



182 Duplex Ave Toronto Ontario M5P 2A9 Toronto C03 Yonge-Eglinton Toronto Taxes: \$10,361.15/2025 Sold Date: 03/02/2026 SPIS: No Last Status: SLD DOM: 10			Sold: \$1,850,000 List: \$1,799,000 For: Sale % Dif: 103
Detached Link: N 2-Storey	Fronting On: W Acreage: 30 x 133.5 Feet Irreg:	Rms: 8 + 2 Bedrooms: 4 + 1 Washrooms: 3 1x2xMain, 1x4xUpper, 1x4xLower	Dir/Cross St: Yonge & Eglinton Directions: Please, follow you GPS

MLS#: C12805956 **PIN#:** 211720119
Legal: PLAN 599E LOT 168

Kitchens: 1 Fam Rm: Y Basement: Sep Entrance / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, 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: Garden Shed Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	7.09	x 6	Double Doors	Window	Closet
2	Family	Main	23.16	x 12.66	Hardwood Floor	Fireplace	Bay Window
3	Dining	Main	13.16	x 10.83	Hardwood Floor	Open Concept	Stained Glass
4	Kitchen	Main	20.34	x 12.8	Hardwood Floor	Renovated	Stainless Steel Appl
5	Living	Main	18.57	x 12.24	Hardwood Floor	Open Concept	W/O To Yard
6	Prim Bdrm	2nd	13.32	x 9.91	Hardwood Floor	Double Closet	O/Looks Garden
7	2nd Br	2nd	9.09	x 8.66	Hardwood Floor	Window	O/Looks Garden
8	3rd Br	2nd	11.68	x 9.09	Hardwood Floor	Window	O/Looks Frontyard
9	4th Br	2nd	12.6	x 9.71	Hardwood Floor	Window	O/Looks Frontyard
10	Rec	Lower	11.91	x 10.6	Window	4 Pc Bath	W/I Closet
11	Laundry	Lower	9.68	x 7.25	Open Concept	Side Door	Walk-Up

Client Remks: Move in immediately. Known for its excellent transit connections, thriving business cores, and a wealth of top schools, Yonge & Eg neighbourhood successfully blends historical European settlements with modern city developments. Rarely available, 182 Duplex Ave offers a tastefully renovated four(4)-bedroom turn-key home. 3 updated bathrooms, with private driveway up to Three (3) parking spots. Valuable list of refinements incl 2018 Roof, water tank (owned), Lennox Air Conditioner, Forced-air system with Coleman furnace and humidifier. Contemporary gourmet kitchen compasses premium appliances, stone countertops, central island, and spacious breakfast area. Elegant family room pleasantly accommodates a grand piano and cozy sectional sofas next to fireplace. Illuminated chandeliers & numerous pot-lights enhance a bright living. Abundant natural light generated by skylight, large windows, and glass walkout. A newer double door opens up the back, inviting scenic nature inside. Immaculate indoor outdoor transition extends to an entertainer's dream garden. Impressive backyard space boasts a generous depth of greenery, perfect for relaxation and hosting. Professional landscaping, enormous terrace, privacy fence, included garden shed, beautiful mature trees, and perennial flower beds. Exterior architecture features a stated brick facade and a separate entrance to the south yard and exclusive driveway. Area esteemed schools incl Treetop, Sanazy's, Oriole Park Junior, North Toronto CI, Havergal, Branksome Hall, BSS, St Clement's, St Michael's, York School, and Upper Canada College. Enjoy 100 walk-score. TTC subway, Crosstown LRT, upscale office towers, Yonge & Eglinton Ctr, boutique shoppings, fine dinings, trendy cafe / bars, cinemas & bookstores, trendy parks, and vibrant nightlife, are all at doorstep. Welcome to this urban sanctuary, where comfortable luxury meets perfect proximity to everything a growing family needs.

Inclusions: All existing electrical and mechanical equipments, all appliances, lighting fixtures, window coverings, garden shed and keys.

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

	30 Chaplin Cres Toronto Ontario M5P 1A1 Toronto C03 Yonge-Eglinton Toronto Taxes: \$11,225.76/2026 Sold Date: 06/23/2026 SPIS: No Last Status: SLD DOM: 8		Sold: \$1,900,000 List: \$1,995,000 For: Sale % Dif: 95			
	Detached Link: N 2 1/2 Storey		Fronting On: N Acreage: 40 x 106 Feet Irreg: 1x2xMain, 1x5x2nd, 1x3x3rd			
	Dir/Cross St: Yonge & Davisville Directions: Yonge & Davisville					
MLS#: C13447938 Legal: LT 80 PL 489E TORONTO; S/T EXECUTION 99-008072, IF ENFORCEABLE; CITY OF TORONTO						
Kitchens: 1 Fam Rm: Y Basement: Unfinished Fireplace/Stv: Y Heat: Water / Gas A/C: Wall Unit Central Vac: No Apx Age: Year Built: 1926 Yr Built Source: MPAC Apx Sqft: 2500-3000 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle, Flat Foundation: Stone, Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower		Exterior: Brick / Metal/Side Gar/Gar Spcs: Attached / 1 Drive: Private Double Drive Park Spcs: 5 Tot Prk Spcs: 6 UFFI: No Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, Rec Centre Interior Feat: Auto Garage Door Remote, Floor Drain, Sump Pump, Water Heater Security Feat: Alarm System, Carbon Monoxide Detectors, Monitored, Smoke Detector		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: Municipal Phone: Municipal Sewers N Hot Water Tank-Gas Included In None Unknown				
Topography: Flat						
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Mudroom	Main	10.24	x 9.84	Ceramic Floor	
2	Foyer	Main	11.09	x 9.68	Hardwood Floor	Closet Organizers
3	Living	Main	17.26	x 15.09	Hardwood Floor	Gas Fireplace South View
4	Dining	Main	13.85	x 12.83	Hardwood Floor	B/I Shelves
5	Kitchen	Main	14.07	x 9.42	Ceramic Floor	Hollywood Kitchen Open Concept
6	Family	Main	14.01	x 8.92	Open Concept	W/O To Deck W/O To Garage
7	2nd Br	2nd	10.01	x 9.74	Hardwood Floor	Closet South View
8	3rd Br	2nd	15.16	x 12.99	Hardwood Floor	B/I Closet Closet
9	4th Br	2nd	14.17	x 10.43	Hardwood Floor	Closet O/Looks Backyard
10	Prim Bdrm	3rd	17.26	x 10.66	Broadloom	3 Pc Ensuite W/I Closet
11	Laundry	Lower	28.9	x 26.67	Concrete Floor	
Client Remks: For over 40 years, this has been a cherished safe haven for this family; It now awaits yours! Ideally situated on a prime 40-foot wide lot, this stately, near-century detached home offers an extraordinary entry point into one of Toronto's most coveted neighbourhoods. Perfectly positioned just a 2-minute stroll to Davisville Station and the vibrant shopping and dining of Yonge Street, 30 Chaplin Crescent represents a rare "sweet spot" for families: a mechanically sound, spacious residence that can be enjoyed "as-is" today while offering incredible potential for future customization. The heavy lifting has been meticulously managed with extensive high-ticket upgrades, including a complete roof overhaul (2024), total interior plumbing and waste line replacement (2018), and fully redone electrical wiring. Advanced flood protection with a back-water valve and battery-backup sump pump provides total peace of mind. The 2,569 sq. ft. floor plan (above grade) is designed for modern family life. It features an expansive, bright mudroom with upgraded ceramic tiling-the ultimate transition zone for seasonal gear. The main level boasts a grand foyer with original wood paneling, a sun-filled living room with a stone-accented fireplace, and a family room with sliding doors to a lush backyard retreat. Brazilian Cherry hardwood floors run throughout the principal spaces. The second and third floors host four well-proportioned bedrooms and spa-like, professionally renovated bathrooms (2015). The 3rd-floor primary suite offers a private escape with a dedicated ensuite. The exterior features a rare double-wide private driveway, allowing side-by-side parking for multiple vehicles without the need to shuffle cars. An unfinished 934 sq. ft. basement with good ceiling height awaits your custom touch. Move in and enjoy the warmth of this home immediately while you plan your dream kitchen and personalized updates! Welcome Home! Inclusions: Frigidaire built-in oven, Bosch cooktop, Miele dishwasher, LG side-by-side fridge, LG Washer and Dryer, All window coverings, All attached light fixtures. Basement fridge and freezer						
Listing Contracted With: ROYAL LEPAGE/J & D DIVISION Ph: 416-489-2121						



25 Maxwell Ave Toronto Ontario M5P 2B4 Toronto C03 Yonge-Eglinton Toronto Taxes: \$10,255.58/2025 Sold Date: 07/03/2026 SPIS: No Last Status: SLD DOM: 102			Sold: \$1,975,000 List: \$1,999,900 For: Sale % Dif: 99
Detached Link: N 2 1/2 Storey	Fronting On: E Acreage: 32 x 100 Feet Irreg:	Rms: 10 + 2 Bedrooms: 4 + 2 Washrooms: 3 1x3xMain, 1x4x2nd, 1x4xBsmt	
Dir/Cross St: Prime Chaplin Estates - Yonge/Eglinton Directions: South of Eglinton on Maxwell Ave			

MLS#: C12908394 **PIN#:** 211720087
Legal: Part Lot 347-348 Plan 599E Toronto As In EN99039; City of Toronto

Kitchens: 1 + 1 Fam Rm: Y Basement: Full Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: Year Built: 1927 Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Block, Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School Interior Feat: Carpet Free, In-Law Capability, In-Law Suite, Sump Pump, 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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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	13.09	x 7.15	Hardwood Floor	Closet	Stained Glass
2	Powder Rm	Main	0	0	3 Pc Bath	Pedestal Sink	
3	Living	Main	15.91	x 12.83	Fireplace	Large Window	Hardwood Floor
4	Dining	Main	14.01	x 11.58	Hardwood Floor	O/Looks Family	Stained Glass
5	Family	Main	19	x 14.07	Fireplace	Picture Window	O/Looks Backyard
6	Prim Bdrm	2nd	20.01	x 14.07	O/Looks Backyard	Hardwood Floor	Large Closet
7	2nd Br	2nd	14.4	x 9.84	Hardwood Floor	Closet	Window
8	3rd Br	2nd	13.09	x 10.17	Large Window	Hardwood Floor	Closet
9	4th Br	2nd	9.91	x 9.68	Large Window	Hardwood Floor	Closet
10	Loft	3rd	25.33	x 9.74	W/O To Terrace	Skylight	
11	5th Br	Bsmt	10.83	x 8.83	Window	Closet	
12	Rec	Bsmt	18.41	x 13.48	Fireplace	Above Grade Window	Large Window

Client Remks: Welcome home to 25 Maxwell Avenue, a handsome red brick detached home located in prime Chaplin Estates featuring 4+2 bedrooms, 3 bathrooms and set on a wide 32-foot frontage that includes a private driveway, this home offers wonderful potential for family living in the heart of the city. Large principal rooms include a spacious living room & dining room plus a family room at the rear of the home that forms part of a full 3-storey all brick addition. Upstairs, you'll find 3 well-proportioned bedrooms, a 4-piece family bathroom and a 3rd floor loft with a walkout to a rooftop terrace with city views. The lower level includes above average 8-foot ceiling height and includes a large recreation room, fifth bedroom, additional 4-piece bathroom and a sizeable laundry/utility room. With plenty of improvements throughout the home including many newer windows, recently upgraded air conditioning, 3 fireplaces and the existing addition, this home offers the perfect opportunity for a family looking for a property to renovate or those who love the neighbourhood setting and location but are not ready to renovate right away. Located steps from the hustle and bustle of Yonge & Eglinton yet quietly tucked away in the heart of this wonderful community, this home truly offers the best that midtown has to offer including access to some of the best public and private schools, easy and walkable access to transit (including the new LRT), shopping, dining and entertainment not to mention the community centre and park (including large playground with wading pool) that are also just a short walk away. Offers anytime.

Inclusions: See Schedule B.
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED **Ph:** 416-925-9191



95 Highbourne Rd Toronto Ontario M5P 2J5 Toronto C03 Yonge-Eglinton Toronto Taxes: \$12,163.42/2026 Sold Date: 03/28/2026 SPIS: No Last Status: SLD DOM: 5			Sold: \$2,250,000 List: \$2,295,000 For: Sale % Dif: 98
Detached Link: N 2-Storey	Fronting On: E Acreage: 39.5 x 129.58 Feet Irreg:	Rms: 8 Bedrooms: 4 Washrooms: 2 1x2xMain, 1x4x2nd	Dir/Cross St: Avenue Road & Chaplin Crescent Directions: East of Avenue & North of Chaplin

MLS#: C12911866 **PIN#:** 211810160
Legal: PT LT 106-107 PL 569E TORONTO AS IN CT388224; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished / Full Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: 51-99 Year Built: 1927 Yr Built Source: MPAC Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School Interior Feat: Carpet Free	Zoning: Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: Hot Water Tank-Gas HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown	Hydro: Yes Phone: Yes
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	12.76	x 10.66	Window	W/O To Deck	O/Looks Backyard
2	Dining	Main	16.17	x 12.07	O/Looks Living	O/Looks Backyard	Hardwood Floor
3	Living	Main	18.34	x 13.32	Fireplace	O/Looks Dining	Hardwood Floor
4	Den	Main	9.74	x 8.33	Large Window	O/Looks Backyard	Hardwood Floor
5	Prim Bdrm	2nd	15.32	x 12.99	Large Closet	Large Window	Hardwood Floor
6	2nd Br	2nd	12.76	x 12.07	Closet	Large Window	Hardwood Floor
7	3rd Br	2nd	9.51	x 9.42	Closet	Large Window	Hardwood Floor
8	4th Br	2nd	11.84	x 10.33	Closet	Large Window	Hardwood Floor
9	Utility	Lower	27.66	x 26.57			
10	Laundry	Lower	9.91	x 8.5			

Client Remks: Offered for the first time in 47 years, 95 Highbourne Road presents a truly rare opportunity in the heart of Chaplin Estates. Situated on one of the neighbourhood's most desirable, quiet, tree-lined streets, this classic detached home sits among beautifully maintained residences on larger lots in a setting defined by low traffic and midtown Toronto charm. Set on a 39.5 x 130 ft lot, the home showcases its original character through spacious principal rooms and timeless architectural details. The living room, centred around a wood-burning fireplace, is enhanced by a large bow window that fills the space with natural light and flows seamlessly into the dining room, ideal for both everyday living and entertaining. At the rear, the kitchen and adjoining sitting room open directly to a quiet and private garden, creating a natural extension of the living space and a tranquil backdrop for outdoor living. A main floor powder room adds convenience. Upstairs, four well-sized bedrooms and a full family bathroom provide comfortable accommodation for growing families. Perfectly positioned just moments from Yonge & Eglinton, this location offers exceptional access to the subway and the new Eglinton LRT, along with an array of neighbourhood shops, cafes, and restaurants (Little Sister and Oretta!). Steps to Oriole Park and the Kay Gardner Beltline Trail, along with access to some of Toronto's most respected schools (UCC, BSS, Oriole Park JPS, Hodgson MS and North Toronto CI), further enhance the appeal. Whether reimagined, renovated or rebuilt, this is a remarkable opportunity to create a lasting home in one of midtown Toronto's most established and coveted communities.

Inclusions: Existing fridge, gas stove, dishwasher, washer, dryer, light fixtures. All in 'as is' condition.

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



113 Eastbourne Ave		Sold: \$2,420,000	
Toronto Ontario M5P 2G4		List: \$2,500,000	
Toronto C03 Yonge-Eglinton Toronto			
Taxes: \$11,899/2025		For: Sale	% Dif: 97
Sold Date: 04/14/2026			
SPIS: No	Last Status: SLD	DOM: 12	
Detached	Fronting On: E	Rms: 7 + 1	
Link: N	Acreage:	Bedrooms: 3	
2-Storey	30 x 130.75 Feet	Washrooms: 3	
	Irreg:	1x2xMain, 1x5x2nd, 1x3xLower	
Dir/Cross St: Yonge & Eglinton Directions: Yonge & Eglinton			

MLS#: C12953538 **PIN#:** 211730195

Legal: Lt 96 Pl 599E Toronto; City Of Toronto

Kitchens: 1	Exterior: Brick	Zoning: Residential
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished / Sep Entrance	Drive: Private	Hydro:
Fireplace/Stv: Y	Drive Park Spcs: 1	Gas: Municipal
Heat: Water / Gas	Tot Prk Spcs: 1	Water:
A/C: Central Air	UFFI:	Water Supply Type:
Central Vac: No	Pool: None	Sewer: Sewers
Apx Age:	Prop Feat: Family Room,	Waterfront:
Apx Sqft: 1500-2000	Fireplace/Stove, Park, Place Of Worship,	Retirement:
Roof: Shingles	Public Transit, Rec Centre, School	HST Applicable to Not Subject to HST
Foundation: Concrete	Interior Feat: Water Heater Owned	Sale Price:
Assessment: POTL:		Farm/Agr:
POTL Mo Fee:		Oth Struct: Garden Shed
Laundry lev: Lower		Survey Type: None
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.43	x 17.59	Hardwood Floor	Fireplace	French Doors
2	Dining	Main	11.45	x 14.27	Hardwood Floor	Wainscoting	Stained Glass
3	Kitchen	Main	12.11	x 18.73	Hardwood Floor	Centre Island	Pot Lights
4	Family	Main	11.09	x 11.45	Hardwood Floor	W/O To Deck	Pot Lights
5	Prim Bdrm	2nd	9.55	x 14.01	Hardwood Floor	W/I Closet	Picture Window
6	2nd Br	2nd	9.84	x 13.85	Hardwood Floor	Closet	Picture Window
7	3rd Br	2nd	9.91	x 13.32	Hardwood Floor	Closet	Picture Window
8	Rec	Lower	10.56	x 15.26	Broadloom	Pot Lights	Above Grade Window
9	Laundry	Lower	8.2	x 14.27	Laundry Sink	Above Grade Window	Tile Floor

Client Remks: Great Opportunity in Chaplin Estates! This well-maintained, updated home features a beautiful main-floor addition with spacious living/dining areas, an open-concept kitchen with large island, and a family area with walkout to a large deck and tiered backyard. Upstairs offers a renovated oversized bathroom, a primary bedroom with walk-in closet, and two additional bedrooms. Basement includes a large rec room with separate entrance and a spacious laundry room. Thoughtfully upgraded throughout, featuring newly installed luxury light fixtures, a Tesla EV charger, and a brand-new owned tankless gas water heater. Located in a highly sought-after neighbourhood, just steps to Yonge & Eglinton, Oriole Park JPS, top-rated schools, subway, shopping, and more!

Inclusions: Kitchenaid Fridge/Freezer, Miele Dishwasher, Kitchenaid Cooktop, Kitchenaid Exhaust Fan, Panasonic Microwave, All Window Coverings, All Electrical Light Fixtures, Washer, Dryer.

Listing Contracted With: RIGHT AT HOME REALTY **Ph:** 416-391-3232



29 Anderson Ave			Sold: \$2,836,000		
Toronto Ontario M5P 1H5			List: \$2,649,000		
Toronto C03 Yonge-Eglinton Toronto					
Taxes: \$12,917.51/2025			For: Sale		% Dif: 107
Sold Date: 04/27/2026					
SPIS: Yes		Last Status: SLD		DOM: 0	
Detached		Fronting On: S		Rms: 7 + 2	
Link: N		Acreage:		Bedrooms: 3 + 1	
2-Storey		30 x 100 Feet		Washrooms: 4	
		Irreg:		1x2xMain, 1x5x2nd, 1x5x2nd,	
				1x3xLower	
Dir/Cross St: Eglinton and Yonge Directions: East of Avenue Rd.					

MLS#: C13048194		PIN#: 211730034	
Assignment: No		Fractional Ownership: No	
Legal: LT 133 PL 599E TORONTO S/T & T/W CT689147; CITY OF TORONTO		Vacant Land Condo: No	
Kitchens: 1		Exterior: Brick / Brick Veneer	
Fam Rm: N		Gar/Gar Spcs: None / 0	
Basement: Finished / Sep Entrance		Drive: Front Yard Parking	
Fireplace/Stv: Y		Drive Park Spcs: 1	
Heat: Forced Air / Gas		Tot Prk Spcs: 1	
A/C: Central Air		UFFI:	
Central Vac: Yes		Pool: None	
Apx Age: 100+		Prop Feat: Central Vacuum, Fenced	
Apx Sqft: 1500-2000		Yard, Fireplace/Stove, Park, Place Of	
Roof: Asphalt Shingle		Worship, Public Transit, Rec Centre,	
Foundation: Concrete Block, Poured Concrete		School	
Assessment: POTL: N		Exterior Feat: Awnings, Privacy, Year	
POTL Mo Fee:		Round Living	
Laundry lev: Lower		Interior Feat: Bar Fridge, Carpet Free,	
		Central Vacuum, Sump Pump, Water	
		Heater Owned	
		Security Feat: Security System	
		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:	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	6.69	x 7.09	Hardwood Floor
2	Living	Main	13.71	x 17.39	Hardwood Floor
3	Dining	Main	13.09	x 8.6	Combined W/Kitchen
4	Kitchen	Main	11.52	x 13.09	Coffered Ceiling
5	Office	Main	8.2	x 8.69	Hardwood Floor
6	Prim Bdrm	2nd	21.49	x 11.61	Hardwood Floor
7	Bathroom	2nd	13.39	x 7.61	Double Sink
8	2nd Br	2nd	11.61	x 10.3	Hardwood Floor
9	3rd Br	2nd	10.33	x 10.66	Hardwood Floor
10	Bathroom	2nd	9.91	x 6.99	Double Sink
11	4th Br	Lower	10.7	x 12.11	Vinyl Floor
12	Rec	Lower	14.11	x 19.03	Vinyl Floor

Client Remks: Completely reimaged Philip Mitchell designed home, this timeless and refined Chaplin Estates home stands apart as a truly unmatched offering - where design, finish, and craftsmanship come together at an unparalleled level. Warm yet sophisticated, it blends elevated living with exceptional quality throughout. The light-filled main floor features soaring ceilings, hardwood floors, a dedicated home office, a powder room, and a gourmet kitchen equipped with Carrara marble and a Sub-Zero refrigerator. The private primary retreat offers custom built-ins, a walk-in closet, and a spa-inspired 5-piece ensuite with heated marble tile floors. Two additional bright bedrooms with organizers provide comfortable space for family or guests. The finished lower level includes 8-foot ceilings, heated floors, a fourth bedroom, and a chic wet bar perfect for entertaining. Outside, you will find a highly coveted legal front parking pad and a private, south-facing backyard sanctuary. Located in the Oriole Park/North Toronto TDSB Catchment, this spectacular property is perfectly situated steps from the Yonge and Eglinton pulse-including TTC, dining, and parks-this home offers a quiet, refined lifestyle in one of the city's best neighbourhoods.

Inclusions: fridge, stove, microwave, dishwasher, washer and dryer, all light fixtures, blinds, all curtain rods and curtains, all bathroom mirrors and mirrors in kitchen/dining area if wanted, alarm system, BBQ, awning, all ceiling speakers.

Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC. **Ph:** 416-966-0300



453 Oriole Pkwy Toronto Ontario M5P 2H7 Toronto C03 Yonge-Eglinton Toronto Taxes: \$15,006/2025 Sold Date: 04/09/2026 SPIS: No Last Status: SLD DOM: 16			Sold: \$2,800,000 List: \$2,985,000 For: Sale % Dif: 94
Detached Link: N 3-Storey	Fronting On: E Acreage: 40 x 153.83 Feet Irreg:	Rms: 9 + 1 Bedrooms: 5 Washrooms: 5 1x5x2nd, 1x3x2nd, 1x4x3rd, 1x2xMain, 1x3xBsmt	Dir/Cross St: Oriole Park and Eglinton Directions: East side south of Anderson

MLS#: C12912954 **PIN#:** 211730300

Legal: PI 599E Lt 74 Rp 63R584 Pt 3

Kitchens: 1 Fam Rm: Y Basement: Part Fin Fireplace/Stv: Y Heat: Forced Air, Water / Gas A/C: Central Air, Wall Unit Central Vac: No Apx Age: 51-99 Year Built: 1926 Apx Sqft: 3000-3500 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Cedar Gar/Gar Spcs: Detached / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: No Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School Interior Feat: Rough-In Bath	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	18.34	x 14.6	Hardwood Floor	Fireplace	Bay Window
2	Dining	Main	15.16	x 12.99	Hardwood Floor	Separate Rm	Panelled
3	Kitchen	Main	12.93	x 12.99	Renovated	Stainless Steel Appl	Hardwood Floor
4	Family	Main	20.08	x 11.15	Hardwood Floor	Fireplace	W/O To Patio
5	Prim Bdrm	2nd	16.08	x 12.99	Hardwood Floor	W/I Closet	5 Pc Ensuite
6	Sitting	2nd	11.52	x 11.15	W/W Closet	Hardwood Floor	Combined w/Primary
7	2nd Br	2nd	14.93	x 13.25	Hardwood Floor	B/I Closet	West View
8	3rd Br	2nd	11.75	x 11.52	Hardwood Floor	B/I Closet	West View
9	4th Br	3rd	13.42	x 11.15			
10	Office	3rd	8.01	x 6.92	Combined W/Br		
11	5th Br	3rd	13.42	x 11.15			
12	Bathroom	3rd	11.32	x 5.74	4 Pc Bath		
13	Office	Lower	19	x 10.43	Tile Floor	Fireplace	Window
14	Rec	Lower	25.82	x 23.26	Unfinished		
15	Office	Lower	19	x 10.43	Electric Fireplace	Broadloom	B/I Shelves
16	Bathroom	Bsmt	10.6	x 4.07			
17	Laundry	Bsmt	18.08	x 13.75	Combined W/Workshop		
18	Utility	Bsmt	12.24	x 10.07			

Client Remks: Rare 40' x 153' East-Facing Lot in Chaplin Estates! This impressive 5 bedrooms + Office residence perfectly balances 1920s architectural soul with an extensive, modern structural evolution. Behind the classic facade lies a home engineered for the future: fully upgraded 200A electrical (no knob & tube), a new high-efficiency boiler/on-demand HW system, and a comprehensive water management system with battery backup and totally upgraded plumbing. The sprawling floor plan features a sun-filled main floor family room addition with a wood-burning fireplace and walk-out to a massive 990 sq. ft. stone terrace - an entertainer's dream. The 1926 heritage shines through original beveled French doors, wainscoting, and crown molding, while the newly completed 3rd-floor sanctuary offers high ceilings, Pella windows, and a designer 4-pc bath with automated skylight. Key Highlights: Primary Suite: East-facing garden views, large dressing area, and 5-pc ensuite. Modern Comfort: Dual-zone climate control (Rads + Forced Air AC/Heat) and a gutted main-floor powder room. Lower Level: High-ceilinged "Great Room" addition with fireplace - Ideal for a gym, cinema, or privately located office. Roughed-In 3-pc bathroom. Parking: Highly coveted Private Driveway leading to a Newly Built Garage (2024). A short walk to the Beltline Trail, Eglinton LRT/Subway, world-class shopping / dining and the city's top-tier schools (Oriole Park JPS, UCC, BSS, Havergal, North Toronto). A solid, mechanically superior foundation in one of Toronto's most prestigious pockets. Move in and enjoy or further customize to create your forever home!

Inclusions: All attached light fixtures, all window coverings, oven, fridge (2), freezer (basement), dishwasher, built-in microwave oven.



132 Duplex Ave Toronto Ontario M5P 2A7 Toronto C03 Yonge-Eglinton Toronto Taxes: \$16,266/2025 Sold Date: 04/07/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$3,788,000 List: \$2,995,000 For: Sale % Dif: 126
Detached Link: N 2-Storey	Fronting On: W Acreage: 30.11 x 133.5 Feet Irreg:	Rms: 7 + 1 Bedrooms: 4 Washrooms: 5 1x2xMain, 1x5x2nd, 1x4x2nd, 1x3x2nd, 1x3xLower	Dir/Cross St: Yonge St & South Of Eglinton Directions: Yonge St & South Of Eglinton

MLS#: C12948628 **PIN#:** 211720161
Legal: PT LT 22 PL 489E TORONTO AS IN CA336321; 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: Yes Apx Age: Year Built: 2023 Apx Sqft: 2500-3000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	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, Fenced Yard, Fireplace/Stove, Park, Public Transit, School Interior Feat: Central Vacuum, Sump Pump, Ventilation System	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: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	31.17	x 26.61	Open Concept	Floating Stairs	
2	Living	Main	56.1	x 69.23	Picture Window	Hardwood Floor	O/Looks Frontyard
3	Dining	Main	56.1	x 69.23	Large Window	Hardwood Floor	Combined W/Living
4	Kitchen	Main	56.76	x 56.43	B/I Appliances	Eat-In Kitchen	Pantry
5	Breakfast	Main	56.76	x 56.43	Combined W/Kitchen	Centre Island	B/I Bar
6	Family	Main	69.26	x 61.02	Gas Fireplace	Walk-Out	Built-In Speakers
7	Br	2nd	62.01	x 42.65	5 Pc Ensuite	W/I Closet	West View
8	2nd Br	2nd	39.04	x 35.43	Semi Ensuite	South View	Closet
9	3rd Br	2nd	55.45	x 29.86	Semi Ensuite	East View	Closet
10	4th Br	2nd	39.04	x 36.42	3 Pc Ensuite	East View	B/I Closet
11	Laundry	2nd	14.76	x 12.14	Ceramic Floor		
12	Office	Lower	93.5	x 68.57	B/I Bookcase	Walk-Out	Heated Floor
13	Games	Lower	93.5	x 68.57	Open Concept	Porcelain Floor	Heated Floor
14	Utility	Lower	22.31	x 22.31	Ceramic Floor		
15	Cold/Cant	Lower	23.62	x 19.69			

Client Remks: OPEN HOUSE SAT April 4 11AM-1PM & SUN April 5 2-4PM. A rare opportunity to own an exceptional three-year-new custom residence in the heart of Midtown Toronto, just moments from top-ranked independent and public schools and within walking distance to vibrant urban conveniences. Nestled in the historic and Chaplin Estates, this elegant two-storey home offers approximately 2,760 sq ft (MPAC) of refined above-grade living space, plus an additional 1,393 sq ft on the lower level. The main level features 10-ft ceilings, wide-plank white oak flooring, and a bright, welcoming foyer and a striking custom wine display. Expansive windows with innovative dual tilt-and-turn functionality provide enhanced comfort and security. The open-concept chef's kitchen completes with custom cabinetry, valance lighting, pot filler, and premium built-in appliances. A dramatic waterfall island with a six-seat breakfast bar serves as the centerpiece-perfect for entertaining and everyday living. Seamlessly connected, the family room showcases a unique asymmetrical design, a stunning three-sided panoramic gas fireplace, and custom built-in shelving-creating a warm & sophisticated gathering space. The luxurious primary suite offers a serene retreat, featuring a spa-inspired five-piece ensuite with steam shower, floating vanity, heated floors, and a freestanding tub overlooking the garden. A walk-in closet with skylight enhances the suite, while dual skylights in the hallway fill the 9-ft ceiling upper level with abundant natural light. The lower level boasts soaring 12-ft ceilings, large-format white porcelain heated floors, custom built-in bookcase and refined valance lighting. Double glass doors provide direct access to the private backyard. Perfectly positioned just steps to Yonge Street, Eglinton Park, the LRT, and Davisville Station, and surrounded by boutique shops and fine dining, this residence is located in one of Toronto's most desirable neighbourhoods-an extraordinary place to call home.

Inclusions: Built-in Fridge, Rangehood, Dishwasher, Microwave, Pot Filler, Thermador Gas Stove, Three Sided Gas Gireplace, Window Coverings, Lighting Fixtures, Steam Shower, Lennox Furnace, Humidifier, AC, Central Vacuum, Navien Tankless HWT, EV Charger

Listing Contracted With: RE/MAX REALTRON MICHELLE XIE REALTY **Ph:** 416-222-2600



135 Imperial St Toronto Ontario M5P 1C7 Toronto C03 Yonge-Eglinton Toronto Taxes: \$0/2025 Sold Date: 06/02/2026 SPIS: No Last Status: SLD DOM: 11			Sold: \$4,300,000 List: \$3,980,000 For: Sale % Dif: 108
Detached Link: N 2-Storey	Fronting On: S Acreage: 61.5 x 90 Feet Irreg:	Rms: 14 + 6 Bedrooms: 4 Washrooms: 5 1x2xMain, 1x5x2nd, 2x3x2nd, 1x3xBsmt	Dir/Cross St: Chaplin Cres/Oriole Parkway Directions: North of Chaplin Cres

MLS#: C13163954 **PIN#:** 211820062
Legal: LT 116 PL 489E TORONTO; PT LT 115 PL 489E TORONTO AS IN CT105494; 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 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Other Gar/Gar Spcs: Built-In / 1 Drive: Available Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, 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
Client Remks: Exceptionally Located In Toronto's Highly Sought-After Chaplin Estates Community, This Brand-New Custom Modern Home Sits Proudly On A Rare 60 Ft Frontage And Delivers Exceptional Luxury Throughout. Featuring A Striking Mixed Facade, Oversized Black Windows, 10 Ft Ceilings, Floating Glass Staircase, Level-5 Wall Finish, And Hydronic Heated Basement Floors. Designer Kitchen With Custom Cabinetry, Waterfall Island, And Full Sub-Zero/Wolf Appliances.Spa-Inspired Baths With Frameless Glass, Rain Showers, Full-Height Tile, And A Smart Toilet In The Primary Suite. Finished Basement Includes A Steam & Dry Sauna. Complete Smart-Home System, Two-Zone HVAC, Trimless Lighting, And Premium Landscaping With Stone Patio, Deck, Irrigation, And Soffit Lighting-Offering Refined Living In One Of The City's Most Coveted Neighbourhoods.					
Listing Contracted With: RE/MAX REALTRON BARRY COHEN HOMES INC. Ph: 416-223-1818					



45 Lascelles Blvd Toronto Ontario M5P 2C9 Toronto C03 Yonge-Eglinton Toronto			Sold: \$3,850,000 List: \$3,995,000
Taxes: \$17,004.67/2025		For: Sale	% Dif: 96
Sold Date: 05/24/2026			
SPIS: No	Last Status: SLD	DOM: 10	
Detached	Fronting On: E	Rms: 16	
Link: N	Acreage:	Bedrooms: 4	
3-Storey	40 x 133.5 Feet	Washrooms: 5	
	Irreg:	1x2xGround, 1x6x2nd, 1x4x2nd, 1x3x3rd, 1x3xBsmt	
Dir/Cross St: Yonge/Davisville Directions: Yonge/Davisville			

MLS#: C13127754	PIN#: 211820092
Legal: Plan 489E LOT 134	

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: 1927 Apx Sqft: 3000-3500 Lot Size Source: MPAC Roof: Unknown Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: None / 3 Drive: Drive Park Spcs: 3 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: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Year: 2000 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.58	x 5.25	Spiral Stairs	Hardwood Floor	B/I Bookcase
2	Living	Main	16.99	x 22.9	Fireplace	Hardwood Floor	Open Concept
3	Dining	Main	11.09	x 12.83	Open Concept	Hardwood Floor	Crown Moulding
4	Family	Main	11.09	x 14.93	Fireplace	Hardwood Floor	B/I Shelves
5	Kitchen	Main	12.24	x 14.17	Stainless Steel Appl	Hardwood Floor	Centre Island
6	Pantry	Main	6.27	x 8.01	B/I Appliances	Hardwood Floor	B/I Shelves
7	Mudroom	Main	5.74	x 8.99	Heated Floor	B/I Closet	B/I Shelves
8	Prim Bdrm	2nd	17.85	x 27.59	Gas Fireplace	Cathedral Ceiling	6 Pc Ensuite
9	2nd Br	2nd	12.93	x 15.16	Semi Ensuite	Broadloom	Closet
10	3rd Br	2nd	11.75	x 11.52	Broadloom	Closet	Window
11	Laundry	2nd	7.25	x 5.09	Porcelain Floor	B/I Closet	
12	4th Br	3rd	9.68	x 18.01	Broadloom	3 Pc Ensuite	Open Concept
13	Office	3rd	6.66	x 15.49	Window	Open Concept	B/I Shelves
14	Office	3rd	10.99	x 10.07	Broadloom	Open Concept	Window
15	Rec	Bsmt	10.33	x 22.08	Vinyl Floor	3 Pc Bath	
16	Workshop	Bsmt	10.66	x 21.75	Vinyl Floor		

Client Remks: Welcome To 45 Lascelles Blvd, a beautiful detached home comfortably set in Chaplin Estates, one of Toronto's most coveted neighbourhoods known for its tree lined streets and quiet convenience to the city's top amenities. The main floor welcomes you with a lovely foyer and convenient closet, setting the tone for the refined living spaces beyond. A formal living room with a wood-burning fireplace flows seamlessly into the dining rm, creating an elegant, inviting setting for entertaining. The family rm features a 2nd fireplace & opens to a high-end, open-concept kitchen complete with a spacious eat-in island, perfect for casual meals & gatherings. A well-appointed butler's pantry with a 2nd dishwasher, functional mudroom, stylish powder rm, and exquisite high-end designer millwork showcased throughout the entire level complete this exceptional space. The 2nd flr offers a stunning primary bedrm retreat with a soaring cathedral ceiling and cozy gas fireplace, complemented by a spa-inspired 6-piece ensuite, private balcony, and generous his-and-hers closets. This level also features 2 additional well-sized bedrms, one with a convenient semi-ensuite, as well as a thoughtfully located laundry rm for added convenience. The 3rd floor is currently designed as an open-concept family rm with two office areas and a full bathrm, providing outstanding flexibility and is easily convertible into a 4th bdrm with the offices transformed into spacious walk-in closets to create a luxurious private suite. The basement is set up as an exercise rm however would make a perfect playroom for your children with a convenient three-piece bathroom, along with a storage area at the back of the space for added functionality and organization. This Home Is In Close Proximity To Parks, Transit And The Best Of Mid Town Amenities. Experience luxury living in a neighbourhood that truly stands apart. Main fl living room fireplace has not been used for 15 years. Playroom, 3rd flr Bdrm are virtually staged.

Inclusions: KitchenAid s/s fridge, WOLF 6 burner stove, Sirius exhaust fan, 2 Miele dishwashers, microwave, LG washer/dryer, all electric light fixtures and ceiling fans, all window coverings, wine fridge, central air conditioning (2019), alarm system, furnace (2019), garden shed, 12 volt



441 Oriole Pkwy Toronto Ontario M5P 2H7 Toronto C03 Yonge-Eglinton Toronto			Sold: \$4,700,000 List: \$5,180,000
Taxes: \$28,873/2025		For: Sale	% Dif: 91
Sold Date: 03/03/2026			
SPIS: No	Last Status: SLD	DOM: 49	
Detached	Fronting On: E	Rms: 11 + 2	
Link: N	Acreage:	Bedrooms: 6 + 1	
3-Storey	50 x 124.83 Feet	Washrooms: 6	
	Irreg:	1x2xMain, 1x6x2nd, 2x4x2nd, 1x4x3rd, 1x3xLower	
Dir/Cross St: N Of Chaplin & S Of Eglinton Directions: N Of Chaplin & S Of Eglinton			

MLS#: C12692360 **PIN#:** 211730292
Legal: LOT 68, PLAN 599E TORONTO AS IN CA198492

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Other / Gas A/C: Central Air Central Vac: Yes Apx Age: 6-15 Year Built: 2016 Apx Sqft: 5000+ Roof: Asphalt Rolled, Fibreglass Shingle, Membrane Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Elevator: Yes Laundry lev: Upper	Exterior: Brick / Stone Gar/Gar Spcs: Attached / 2 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: None Prop Feat: Central Vacuum, Electric Car Charger, Family Room, Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, School Exterior Feat: Deck, Landscaped, Lawn Sprinkler System, Privacy Interior Feat: Auto Garage Door Remote, Built-In Oven, Carpet Free, Central Vacuum, Floor Drain, Garburator, In-Law Capability, Intercom, On Demand Water Heater, Separate Heating Controls, Steam Room, Storage Area Lockers, Sump Pump, Upgraded Insulation, Ventilation System, Water Heater Owned Security Feat: Alarm System, Monitored, Smoke Detector	Zoning: Cable TV: Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Accessibility Feat: Accessible Public Transit Nearby, Elevator 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	Foyer	Main	6	x 8.01	Tile Floor	Double Closet	Cathedral Ceiling
2	Living	Main	23.2	x 19.26	Bay Window	Gas Fireplace	Pot Lights
3	Dining	Main	19.62	x 12.7	Bay Window	Formal Rm	Pocket Doors
4	Kitchen	Main	26.31	x 20.54	Heated Floor	O/Looks Family	Eat-In Kitchen
5	Family	Main	15.06	x 14.44	Gas Fireplace	W/O To Deck	Heated Floor
6	Prim Bdrm	2nd	23.88	x 14.7	6 Pc Ensuite	W/I Closet	Gas Fireplace
7	2nd Br	2nd	18.5	x 13.25	Bay Window	Heated Floor	Double Closet
8	3rd Br	2nd	14.73	x 12.43	Bay Window	Heated Floor	3 Pc Ensuite
9	4th Br	2nd	14.3	x 13.65	Heated Floor	W/O To Deck	4 Pc Ensuite
10	5th Br	3rd	18.47	x 17.16	Heated Floor	W/I Closet	4 Pc Ensuite
11	Br	3rd	17.78	x 12.6	Heated Floor	Halogen Lighting	Pocket Doors
12	Loft	3rd	20.57	x 14.6	W/O To Deck	Skylight	2 Pc Bath
13	Rec	Lower	0	0	Heated Floor	Tile Floor	W/I Closet
14	Br	Lower	0	0	Heated Floor	Tile Floor	Closet
15	Laundry	Lower	0	0	Heated Floor	3 Pc Bath	Closet

Client Remks: Beautiful custom-built, energy-efficient home with unique personality designed by architect Paul Dowsett and interior designer Phillip Moody. This residence offers cozy, warm elegance with classical flair, designed for comfort and convenient living. Features include brick and stone exterior, bay windows, metal frame, 6+1 spacious bedrooms, 6 spa-like bathrooms, gorgeous centre hall, and an elegant Bellini eat-in kitchen with large pantry. Additional amenities include elevator access to all levels, 4 gas fireplaces, hardwood floors, energy-efficient underfloor heating throughout, third-floor winter garden/recreational room with abundant natural light and city views, walk-outs to decks on 2nd and 3rd levels, skylights, lots of storage, laundry on 3 levels, 2-car heated garage, beautiful heated driveway for 4 cars, separate entrance to finished basement w Nanny's and Entertainment rm, intercom and security reinforcement. Close to BSS, UCC, St. Clement's & York Schools. Walk to TTC, Subway & Yonge street, short drive to downtown. A forever home - a must-see!

Inclusions: 2 Subzero Fridges & Freezer, B/I Oven, Miele Steam Oven, 6 Burner Gas Range, 2 Miele Dishwashers, Range Hood, Laundry rooms w washer & dryer on 3 levels, 3 Washers 3 Dryers, Underfloor Heating-Ideal For Allergy Sufferers, Triple Pane Pella Windows With Blinds, On Demand Hot Water.