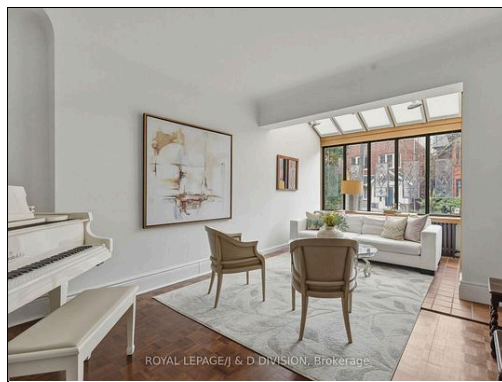
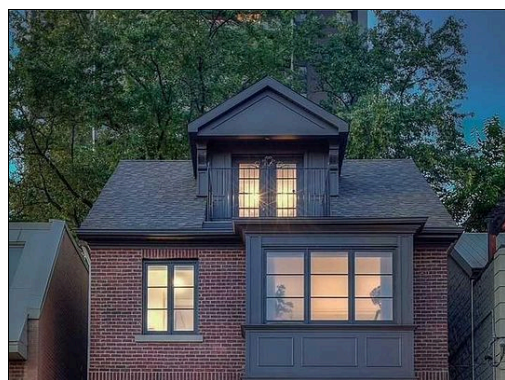


		18 Tranby Ave Toronto Ontario M5R 1N5 Toronto C02 Annex Toronto		Sold: \$2,019,600 List: \$1,998,000	
		Taxes: \$12,827.02/2025 Sold Date: 06/16/2026		For: Sale % Dif: 101	
		SPIS: No Last Status: SLD DOM: 7			
Detached Link: N 3-Storey		Fronting On: N Acreage: 25 x 77.95 Feet Irreg:		Rms: 7 Bedrooms: 4 Washrooms: 3 1x4x2nd, 1x3x3rd, 1x3xBsmt	
Dir/Cross St: Davenport & Avenue Road Directions: From Avenue and Davenport, head west to Bedford and south two streets to Tranby. Drive east to #18.					
MLS#: C13419846 Legal: PT LT 6 PL 742 CITY EAST AS IN CT80632; TORONTO , CITY OF TORONTO		PIN#: 212140201			
Kitchens: 1 Fam Rm: N Basement: Part Fin Fireplace/Stv: Y Heat: Water / Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev: Lower		Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Street Only Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Arts Centre, Fireplace/Stove, Hospital, Level, Public Transit, School Interior Feat: Storage, On Demand Water Heater		Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Year: 1957 Survey Type: Available Spec Desig: Heritage	
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	20.83	x 12.76	Combined W/Dining
2	Dining	Main	16.77	x 10.24	Combined W/Living
3	Kitchen	Main	12.66	x 9.51	Tile Floor
4	2nd Br	2nd	13.48	x 10.5	B/I Closet
5	3rd Br	2nd	16.83	x 8.43	Hardwood Floor
6	4th Br	2nd	11.32	x 12.83	Hardwood Floor
7	Prim Bdrm	3rd	20.18	x 13.42	3 Pc Ensuite
8	Laundry	Bsmt	8.92	x 6.92	Laundry Sink
9	Workshop	Bsmt	22.41	x 12.34	B/I Shelves
Client Remks: Perfectly positioned on a quiet, tree-lined street in the heart of the Annex - just steps to Yorkville - this exceptional fully detached 4-bed, 3-bath home blends timeless charm with light-filled, inviting living spaces. The open-concept main floor is designed for both everyday comfort and elegant entertaining, anchored by an expansive living and dining area. The extended living room showcases soaring ceilings, graceful archways, and a front wall of surround windows and skylights that flood the home with natural light. The spacious dining area easily accommodates large gatherings and opens via French doors to a beautiful backyard - once featured in Toronto Life. The thoughtfully updated kitchen offers classic shaker cabinetry, a soft marble backsplash, premium stainless-steel appliances, and a sleek prep counter for effortless cleanup. A secondary bar sink and abundant cabinetry add functionality, while a wide bump-out window frames serene views of the backyard. Upstairs, the second level offers 3 versatile rooms and a stylish main bath which serves as an ensuite to the main. A stunning library/family room features custom built-ins, triple closets, and a bay window with integrated storage. Additional rooms provide flexibility for bedrooms, office space, or a nursery, each with hardwood floors, large windows, and custom storage. The chic bathroom includes a jacuzzi soaker tub, designer tile, and marble vanity. The third floor forms a private gabled retreat with 2 additional rooms currently configured as a bedroom and dressing room with 4 pc ensuite bath. Outside, the fully fenced backyard is a private urban oasis with a shaded pergola filled with summer Hydrangeas and a patio - perfect for summer entertaining. Located within the coveted Jesse Ketchum school district and moments to Yorkville shopping, the ROM, Manulife Centre, Eataly, Bloor Street, and subway access, this rare Annex offering delivers sophisticated city living with the tranquility of a secluded street.					
Inclusions: Miele Dishwasher, Wolf Gas Range, Fisher and Paykel Refrigerator, Miele Stackable Washer / Dryer, LG Upright Fridge / Freezer (basement), BBQ (in as-is condition), Tankless Hot Water System, All Heating and Cooling Equipment, All Electric Light Fixtures, Existing Window Coverings.					
Listing Contracted With: ROYAL LEPAGE/J & D DIVISION Ph: 416-489-2121					



106 Belmont St			Sold: \$2,908,000
Toronto Ontario M5R 1P8			List: \$3,088,000
Toronto C02 Annex Toronto			
Taxes: \$14,177/2025		For: Sale	% Dif: 94
Sold Date: 03/03/2026			
SPIS: No	Last Status: SLD	DOM: 78	
Detached	Fronting On: N	Rms: 7 + 1	
Link: N	Acreage:	Bedrooms: 3 + 1	
3-Storey	25 x 80 Feet	Washrooms: 3	
	Irreg:	1x5x2nd, 1x3x3rd, 1x3xLower	
Dir/Cross St: Davenport & Bay Directions: Davenport & Bay			

MLS#: C12635164 **PIN#:** 211940427

Legal: Plan 130 Pt Lot 6

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Built-In / 1	Cable TV:
Basement: Fin W/O	Drive: Private	Gas:
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:	Prop Feat: Fireplace/Stove	Retirement:
Apx Sqft: 2500-3000	Interior Feat: Other	HST Applicable to Included In
Roof: Not Applicable		Sale Price:
Foundation: Not Applicable		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: Unknown
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.76	x 12.8	Hardwood Floor	Open Concept	Fireplace
2	Dining	Main	16.67	x 9.25	Hardwood Floor	Open Concept	B/I Shelves
3	Kitchen	Main	19.85	x 10.93	Hardwood Floor	Centre Island	W/O To Deck
4	Prim Bdrm	2nd	16.01	x 13.25	Hardwood Floor	5 Pc Bath	W/I Closet
5	2nd Br	2nd	11.52	x 10.66	Hardwood Floor	5 Pc Bath	W/O To Balcony
6	3rd Br	3rd	16.01	x 14.83	Hardwood Floor	3 Pc Ensuite	W/O To Balcony
7	Family	Lower	14.01	x 9.32	Hardwood Floor	3 Pc Bath	W/O To Garden

Client Remks: Immaculate Detached Residence Situated - Walking Distance to Yorkville & Ramsden Park W/Garage & Parking! A Stunning & Contemporary Renovation By Etherington Designs; Over 800K + Spend On Finest Of Contemporary Finishes; Custom Kit Cabinetry W/Satin Nickel Hardware, Herring Bone Flrs, Master Millwork & Chic Custom Lighting & Fixtures Thru-Out 3+1 Br, 3 Bath, Open Concept Main Flr Lr W/F/P, Decadent Dr & Gourmet Chefs Kit. W/Breakfast Island.

Inclusions: Mbr & Exquisite Ens&Sitting Area Or 2nd Br&Top Flr Features Ens W/French Drs Onto South Facing Balcony. Main Flor W/O To Deck, Rear Garden&Prof Landscaped Urban Backyard Oasis. For Those Who Want Ultimate Luxury, This Home Checks All The Boxes. All Existing Window Coverings, All Existing Appliances, All Existing Light Fixtures.

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



16 Tranby Ave Toronto Ontario M5R 1N5 Toronto C02 Annex Toronto		Sold: \$3,575,000 List: \$3,450,000	
Taxes: \$15,610/2025		For: Sale	% Dif: 103
Sold Date: 07/01/2026			
SPIS: No	Last Status: SLD	DOM: 7	
Detached	Fronting On: N	Rms: 11	
Link: N	Acreage:	Bedrooms: 4	
3-Storey	25 x 78 Feet	Washrooms: 5	
	Irreg:	1x2xMain, 1x3x2nd, 1x4x2nd, 1x5x3rd, 1x3xLower	
Dir/Cross St: Davenport/Avenue Rd Directions: South of Davenport, East of Avenue Rd			

MLS#: C13484150 **PIN#:** 212140200
Legal: PT LT 6 PL 742 CITY EAST AS IN CA749533; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 0-5 Year Built: 1904 Yr Built Source: MPAC Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Metal, Membrane Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: No Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit, School Interior Feat: Bar Fridge, Carpet Free, ERV/HRV, Floor Drain, On Demand Water Heater, Storage Security Feat: Alarm System, Carbon Monoxide Detectors, Security System	Zoning: Cable TV: A Gas: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Other
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	52.17	x 42.65	Hardwood Floor	Gas Fireplace	B/I Shelves
2	Dining	Main	52.17	x 34.12	Hardwood Floor	Pot Lights	B/I Closet
3	Kitchen	Main	56.1	x 45.28	Hardwood Floor	Centre Island	B/I Appliances
4	2nd Br	2nd	47.57	x 41.67	Hardwood Floor	3 Pc Ensuite	W/O To Balcony
5	3rd Br	2nd	34.78	x 31.17	Hardwood Floor	Large Window	B/I Closet
6	4th Br	2nd	32.81	x 29.89	Hardwood Floor	Pot Lights	B/I Closet
7	Prim Bdrm	3rd	84.32	x 49.54	Hardwood Floor	W/I Closet	5 Pc Ensuite
8	Rec	Lower	69.88	x 46.26	Hardwood Floor	Gas Fireplace	Wet Bar
9	Exercise	Lower	41.67	x 38.06	Hardwood Floor	Pot Lights	4 Pc Bath

Client Remks: Set on the iconic Tranby Avenue, 16 Tranby is more than a home - it is a statement. Masterfully rebuilt from the ground up and completed in 2026, this extraordinary three-storey detached residence delivers over 3,500 sq ft of flawlessly curated living space across four levels, where every detail has been obsessed over and nothing has been left to chance. A breathtaking fusion of Victorian soul and bold contemporary design; classic red brick dramatically juxtaposed against matte black cladding and soaring floor-to-ceiling black-framed windows that bathe every room in extraordinary natural light. This is a home that stops you in your tracks. Inside, the finest materials and craftsmanship converge effortlessly. White oak herringbone engineered hardwood floors, designer Lutron lighting, and a showstopping chef's kitchen anchored by a La Cornue range and an oversized island crowned in Gloria White Quartzite. The underpinned lower level offers exceptional additional living space, while the crown jewel, an entire third floor surrendered entirely to the primary suite, is nothing short of breathtaking, with soaring 10-foot ceilings and finishes that rival the world's finest residences. Four bedrooms and five bathrooms, heated floors throughout - including a hydronic system on the lower level, a Generac generator, all stone hand selected from Cava Surfaces, two laundry rooms, extraordinary storage, a walkout covered deck, an oversized second-floor balcony, a fully private fenced rear garden, and available parking. Steps to the world-class boutiques, restaurants, and the culture of Yorkville; this is refined Toronto living at its absolute finest.

Inclusions: As per Schedule B

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



63 Pears Ave Toronto Ontario M5R 1S9 Toronto C02 Annex Toronto Taxes: \$24,756.68/2025 Sold Date: 06/09/2026 SPIS: No Last Status: SLD DOM: 36			Sold: \$6,300,500 List: \$6,495,000 For: Sale % Dif: 97
Detached Link: N 3-Storey	Fronting On: S Acreage: 25 x 105.5 Feet Irreg:	Rms: 15 Bedrooms: 3 + 1 Washrooms: 5 1x2xMain, 1x3x2nd, 1x4x2nd, 1x5x3rd, 1x3xLower	Dir/Cross St: Avenue Rd / Davenport Rd Directions: Via Google Maps

MLS#: C13081436 **PIN#:** 211940358

Legal: See Schedule B

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: 0-5 Year Built: 2025 Apx Sqft: 3500-5000 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Flat Foundation: Concrete, Poured Concrete Assessment: POTL: POTL Mo Fee: Elevator: Yes Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, School Exterior Feat: Deck, Landscaped, Patio, Privacy Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Accessibility: Elevator Feat: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Other
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	11.52	x 7.51	B/I Closet	2 Pc Bath	Tile Floor
2	Living	Main	20.34	x 16.24	Window Flr to Ceil	Gas Fireplace	W/O To Garage
3	Dining	Main	13.85	x 9.84	Picture Window	Led Lighting	Hardwood Floor
4	Kitchen	Main	23.75	x 14.67	Centre Island	B/I Appliances	Breakfast Bar
5	Family	2nd	14.24	x 14.17	O/Looks Living	B/I Shelves	Hardwood Floor
6	2nd Br	2nd	10.6	x 10.17	Closet	3 Pc Ensuite	O/Looks Park
7	3rd Br	2nd	9.84	x 9.15	Closet	3 Pc Ensuite	O/Looks Park
8	Prim Bdrm	3rd	19.32	x 16.57	Fireplace	5 Pc Ensuite	W/I Closet
9	Rec	Lower	20.73	x 16.01	Walk-Out	Led Lighting	Elevator
10	Games	Lower	16.24	x 14.24	B/I Bar	Marble Counter	Hardwood Floor
11	Br	Lower	12.6	x 9.25	B/I Closet	3 Pc Bath	Hardwood Floor
12	Other	Upper	48	x 19.98	O/Looks Park	Built-In Speakers	Elevator

Client Remks: Set on the dividing line of Yorkville and Rosedale, 63 Pears is a remarkable custom home that offers a unique proposition to the Toronto marketplace as it is one of a dwindling number of luxury residences in the central core with protected views into greenspace. Completed in 2025, this truly spectacular home offers 3,562 square feet of above-grade living, complemented by a fully finished lower level and a private gym beneath the detached garage. A central elevator connects all floors, including the rooftop terrace, providing seamless accessibility and the opportunity to age in-place. The foyer dazzles at first glance with heated terrazzo flooring, while a full wall of rift-cut white oak millwork frames two large double closets, while the dining room offers endless park views through the floor-to-ceiling glass window and features a custom wine display for over 200 bottles. At the centre of this home, the kitchen is anchored by a dramatic ten-foot island wrapped in Calacatta viola rose marble, including its drawer fronts, while custom rift-cut white oak cabinetry lines the perimeter. The living room unfolds beneath soaring 19-foot ceilings and a striking wall of south-facing glass. A gas fireplace acts as a form of art with a custom surround that expands to the ceiling while the oversized sliding doors connect to the private landscaped gardens, the detached garage and a fully finished and heated gym! On the second floor, a sunlit south-facing library overlooks the cascading living room, while two bedroom suites each hold individual marble-clad ensuites and personalized closet systems. The third floor is dedicated entirely to the primary suite, with a marble-clad ensuite and an incredible dressing room with a centre island and south-facing walk-out. On the roof, an unbelievable terrace awards an oasis of privacy and an exciting entertaining space overlooking the park, all connected via the elevator. Beneath the garage, a home gym/studio is heated for year-round use!

Inclusions: See Schedule B

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