

	38 Foxbar Rd Toronto Ontario M4V 2G6 Toronto C02 Yonge-St. Clair Toronto Taxes: \$14,207/2025 Sold Date: 02/25/2026 SPIS: No Last Status: SLD DOM: 40		Sold: \$1,750,000 List: \$1,799,000 For: Sale % Dif: 97							
	Detached Link: N 3-Storey		Fronting On: W Acreage: 31.17 x 108 Feet Irreg:		Rms: 12 Bedrooms: 4 Washrooms: 4 1x2xMain, 1x4x2nd, 1x3x3rd, 1x1xBsmt					
	Dir/Cross St: E. of Avenue/S. Of St Clair Directions: Use GPS									
MLS#: C12704524 Legal: PLAN 325E PT LOT 44					PIN#: 211910048					
Kitchens: 1 Fam Rm: Y Basement: Unfinished Fireplace/Stv: Y Heat: Water / Gas A/C: None Central Vac: No Apx Age: Year Built: 1910 Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:			Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Street Only Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Carpet Free			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				
#	Room	Level	Length (ft)	Width (ft)	Description					
1	Foyer	Main	5.15	x 4.99	Double Closet	Hardwood Floor				
2	Foyer	Main	14.76	x 12.99	Hardwood Floor	2 Pc Bath				
3	Living	Main	16.67	x 15.68	Fireplace	Hardwood Floor	Bay Window			
4	Dining	Main	16.01	x 15.09	Separate Rm	Hardwood Floor	Bay Window			
5	Kitchen	Main	11.75	x 8.99	Eat-In Kitchen	Tile Floor	Track Lights			
6	Breakfast	Main	9.32	x 6.99	Combined W/Kitchen	Tile Floor	Large Window			
7	Family	2nd	16.67	x 16.01	Fireplace	Hardwood Floor	Picture Window			
8	Office	2nd	9.68	x 8.01	Combined W/Family	Hardwood Floor				
9	Prim Bdrm	2nd	14.99	x 12.6	Double Closet	Hardwood Floor	4 Pc Bath			
10	2nd Br	2nd	12.01	x 8.33	Double Closet	Hardwood Floor				
11	Sunroom	2nd	20.01	x 6.99	Track Lights	Parquet Floor	Large Window			
12	3rd Br	3rd	17.65	x 14.99	W/I Closet	Hardwood Floor	3 Pc Bath			
13	4th Br	3rd	15.16	x 12.01	W/I Closet	Hardwood Floor				
14	Laundry	Bsmt	15.32	x 12.76	Tile Floor					
15	Workshop	Bsmt	15.32	x 11.68	Laminate	2 Pc Bath				
Client Remks: Welcome to 38 Foxbar Road, a stately three-storey detached residence set on a 31 by 108 foot lot just south of St. Clair and steps to Avenue Road. Framed by a mature, lush front garden, the home opens to an inviting reception hall anchored by a decorative fireplace, setting an elegant tone and flowing effortlessly to all principal rooms. Rich in character and scale, this cherished residence offers approximately 3,074 square feet with four bedrooms, two and a half bathrooms, gracious proportions, and an unfinished lower level ready to be transformed.The main floor features a welcoming living room with garden outlooks and a wood-burning fireplace, alongside a formal dining room ideal for entertaining. The kitchen opens to a bright breakfast area overlooking the private, landscaped urban backyard, surrounded by mature greenery and natural privacy. The second level hosts a dedicated family room with fireplace and integrated office nook, creating a warm and functional retreat. This floor also includes the primary bedroom, a second bedroom, a sunroom, and a four-piece bathroom.The third level offers two additional well-sized bedrooms and a three-piece bathroom, with treetop views enhancing the home's sense of serenity. The lower level remains unfinished and provides excellent potential for a recreation space, home gym, or in-law suite. Street permit parking is available, making parking convenient for both residents and visitors.Located in one of midtown Toronto's most coveted neighbourhoods, just moments to Yonge & St. Clair, Forest Hill Village, top public and private schools, Summerhill Market, parks, transit, and dining. A timeless home offering character, comfort, and the opportunity to be thoughtfully reimaged for its next chapter. Some photos have been virtually staged.										
Inclusions: Kenmore Refrigerator, Fridgidaire Stove, LG Microwave, Maytag Dishwasher, Maytag Washer, Kenmore Dryer, Electric Light Fixtures, Window Coverings										
Listing Contracted With: <u>SOTHEYB'S INTERNATIONAL REALTY CANADA</u> Ph: 416-960-9995										



42 Foxbar Rd			Sold: \$1,950,000		
Toronto Ontario M4V 2G8			List: \$1,950,000		
Toronto C02 Yonge-St. Clair Toronto					
Taxes: \$16,006.10/2026		For: Sale	% Dif: 100		
Sold Date: 07/07/2026					
SPIS: No	Last Status: SLD	DOM: 26			
Detached	Fronting On: S	Rms: 12			
Link: N	Acreage:	Bedrooms: 6			
3-Storey	33 x 138 Feet	Washrooms: 3			
	Irreg:	1x3x2nd, 1x2x3rd, 1x1xBsmt			
Dir/Cross St: Avenue Rd & St Clair			Directions: Avenue Rd & St Clair		

MLS#: C13424656 **PIN#:** 211910046
Legal: PT LT 42-43 PL 325E TORONTO AS IN EM88047; S/T & T/W EM88047

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	7.51	x 12.24	Hardwood Floor	Closet	
2	Living	Main	16.83	x 12.83	Hardwood Floor	Fireplace Insert	Bay Window
3	Dining	Main	17.26	x 11.75	Hardwood Floor	Pocket Doors	Pass Through
4	Breakfast	Main	7.51	x 12.24	Hardwood Floor	W/O To Garden	B/I Shelves
5	Kitchen	Main	12.24	x 12.01	O/Looks Dining	Eat-In Kitchen	
6	Prim Bdrm	2nd	14.83	x 12.4	Hardwood Floor	W/I Closet	
7	Sunroom	2nd	7.51	x 12.01	Wood Floor	Large Window	
8	2nd Br	2nd	16.24	x 11.68	Fireplace	Bay Window	Hardwood Floor
9	3rd Br	2nd	10.24	x 11.25	Hardwood Floor	Closet	B/I Desk
10	4th Br	2nd	10.01	x 9.51	Hardwood Floor	Bay Window	Closet
11	5th Br	3rd	18.41	x 8.33	Hardwood Floor	Closet	W/O To Balcony
12	Br	3rd	10.99	x 16.99	Hardwood Floor	O/Looks Frontyard	Bay Window

Client Remks: Nestled on a serene street in Deer Park, this large Edwardian-style 3 storey detached home reflects old world charm with many original features preserved throughout. Same owner for 54 years. With 6 bedrooms and 3 bathrooms, this stately residence boasts timeless charm. The main level features a welcoming foyer with original wood trim and stained glass windows, leading into a living room with a wood burning fireplace with a custom-made metal insert, and bay windows overlooking the front yard and garden. The formal dining room has a beamed ceiling and pass-through to the kitchen. The large eat in kitchen is adjacent to a bright breakfast room with large windows overlooking the back yard and garden with mature greenery and natural privacy. On the second floor, find four bedrooms, one of which could be a family room with a fireplace, a bathroom and a sunroom off the primary bedroom. The third floor offers two more well sized bedrooms and a large bathroom. The lower level is unfinished, has a bathroom, laundry room with separate entrance leading out to the backyard and provides excellent potential for a recreation space, home gym, or in-law suite. The fenced backyard overlooks a beautiful garden, serene oasis with a covered back deck. In the back corner of the garden there is a solar-lit bike and storage shed. Mutual drive leads to a parking spot at the back of the home, and permit street parking is also available. This property qualifies for a Garden Suite addition up to 1,214 sq. ft. total over two floors, near the maximum allowed for any property. Located near Avenue Rd and St. Clair, enjoy upscale shops, fine dining, schools, and parks all within walking distance. Excellent schools nearby: Brown, UCC, De La Salle, St Michaels. Fireplaces "as is". All new electrical 200 amp and new wiring has been installed throughout the house. A timeless home offering character, comfort, and the opportunity to be thoughtfully reimaged for its next chapter.

Inclusions: Fridge, induction stove, dishwasher, washer.

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



97 Farnham Ave Toronto Ontario M4V 1H6 Toronto C02 Yonge-St. Clair Toronto Taxes: \$17,743.67/2026 Sold Date: 05/29/2026 SPIS: No Last Status: SLD DOM: 2			Sold: \$2,895,000 List: \$2,895,000 For: Sale % Dif: 100
Detached Link: N 2 1/2 Storey	Fronting On: S Acreage: 30 x 167 Feet Irreg:	Rms: 9 Bedrooms: 4 Washrooms: 4 1x2xMain, 1x4x2nd, 1x2x2nd, 1x4x3rd	Dir/Cross St: Avenue Rd / St. Clair Ave Directions: Avenue Rd / St. Clair Ave

MLS#: C13199302 **PIN#:** 211920271
Legal: PT LT 6-7 PL 1317 TORONTO AS IN CT759393; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Full / Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1920 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Stone Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Other	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: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Offered for the first time in over 40 years, this cherished residence presents an extraordinary opportunity on one of the city's most coveted streets. Set on an exceptional south-facing lot with a tranquil, park-like setting, the property offers a rare sense of privacy and serenity in the heart of the city. Whether envisioned as a remarkable renovation project or the ideal setting to build a dream home, the possibilities are truly endless. Positioned atop the street's natural topography, the property offers the unique potential for an integrated garage, adding an elevated level of luxury and functionality to any future design. Sweeping skyline views become part of the home's natural backdrop, while the seamless connection between the principal rooms and the lush gardens creates an exceptional indoor-outdoor living experience. Spanning three storeys with four bedrooms across the upper levels, the home is filled with natural light and generous living spaces, making this an incredibly rare opportunity to create something truly spectacular. Inclusions: All appliances currently on the property including: fridge, stove, dishwasher, washer, dryer. All electric light fixtures. All window coverings. Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED Ph: 416-925-9191					

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



146 Balmoral Ave Toronto Ontario M4V 1J4 Toronto C02 Yonge-St. Clair Toronto		Sold: \$3,305,000 List: \$3,395,000	
Taxes: \$17,057.45/2025		For: Sale	% Dif: 97
Sold Date: 01/08/2026			
SPIS: No	Last Status: SLD	DOM: 57	
Detached	Fronting On: N	Rms: 9 + 2	Bedrooms: 4 Washrooms: 4 1x2xMain, 1x3x2nd, 1x5x2nd, 1x2xBsmt
Link: N	Acreage: 30 x 112.5 Feet		
2 1/2 Storey	Irreg:		
Dir/Cross St: Avenue and Balmoral			
Directions: East on Balmoral from Avenue or West on Balmoral from Yonge			

MLS#: C12535790	PIN#: 211910164
Legal: LT 1 PL 1280 AVENUE HILL; CITY OF TORONTO	

Kitchens: 1 Fam Rm: Y Basement: Sep Entrance / Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1906 Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, School Exterior Feat: Privacy Interior Feat: Bar Fridge, Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Shed Survey Year: 1991 Survey Type: Available Spec Desig: Unknown
Hydro: Phone: Municipal		

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Located in the heart of Deer Park, 146 Balmoral Avenue is a rare blend of timeless sophistication and modern comfort. This detached four-bedroom residence was completely reimagined with exceptional craftsmanship, offering approximately 2,305 square feet above grade plus a finished lower level, for a total of 3,407 square feet of beautifully designed living space. The main floor flows through elegant formal rooms with statuario marble fireplaces and white oak hardwood floors, into a custom chef's kitchen featuring La Cornue, Thermador, and Miele appliances. Statuario marble counters pair beautifully with the clean-lined backsplash and bespoke cabinetry, creating a space that is both functional and refined. The adjoining family room is warm and inviting, with radiant-heated floors and French doors that open to a private, landscaped garden with a nearly maintenance-free turf, a children's play area with climbing wall, sandbox, and clubhouse, and a large garden shed surrounded by mature trees. Upstairs, the primary suite offers a wood-burning fireplace, dressing room, and spa-inspired ensuite, while French doors from the bedroom lead to a peaceful treetop terrace. A second bedroom and a five-piece main bath complete this level, with two additional bedrooms above. The lower level includes a recreation room, powder room, laundry, and storage. With legal front-pad parking, this home is steps to top schools, parks, transit, and Yonge Street amenities. Inclusions: Thermador refrigerator, Miele Dishwasher, Microwave, La Cornue gas range, Marvel beverage fridge, range hood, Clothes washer and dryer, tv and wall mount in basement, all bathroom mirrors, shelving unit in HVAC room in basement, all electric light fixtures, all window coverings, garbage bin storage shed on driveway, garden shed, concrete statues in backyard, awning in backyard, children's play structures in backyard including clubhouse with slide, climbing wall and sandbox. Listing Contracted With: ROYAL LEPAGE/J & D DIVISION Ph: 416-489-2121					

	3131 Balmoral Ave Toronto Ontario M4V 1J5 Toronto C02 Yonge-St. Clair Toronto Taxes: \$17,849/2025 Sold Date: 05/04/2026 SPIS: No Last Status: SLD DOM: 6		Sold: \$3,327,000 List: \$3,398,000 For: Sale % Dif: 98																				
	Detached Link: N 2 1/2 Storey		Fronting On: S Acreage: 25 x 125 Feet Irreg:		Rms: 7 + 2 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 1x5x2nd, 1x3x2nd, 1x3x3rd, 1x3xLower																		
	Dir/Cross St: Avenue Rd & St. Clair Ave W Directions: South of St. Clair Ave W & East of Avenue Rd																						
	MLS#: C13052936 Legal: PT LT 10-11 PL 1287 AVENUE HILL AS IN CA687875; CITY OF TORONTO																						
Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1907 Yr Built Source: MPAC Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower		Exterior: Brick Front / Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Place Of Worship, Public Transit, School Interior Feat: Built-In Oven, Garburator, Water Heater Owned Security Feat: Alarm System		Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown Hydro: Phone: Municipal Sewers																			
<table><tr><th>#</th><th>Room</th><th>Level</th><th>Length (ft)</th><th>Width (ft)</th><th>Description</th></tr><tr><td colspan="6">Client Remks: This architecturally designed 4+1 bedroom, 5-bathroom masterpiece sits in the heart of Yonge/St. Clair, offering a rare blend of modern sophistication and warm family comfort in one of Toronto's most coveted neighborhoods. Renovated entirely to the studs, the home showcases thoughtful design and exceptional finishes at every turn. The elegant main floor features a sleek contemporary kitchen that flows into a bright family room, where floor-to-ceiling views overlook a beautifully landscaped backyard complete with low-maintenance turf - an ideal backdrop for seamless indoor-outdoor entertaining. The second level is highlighted by a stunning primary suite, serving as a true urban sanctuary with its spa-inspired steam shower and an impressive, curved walk-around custom closet and dressing area. Versatility continues on the lower level, which boasts a separate entrance and a convenient kitchenette, making it the perfect layout for a nanny or guest suite. Outside, the lushly landscaped rear gardens offer multiple seating areas for relaxation, while the front provides a rare and highly coveted parking pad that comfortably accommodates up to four vehicles. Perfectly positioned within the prestigious Brown Public School district, 131 Balmoral offers the ultimate balance of neighborhood charm and city convenience. Residents are just steps away from serene local parks, convenient transit, boutique shopping, and some of the finest dining destinations the city has to offer. Inclusions: Monogram Induction Cooktop, Custom Falmec over the range exhaust hood, Jennair Integrated Refrigerator, Jennair Integrated Dishwasher, Miele Wall Oven, Miele Wall Microwave, Microwave in lower level recreation room, Danby Stand up freezer, Whirlpool bar fridge, LG front loading stacked Washer and Dryer, All custom made kitchen counter stools, All Wall mounted TVs & mounts, All Sonos sound bars, All Bathroom Mirrors, Most built in shelving, All Closet Organizers, Most Electric Light Fixtures, All Window Coverings, Hot Water Tank. See Detailed Feature Sheet attached for complete list</td></tr><tr><td colspan="6">Listing Contracted With: HARVEY KALLES REAL ESTATE LTD. Ph: 416-441-2888</td></tr></table>						#	Room	Level	Length (ft)	Width (ft)	Description	Client Remks: This architecturally designed 4+1 bedroom, 5-bathroom masterpiece sits in the heart of Yonge/St. Clair, offering a rare blend of modern sophistication and warm family comfort in one of Toronto's most coveted neighborhoods. Renovated entirely to the studs, the home showcases thoughtful design and exceptional finishes at every turn. The elegant main floor features a sleek contemporary kitchen that flows into a bright family room, where floor-to-ceiling views overlook a beautifully landscaped backyard complete with low-maintenance turf - an ideal backdrop for seamless indoor-outdoor entertaining. The second level is highlighted by a stunning primary suite, serving as a true urban sanctuary with its spa-inspired steam shower and an impressive, curved walk-around custom closet and dressing area. Versatility continues on the lower level, which boasts a separate entrance and a convenient kitchenette, making it the perfect layout for a nanny or guest suite. Outside, the lushly landscaped rear gardens offer multiple seating areas for relaxation, while the front provides a rare and highly coveted parking pad that comfortably accommodates up to four vehicles. Perfectly positioned within the prestigious Brown Public School district, 131 Balmoral offers the ultimate balance of neighborhood charm and city convenience. Residents are just steps away from serene local parks, convenient transit, boutique shopping, and some of the finest dining destinations the city has to offer. Inclusions: Monogram Induction Cooktop, Custom Falmec over the range exhaust hood, Jennair Integrated Refrigerator, Jennair Integrated Dishwasher, Miele Wall Oven, Miele Wall Microwave, Microwave in lower level recreation room, Danby Stand up freezer, Whirlpool bar fridge, LG front loading stacked Washer and Dryer, All custom made kitchen counter stools, All Wall mounted TVs & mounts, All Sonos sound bars, All Bathroom Mirrors, Most built in shelving, All Closet Organizers, Most Electric Light Fixtures, All Window Coverings, Hot Water Tank. See Detailed Feature Sheet attached for complete list						Listing Contracted With: HARVEY KALLES REAL ESTATE LTD. Ph: 416-441-2888					
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Listing Contracted With: HARVEY KALLES REAL ESTATE LTD. Ph: 416-441-2888																							



24 Oriole Rd Toronto Ontario M4V 2E8 Toronto C02 Yonge-St. Clair Toronto		Sold: \$3,850,000 List: \$4,250,000
Taxes: \$21,928.85/2025	For: Sale	% Dif: 91
Sold Date: 04/28/2026		
SPIS: No	Last Status: SLD	DOM: 50
Detached Link: N 2 1/2 Storey	Fronting On: W Acreage: 29.76 x 174.25 Feet Irreg:	Rms: 9 + 2 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 1x5x2nd, 1x3x2nd, 1x4x3rd, 1x3xBsmt
Dir/Cross St: Yonge and St. Clair Directions: Yonge and St.Clair		

MLS#: C12861472

PIN#: 211890215

Legal: Plan 890 Pt Lt 51 RP 66R2184 Part 1

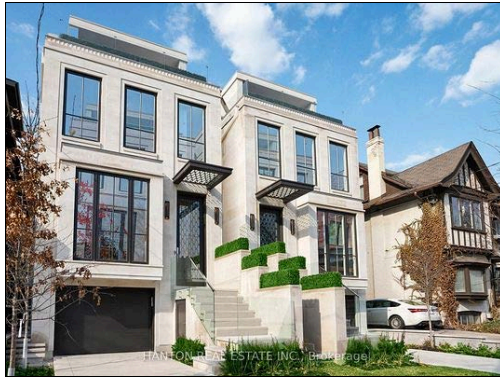
Kitchens: 1	Exterior: Brick / Stucco/Plaster	Zoning: Residential
Fam Rm: Y	Gar/Gar Spcs: Attached / 1	Cable TV: Yes Hydro: Yes
Basement: None	Drive: Private	Gas: Yes Phone: Yes
Fireplace/Stv: Y	Drive Park Spcs: 2	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 3	Water Supply Type:
A/C: Central Air	UFFI: No	Sewer: Sewers
Central Vac: Yes	Pool: None	Waterfront:
Apx Age: 16-30	Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove	Retirement:
Year Built: 2008	Exterior Feat: Lawn Sprinkler System, Deck, Porch Enclosed	Accessibility: Elevator
Apx Sqft: 3500-5000	Interior Feat: Bar Fridge, Built-In Oven, Central Vacuum	Feat:
Lot Shape: Rectangular		HST Applicable to: Not Subject to HST
Lot Size Source: GeoWarehouse		Sale Price:
Roof: Slate		Farm/Agr:
Foundation: Poured Concrete		Oth Struct:
Assessment: POTL:		Survey Type: Boundary Only
POTL Mo Fee:		Spec Desig: Unknown
Elevator: Yes		
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.08	x 14.93	Gas Fireplace	Pocket Doors	Double Doors
2	Dining	Main	13.29	x 12.14	Open Concept	Moulded Ceiling	Hardwood Floor
3	Kitchen	Main	17.55	x 8.86	Centre Island	Granite Counter	Stainless Steel Appl
4	Breakfast	Main	8.86	x 7.71	French Doors	W/O To Deck	Combined W/Kitchen
5	Family	Main	18.37	x 16.9	Open Concept	Gas Fireplace	Wet Bar
6	Prim Bdrm	2nd	23.29	x 18.37	5 Pc Ensuite	W/I Closet	His/Hers Closets
7	2nd Br	2nd	17.55	x 13.62	3 Pc Ensuite	W/I Closet	
8	3rd Br	3rd	19.03	x 16.4	4 Pc Ensuite	W/O To Terrace	B/I Bar
9	Den	3rd	23.13	x 8.2	Hardwood Floor	Closet	
10	Rec	Lower	24.77	x 12.63	W/O To Deck	Wet Bar	
11	4th Br	Lower	11.98	x 8.04			

Client Remks: Luxurious Midtown Property. A Detached 2 1/2-storey Georgian-style home with 4,960 sq ft of beautifully finished living space. Custom built in 2008, this exceptional property showcases soaring ceilings, expansive principal rooms, and an open-concept layout ideal for both everyday living and elegant entertaining. Situated on a premium 30 x 174 ft pool-sized lot, set back from the street for added privacy, this remarkable home is located north of St. Clair in prime Midtown Toronto, between Yonge Street and Avenue Road. This 4-bedroom, 5-bathroom residence has been extensively updated, including a stunning new kitchen (2025) featuring quartz counters and modern cabinetry. The main floor offers a private den, and an impressive open-concept dining room, kitchen, and family room. Three sets of double doors open from the great room to a spectacular west-facing terrace - perfect for seamless indoor-outdoor living. Gas fireplaces are located in both the living room and family room. The second floor features a luxurious primary retreat with abundant closet space and a spa-inspired 5-piece ensuite. A second bedroom on this level includes a walk-in closet and private 3-piece ensuite. The third floor offers a beautiful third bedroom suite with a 4-piece ensuite and sliding glass doors leading to a secluded west-facing terrace. A spacious den/storage area on this level presents the option for an additional bedroom. The bright, above-grade lower level boasts a large recreation room and a fourth (or fifth) bedroom. Three double doors lead to an expansive deck with stairs descending to a generous fenced backyard - ideal for family enjoyment and entertaining. Elevator access from the garage services all levels of the home, providing exceptional convenience. A long private driveway with side parking pad and garage offers ample parking options. Steps to fine restaurants, banks, subway, groceries, LCBO, and premier shopping.

Inclusions: Bosch 5 burner gas stove, Dacor oven, Dacor Microwave, GE Monogram side by side fridge, Bosch dishwasher, Maytag front loading washer and dryer, Danby bar fridges in primary bedroom and family room. , Sanyo bar fridge in third floor bedroom, Window blinds and remotes, All electric light fixtures, Remotes for gas fireplaces, Irrigation system (front and rear), Central Vacuum, Security system, 2 Furnaces, 2 Central air conditioners, Wall A/C unit on third floor.

Listing Contracted With: RE/MAX PRIME PROPERTIES - UNIQUE GROUP **Ph:** 416-928-6833



132B Balmoral Ave Toronto Ontario M4V 1J4 Toronto C02 Yonge-St. Clair Toronto Taxes: \$20,533.79/2025 Sold Date: 06/10/2026 SPIS: No Last Status: SLD DOM: 103			Sold: \$4,900,000 List: \$5,395,000 For: Sale % Dif: 91
Detached Link: N 3-Storey	Fronting On: N Acreage: 22.44 x 112.76 Feet Irreg:	Rms: 10 + 2 Bedrooms: 4 Washrooms: 4 1x2xMain, 1x3x2nd, 1x5x2nd, 1x5x3rd	Dir/Cross St: Yonge & St. Clair Directions: Just east of Avenue

MLS#: C12826186 **PIN#:** 211910333
Legal: Pt Lot 7 Pl 1280 Avenue Hill Part 1 Plan 66R31027

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air, Radiant / Gas A/C: Central Air Central Vac: No Apx Age: 0-5 Year Built: 2021 Yr Built Source: Builder Apx Sqft: 3000-3500 Lot Shape: Rectangular Roof: Membrane, Flat Foundation: Concrete Assessment: POTL: POTL Mo Fee: Elevator: Yes Laundry lev: Upper	Exterior: Brick / Stone Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, School Exterior Feat: Deck, Landscaped, Lawn Sprinkler System, Landscape Lighting, Patio, Privacy, Year Round Living Interior Feat: Carpet Free, Sump Pump, Storage, Bar Fridge Security Feat: Alarm System, Carbon Monoxide Detectors, Security System, Smoke Detector	Zoning: Cable TV: Yes Gas: Yes Phone: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N Accessibility: Elevator Feat: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Storage Survey Year: 2020 Survey Type: Available Spec Desig: Unknown
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Topography: Flat								
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Foyer	Main	7.09	x 5.97	Heated Floor	Double Closet		Closet Organizers
2	Dining	Main	18.08	x 10.5	Hardwood Floor	B/I Shelves		Electric Fireplace
3	Kitchen	Main	16.27	x 13.62	2 Pc Bath	Centre Island		Stainless Steel Appl
4	Breakfast	Main	16.27	x 13.62	Combined W/Kitchen	Hardwood Floor		Elevator
5	Great Rm	Main	22.74	x 16.73	Hardwood Floor	W/O To Patio		Gas Fireplace
6	Br	2nd	16.9	x 11.25	3 Pc Ensuite	Double Closet		Hardwood Floor
7	Br	2nd	10.4	x 10.01	Elevator	Large Closet		5 Pc Bath
8	Br	2nd	13.48	x 10.89	W/I Closet	Semi Ensuite		Large Window
9	Prim Bdrm	3rd	16.5	x 12.99	Elevator	W/I Closet		W/O To Terrace
10	Bathroom	3rd	16.9	x 14.76	5 Pc Ensuite	Heated Floor		Soaker
11	Rec	Lower	16.08	x 14.4	Elevator	Hardwood Floor		Combined W/Laundry
12	Mudroom	Lower	13.98	x 4.49	Heated Floor	Closet Organizers		Access To Garage

Client Remks: Let snow shovelling become a thing of the past, and immerse yourself in the satisfaction of knowing you've "arrived" at your forever home. Heated driveway and heated front steps are one of endless perks of this exquisite jewel, designed by an award-winning "starchitect". Completed in 2022, this is a modern masterpiece in one of Toronto's most exclusive neighbourhoods. It's been barely, yet lovingly lived-in, and is beautifully good-as-new. The curb-appeal of this 3,615 sq ft detached home is off-the-charts. Discover 4 expansive levels of designer living space, serviced by a Cambridge elevator, with no expense spared high-end finishes, and endless custom cabinetry storage throughout. A graceful foyer with 11 ft ceiling and heated flooring, gives way to a spectacular main living space. From the large dining room, with its own fireplace, to the Chef's Kitchen with custom coffee & appliance bar, built-in 48" Sub-Zero fridge, 36" Wolf gas range, Miele dishwasher and waterfall island, it's an entertainer's delight. The main floor then opens up to a full banquet and large great room with a gas fireplace and wall of glass that looks out to a luxurious and lush private outdoor paradise with 2 patios, custom landscaping with mood lighting, a gas-lined BBQ. The 2nd floor includes 3 bedrooms, 2 full bathrooms with heated floors, and a washer/dryer area. The thoughtful floor plan allows for plenty of customization for home office or any personal preferences or needs. But it's the primary retreat on the 3rd floor that's the pinnacle of perfection with a spa-like ensuite with custom stone and heated floors. If that wasn't enough, the bedroom opens up onto a roof-top terrace with gas fire pit and unobstructed views of the CN Tower and downtown Toronto's skyline. The lower level gives access to the garage and decadent pet-spa, another full laundry room with endless storage, and a spectacular family room (or ideal home gym) with a stunning 13 foot ceiling. The list goes on!

Inclusions: **Full laundry in lower level plus full laundry also on 2nd level** Sale includes: 48" built-in Sub-Zero fridge, 36" Wolf gas range with 6 burners, built-in Miele microwave oven, Miele dishwasher; stackable LG washer and dryer on 2nd floor; LG washer and dryer in lower level; 18" bar fridge in 3rd floor primary suite; bathroom vanity mirrors; boiler; 1 gas fireplace, 2 electric fireplaces, 1 outdoor gas fire pit; 2



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

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

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

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

Inclusions: See Schedule B

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