
7	Br	Lower	11.91	x 11.75	Above Grade Window	Pot Lights	
8	Br	Lower	11.94	x 10.93	Above Grade Window	Pot Lights	

Client Remks: Stunning & fully renovated Humberstone cottage in the most desired pocket of Sunnylea, one of Toronto's most popular west-end neighbourhoods, known for its family & friendly atmosphere. Some of the wonderful features include beautiful gleaming hardwood floors, vaulted ceilings, open concept living area with fireplace & lovely windows, chef's kitchen with breakfast bar, beautiful cabinetry, each room with vaulted ceiling. 2 bedrooms up + 2 on lower level making this a suitable home for many...downsizers, families starting out, couples, singles, families with older children who desire their own space. All mechanics updated, this home is well-appointed & cared for with kid gloves & comes with a fenced English garden, garage & parking for 3 cars. Being minutes to popular Sunnylea Junior School & a short stroll to Bloor St. strip with subway, wonderful dining, pubs, baristas, pharmacies, ice cream shop, Vintages LCBO, & our own cinema making it a walkers' paradise. 20 minutes to financial/theatre districts, airports & near some of Toronto's best golf!

Inclusions: See Schedule C
Listing Contracted With: SAGE REAL ESTATE LIMITED **Ph:** 416-483-8000



12 Glenaden Ave E			Sold: \$2,205,000
Toronto Ontario M8Y 2L3			List: \$1,849,000
Toronto W07 Stonegate-Queensway Toronto			
Taxes: \$8,609.23/2026		For: Sale	% Dif: 119
Sold Date: 06/23/2026			
SPIS: No	Last Status: SLD	DOM: 7	
Detached	Fronting On: N	Rms: 7 + 2	
Link: N	Acreage:	Bedrooms: 3 + 1	
2-Storey	40 x 141.34 Feet	Washrooms: 4	
	Irreg:	1x4x2nd, 1x4x2nd, 1x2xGround, 1x3xBsmt	
Dir/Cross St: Bloor St. & Prince Edward Dr			
Directions: South on Prince Edward from Bloor, east on Glenaden			

MLS#: W13449916 **PIN#:** 074980128
Legal: PT LT 8 PL 3272 ETOBICOKE AS IN TB654907; TORONTO (ETOBICOKE); 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: 1500-2000 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Stucco/Plaster Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fireplace/Stove Exterior Feat: Deck Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Not Subject to HST Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Ground	12.43	x 16.96	Fireplace	Hardwood Floor
2	Dining	Ground	12.4	x 9.91	Hardwood Floor	
3	Kitchen	Ground	12.43	x 13.29	Hardwood Floor	Quartz Counter Double Sink
4	Family	Ground	11.45	x 22.67	Hardwood Floor	W/O To Deck
5	Prim Bdrm	2nd	12.24	x 14.44	Hardwood Floor	4 Pc Ensuite Closet Organizers
6	2nd Br	2nd	11.38	x 16.93	Hardwood Floor	Closet Organizers
7	3rd Br	2nd	14.47	x 9.25	Hardwood Floor	W/I Closet
8	Rec	Bsmt	12.37	x 23.79	Fireplace	Large Window Broadloom
9	Br	Bsmt	9.91	x 21.85	His/Hers Closets	Large Window Broadloom

Client Remks: Set within the heart of Sunnylea, one of Etobicoke's most established and sought-after family neighbourhoods, this inviting home offers a comfortable blend of space, connection, and flexibility for the years ahead. Natural light fills the welcoming living room, where a gas fireplace creates a natural gathering place for quiet evenings, holiday traditions, and everyday moments spent together. Beyond, an expansive living area brings together the kitchen, dining area, and family room, allowing conversations and daily life to unfold with ease. Whether preparing meals, helping with homework, hosting family dinners, or catching up at the end of the day, this space naturally becomes the heart of the home. Large windows and a walkout create a bright and seamless connection to the private backyard, where a spacious deck and mature trees provide a peaceful setting for outdoor dining, entertaining, or simply enjoying time outside. Upstairs, three well-proportioned bedrooms offer comfort and privacy for family living, including a generous primary retreat with dual closets and a private ensuite. The finished lower level adds valuable flexibility with a large additional room, recreation space centred around a second fireplace, and ample storage, creating opportunities for guests, hobbies, working from home, or evolving family needs over time. Surrounded by excellent schools, easy access to public transportation, parks, Humber River trails, recreational facilities, and the shops and restaurants of The Kingsway, this is a home that combines everyday comfort with the enduring appeal of one of Etobicoke's most desirable communities.

Inclusions: Existing fridge(main floor), stove, microwave, dishwasher, one fridge and one upright freezer (in basement), washer and dryer set, large shed (backyard), detached multipurpose studio/gym (backyard), 2 small storage boxes near deck.

Listing Contracted With: KELLER WILLIAMS PORTFOLIO REALTY **Ph:** 416-864-3888



53 Edgemore Dr E Toronto Ontario M8Y 2N4 Toronto W07 Stonegate-Queensway Toronto Taxes: \$7,639/2025 For: Sale % Dif: 104 Sold Date: 04/16/2026 SPIS: No Last Status: SLD DOM: 0		
Detached Link: N 2-Storey	Fronting On: N Acreage: 40 x 100 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 Washrooms: 3 1x4x2nd, 1x2xMain, 1x3xBsmt
Dir/Cross St: Royal York and Bloor Directions: South of Bloor; East of Royal York		

MLS#: W13007654 **PIN#:** 075090133
Legal: Plan 3778 Lot 20

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 51-99 Year Built: 1951 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Ravine, School Exterior Feat: Landscaped, Patio Interior Feat: Bar Fridge, Carpet Free, Floor Drain	Zoning: Cable TV: A Gas: A Hydro: A Water: Municipal Phone: A Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.88	x 14.96	Hardwood Floor	B/I Shelves	Pot Lights
2	Dining	Main	10.76	x 12.53	B/I Shelves	South View	Hardwood Floor
3	Kitchen	Main	10.43	x 12.01	Quartz Counter	Pot Lights	Stainless Steel Appl
4	Sunroom	Main	9.65	x 16.24	W/O To Garden	South View	Laminate
5	Br	2nd	18.27	x 13.32	Hardwood Floor	His/Hers Closets	Pot Lights
6	2nd Br	2nd	10.07	x 16.31	Hardwood Floor	Large Closet	North View
7	3rd Br	2nd	14.99	x 12.47	South View	Hardwood Floor	Large Closet
8	Other	2nd	13.12	x 6.46	South View	Large Window	Hardwood Floor
9	Family	Bsmt	21	x 13.78	Gas Fireplace	Hardwood Floor	Open Concept
10	Laundry	Bsmt	14.07	x 9.28			
11	Furnace	Bsmt	10.43	x 8.66	Large Closet		

Client Remks: Timeless Elegance Meets Modern West-End Living: Discover the perfect balance of heritage charm and contemporary luxury in this quintessential red-brick Sunnylea residence. Nestled on a quiet, canopy-lined street, this turn key home welcomes you with bright mullioned windows, rich hard woods, Cape Cod dormers, wood millwork and contemporary style-forward renovations. The fully renovated kitchen, featuring sleek quartz surfaces, gas range, stainless steel appliances, opens into a sophisticated dining room, complete with custom artisanal cabinetry and an integrated wine fridge. For quieter moments, the sun-drenched garden room offers a serene escape with panoramic views of your private backyard. Retreat to the upper level where three spacious bedrooms surround a versatile mezzanine landing, an ideal sunlit library or home office. The primary is bright and airy, benefitting from 2 windows and separate his/hers closets. The fully renovated (2025) open concept lower level is a masterclass in functionality, adding additional living space, a modern stone-surround gas fireplace and space expansive enough for a home gym, entertainment hub, or studio. Dedicated laundry room and loads of storage. New 3pc bath with heated floors provides the ultimate comfort. Step outside to a professionally landscaped, fenced in garden oasis. Two separate stone patios provide an idyllic backdrop for summer entertaining. Location is the ultimate luxury. Just an 8-minute stroll from Royal York Station and the boutique offerings of The Kingsway and Bloor West Village, this home places you at the epicenter of West End prestige. Access to top-rated schools and Humber River trails. Peace of Mind included: Furnace and AC + extended warranty 2024, New Roof 2022, new Sanitary Lines, Sump Pump, Back Water Valve and Clean Out 2019.

Inclusions: All Appliances including: Fridge, Gas Range, Dishwasher, Micro/Range Hood, Washer, Dryer. Hunter Douglas Blinds, Window Coverings, ELFs, Built in Shelving in Dining and Living Room

Listing Contracted With: KELLER WILLIAMS EMPOWERED REALTY **Ph:** 416-236-1392



15 Cosmo Rd Toronto Ontario M8X 1Z3 Toronto W07 Stonegate-Queensway Toronto Taxes: \$9,237.57/2025 For: Sale % Dif: 98 Sold Date: 02/11/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,900,000 List: \$1,933,000
Detached Link: N Bungalow-Raised	Fronting On: E Acreage: 48.5 x 120 Feet Irreg:	Rms: 7 + 3 Bedrooms: 3 Washrooms: 3 1x4xGround, 1x2xBsmt, 1x2xBsmt Dir/Cross St: Bloor St W / Cosmo Rd Directions: Bloor St W / Cosmo Rd	

MLS#: W12756572 **PIN#:** 075180182
Legal: PCL 4-1, SEC M1015 ; LT 4, PL M1015 ; ETOBICOKE , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Built-In / 2 Drive: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: None Prop Feat: Cul De Sac, Fireplace/Stove, Library, Park, Public Transit, River/Stream, School Exterior Feat: Deck, Landscaped Interior Feat: Primary Bedroom - Main Floor	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
Hydro: Phone: Municipal Sewers		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	8.01	x 7.84	Hardwood Floor	Closet	
2	Living	Ground	18.93	x 12.34	Hardwood Floor	Stone Fireplace	Large Window
3	Dining	Ground	12.34	x 11.09	Hardwood Floor	Sliding Doors	W/O To Sunroom
4	Sunroom	Ground	12.34	x 9.58	W/O To Deck	Window	
5	Kitchen	Ground	21.49	x 10.76	Stainless Steel Appl	Quartz Counter	Custom Backsplash
6	Prim Bdrm	Ground	16.57	x 13.58	Hardwood Floor	Double Closet	Window
7	2nd Br	Ground	10.86	x 11.58	Hardwood Floor	Mirrored Closet	Window
8	3rd Br	Ground	14.07	x 11.25	Hardwood Floor	O/Looks Backyard	
9	Rec	Bsmt	30.68	x 11.91	Parquet Floor	Fireplace	French Doors
10	Laundry	Bsmt	10.66	x 5.09	Laundry Sink		
11	Other	Bsmt	18.18	x 14.24	Combined W/Laundry		
12	Utility	Bsmt	8.43	x 5.68			
13	Cold/Cant	Bsmt	14.24	x 4.76	B/I Shelves		

Client Remks: Lovely Mid-century, detached, raised bungalow in the prestigious Thompson Orchard neighbourhood, positioned on a rare and exclusive cul-de-sac. This home showcases impressive stonework and masonry, curb appeal, and serene front views of trees and shrubbery. The property features a double driveway and a double garage. The main floor offers expansive principal rooms ideal for modern living. The Living Room includes a fireplace and large picture window, while the Dining Room comfortably accommodates family gatherings. The Kitchen blends style and function and was highlighted by its appearance on a TV program 'Devine Design'. Features include S/S Appliances and Quartz Counter tops. There are three generous Bedrooms on the main floor, along with a bright Sunroom that leads to a spacious deck and rear yard. A four-piece Bathroom completes this level. The Lower Level extends the living space with a large Recreation Room ideal for family enjoyment. There is also an oversized Laundry and Utility area, a two-piece Powder Room, and an adjacent room with an oversized tub and shower. This home offers outstanding access to local amenities, parks, and trails, with a Walk Score of 93 and a Bike Score of 74. The property is just minutes from two subway stations, Kingsway shopping, fine dining, and charming cafes. Home Inspection Report available.

Inclusions: Electric Light Fixtures, All Window Coverings, S/S Thermador Fridge, S/S Thermador Gas Range & Oven, S/S Dishwasher, S/S Bar Fridge; S/S Range Hood; moveable Quartz top Cabinet. Basement: Washer, Dryer, Fridge, Attic Air Conditioning System. Elderly Lady selling "As Is"

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. Ph: 416-762-8255



3 Allan Park Rd Toronto Ontario M8Z 3S9 Toronto W07 Stonegate-Queensway Toronto Taxes: \$6,767/2024 For: Sale % Dif: 91 Sold Date: 02/27/2026 SPIS: No Last Status: SLD DOM: 130			Sold: \$1,800,000 List: \$1,975,000
Detached Link: N Bungalow	Fronting On: W Acreage: 50 x 140 Feet Irreg:	Rms: 4 + 4 Bedrooms: 2 + 2 Washrooms: 2 1x3xMain, 1x3xBsmt	Dir/Cross St: Royal York Rd and Bloor St W Directions: Royal York Rd and Bloor St W

MLS#: W12477951 **PIN#:** 075190202
Legal: LT 7, PL 4064 ; ETOBICOKE , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Carport / 2 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	13.81	x 10.24	
2	Dining	Main	14.96	x 9.84	
3	Living	Main	20.08	x 17.95	
4	Br	Main	10.53	x 10.5	
5	2nd Br	Main	10.4	x 10.24	
6	Kitchen	Bsmt	14.9	x 14.04	
7	Living	Bsmt	15.03	x 13.81	
8	3rd Br	Bsmt	13.06	x 12.4	
9	4th Br	Bsmt	10.53	x 8.04	

Client Remks: A double ravine lot backing onto Mimico Creek would indeed offer a serene and natural setting, perfect for those seeking a tranquil environment. Being situated on a low-traffic street adds to the appeal, especially for families with children who prioritize safety and peace. The proximity to nature reserves and waterways can enhance the overall quality of life for residents while still being within reach of essential amenities and services. Next to 2 mansions. Vendor will lease back the home for \$3000 a month on a month to month basis. Steps to park, shopping and TTC. Amazing school district.

Inclusions: 2 Stoves, 2 Fridges, Dishwasher, Washer and Dryer. All existing light fixtures and window coverings

Listing Contracted With: RE/MAX REALTY SPECIALISTS INC. **Ph:** 905-858-3434



209 Grenview Blvd S
Toronto Ontario M8Y 3T9
 Toronto W07 Stonegate-Queensway Toronto
Taxes: \$8,702.17/2025 **For:** Sale **% Dif:** 105
Sold Date: 03/21/2026
SPIS: No **Last Status:** SLD **DOM:** 1
Link: N
 2-Storey
Fronting On: E
Acreage: 42 x 100 Feet
Irreg: 100.41 X 42.05 x 101.09 x 42.01 Feet
Rms: 8 + 6
Bedrooms: 3 + 2
Washrooms: 4
 1x2xMain, 1x3x2nd, 1x4x2nd, 1x3xBsmt
Dir/Cross St: Ashton Manor/Grenview Boulevard South
Directions: Near the Intersection of Ashton Manor and Grenview Blvd. South in Sunnylea

MLS#: W12905246 **PIN#:** 075100322
Legal: PT LTS 8 & 9, PL 3277, AS IN TB64884; ETOBICOKE; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1948 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stone Gar/Gar Spcs: Detached / 1 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit Exterior Feat: Landscaped Interior Feat: In-Law Capability, Water Heater	Zoning: Note: No Survey Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	18.01	x 11.75	Fireplace	Leaded Glass	Hardwood Floor
2	Dining	Ground	11.42	x 10.99	Formal Rm	Leaded Glass	Hardwood Floor
3	Kitchen	Ground	14.99	x 13.58	Combined W/Family	Centre Island	Hardwood Floor
4	Family	Ground	14.99	x 12.6	Combined W/Kitchen	Skylight	Hardwood Floor
5	Pantry	Ground	8.01	x 5.68	Walk Through	B/I Shelves	Hardwood Floor
6	Prim Bdrm	2nd	18.34	x 13.58	3 Pc Ensuite	Juliette Balcony	Hardwood Floor
7	Br	2nd	18.01	x 11.75	Double Closet	Leaded Glass	Broadloom
8	Br	2nd	11.15	x 10.01	Large Closet	Leaded Glass	Broadloom
9	Games	Bsmt	16.67	x 13.48	Window	Pot Lights	Broadloom
10	Br	Bsmt	12.01	x 11.25	Closet	Pot Lights	Broadloom
11	Br	Bsmt	11.15	x 10.76	Window	B/I Desk	Broadloom
12	Laundry	Bsmt	8.66	x 7.35	Double Sink	B/I Shelves	Tile Floor
13	Office	Bsmt	10.99	x 5.41	Window	B/I Desk	Broadloom
14	Other	Bsmt	10.76	x 8.17	Broadloom		

Client Remks: Classic Tudor, Sunnylea, Light-Filled, Three Bedroom Home (Circa 1948), With 2-Storey Addition. First Time Available Since 1983. An Idyllic Locale, Just 3 Blocks South Of Bloor Street (93 Walk Score). Main Floor Family Room. Large Eat-In Kitchen With Center Island and Stainless Steel Appliances. Main Floor Powder Room. Butler's Pantry Joins Kitchen With Formal Dining Room. Period Leaded Glass. Large Primary Bedroom With Juliette Balcony, Ensuite, And His and Hers Closets. Numerous Skylights Throughout. Large Finished Basement With 3-Piece Bath (Potential Nanny/In-Law Suite). Walking Distance To Shops, Bistros, And The Royal York Subway Station (Grenview Blvd. North Entrance). Excellent School Catchment. Don't Miss This One!

Inclusions: Window Coverings, Broadloom Where Attached, Electric Light Fixtures, Stainless Steel Miele Built-In Dishwasher, Stainless Steel KitchenAid Stove, Stainless Steel KitchenAid Refrigerator, Stainless Steel KitchenAid Built-In Microwave, Maytag Washer and Dryer, Maytag Refrigerator.

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. **Ph:** 416-236-1871



60 Thompson Ave		Sold: \$2,200,000
Toronto Ontario M8Z 3T4		List: \$1,998,000
Toronto W07 Stonegate-Queensway Toronto		
Taxes: \$8,129.06/2025	For: Sale	% Dif: 110
Sold Date: 04/14/2026		
SPIS: No	Last Status: SLD	DOM: 6
Detached	Fronting On: S	Rms: 6 + 2
Link: N	Acreage:	Bedrooms: 3 + 1
1 1/2 Storey	120 x 30 Feet	Washrooms: 3
	Irreg:	1x2xMain, 1x4x2nd, 1x3xBsmt
Dir/Cross St: Bloor St & Thompson Ave		Directions: Bloor St & Thompson Ave

MLS#: W12971668 **PIN#:** 075180362
Legal: PT BLK 12, PL 2100; ETOBICOKE, CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Full / Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Central Air Central Vac: No Apx Age: 51-99 Year Built: 1940 Yr Built Source: MPAC Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Attached / 1 Drive: Private Double Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Grnbelt/Conserv, Library, Park, Public Transit, School Exterior Feat: Deck, Landscape Lighting, Landscaped, Lighting, Privacy Interior Feat: Bar Fridge, Carpet Free, Guest Accommodations, Storage, Sump Pump, Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Fence - Full, Garden Shed Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	57.09	x 35.27	Hardwood Floor	Fireplace	B/I Bookcase
2	Dining	Main	39.63	x 32.51	Formal Rm	Hardwood Floor	Large Window
3	Kitchen	Main	58.23	x 31.43	Hardwood Floor	Breakfast Bar	Quartz Counter
4	Prim Bdrm	2nd	40.45	x 37.73	Hardwood Floor	W/I Closet	Window
5	2nd Br	2nd	46.46	x 33.63	O/Looks Backyard	Closet	Hardwood Floor
6	3rd Br	2nd	33.63	x 33.14	Hardwood Floor	Picture Window	Closet
7	Rec	Bsmt	74.34	x 64.8	B/I Desk	Murphy Bed	Closet Organizers
8	Laundry	Bsmt	31.17	x 23.29	Stainless Steel Appl	Wet Bar	Quartz Counter

Client Remks: Welcome to Thompson Orchard, a neighbourhood full of charm and community. Nestled in the heart of this highly desirable neighbourhood, this beautifully maintained home blends storybook charm with thoughtful updates throughout. The curb appeal is undeniable, with mature landscaping, exterior lighting, and a welcoming presence that sets the tone. Inside, elegant leaded glass windows filter lots of natural light through the main living areas, creating a warm and inviting atmosphere. The living room is anchored by a cozy fireplace and features hardwood floors and custom built-ins-perfect for both everyday living and entertaining. A convenient main floor powder room adds to the home's functionality. A standout feature is the full-height basement, providing exceptional additional living space. This level includes a dedicated home office area with built-ins, a Murphy bed for guests, a separate laundry area, wet bar, and extensive storage-ideal for working from home, hosting, or relaxing. Step outside to a fantastic fully fenced backyard, complete with a deck for summer entertaining, a play area, garden shed and easy access to the garage. Storage is abundant throughout the home, making day-to-day living effortless. Located within one of the area's most sought-after school districts and just minutes to the subway, as well as shops, cafes, and restaurants along Bloor, this location is truly exceptional. A rare opportunity to own a home that perfectly balances character, comfort, and convenience in one of the city's most beloved communities. There are Architectural Drawings available to interested Buyers. The drawings allow for property expansion

Inclusions: SS Fridge, Gas Stove, Built-in Microwave, Dishwasher, Washer, Dryer, Landscape Lighting, Basement Bar Fridge, Sump Pump, Garden Shed & Playhouse. All electric light fixtures and window coverings.

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. **Ph:** 416-236-1871



130 Thompson Ave Toronto Ontario M8Z 3V2 Toronto W07 Stonegate-Queensway Toronto			Sold: \$2,120,000 List: \$2,200,000		
Taxes: \$11,402/2025		For: Sale		% Dif: 96	
Sold Date: 05/28/2026					
SPIS: No		Last Status: SLD		DOM: 5	
Detached		Fronting On: S		Rms: 8 + 3	
Link: N		Acreage:		Bedrooms: 3	
2-Storey		50 x 130 Feet		Washrooms: 5	
		Irreg: 83 feet across rear		1x4, 1x4xGround, 1x3x2nd, 1x3xBsmt, 1x2xBsmt	
Dir/Cross St: Royal York south of Bloor					
Directions: West off Royal York Road, 4 blocks south of Bloor Street					

MLS#: W13166686 **PIN#:** 075190173
Legal: Lot 16 Plan 3622

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 51-99 Year Built: 1950 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Shape: Pie Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Elevator: Yes Laundry lev: Phys Hdcp-Eqp: Yes	Exterior: Brick Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Park, Place Of Worship, Public Transit, Ravine, River/Stream, Waterfront, Wooded/Treed Interior Feat: Auto Garage Door Remote, Built-In Oven, Sump Pump, Water Heater Owned, Wheelchair Access, Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Accessibility Feat: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Accessibility
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Water Body Name: Mimico Creek Water Body Type: Creek Water Frontage (M): 83 Topography: Waterway, Wooded/Treed Water Features: River Access, River Front, Stairs to Waterfront Access to Property: Municipal Road Docking Type: None Water View: Direct WaterfrontYN: Yes Waterfront: Direct	Shoreline: Natural Shoreline Allowance: Owned Alternative Power: None Easements/Restrict: Unknown Waterfront Accessory Bldgs: Not Applicable
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	15.39	x 11.35	Fireplace	Hardwood Floor	O/Looks Ravine
2	Family	Ground	16.9	x 10.5	Hardwood Floor	French Doors	Walk-Out
3	Dining	Ground	12.66	x 10.4	Open Concept	Hardwood Floor	Closed Fireplace
4	Kitchen	Ground	15.88	x 15.58	Renovated	French Doors	Quartz Counter
5	Den	Ground	8.56	x 8.33	Hardwood Floor	Walk-Out	Picture Window
6	Mudroom	Ground	9.32	x 5.31	3 Pc Ensuite	W/O To Garage	Hardwood Floor
7	Prim Bdrm	2nd	14.9	x 14.14	Hardwood Floor	3 Pc Ensuite	Walk-Out
8	2nd Br	2nd	12.2	x 10.5	Hardwood Floor	O/Looks Ravine	Picture Window
9	Rec	Bsmt	15.32	x 14.44	Gas Fireplace	Ceramic Floor	3 Pc Ensuite
10	Office	Bsmt	14.6	x 10.99	2 Pc Ensuite	B/I Bookcase	Ceramic Floor
11	Utility	Bsmt	15.88	x 15.58	Concrete Floor		
12	Laundry	Bsmt	10.53	x 4.92	Ceramic Floor	Tile Ceiling	

Client Remks: Welcome to this fabulous Cape Cod Style, one and a half storey, 5 Bathroom and 2 or 3 Bedroom home with large principal rooms, hardwood floors and an abundance of natural light and spectacular views through the many expansive windows and doors. The main floor addition showcases a beautifully renovated Kitchen with Quartz counters, built in appliances and a French Door walk out to a large, raised deck. There is a main floor Family Room, large bathroom and a separate Den, Study or Third Bedroom. The lush and professionally landscaped property backs on to the beautiful Mimico Creek. The setting is quiet, serene and boasts a spectacular Garden with a solid stone retaining wall and stone steps to the banks of the river, beautiful perennials, flowers, and mature trees. The minute you step into the garden, the sounds of the city disappear, and you imagine that you are living in the country with the wonderful soothing sounds of the flowing creek



9 Ashton Manr			Sold: \$2,232,200
Toronto Ontario M8Y 2N6			List: \$2,298,000
Toronto W07 Stonegate-Queensway Toronto			
Taxes: \$8,566.43/2025		For: Sale	% Dif: 97
Sold Date: 02/26/2026			
SPIS: No	Last Status: SLD	DOM: 8	
Detached	Fronting On: S	Rms: 7 + 2	
Link: N	Acreage:	Bedrooms: 3	
2-Storey	40.1 x 130 Feet	Washrooms: 2	
	Irreg:	1x4xUpper, 1x3xLower	
	Lot Size As Per Mpac		
	Assessment		
Dir/Cross St: Prince Edward/ Bloor Directions: South of Prince Edward & Bloor			

MLS#: W12796838 **PIN#:** 075100311
Legal: Pt Lts 12 & 13 Pl 3277 As In Tb698725

Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Central Vacuum, Fenced Yard, Fireplace/Stove, Level, Public Transit, Wooded/Treed Interior Feat: Central Vacuum	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.56	x 6.89	Closet		
2	Living	Main	16.99	x 12.24	Hardwood Floor	Fireplace	Picture Window
3	Dining	Main	12.01	x 11.42	Hardwood Floor	O/Looks Backyard	Combined W/Kitchen
4	Kitchen	Main	11.25	x 11.15	Breakfast Bar	Stainless Steel Appl	O/Looks Backyard
5	Mudroom	Main	8.99	x 8.99	Access To Garage	W/O To Yard	Heated Floor
6	Prim Bdrm	Upper	20.24	x 12.6	His/Hers Closets	Hardwood Floor	O/Looks Garden
7	2nd Br	Upper	13.32	x 11.32	Window	Hardwood Floor	O/Looks Backyard
8	3rd Br	Upper	14.83	x 9.51	Closet	Hardwood Floor	O/Looks Frontyard
9	Rec	Lower	21.16	x 12.99	Gas Fireplace	Finished	3 Pc Bath
10	Laundry	Lower	20.01	x 10.33	Laundry Sink	Above Grade Window	Tile Floor

Client Remks: Prime Sunnylea! Welcome to this beautifully updated and thoughtfully enhanced family home, set on a rare and coveted 40 x 130 ft lot along a quiet, tree-lined street. Offering outstanding curb appeal and exceptional privacy with mature greenery at the rear, this property blends timeless charm with modern comfort. The main floor features a spacious living room, renovated kitchen with stainless steel appliances & breakfast bar. The inviting dining room showcases a custom built-in bench, perfect for family gatherings. Spacious bedrooms and a renovated upstairs 4pc family bath provide comfort and style, while hardwood flooring flows throughout. The fully renovated lower level offers a warm and functional retreat with gas fireplace, 3pc bath with heated floors, and dedicated laundry/furnace/ storage room - ideal for extended living or entertaining. Extensive upgrades include new windows, roof, siding, electrical panel, furnace, and air conditioning. The insulated garage has been converted into a gym, and a newly added mudroom with heated floors, custom cabinetry, and heat pump adds everyday convenience. The professionally landscaped backyard is a true oasis, featuring a new deck, stone patio, automated irrigation system, outdoor lighting, expanded shed with electricity, generator pad, new fencing, and multiple outdoor living zones - perfect for relaxing and entertaining. Additional highlights include updated doors throughout, a redesigned primary bedroom with feature wall and custom built-ins, new washer and refrigerator, and meticulous attention to detail inside and out. A rare opportunity to own a move-in-ready home in one of Sunnylea's most sought-after neighbourhoods - steps to top schools, parks, transit, and Bloor Street amenities.

Inclusions: Existing Appliances (Maytag Fridge, Bosch Dishwasher, KitchenAid Oven/Cooktop, Panasonic Microwave, LG Washer & Maytag Dryer); Existing Window Coverings; Existing Light Fixtures; Shed (Backyard); Ring Doorbell; Security System (Monitoring Extra); Central Vac & Equipment; Garage Door Opener(s); Fireplace & Equipment; Built-Ins Throughout.

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. **Ph:** 416-236-1871



25 Cliveden Ave		Sold: \$2,200,000
Toronto Ontario M8Z 3M7		List: \$2,299,000
Toronto W07 Stonegate-Queensway Toronto		
Taxes: \$9,713/2025	For: Sale	% Dif: 96
Sold Date: 06/02/2026		
SPIS: No	Last Status: SLD	DOM: 14
Detached	Fronting On: E	Rms: 8 + 2
Link: N	Acreage:	Bedrooms: 3 + 1
1 1/2 Storey	50 x 120 Feet	Washrooms: 2
	Irreg:	1x4xGround, 1x4x2nd
Dir/Cross St: Bloor St. W/Royal York Rd. Directions: Via Bloor Street West		

MLS#: W13144276 **PIN#:** 075180256
Legal: LT 31, PL 2436; ETOBICOKE, CITY OF TORONTO

Kitchens: 1		Exterior: Brick / Stucco/Plaster	Zoning:
Fam Rm: Y		Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Part Fin		Drive: Private	Gas:
Fireplace/Stv: Y		Drive Park Spcs: 3	Water: Municipal
Heat: Water / Gas		Tot Prk Spcs: 4	Water Supply Type:
A/C: Wall Unit		UFFI:	Sewer: Sewers
Central Vac: No		Pool: Inground	Waterfront: None
Apx Age:		Prop Feat: Family Room, Fireplace/Stove	Retirement:
Apx Sqft: 1500-2000		Interior Feat: Other	HST Applicable to Not Subject to HST
Roof: Asphalt Shingle			Sale Price:
Foundation: Concrete Block			Farm/Agr:
Assessment: POTL:			Oth Struct:
POTL Mo Fee:			Survey Type: Unknown
Laundry lev:			Spec Desig: Unknown

Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.62	x 13.06	Bay Window	Fireplace	Hardwood Floor
2	Family	Main	14.7	x 12.43	Hardwood Floor	Large Window	B/I Shelves
3	Kitchen	Main	13.12	x 11.02	Eat-In Kitchen	Stainless Steel Appl	Tile Floor
4	Breakfast	Main	9.58	x 9.02	Heated Floor	Walk-Out	Window
5	Office	Main	12.11	x 11.02	Hardwood Floor	Closet	O/Looks Backyard
6	Prim Bdrm	2nd	20.64	x 14.96	Hardwood Floor	W/I Closet	Crown Moulding
7	2nd Br	2nd	11.06	x 11.02	Hardwood Floor	Large Window	Crown Moulding
8	3rd Br	2nd	10.17	x 7.15	Hardwood Floor	O/Looks Backyard	Closet
9	Rec	Bsmt	19.62	x 13.06	Pot Lights	Above Grade Window	
10	Workshop	Bsmt	22.47	x 12.43			

Client Remks: This is a dream home for a family that's looking for a great location, location, location! Daily errands do not require a car, making it a walker's paradise. This charming & cozy-as-can-be Sunnylea cottage, sits pretty on a 50' lot with an award-winning English garden & in-ground pool that's ready for right now! The inside is a delight with a main floor that offers a versatile layout, featuring a spacious living/dining room with wood-burning fireplace, den, office, full bathroom, plus an eat-in kitchen (with heated floor) overlooking the back yard & pool. Upstairs to 3 bedrooms & bath. This is a solid & well cared-for home with many updates & renovations. You will love the urban setting, 5 minutes to subway, Kingsway shops, delis, coffee shops, dining, pubs & our own cinema. It's also a short walk to Sunnylea Junior School, where you will meet lots of friendly people along the way. 20 minutes to financial/theatre districts & airports & home to some of Toronto's best golf. Comes with garage & good parking.

Inclusions: All Existing Appliances (Fridge/Freezer, Oven, Microwave, Dishwasher, Washer & Dryer), All Window Coverings, All Existing Light Fixtures, All Pool Equipment and Accessories

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



42 Edgemore Dr
Toronto Ontario M8Y 2N3
 Toronto W07 Stonegate-Queensway Toronto
Taxes: \$8,785/2025 **For:** Sale **% Dif:** 99
Sold Date: 06/30/2026
SPIS: No **Last Status:** SLD **DOM:** 5
Sold: \$2,320,000
List: \$2,347,000
Detached **Fronting On:** N **Rms:** 6 + 3
Link: N **Acreage:** **Bedrooms:** 3
 2-Storey 41.33 x 125 Feet **Washrooms:** 3
Irreg: 1x2xGround, 1x4x2nd, 1x3xBsmt
Dir/Cross St: Prince Edward dr. s and Edgmore or Royal York rd and Edgmore
Directions:
 Major intersection: South of Bloor st. W btw Royal York rd and Prince Edward dr. S

MLS#: W13488628 **PIN#:** 075100330
Legal: PT LT 5, PL 3277 , AS IN EB511950 ; Etobicoke , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Full / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 51-99 Year Built: 1949 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block, Poured Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Board/Batten / Stone Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Fireplace/Stove, Library, Park, Public Transit, Ravine, River/Stream, School Exterior Feat: Deck, Landscaped, Patio, Privacy, Porch, Private Pond Interior Feat: Built-In Oven, Countertop Range, Floor Drain, On Demand Water Heater, Water Heater Owned, Workbench Security Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Fence - Full Survey Type: Available Spec Desig: Unknown
Hydro: Phone: Municipal		

Water Body Type: Lake
Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.27	x 6.53	Double Closet	Window	Ceramic Floor
2	Living	Main	17.81	x 13.32	Picture Window	Hardwood Floor	Fireplace
3	Dining	Main	12.86	x 13.02	Picture Window	Hardwood Floor	French Doors
4	Kitchen	Main	15.16	x 13.94	Renovated	W/O To Deck	Access To Garage
5	Pantry	Main	5.54	x 5.74	Dry Bar	Granite Counter	Hardwood Floor
6	Prim Bdrm	2nd	21.16	x 14.27	Hardwood Floor	Window	O/Looks Frontyard
7	2nd Br	2nd	15.16	x 11.09	Hardwood Floor	B/I Shelves	O/Looks Backyard
8	3rd Br	2nd	19.16	x 9.61	Hardwood Floor	His/Hers Closets	O/Looks Frontyard
9	Rec	Bsmt	21.33	x 12.89	B/I Shelves	Fireplace	Laminate
10	Laundry	Bsmt	13.52	x 10.24	Double Closet	Laminate	Laundry Sink
11	Workshop	Bsmt	6.79	x 13.85	Concrete Floor	Partly Finished	
12	Utility	Bsmt	10.5	x 6.79	Concrete Floor	Window	

Client Remks: Welcome to 42 Edgemore Drive. Move in and enjoy refined family living in this beautifully renovated detached home, in the heart of Sunnylea - one of Toronto's most desirable and established neighbourhoods. Set on a generous 40 x 125 foot lot, this elegant 3-bedroom, 3-bathroom home offers a rare blend of space, privacy, comfort and timeless style. Professionally designed and impeccably crafted, the home features generous principal rooms, solid oak flooring, and high-end finishes throughout-creating an ideal space for both everyday living and entertaining. A stone walkway and covered front porch create an inviting entry. Inside an expansive custom-built foyer offers generous space to greet guests, as well as a double closet for storage. The foyer opens into a spacious, formal living room with picture windows and a custom fireplace that adds warmth and character. The adjoining elegant dining room offers a picturesque view over the landscaped garden. The adjacent pantry leads into the expansive custom kitchen, thoughtfully designed with abundant cabinetry, generous counter space, granite countertops, and a large centre island with seating for four+. A dedicated workspace and direct garage access add everyday convenience. Double doors open to the deck and private backyard creating a seamless connection to outdoor living. The lower level offers an extension of the home's living space, with a recreation room featuring a fireplace, and custom cabinetry. A laundry room, 3-piece bathroom, and workshop add function and flexibility. Upstairs, three oversized bedrooms with hardwood floors provide generous retreats for family living. Ideally situated for convenience and lifestyle, the home is a short walk to the subway, The Kingsway's shops and restaurants, and scenic ravine trails. Enjoy proximity to top-rated schools, premier golf courses and easy access to major highways and both airports
Inclusions: All existing: Fridge, Gas Stove Top, Built-in Oven, Built-in Microwave, Dishwasher, Washer, Dryer, FP Glass Screen, Window Coverings and Treatments, ELF's, Bathroom Mirrors, Shelving in Workshop, Shelves in Utility Room & Garage, Fridge in Bsmt, Rreezer in Basement



94 Prince Edward Dr S Toronto Ontario M8Y 3V7 Toronto W07 Stonegate-Queensway Toronto Taxes: \$8,483.48/2025 For: Sale % Dif: 95 Sold Date: 06/15/2026 SPIS: No Last Status: SLD DOM: 10			Sold: \$2,362,000 List: \$2,495,000
Detached Link: N 2-Storey	Fronting On: W Acreage: 33.31 x 140.19 Feet Irreg:	Rms: 7 + 4 Bedrooms: 4 + 1 Washrooms: 4 1x5x2nd, 1x4x2nd, 1x2xGround, 1x4xBsmt	Dir/Cross St: Prince Edward Dr & Bloor St W Directions: Prince Edward Dr & Bloor St W

MLS#: W13247662 **PIN#:** 075060205
Legal: PART LOT 3, RANGE 1 KINGS MILL RESERVE DESIGNATED PARTS 3 AND 4, PLAN 66R33280 SUBJECT TO AN EASEMENT OVER PART 3, PLAN 66R33280 IN FAVOUR OF PART LOT 3 RANGE 1 KINGS MILL RESERVE BEING PARTS 1 AND 2, PLAN 66R33280 AS IN AT6759616 TOGETHER WITH AN EASEMENT OVER PART LOT 3 RANGE 1 KINGS MILL RESERVE BEING PART 2, PLAN 66R33280 AS IN AT6759615 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: New Year Built: 2025 Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove Exterior Feat: Deck Interior Feat: Carpet Free, Built-In Oven, Central Vacuum, Sump Pump, Water Heater Owned Security Feat: Alarm System	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers N Included In Available Unknown
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Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	15.49	x 11.09	Hardwood Floor	Pocket Doors	O/Looks Frontyard
2	Kitchen	Ground	16.57	x 14.6	B/I Appliances	Quartz Counter	Eat-In Kitchen
3	Family	Ground	16.34	x 22.01	Gas Fireplace	B/I Shelves	Combined W/Dining
4	Prim Bdrm	2nd	21	x 15.16	5 Pc Ensuite	W/I Closet	Hardwood Floor
5	2nd Br	2nd	13.58	x 10.99	Hardwood Floor	Picture Window	Closet
6	3rd Br	2nd	10.17	x 11.09	Hardwood Floor	Picture Window	Closet
7	4th Br	2nd	11.52	x 10.99	Hardwood Floor	Picture Window	Closet
8	Rec	Lower	13.85	x 21.33	Above Grade Window	Heated Floor	
9	5th Br	Lower	10.76	x 15.68	Concrete Floor	Heated Floor	Closet
10	Office	Lower	10.17	x 19.91	Concrete Floor	Heated Floor	
11	Laundry	Lower	5.74	x 14.5	Laundry Sink	Heated Floor	

Client Remks: 94 Prince Edward Drive South is a beautifully crafted custom home by HighRidge Fine Homes, ideally located in one of Etobicoke's most sought-after family neighbourhoods. Just steps from the Humber River, scenic trails, parks, top-rated schools, and the shops and cafes of The Kingsway, this exceptional location offers the perfect blend of nature, community, and urban convenience with easy access to downtown Toronto. Designed with modern living in mind, the home features a thoughtfully curated layout and elevated finishes throughout. At the heart of the home is a stunning custom kitchen by Rosedale Kitchens, complete with panelled appliances, an oversized pantry, a large island with seating, a striking single-slab quartz countertop from MarbleWorks, and premium Kraus fixtures. Smart home integration by Kennedy Hi-Fi enhances everyday living with built-in Paradigm speakers, seamless WiFi coverage, security features, and multiple dimmable lighting zones throughout the home. Additional highlights include a sleek gas fireplace and a heated polished concrete basement floor for year-round comfort. Every detail has been carefully selected, from designer tile by SS Tile and custom glasswork by Doors & More to quality plumbing fixtures from Canaroma, Moen, and Aqua Gallery. Pella windows and doors, a custom Arista front entry door, and an outdoor gas hookup further elevate the home's quality and functionality. A versatile front room with pocket doors offers flexibility as a home office, formal dining room, or additional sitting area, while a premium appliance package featuring Fisher & Paykel, KitchenAid, and Whirlpool appliances combines style with everyday practicality. A rare opportunity to own a turnkey, design-forward home in an unbeatable Etobicoke location.

Inclusions: All appliances currently situated at the property, all light fixtures, any/all remotes, built-in speakers, built-in units, Cvac & equipment, hot water tank

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



12 Reid Manr			Sold: \$2,375,000
Toronto Ontario M8Y 2H7			List: \$2,499,000
Toronto W07 Stonegate-Queensway Toronto			
Taxes: \$9,456.25/2026		For: Sale	% Dif: 95
Sold Date: 04/03/2026			
SPIS: No	Last Status: SLD	DOM: 8	
Detached	Fronting On: N	Rms: 8	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	40 x 93 Feet	Washrooms: 4	
	Irreg:	1x5x2nd, 1x5x2nd, 1x2xMain, 1x3xBsmt	
Dir/Cross St: Prince Edward & Bloor Directions: Prince Edward & Bloor			

MLS#: W12924032 **PIN#:** 075080245
Legal: Lot 25, Plan 3103

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Other, Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Stone / Stucco/Plaster Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Level, Park, Public Transit, Rec Centre, School Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: HST Applicable to Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers N None Included In None None None Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	18.34	x 6.63	Porcelain Floor	Closet	2 Pc Bath
2	Living	Main	17.55	x 11.19	Large Window	Combined W/Dining	Open Concept
3	Dining	Main	17.55	x 11.19	Hardwood Floor	Combined W/Living	Pantry
4	Kitchen	Main	14.93	x 11.61	Granite Counter	Centre Island	W/O To Garden
5	Family	Main	15.81	x 11.94	Hardwood Floor	Gas Fireplace	W/O To Deck
6	Prim Bdrm	2nd	16.7	x 42.39	W/I Closet	5 Pc Bath	
7	2nd Br	2nd	14.14	x 10.63	Hardwood Floor	Double Closet	Large Window
8	3rd Br	2nd	14.37	x 11.45	Large Window	Double Closet	Hardwood Floor
9	4th Br	2nd	17.03	x 9.68	Double Closet	Large Window	
10	Rec	Bsmt	20.6	x 9.84	B/I Desk	B/I Bar	
11	Office	Bsmt	12.53	x 9.55	Hardwood Floor	B/I Desk	
12	5th Br	Bsmt	16.17	x 11.55	Broadloom	3 Pc Ensuite	Above Grade Window

Client Remks: Welcome to 12 Reid Manor, a beautifully updated four-bedroom, four-bathroom family home on a desirable street in Sunnylea, within Etobicoke's sought-after Stonegate-Queensway neighbourhood. Thoughtfully modernized throughout, this turn-key residence offers elegant living space, exceptional functionality, and a location that is hard to beat. The main floor is a standout, featuring soaring 10-foot ceilings, hardwood floors, large windows, and a bright, sophisticated atmosphere. The updated interior reflects contemporary style while maintaining the warmth and comfort of a true family home. The fully finished basement includes a bright secondary suite with a separate side entrance, offering ideal flexibility for guests, extended family, or private additional living space. Outside, the private backyard with deck and patio is perfectly suited for entertaining or quiet outdoor enjoyment. An attached garage and long private driveway provide parking for up to three vehicles. Families will appreciate the home's position within one of Etobicoke's most desirable communities, known for its tree-lined streets, strong sense of neighbourhood, and access to excellent school options, including highly regarded public, Catholic, and private schools. Just minutes from parks, trails, the Humber River, Bloor Street West, The Kingsway, Royal York subway station, downtown Toronto, and Pearson Airport, this is a rare opportunity to own a refined, move-in-ready home in an exceptional west-end location.

Inclusions: See Schedule B
Listing Contracted With: HARVEY KALLES REAL ESTATE LTD. Ph: 416-441-2888



38 Edgemore Dr Toronto Ontario M8Y 2N3 Toronto W07 Stonegate-Queensway Toronto Taxes: \$9,913.66/2026 For: Sale % Dif: 105 Sold Date: 06/12/2026 SPIS: No Last Status: SLD DOM: 1			Sold: \$2,727,000 List: \$2,588,000
Detached Link: N 2-Storey	Fronting On: N Acreage: 50 x 125 Feet Irreg:	Rms: 10 Bedrooms: 3 + 1 Washrooms: 3 1x4, 1x3, 1x2	
Dir/Cross St: Bloor/Prince Edward Dr S Directions: Prince Edward Dr S, west on Edgemore Dr			

MLS#: W13432944 **PIN#:** 075100328
Legal: PT LTS 5 & 6, PL 3277 , AS IN TB520774 ; ETOBICOKE , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Year Built: 1949 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Metal Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Stone / Stucco/Plaster Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, River/Stream, School Interior Feat: Central Vacuum, Built-In Oven, In-Law Suite, Storage, Water Heater, Countertop Range, Water Heater Owned	Zoning: Cable TV: Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Shed Survey Type: Unknown Spec Desig: Unknown	Hydro: Yes Phone:
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	21.19	x 13.62	Combined W/Dining	Fireplace	B/I Shelves
2	Den	Main	10.01	x 10.1	Bow Window	Hardwood Floor	South View
3	Family	Main	17.19	x 18.6	Fireplace	Hardwood Floor	O/Looks Backyard
4	Kitchen	Main	17.19	x 12.4	Centre Island	Granite Counter	O/Looks Family
5	Prim Bdrm	Upper	16.11	x 12.11	Double Closet	Hardwood Floor	South View
6	2nd Br	Upper	14.6	x 10.89	B/I Shelves	O/Looks Backyard	Hardwood Floor
7	3rd Br	Upper	10.6	x 12.11	Hardwood Floor	South View	Double Closet
8	Rec	Lower	16.11	x 29.59	Fireplace	Above Grade Window	Broadloom
9	4th Br	Lower	14.9	x 12.6	Large Closet	Window	South View
10	Laundry	Lower	6.5	x 16.7	Laundry Sink		

Client Remks: Timeless elegance meets exceptional design at 38 Edgemore Drive, a distinguished centre-hall residence nestled in the prestigious enclave of Sunnylea, one of Toronto's most coveted neighbourhoods. This custom-built detached home offers 3+1 bedroom, 3 bathrooms, and a fully finished lower level, situated on a generous 50 x 125 foot lot - delivering a rare blend of space, comfort and versatility in the city. Impeccably crafted and professionally designed, this home showcases solid oak hardwood flooring, high-end finishes, and custom millwork throughout. Elegant principal rooms and thoughtful architectural details create a seamless flow ideal for both daily living and refined entertaining. At the front of the home, the formal living and dining areas are anchored by a charming wood-burning fireplace and a bow window with built-in bench seating overlooking the landscaped front garden. A sunlit den with oversized picture window offers the perfect setting for a home office or quiet retreat. A well-designed mudroom with custom cabinetry and a powder room with exterior access adds every day convenience. At the rear, the generous custom kitchen is a chef's dream, featuring an abundance of counter space and cabinetry, granite countertops, a 6-burner gas range, and a large island with seating - all open to the family room. A stunning wall of windows and patio doors floods the space with light and opens to an expansive, pool-sized backyard with a beautiful mature treed canopy. The upper level offers a primary bedroom with wall-to-wall closets and sitting area, plus two additional well-proportioned bedrooms with generous storage. The lower level provides a seamless extension of functional living space, featuring high ceilings, a recreation room, fourth bedroom, full bathroom, and ample storage. Moments from the Kingsway's shops and dining, scenic parks, and ravine trails, with proximity to top-rated schools, premier golf courses, and easy access to highways and both airports.

Inclusions: Refrigerator, gas range, wall-oven, dishwasher, microwave, washer & dryer, all electric light fixtures, all existing window coverings, all bathroom mirrors, central vacuum with accessories and outdoor shed.

Listing Contracted With: SUTTON GROUP OLD MILL REALTY INC. **Ph:** 416-234-2424



14 Meadowvale Dr Toronto Ontario M8Y 2N8 Toronto W07 Stonegate-Queensway Toronto Taxes: \$8,988.70/2025 For: Sale % Dif: 97 Sold Date: 01/21/2026 SPIS: No Last Status: SLD DOM: 78		
Detached Link: N 2-Storey	Fronting On: S Acreage: 33.33 x 120 Feet Irreg:	Rms: 9 + 3 Bedrooms: 3 + 1 Washrooms: 3 1x2xMain, 1x4xBsmt, 1x3xUpper
Dir/Cross St: Royal York / Bloor St Directions: Royal York / Bloor St		

MLS#: W12510394	PIN#: 075100259
Legal: PT LTS 25 & 26, PL 2318 , AS IN EB347791 ; ETOBICOKE , CITY OF TORONTO	

Kitchens: 1 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Radiant / Electric A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Metal Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: Inground Prop Feat: Family Room, Fireplace/Stove Interior Feat: Built-In Oven, In-Law Capability, Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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Water Body Type: Bay

#	Room	Level	Length (ft)	Width (ft)	Description
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Client Remks: Your Sunnylea Stunner Awaits! Every Inch Of This Gorgeous Home Has Been Thoughtfully Redesigned, Expanded & Elevated To Create The Ultimate Blend Of Style, Comfort & Function. Let's Start W/ The Part You'll Never Want To Leave: The Secluded Backyard Oasis - Complete W/ Gib-San Custom Design/Build In-Ground Concrete Pool (2022) & Beautifully Remodelled Garage Ft. A Bonus Heated Outdoor Office/Studio. Perfect For Working From Home Or Sneaking Away For A Quiet Escape (Did Someone Say She-Shed?). But The Real Showstopper Lies Inside: In 2018, The Main-Floor Was Extensively Reconstructed & Expanded W/ A Stunning Rear Addition That Nearly Doubles The Open Concept Living Space. Think Sun-Filled Sightlines, Designer Finishes And A Layout Built For Both Entertaining & Everyday Living. And Yes, The Renovation Went Below Ground Too. The Rear Addition Sits Atop A Fully Underpinned Lower-Level Recreation Zone, Offering A Spacious Play Area, Gym, Or Media Room W/ Endless Possibilities. All Of This In One Of Etobicoke's Most Coveted Pockets Just Steps To Bloor Street & Royal York Subway Station, Top-Rated Schools, Shops, Restos, Cafes & The Charming Kingsway Village. Premium Features & Upgrades Include: Polished Concrete Floors W/ Radiant In-Floor Heating & In-Floor Heating Throughout The Main Level & All Bathrooms. Closets Professionally Designed & Installed By California Closets, Professional Grade Thermador Appliances, Control4 Smart Home Automation & Commercial Grade Exterior Security. This Home Is More Than A Listing... It's A Lifestyle! You Need To See It To Believe It! Carson Dunlop Inspection Report Available. Don't Miss Out!

Inclusions: Fridge, Stove, Rangehood, B/I Dishwasher, All ELF's, Window Coverings, Washer/Dryer.

Listing Contracted With: KELLER WILLIAMS REFERRED URBAN REALTY **Ph:** 416-572-1016



37 Thompson Ave Toronto Ontario M8Z 3T2 Toronto W07 Stonegate-Queensway Toronto Taxes: \$9,984.12/2025 For: Sale % Dif: 96 Sold Date: 01/23/2026 SPIS: No Last Status: SLD DOM: 8		
Detached Link: N 2-Storey	Fronting On: E Acreage: 43 x 120 Feet Irreg:	Rms: 11 Bedrooms: 4 + 1 Washrooms: 4 1x5x2nd, 1x4x2nd, 1x2xMain, 1x3xBsmt
Dir/Cross St: Bloor St W/Thompson Ave Directions: Bloor St W/Thompson Ave		

MLS#: W12698748 **PIN#:** 075180198
Legal: LT 68, PL 2436 ; PT LT 69, PL 2436 , AS IN TB934582 ; ETOBICOKE ; , 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: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stone Gar/Gar Spcs: Attached / 1 Drive: Drive Park Spcs: 4 Tot Prk Spcs: 5 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.45	x 15.58	
2	Breakfast	Main	8.96	x 15.39	
3	Kitchen	Main	13.29	x 15.35	
4	Dining	Main	13.45	x 12.99	
5	Br	2nd	18.86	x 13.71	
6	2nd Br	2nd	13.45	x 12.47	
7	3rd Br	2nd	13.45	x 15.09	
8	4th Br	2nd	8.53	x 12.07	
9	Rec	Bsmt	18.64	x 32.58	
10	Br	Bsmt	17.68	x 11.12	

Client Remks: Located in the sought-after Thompson Orchard neighbourhood, this 4+1 bedroom family home blends timeless design with modern comfort. Set on a quiet, tree-lined street just south of Bloor, it offers exceptional walkability-local shops, cafes, and restaurants are steps away, with the Bloor subway line just minutes from home. Families will value proximity to top-rated schools, including OLS, Bishop Allen, Etobicoke School of the Arts, and French elementary options, along with nearby parkettes and scenic creekside trails. Inside, the home is filled with natural light from four skylights and expansive NanaWall folding glass doors that open to a private backyard retreat featuring a large deck, storage shed, and cozy firepit area. The main floor is ideal for everyday living and entertaining, offering a chef's Cameo kitchen with a large island and breakfast nook, gas fireplace, powder room, and a functional family mudroom. Upstairs, a spacious landing provides an ideal home office or lounge area. The primary bedroom features a soaring cathedral ceiling, bright ensuite, and abundant natural light, while second-floor laundry adds convenience. The finished basement includes 8.5-foot ceilings, generous storage, recreation and fitness areas, a home theatre, and a fifth bedroom ideal for guests or a nanny suite. The front yard boasts a mature pollinator garden admired by passersby. With four-car parking and thoughtful design throughout, this home offers the perfect balance of urban access and peaceful neighbourhood living.

Inclusions: Dacor Five Burner Gas Stovetop, Subzero 48" Fridge/Freezer unit, Miele Dishwasher, 4. Panasonic Built-In Microwave, JennAir Wall Oven, Electrolux Washer & Dryer, All light fixtures and window covering are included.

Listing Contracted With: SOTHEBY'S INTERNATIONAL REALTY CANADA **Ph:** 416-916-3931



31 Gardenvale Rd Toronto Ontario M8Z 4C2 Toronto W07 Stonegate-Queensway Toronto Taxes: \$11,710.97/2025 For: Sale % Dif: 97 Sold Date: 04/16/2026 SPIS: No Last Status: SLD DOM: 22			Sold: \$2,725,000 List: \$2,798,000
Detached Link: N 2-Storey	Fronting On: E Acreage: 50 x 120 Feet Irreg:	Rms: 9 + 3 Bedrooms: 4 + 1 Washrooms: 4 1x2xMain, 1x5xUpper, 1x4xUpper, 1x2xLower	Dir/Cross St: Bloor St / Islington Ave Directions: Bloor St / Islington Ave

MLS#: W12921018 **PIN#:** 075180122
Legal: LT 65, PL 2467 ; ETOBICOKE , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 3000-3500 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Stone / Stucco/Plaster Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 5 UFFI: Pool: Inground Prop Feat: Family Room, Fireplace/Stove, Park, Public Transit, School Interior Feat: Sump Pump 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: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.83	x 12.83	Bay Window	Hardwood Floor	Pot Lights
2	Office	Main	11.58	x 8.17	O/Looks Garden	Hardwood Floor	Pot Lights
3	Dining	Main	14.67	x 10.33	Separate Rm	Hardwood Floor	Crown Moulding
4	Kitchen	Main	16.01	x 12.6	Eat-In Kitchen	Hardwood Floor	Centre Island
5	Breakfast	Main	14.83	x 8.5	Open Concept	Hardwood Floor	O/Looks Backyard
6	Family	Main	16.01	x 12.6	Fireplace	W/O To Deck	Combined W/Kitchen
7	Prim Bdrm	2nd	16.77	x 13.48	W/I Closet	5 Pc Ensuite	Hardwood Floor
8	Br	2nd	13.42	x 12.83	O/Looks Backyard	Double Closet	Broadloom
9	Br	2nd	14.17	x 10.5	Window	Double Closet	Broadloom
10	Br	2nd	14.67	x 12.01	B/I Desk	Double Closet	Broadloom
11	Games	Lower	33.99	x 12.01	2 Pc Bath	B/I Shelves	Broadloom
12	Office	Lower	15.16	x 10.01	Separate Rm	Broadloom	
13	Rec	Lower	39.01	x 11.25	Above Grade Window	Separate Rm	Broadloom

Client Remks: Welcome to 31 Gardenvale Rd, an exceptional family residence with a premium Lot, nestled in the prestigious enclave of Springbrook Gardens. Thoughtfully designed and beautifully finished, this home showcases the best of refined living with hardwood flooring throughout the main level and a collection of sophisticated principal rooms. A gracious living room and formal dining room offer fabulous entertaining space, while the family room, anchored by a gas fireplace, offers seamless indoor-outdoor living with a walk-out to the deck. The sun-filled eat-in kitchen overlooks the private garden and features a centre island, ideal for both everyday living and hosting. A private main floor office with French doors provides a quiet and distinguished workspace. Upstairs, four generously proportioned bedrooms offer comfort and retreat, highlighted by a luxurious primary suite complete with a walk-in closet and a spa-inspired 5-piece ensuite with dual vanities. The professionally finished lower level extends the home's living space with a spacious recreation room, games area, and a versatile room suited for a home office, fitness studio, or guest quarters. Step outside to a resort-style backyard oasis, expertly designed for upscale entertaining. Enjoy an expansive stone patio, a stunning inground heated pool with integrated spa and waterfall feature, a fully equipped outdoor kitchen with built-in BBQ and cooktop, and an inviting poolside cabana with sauna. Ideally located within steps to The Kingsway, Sunnylea & Bloor West Village, offering an array of boutique shops, fine dining, cafes, top-tier schools, scenic parks, and convenient access to public transit & major highways. All your boxes are checked at 31 Gardenvale!

Inclusions: Fridge, Stove, Dishwasher, Wine Fridge, Washer & Dryer, BBQ, Outdoor mini fridge, alarm system& irrigation system.

Listing Contracted With: RE/MAX PROFESSIONALS INC. Ph: 416-236-1241



16 Glenellen Dr W			Sold: \$2,978,000
Toronto Ontario M8Y 2H3			List: \$2,799,888
Toronto W07 Stonegate-Queensway Toronto			
Taxes: \$12,148/2025		For: Sale	% Dif: 106
Sold Date: 03/21/2026			
SPIS: No	Last Status: SLD	DOM: 3	
Detached	Fronting On: N	Rms: 8 + 4	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	43 x 92 Feet	Washrooms: 5	
	Irreg:	1x7xUpper, 1x5xUpper,	
		1x4xUpper, 1x2xMain, 1x3xLower	
Dir/Cross St: Grenview/Royal York Rd.		Directions: Grenview/Royal York Rd.	

MLS#: W12897960 **PIN#:** 075080220
Legal: Plan 3719 Lot 27

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2500-3000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Stucco/Plaster Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, School Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	17.49	x 10.24	Hardwood Floor	Centre Island	Pot Lights
2	Breakfast	Main	17.49	x 10.01	Hardwood Floor	Open Concept	W/O To Deck
3	Family	Main	15.16	x 11.98	Hardwood Floor	Gas Fireplace	Pot Lights
4	Dining	Main	10.07	x 18.18	Hardwood Floor	Pot Lights	Window
5	Prim Bdrm	2nd	16.01	x 13.25	Hardwood Floor	7 Pc Ensuite	W/O To Balcony
6	2nd Br	2nd	15.75	x 11.58	Hardwood Floor	4 Pc Ensuite	Closet
7	3rd Br	2nd	16.01	x 12.5	Hardwood Floor	Semi Ensuite	Window
8	4th Br	2nd	13.16	x 11.58	Hardwood Floor	Semi Ensuite	Window
9	Rec	Bsmt	17.85	x 16.01	Broadloom	Pot Lights	Window
10	Br	Bsmt	12.5	x 11.75	Broadloom	Closet	Window
11	Laundry	Bsmt	12.01	x 6.66	Ceramic Floor	B/I Shelves	
12	Furnace	Bsmt	11.48	x 6.73	Concrete Floor		

Client Remks: Welcome to this stunning 4+ bedroom, 5 bathroom home in the highly sought-after Sunnylea community - perfect for growing families and equally appealing to empty nesters seeking a luxurious townhouse alternative. Presented in like-new condition, this residence showcases exceptional craftsmanship and meticulous attention to detail throughout, offering refined living in a prime location. The main level features an impressive entertainment-sized chef's kitchen with high-end finishes, seamlessly open to a spacious great room - ideal for both everyday living and hosting. Elegant principal rooms, quality millwork, and thoughtful design create a warm yet sophisticated atmosphere. Upstairs, retreat to a glamorous primary suite complete with a spa-inspired ensuite and ample closet space, alongside generously sized bedrooms designed for comfort and functionality. Ideally located just steps to The Kingsway's vibrant shops, dining, and subway, with a quick commute to downtown Toronto, the Financial and Theatre Districts, and Pearson Airport. Enjoy the convenience of walking to Sunnylea Junior School and nearby parks in this family-friendly neighbourhood.

Inclusions: Existing Stainless Fridge, Built-In Oven, Convection/Microwave Oven, 5-Burner Gas Range, Built-In Dishwasher, Wine Fridge, Washer & Dryer, All Electric Light Fixtures, All Window Coverings, Central A/C, Central Vacuum & Equipment. In-Ground Sprinkler System.

Listing Contracted With: SNOBAR REALTY GROUP INC. **Ph:** 416-855-3388



925 Royal York Rd Toronto Ontario M8Y 2V8 Toronto W07 Stonegate-Queensway Toronto Taxes: \$12,213.34/2025 For: Sale % Dif: 95 Sold Date: 03/12/2026 SPIS: No Last Status: SLD DOM: 9			Sold: \$2,850,000 List: \$2,999,900
Detached Link: N 2-Storey	Fronting On: E Acreage: 37.6 x 120 Feet Irreg:	Rms: 9 + 3 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 1x5x2nd, 1x3x2nd, 1x4x2nd, 1x3xLower	Dir/Cross St: ROYAL YORK & BLOOR ST W Directions: ROYAL YORK & BLOOR ST W

MLS#: W12838594 **PIN#:** 075100005
Legal: PT LT 6, PL 1724 , AS IN TB768540 ; ETOBICOKE , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Sep Entrance / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 6-15 Apx Sqft: 2500-3000 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Stone Gar/Gar Spcs: Attached / 1 Drive: Available Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: No Pool: None Prop Feat: Central Vacuum, Fenced Yard, Fireplace/Stove, Golf, Library, Park, Public Transit, School Exterior Feat: Deck, Landscaped, Lighting, Privacy, Porch, Canopy Interior Feat: Auto Garage Door Remote, Bar Fridge, Built-In Oven, Central Vacuum, In-Law Capability, Intercom, Water Heater Owned, Sump Pump Security Feat: Alarm System, Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Accessibility Feat: HST Applicable to: Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers Included In Garden Shed, Gazebo, Shed None Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Office	Main	9.15	x 10.43	Hardwood Floor	Crown Moulding	Large Window
2	Dining	Main	9.15	x 13.68	Hardwood Floor	Crown Moulding	Built-In Speakers
3	Kitchen	Main	9.71	x 19.59	Hardwood Floor	Pot Lights	Built-In Speakers
4	Living	Main	18.5	x 17.16	Hardwood Floor	Coffered Ceiling	Gas Fireplace
5	Mudroom	Main	5.91	x 11.25	Hardwood Floor	Access To Garage	Side Door
6	Prim Bdrm	2nd	15.75	x 17.16	Hardwood Floor	Electric Fireplace	Built-In Speakers
7	2nd Br	2nd	9.88	x 12.04	Hardwood Floor	Double Closet	5 Pc Ensuite
8	3rd Br	2nd	13.48	x 11.19	Hardwood Floor	Double Closet	5 Pc Ensuite
9	4th Br	2nd	10.93	x 12.89	Hardwood Floor	Double Closet	3 Pc Bath
10	Rec	Lower	28.31	x 17.16	Heated Floor	Electric Fireplace	Above Grade Window
11	Play	Lower	17.06	x 14.01	Broadloom	Pot Lights	Above Grade Window
12	5th Br	Lower	11.25	x 10.56	Heated Floor	Double Closet	Above Grade Window

Client Remks: Royal York Reserve. Positioned in highly sought-after Sunnylea, this custom-built 4+1 bedroom, 5-bathroom home designed by architect David Small, seamlessly blends traditional charm with modern sophistication. The main floor features a private office, formal dining room, and a mudroom with a convenient wash station. The open-concept chef's kitchen is outfitted with Wolf and Sub-Zero appliances, a large cast-iron sink, centre island, hardwood floors, and pot lights - perfectly designed for entertaining. The living room impresses with a coffered ceiling, gas fireplace with built-ins, and an integrated speaker system. Upstairs, four spacious bedrooms with ensuite access, complemented by a convenient second-floor laundry room. Three retractable skylights with rain sensors flood the upper level with natural light, creating a bright and airy atmosphere throughout. The primary suite showcases luxurious finishes, with heated flooring extending through the primary bath and into the fully finished lower level. A Russound system connects seamlessly to SiriusXM, Spotify, and a tuner for immersive sound throughout the home. The lower level is thoughtfully designed for both children and adults, offering separate spaces while remaining comfortably within earshot. A separate side entrance further enhances the flexibility of this level, presenting excellent potential for extended family living or future customization. Outside, synthetic turf and an irrigation system in both the front and back yards provide vibrant, year-round greenery with minimal maintenance. Enjoy Sunnylea's vibrant lifestyle, steps from local favourites and just minutes to the Royal York subway station - downtown in approximately 30 minutes door-to-door. Located within a highly regarded school district, this is a community where families truly thrive.

Inclusions: Kitchen Appliances: Sub-Zero Fridge and Freezer, Hood Fan, Wolf 6-Burner Gas Range, Wolf Microwave & Convection Steam Oven, Integrated Dishwasher and Wine Fridge. Washer & Dryer, Three Fireplaces, All Electric Light Fixtures, Russound System, Central Vacuum system, Alarm Systems and Irrigation System.

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



36 Gardenvale Rd			Sold: \$3,105,000		
Toronto Ontario M8Z 4B9			List: \$3,149,999		
Toronto W07 Stonegate-Queensway Toronto					
Taxes: \$13,068.33/2025		For: Sale		% Dif: 99	
Sold Date: 05/20/2026					
SPIS: No		Last Status: SLD		DOM: 8	
Detached		Fronting On: W		Rms: 9 + 2	
Link: N		Acreage:		Bedrooms: 4 + 1	
2-Storey		50 x 120 Feet		Washrooms: 5	
		Irreg:		1x2xMain, 1x6x2nd, 1x4x2nd, 1x3xBsmt, 1x2xBsmt	
Dir/Cross St: Islington Ave. & Bloor St W Directions: Islington Ave. & Bloor St W					

MLS#: W13118470 **PIN#:** 075180108

Legal: Lt 30, Pl 2467 ; Etobicoke , City Of Toronto

Kitchens: 1	Exterior: Concrete Block	Zoning:			
Fam Rm: Y	Gar/Gar Spcs: Built-In / 2	Cable TV:	Yes	Hydro:	Yes
Basement: Finished	Drive: Private	Gas:	Yes	Phone:	Yes
Fireplace/Stv: Y	Drive Park Spcs: 4	Water:	Municipal		
Heat: Forced Air / Gas	Tot Prk Spcs: 6	Water Supply Type:			
A/C: Central Air	UFFI:	Sewer:	Sewers		
Central Vac: Yes	Pool: None	Waterfront:			
Apx Age:	Prop Feat: Central Vacuum, Family	Retirement:			
Apx Sqft: 3000-3500	Room, Fenced Yard, Fireplace/Stove,	HST Applicable to	Included In		
Roof: Asphalt Shingle	Park, Public Transit, School	Sale Price:			
Foundation: Concrete Block	Exterior Feat: Deck, Lawn Sprinkler	Farm/Agr:			
Assessment: POTL:	System	Oth Struct:			
POTL Mo Fee:	Interior Feat: Carpet Free, Central	Survey Type:	Available		
Laundry lev: Lower	Vacuum	Spec Desig:	Unknown		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.66	x 13.32	Hardwood Floor	Pot Lights	Fireplace
2	Dining	Main	13.32	x 13.32	Hardwood Floor	French Doors	Crown Moulding
3	Family	Main	13.75	x 17.85	Hardwood Floor	Gas Fireplace	W/O To Deck
4	Kitchen	Main	20.8	x 14.99	Centre Island	Eat-In Kitchen	Pot Lights
5	Prim Bdrm	2nd	12.83	x 19.59	Hardwood Floor	6 Pc Ensuite	His/Hers Closets
6	2nd Br	2nd	12.8	x 12.8	Hardwood Floor	O/Looks Frontyard	His/Hers Closets
7	3rd Br	2nd	10.99	x 12.3	Hardwood Floor	O/Looks Backyard	Closet
8	4th Br	2nd	10.99	x 12.01	Hardwood Floor	O/Looks Backyard	Closet
9	5th Br	Bsmt	13.48	x 15.62	Ceramic Floor	Above Grade Window	Closet
10	Family	Bsmt	14.21	x 18.11	Ceramic Floor	Gas Fireplace	Pot Lights
11	Rec	Bsmt	12.89	x 20.9	Ceramic Floor	Pot Lights	Large Window
12	Mudroom	Main	15.29	x 9.61	Stone Floor	B/I Shelves	W/O To Garage

Client Remks: Welcome to this exceptional custom-built residence in the highly sought-after Stonegate-Queensway community. Nestled on a quiet street, this beautifully updated home offers elegant, functional living space designed for modern family living and effortless entertaining. Featuring 9ft ceilings, crown mouldings, and rift-cut oak flooring throughout the main and second levels, the home showcases quality craftsmanship and thoughtful upgrades throughout. The chef-inspired kitchen is a true centrepiece, complete with a waterfall quartz island, premium appliances, custom cabinetry, a spacious butler's pantry, and a servery that seamlessly connects to the dining area, perfect for hosting. A gas fireplace adds warmth and character, while the seamless walkout leads to a fully fenced, private backyard with a finished deck and sleek glass railings-ideal for outdoor entertaining. In addition to the main yard, a rare and expansive north side yard offers a versatile outdoor space perfect for badminton, volleyball, or golf chipping practice. Natural light pours in through a large skylight, enhancing the home's bright and airy feel. A spa-inspired ensuite features a curbless glass shower, soaker tub, and generous storage space, while a convenient second-floor laundry adds everyday ease. The fully finished lower level offers exceptional flexibility, complete w/ a gas fireplace and ample space for extended family, guests, or entertaining. Extensively upgraded, the home includes renovated bathrooms, LED pot lights, enhanced basement flooring, security window film, and individually app-controlled features for cameras, alarm, garage door, and thermostat. Ideally located just steps to the subway and the shops and restaurants of the charming Kingsway neighbourhood. Enjoy close proximity to cafes, a health club, arena, tennis courts, library, and scenic nature trails, along with top-rated schools nearby. This turnkey property offers the perfect blend of luxury, lifestyle, and convenience.

Inclusions: Wolf Stove, Viking Fridge, Dacor Convection and Warming Oven, Panasonic Microwave, Kitchen Wine Fridge, Bosch Dishwasher, All Electric Light Fixtures, Window Coverings (electronic black out blinds in second bedroom), basement fridge, family room Samsung TV, Basement Freezers, LG washing machine and dryer

Listing Contracted With: SOTHEBY'S INTERNATIONAL REALTY CANADA **Ph:** 416-916-3931



51 Saybrook Ave			Sold: \$3,251,000
Toronto Ontario M8Z 2V6			List: \$3,188,000
Toronto W07 Stonegate-Queensway Toronto			
Taxes: \$14,313/2025		For: Sale	% Dif: 102
Sold Date: 03/27/2026			
SPIS: No	Last Status: SLD	DOM: 2	
Detached	Fronting On: S	Rms: 15 + 6	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	50 x 125.64 Feet	Washrooms: 5	
	Irreg:	1x2xMain, 2x5x2nd, 1x3x2nd, 1x3xBsmt	
Dir/Cross St: Islington/Norseman Directions: Islington/Norseman			

MLS#: W12918564 **PIN#:** 075210278
Legal: Lt 21, Pl 4469 ; Etobicoke , City of Toronto

Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 3000-3500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Stone / Hardboard Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Central Vacuum, Fireplace/Stove Exterior Feat: Landscaped, Patio Interior Feat: Central Vacuum, Carpet Free Security Feat: Alarm System	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	25.66	x 9.91	Hardwood Floor	Double Closet	Skylight
2	Dining	Main	18.01	x 13.48	Hardwood Floor	Crown Moulding	Pocket Doors
3	Living	Main	22.01	x 16.24	B/I Bookcase	Gas Fireplace	W/O To Patio
4	Kitchen	Main	18.34	x 13.48	Centre Island	Quartz Counter	B/I Appliances
5	Pantry	Main	8.01	x 3.67	Quartz Counter	Pocket Doors	Pot Lights
6	Breakfast	Main	18.18	x 10.01	Hardwood Floor	Picture Window	Combined W/Kitchen
7	Mudroom	Main	12.6	x 7.15	Ceramic Floor	B/I Closet	Side Door
8	Prim Bdrm	2nd	16.4	x 15.85	Hardwood Floor	W/I Closet	6 Pc Ensuite
9	Other	2nd	10.6	x 10.43	Walk Through	Skylight	Closet Organizers
10	2nd Br	2nd	15.58	x 14.24	Hardwood Floor	W/I Closet	3 Pc Ensuite
11	3rd Br	2nd	13.68	x 11.42	Hardwood Floor	Double Closet	Semi Ensuite
12	4th Br	2nd	13.68	x 11.32	Hardwood Floor	B/I Closet	Semi Ensuite
13	Laundry	2nd	9.42	x 6.82	Quartz Counter	Laundry Sink	Skylight
14	Rec	Bsmt	25.66	x 22.57	Pot Lights	Closet	
15	5th Br	Bsmt	13.16	x 13.09	Double Closet	Closet Organizers	Pot Lights
16	Den	Bsmt	13.09	x 10.76	Pot Lights		
17	Exercise	Bsmt	17.42	x 13.09	Glass Doors	Pot Lights	

Client Remks: Welcome to this exceptional residence in coveted Norseman Heights, set on a premium 50 ft wide lot and offering approx 3,500 sq ft of beautifully finished above-grade living space. Refined design, architectural scale, and exceptional craftsmanship define this elegant family home. A grand two-storey centre hall foyer, crowned by a skylight, creates a striking first impression filled with natural light. Rich custom hardwood floors run throughout, complementing the home's timeless yet functional layout. Designed for elevated everyday living and seamless entertaining, the main level features a formal dining room with pocket door access to a well-appointed butler's pantry. The expansive great room anchors the home, where the living, kitchen, and breakfast areas connect effortlessly. The custom chef's kitchen showcases a framed wood design, oversized island, quartz surfaces, and integrated appliances, enhanced by extensive millwork and curated finishes. The living room offers warmth and sophistication with a gas fireplace, built-in bookcases, and a walk-out to a heated covered patio overlooking the professionally landscaped private backyard, ideal for year-round enjoyment. Upstairs, the primary suite is a true retreat with vaulted ceilings, a walk-through dressing area with custom organizers, and a spa-inspired five piece ensuite. Three additional bedrooms provide excellent accommodations, including one with a private ensuite and two connected by a Jack-and-Jill bath. An upper-level laundry room adds everyday ease. The finished lower level features heated floors, a large recreation area with rough-ins for a future wet bar, an additional bedroom, a versatile den or office, a three piece bath, and a glass-enclosed gym. Ideally located near top-rated schools, including ECI, ESA, and Bishop Allen, with a scenic ravine walk to Bloor Street, easy transit access, and close proximity to parks, shops, and the Kingsway village.

Inclusions: Integrated appliances: Fridge, 6 burner gas range top, custom vent/hood, warming drawer, electric double ovens, dishwasher, drinks fridge in butler's pantry, front load washer & dryer, all window coverings/blinds, electric light fixtures, HVAC, on demand water heater,



72 EAGLE Rd			Sold: \$3,175,000
Toronto Ontario M8Z 4J2			List: \$3,248,000
Toronto W07 Stonegate-Queensway Toronto			
Taxes: \$13,943/2025		For: Sale	% Dif: 98
Sold Date: 04/16/2026			
SPIS: No	Last Status: SLD	DOM: 16	
Detached	Fronting On: W	Rms: 10 + 5	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	50 x 131 Feet	Washrooms: 5	
	Irreg:	1x2xGround, 1x5x2nd, 1x4x2nd, 1x3x2nd, 1x3xBsmt	
Dir/Cross St: East of Islington Ave. From Bloor St. W. turn onto Eagle Road and head South.			
Directions: Islington Ave. & Bloor St. W.			

MLS#: W12940666 **PIN#:** 075210434
Legal: LT 20, PL 3884 ; ETOBICOKE , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Full / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 6-15 Year Built: 2012 Yr Built Source: MPAC Apx Sqft: 3500-5000 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Stone / Stucco/Plaster Gar/Gar Spcs: Built-In / 1 Drive: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 5 UFFI: Pool: Inground, Outdoor, Salt Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Golf, Public Transit, Rec Centre, River/Stream, School Exterior Feat: Deck, Hot Tub, Lawn Sprinkler System, Lighting, Patio, Paved Yard, Year Round Living Interior Feat: Auto Garage Door Remote, Bar Fridge, Built-In Oven, Carpet Free, Central Vacuum, Floor Drain, Steam Room, Storage, Water Heater Owned Security Feat: Alarm System, Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Fence - Full, Gazebo, Shed Survey Year: 2012 Survey Type: Available Spec Desig: Unknown
Hydro: Phone: Municipal Waterfront: Sewers		

Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	25.98	x 10.01	Cathedral Ceiling	W/I Closet	2 Pc Bath
2	Living	Ground	16.57	x 14.24	Gas Fireplace	Bay Window	Hardwood Floor
3	Dining	Ground	16.57	x 10.99	Crown Moulding	Pot Lights	Built-In Speakers
4	Kitchen	Ground	18.01	x 14.99	Centre Island	Stainless Steel Appl	Quartz Counter
5	Pantry	Ground	9.51	x 4.99	B/I Shelves	Hardwood Floor	
6	Breakfast	Ground	12.5	x 10.01	Pot Lights	W/O To Patio	Hardwood Floor
7	Family	Ground	23	x 14.99	Gas Fireplace	Hardwood Floor	B/I Shelves
8	Laundry	Ground	13.25	x 5.68	B/I Shelves	Ceramic Floor	Access To Garage
9	Prim Bdrm	2nd	18.01	x 16.24	Vaulted Ceiling	W/I Closet	5 Pc Ensuite
10	2nd Br	2nd	18.18	x 12.99	3 Pc Ensuite	Hardwood Floor	W/I Closet
11	3rd Br	2nd	16.57	x 12.01	O/Looks Frontyard	Large Closet	Semi Ensuite
12	4th Br	2nd	16.57	x 12.01	Large Closet	Semi Ensuite	Hardwood Floor
13	Rec	Bsmt	39.5	x 14.24	Above Grade Window	Laminate	Pot Lights
14	Games	Bsmt	12.01	x 10.01	Laminate	Pot Lights	Combined W/Rec
15	Exercise	Bsmt	15.49	x 14.4	Above Grade Window	Pot Lights	Built-In Speakers
16	Br	Bsmt	15.49	x 10.01	Laminate	Above Grade Window	Pot Lights
17	Other	Bsmt	18.01	x 11.58	Concrete Floor	Partly Finished	B/I Shelves

Client Remks: Welcome to 72 Eagle Rd a custom built residence set on a western exposure 50 by 130 foot lot on the premier street in Springbrook Gardens. 5700 square feet of well appointed, tastefully finished space providing exceptional family and executive living. Entertain in style in the formal living/ dining room. Convenient butlers servery and full pantry bring you into the exceptional kitchen with a focal centre Island. The Pentagonal breakfast room overlooks the hard landscaped backyard play ground complete with inground pool and out door covered living cabana. Open concept family room is perfect for family get togethers. Dramatic Ceiling heights accentuated by crown mouldings, custom millwork, extensive built ins, rich hardwood thru out the main and second, built in speakers, pot lights and oversized windows for the perfect sun filled mornings and afternoons. The Primary suite runs the full width of the home with a massive walk in closet and sumptuous spa bath. Three additional bedrooms all able to accommodate a king size bed finish the second floor. The lower level features a gym with rubber mat flooring, an optional bedroom or home office, games recreation room and a large excavated storage room under the



30 Orchard Cres			Sold: \$3,550,000
Toronto Ontario M8Z 3E1			List: \$3,799,900
Toronto W07 Stonegate-Queensway Toronto			
Taxes: \$8,047/2025		For: Sale	% Dif: 93
Sold Date: 04/01/2026			
SPIS: No	Last Status: SLD	DOM: 58	
Detached	Fronting On: N	Rms: 9 + 4	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	40 x 114 Feet	Washrooms: 5	
	Irreg:	1x5x2nd, 1x4x2nd, 1x3x2nd,	
		1x3xBsmt, 1x2xGround	
Dir/Cross St: Orchard Crescent and Thompson Ave			
Directions: Orchard Crescent and Thompson Ave			

MLS#: W12748540 **PIN#:** 075190119
Legal: LT 30, PL 3451

Kitchens: 1 Fam Rm: Y Basement: Fin W/O / W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Stone Gar/Gar Spcs: Attached / 1 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: No Pool: None Prop Feat: Family Room, Fireplace/Stove Exterior Feat: Porch, Deck Interior Feat: Air Exchanger, Auto Garage Door Remote, Bar Fridge, Built-In Oven, Carpet Free, ERV/HRV, Countertop Range, Floor Drain, Intercom, Water Heater, Ventilation System, Storage, In- Law Suite Security Feat: Alarm System, Monitored, Security System	Zoning: Cable TV: A Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown	Hydro: Yes Phone: A
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Waterfront: None					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Prim Bdrrm	2nd	15.98	x 14.6	5 Pc Ensuite
2	2nd Br	2nd	12.37	x 9.84	4 Pc Ensuite
3	3rd Br	2nd	12.7	x 9.84	
4	4th Br	2nd	12.37	x 9.84	
5	Family	Ground	9.84	x 19.69	
6	Kitchen	Ground	19.69	x 19.69	
7	Living	Ground	14.99	x 9.84	
8	Dining	Ground	14.99	x 10.83	
9	Powder Rm	Ground	4.92	x 4.92	
10	Br	Bsmt	11.58	x 14.5	
11	Laundry	Bsmt	8.53	x 7.61	
12	Play	Bsmt	15.58	x 9.84	
13	Living	Bsmt	16.27	x 13.98	
14	Sitting	Bsmt	9.38	x 6.56	

Client Remks: Welcome to your next forever home - a place that perfectly blends comfort, luxury, and a true sense of community. Tucked away on a quiet, family-friendly street in the heart of Etobicoke, this residence offers a warm and inviting atmosphere from the moment you arrive. Picture a neighbourhood where kids play basketball in the driveway, neighbours chat along tree-lined sidewalks, and there's a genuine sense of belonging around every corner. Inside, you'll find bright, sun-filled interiors thanks to a south-facing backyard and large patio doors that effortlessly connect the indoors to the outdoors. Whether it's enjoying your morning coffee as natural light pours in or hosting gatherings that flow into the backyard, every detail has been designed for relaxed and elevated living. The home's thoughtful layout boasts high-end finishes throughout, creating a refined yet welcoming ambiance. A walk-out basement adds versatility - ideal for a recreation room, home gym, or private retreat. The location completes the picture. Just a short stroll from vibrant Bloor Street's shops, cafes, and restaurants, and steps from the Royal York subway station, convenience blends beautifully with lifestyle. This is more than a house - it's a home where everyday living feels bright, connected, and effortless.

Inclusions: Kitchen Appliances: Sub-Zero Fridge and Freezer, Miele 6-Burner Gas Range Top, Miele Microwave & Wall Oven, Miele Coffee maker, Miele Dishwasher, Insert Hood and wine fridge. two sets Washer & Dryer, Bosch dishwasher in basement. Fireplaces. All Electric Light Fixtures, Alarm systems, Irrigation System.

Listing Contracted With: SOTHEBY'S INTERNATIONAL REALTY CANADA **Ph:** 416-916-3931