



782 Spadina Rd Toronto Ontario M5P 2X6 Toronto C03 Forest Hill South Toronto Taxes: \$10,407/2024 Sold Date: 04/28/2025 SPIS: N Last Status: SLD DOM: 6			Sold: \$1,760,000 List: \$1,988,888 For: Sale % Dif: 88
Detached Link: N 2-Storey	Fronting On: W Acreage: 53.73 x 108.64 Feet Irreg:	Rms: 0 Bedrooms: 0 Washrooms: 0	Dir/Cross St: SPADINA RD. & EGLINTON AVE.

MLS#: C12095362		PIN#: 211760146			
Kitchens:	0	Exterior:			
Fam Rm:	Y	Stone / Stucco/Plaster			
Basement:	Unfinished	Drive:			
Fireplace/Stv:	N	Gar/Gar Spcs:	Detached / 1		
Heat:	Forced Air / Gas	Drive Park Spcs:	3		
A/C:	Central Air	Tot Prk Spcs:	4		
Central Vac:	N	UFFI:			
Apx Age:		Pool:	None		
Apx Sqft:	2000-2500	Prop Feat:	Family Room		
Assessment:	2024 POTL:				
POTL Mo Fee:					
Laundry lev:					
Zoning:		Hydro:			
Cable TV:		Phone:			
Gas:			Municipal		
Water:					
Water Supply:					
Sewer:			Sewers		
Waterfront:					
Retirement:					
Farm/Agr:					
Oth Struct:					
Spec Desig:			Unknown		
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Attention builders!!! Highly Sought after property in Prime Forest Hill. Beautiful lot with potential for Reno or Rebuild.This location is great for families, LRT, and close to restaurants, shops, Forest Hill Public School, Forest Hill Collegiate, BSS, UCC, Havergal. Architectural drawings available for reference from renowned Architect Lorne Rose for 2 semi-detached potential properties can be used for reference purposes and must be updated. Not to miss this incredible opportunity to build 2 semi-detached homes or your dream home on a 53 x 108 lot on a beautiful street in Prime Forest Hill. Other purposes must be verified by the City. Property as is condition.					
Extras:					
Listing Contracted With: RIGHT AT HOME REALTY416-391-3232					


265 Chaplin Cres
Toronto Ontario M5P 1B1

Toronto C03 Forest Hill South Toronto

Taxes: \$10,307.31/2024**For:** Sale**Sold:** \$2,126,000**List:** \$2,350,000**Sold Date:** 06/10/2025**% Dif:** 90**SPIS:** N**Last Status:** SLD**DOM:** 18

Detached

Fronting On: S**Rms:** 8 + 4**Link:** N**Acreage:****Bedrooms:** 4

2-Storey

35 x 120 Feet

Washrooms: 4**Irreg:**

1x4x2nd, 1x3x2nd, 1x2xMain,

Back Onto The Beltline

1x2xBsmt

Trail Linear Park

Dir/Cross St: Avenue Road & Chaplin Crescent**MLS#:** C12169767**PIN#:** 211800455**Assignment:** N**Fractional Ownership:** N

Kitchens: 1
Fam Rm: N
Basement: Finished
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age: 51-99
Apx Sqft: 1500-2000
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick / Other
Drive: Private
Gar/Gar Spcs: Built-In / 1
Drive Park Spcs: 1
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat: Fireplace/Stove

Zoning:
Cable TV: Y **Hydro:** Y
Gas: Y **Phone:** Y
Water: Municipal
Water Supply:
Sewer: Sewers
Waterfront: None
Retirement: N
Farm/Agr:
Oth Struct:
Spec Desig: Unknown

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	20.18	x 4.27	Large Closet	Staircase	Side Door
2	Living	Main	18.08	x 12.93	Gas Fireplace	Bay Window	Hardwood Floor
3	Dining	Main	13.25	x 11.84	Hardwood Floor	Glass Doors	W/O To Patio
4	Kitchen	Main	13.25	x 11.84	2 Pc Bath	Tile Floor	Large Window
5	Bathroom	Main	4.92	x 4.27	2 Pc Bath	Window	O/Looks Garden
6	Other	2nd	12.37	x 6.61	Linen Closet	Broadloom	Large Closet
7	Br	2nd	15.52	x 12.8	3 Pc Ensuite	His/Hers Closets	Large Window
8	2nd Br	2nd	11.52	x 13.32	O/Looks Frontyard	Double Closet	Large Window
9	3rd Br	2nd	9.42	x 10.66	Hardwood Floor	Large Closet	Large Window
10	4th Br	2nd	11.68	x 10.7	B/I Bookcase	Large Closet	O/Looks Backyard
11	Bathroom	2nd	7.09	x 6.97	4 Pc Bath	O/Looks Garden	Large Window
12	Rec	Bsmt	20.08	x 17.26	2 Pc Bath	Fireplace	Large Window
13	Office	Bsmt	10.76	x 12.34	Above Grade Window	Large Window	Laminate
14	Laundry	Bsmt	10.33	x 10.24	Laundry Sink	Large Window	Tile Floor
15	Cold/Cant	Bsmt	2.43	x 17.65	Above Grade Window	B/I Shelves	

Client Remks: Welcome to 265 Chaplin Crescent, a rare offering in the heart of South Forest Hill backing directly onto the scenic 9km Toronto Beltline Trail linear park. This spacious and well-maintained 4-bedroom, 4-bathroom detached home offers nearly 2,900 square feet of finished living space across three levels and sits on a beautifully landscaped 35ft x 120ft lot in one of Toronto's most sought-after neighbourhoods. Built in 1962 and cherished by the same family for over 50 years, the home is move-in ready while also presenting tremendous potential for updates, addition(?), customization, or a full-scale rebuild. The main floor features sun-filled formal living and dining rooms ideal for entertaining, a gas fireplace, a bright eat-in kitchen with south & east windows, and a convenient 2-piece powder room. Upstairs are four generously sized bedrooms including a primary suite with 3-piece ensuite & ample closet space, with views of the front and rear gardens. The lower level offers a large recreation room with a wood-burning fireplace, a work-from-home office space with large desk, large above-grade windows, cabinets, large cold storage room, laundry/utility room, and comfortable ceiling heights. Enjoy great natural light throughout this home from oversized double-hung windows. Exterior features include a wide covered front veranda, private driveway, built-in garage with window & shelving, and beautiful mature gardens. Located just steps from the upcoming Chaplin LRT Station and within walking distance to top public and private schools, including UCC, BSS, and Forest Hill CI, as well as parks, restaurants, and shops along Eglinton Ave. This is a unique opportunity to secure a family home or premium building lot in a prestigious, transit-connected neighbourhood with strong long-term value. Please be sure to check out our immersive Virtual Tour for a video walkthrough, floor plans, additional photos & detailed community info. **Home Inspection Report & 2015 land survey on file**

Extras:**Listing Contracted With:** BOSLEY REAL ESTATE LTD.416-322-8000


54 Elmsthorpe Ave
Toronto Ontario M5P 2L7

Toronto C03 Forest Hill South Toronto

Taxes: \$11,158.51/2024**For:** Sale**Sold:** \$2,255,000**List:** \$1,999,900**Sold Date:** 04/07/2025**% Dif:** 113**SPIS:** N**Last Status:** SLD**DOM:** 7

Detached

Fronting On: W**Rms:** 10**Link:** N**Acreage:****Bedrooms:** 4

2-Storey

35 x 124 Feet

Washrooms: 3**Irreg:**

1x2xMain, 1x3xBsmt, 1x4x2nd

Dir/Cross St: Eglinton Ave & Avenue Rd**MLS#:** C12050528**PIN#:** 211750190

Kitchens:	1	Exterior:	Brick / Vinyl Siding	Zoning:	
Fam Rm:	N	Drive:	Front Yard	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	3	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove	Retirement:	
Apx Sqft:	1500-2000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.5	x 5.35	Hardwood Floor	Closet	Pot Lights
2	Living	Main	14.17	x 17.59	Hardwood Floor	Picture Window	Fireplace
3	Dining	Main	12.4	x 13.68	Hardwood Floor	W/O To Deck	Wainscoting
4	Kitchen	Main	10.5	x 12.07	Hardwood Floor	Eat-In Kitchen	California Shutters
5	Breakfast	Main	6	x 6.07	Hardwood Floor	California Shutters	West View
6	Prim Bdrm	2nd	15.32	x 12.34	Hardwood Floor	W/I Closet	Window
7	2nd Br	2nd	11.52	x 12.24	Hardwood Floor	Window	Closet
8	3rd Br	2nd	10.56	x 11.32	Hardwood Floor	Window	Closet
9	4th Br	2nd	6.76	x 13.09	Hardwood Floor	Window	B/I Desk
10	Media/Ent	Bsmt	25.75	x 14.14	Wet Bar	Laminate	Pot Lights
11	5th Br	Bsmt	11.25	x 8.99	Laminate	Above Grade Window	Closet
12	Laundry	Bsmt	8.01	x 6.5	Ceramic Floor	Closet	Above Grade Window

Client Remks: Welcome to 54 Elmsthorpe Avenue, a stunning detached family home in the prestigious Chaplin Estates/Forest Hill neighbourhood that checks all the boxes! Offering over 1700 sq ft above-grade of living space, meticulously upgraded and maintained. This 4-bed, 3-bath family home boasts upgraded hardwood floors on the entire main level, a custom designer kitchen featuring a small island for extra storage, custom wooden California-shutters. An oversized finished lower media/rec room level including a nanny-suite/guest bdrm, a wetbar w/oven electrical rough-in and 3-pc bathroom with heated floors expands the space. Main floor powder room, upper-level family-sized family bathroom has tub and separate shower, lower level bath has heated floors. The above-average inspection report outlines many upgrades, including all new thermal windows, wrap-around waterproofing, a sump pump, upgraded electrical, a dug-down finished basement, whole-home high-efficiency forced-air conversion (all rads removed), central air conditioning, and floors on the 2nd level that have all been re-sanded and stained. New fascia and soffits, eaves and downspouts. Fabulous roomy floor plan to expedite a busy family. Enjoy the tree-lined streets and curb appeal of this classic red brick home with new flagstone steps and wrought iron railings, perennial gardens, new back deck, patio, 2 garden sheds for outdoor storage and a West-facing backyard to plenty of natural light and sunsets! Complete w/ a legal front pad parking w/ 2 additional tandem parking spaces and a wide-mutual drive for easy access. This home is turnkey and located near top public and private schools (Oriole Park PS, Forest Hill Jr/Sr PS, Forest Hill CI/Northern CI, UCC, BSS). The Kay-Gardiner running/walking paths, the new TTC Crosstown, and local grocery, restaurants, medical, dental, all amenities of the Eglinton Way shopping district at your doorstep. Don't miss this incredible opportunity to own an amazing home in the heart of the city!

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


219 Chaplin Cres
Toronto Ontario M5P 1B1

Toronto C03 Forest Hill South Toronto

Taxes: \$9,899.60/2024**For:** Sale**Sold:** \$2,275,000**List:** \$2,395,000**Sold Date:** 04/15/2025**% Dif:** 95**SPIS:** N**Last Status:** SLD**DOM:** 13

Detached

Fronting On: S**Rms:** 8 + 2**Link:** N**Acreage:****Bedrooms:** 4

2-Storey

35 x 120 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x3xBsmt

Dir/Cross St: Avenue Rd. and Chaplin Cres.**MLS#:** C12057581**PIN#:** 211800432

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	Detached / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Phone:
Heat:	Water / Gas	Tot Prk Spcs:	4	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	1500-2000		Central Vacuum, Family Room,	Farm/Agr:	
Assessment:	POTL:		Fireplace/Stove, Grnbelt/Conserv, Park,	Oth Struct:	
POTL Mo Fee:			Place Of Worship, Public Transit, Rec	Spec Desig:	Unknown
Laundry lev:	Lower		Centre, School		

Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.85	x 15.26	Fireplace	Bay Window	Hardwood Floor
2	Dining	Main	13.32	x 10.99	Wainscoting	Crown Moulding	Hardwood Floor
3	Kitchen	Main	19	x 9.42	Renovated	Breakfast Area	Stainless Steel Appl
4	Family	Main	11.52	x 7.09	W/O To Deck	Hardwood Floor	
5	Prim Bdrm	2nd	15.58	x 13.32	Closet	Hardwood Floor	Bay Window
6	2nd Br	2nd	12.66	x 11.32	Closet	Ceiling Fan	Hardwood Floor
7	3rd Br	2nd	10.93	x 7.51	Closet	Ceiling Fan	Hardwood Floor
8	4th Br	2nd	10.99	x 7.91	W/O To Roof	Hardwood Floor	
9	Rec	Lower	14.34	x 11.15	Above Grade Window	Broadloom	
10	Laundry	Lower	10.5	x 7.41	Above Grade Window	Tile Floor	

Client Remks: This elegantly renovated home, located in the highly coveted Chaplin Estates neighborhood, is truly a standout. Set on a south-facing 35' x 120' lot, this property exudes charm and character, flooded with natural light and offering the added bonus of backing onto the picturesque Beltline Trail. Step into the foyer with exquisite wainscoting and staircase, the spacious living room, features a stunning stone fireplace, classic wood trim, bay window with leaded glass, potlighting and smooth ceilings. The formal dining room, with immaculate wood wainscoting, hardwood floors and pot lighting, flows into the cozy family room. The bright, renovated white kitchen features shaker-style cabinetry, Caesarstone countertops, glass backsplash, stainless steel appliances and breakfast bar adjoining the family room, complete with a walkout to the large deck and south-facing garden, creating a seamless indoor-outdoor living experience. Upstairs, you will find three bedrooms, including one with an additional tandem room that could be a home office or children's play space with three walls of windows and a walkout to the rooftop - a tranquil retreat. The spa-like four-piece bathroom features a very pretty dormer window and heated marble floors. The lower level offers even more space, with a separate side door entrance, a recreation room, three-piece bathroom, cedar-lined laundry room, large utility room, and an expansive storage room with built-in shelving. Chaplin Estates/Forest Hill South is one of the city's most desirable neighborhoods, known for its exceptional public and private schools close by, lush parks, pathways, arenas, community centres... Just a short stroll from the Yonge subway, the LRT Crosstown stop, and several vibrant shopping areas offering a small-town vibe in the heart of the city, this location provides the perfect blend of convenience and community. This home is truly a rare find, offering everything you could want in a family home

Extras:**Listing Contracted With:** ROYAL LEPAGE/J & D DIVISION 416-489-2121


17 Duncannon Dr
Toronto Ontario M5P 2L9

Toronto C03 Forest Hill South Toronto

Taxes: \$12,252.90/2024**For:** Sale**Sold:** \$2,275,000**List:** \$2,395,000**Sold Date:** 06/23/2025**% Dif:** 95**SPIS:** N**Last Status:** SLD**DOM:** 26

Detached

Fronting On: E**Rms:** 9 + 2**Link:** N**Acreage:****Bedrooms:** 5 + 1

2 1/2 Storey

35 x 113 Feet

Washrooms: 5**Irreg:**1x2xMain, 1x3x2nd, 1x3xBsmt,
1x4x2nd, 1x5x3rd**Dir/Cross St:** South of Eglinton Ave/North of Chaplin Cres**MLS#:** C12178542**PIN#:** 211750237

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Front Yard	Cable TV:	Y
Basement:	Finished / Full	Gar/Gar Spcs:	None / 0	Gas:	A
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fireplace/Stove, Hospital, Park, Public Transit, Rec Centre, School	Retirement:	
Apx Sqft:	2500-3000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	Shed
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.8	x 12.63	Hardwood Floor	Stone Fireplace	Pot Lights
2	Dining	Main	13.09	x 12.11	Hardwood Floor	Wainscoting	Leaded Glass
3	Kitchen	Main	22.05	x 9.42	Centre Island	Pot Lights	W/O To Yard
4	Family	Main	14.27	x 10.99	Combined W/Kitchen	Pot Lights	Heated Floor
5	2nd Br	2nd	10.53	x 10.73	Hardwood Floor	Juliette Balcony	Closet
6	3rd Br	2nd	14.3	x 9.38	Hardwood Floor	B/I Shelves	O/Looks Backyard
7	4th Br	2nd	11.94	x 10.14	Hardwood Floor	Closet	Window
8	5th Br	2nd	13.88	x 12.8	Hardwood Floor	Closet	O/Looks Frontyard
9	Prim Bdrm	3rd	18.7	x 16.7	Hardwood Floor	W/I Closet	5 Pc Ensuite
10	Rec	Bsmt	22.9	x 14.86	Laminate	Pot Lights	Above Grade Window
11	Den	Bsmt	19.09	x 13.39	Laminate	Pot Lights	

Client Remks: Located on a sought-after street between Eglinton and Chaplin Crescent, this 2-storey home offers an incredible opportunity to own a generously sized property in one of Toronto's most desirable neighbourhoods. With five bedrooms and five bathrooms, there's plenty of space for a growing family or those in need of extra room to work or relax. The home is filled with natural light throughout, and the top-floor primary retreat includes a private ensuite and treetop views. Originally renovated about 13 years ago, the house has been well cared for and provides a solid foundation for those looking to personalize or update over time. The kitchen features heated floors and a walkout to a lovely backyard, while all bathrooms also offer the comfort of heated floors. The heated driveway and outdoor stairs are an added bonus for winter convenience. Just steps from the Beltline Trail, great schools, shops, and transit, this is a rare opportunity to get into a fantastic neighbourhood and make this bright, spacious home your own.

Extras:**Listing Contracted With:** FOREST HILL REAL ESTATE INC. 416-785-1500



103 College View Ave
Toronto Ontario M5P 1K2

Toronto C03 Forest Hill South Toronto

Taxes: \$10,486.14/2024

For: Sale

Sold: \$2,320,000

List: \$2,450,000

% Dif: 95

Sold Date: 05/13/2025

SPIS: N

Last Status: SLD

DOM: 1

Detached

Fronting On: S

Rms: 9 + 2

Link: N

Acreage:

Bedrooms: 4

2-Storey

37.55 x 115.15 Feet

Washrooms: 3

Irreg:

1x2xGround, 1x4x2nd, 1x3xLower

Dir/Cross St: Eglinton Ave W and Avenue Rd

MLS#: C12142965

PIN#: 211750198

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Detached / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Phone:
Heat:	Water / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Wall Unit	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	100+	Prop Feat:	Family Room, Fireplace/Stove	Retirement:	
Apx Sqft:	1500-2000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.93	x 16.57	Picture Window	Fireplace	Leaded Glass
2	Dining	Main	12.83	x 12.5	Swing Doors	Stained Glass	Broadloom
3	Kitchen	Main	13.91	x 11.68	Tile Floor	Pot Lights	Eat-In Kitchen
4	Family	Main	11.84	x 8.33	Gas Fireplace	B/I Shelves	Leaded Glass
5	Prim Bdrm	2nd	14.01	x 10.99	Double Closet	Large Window	
6	2nd Br	2nd	12.83	x 10.43	B/I Shelves	Closet	Window
7	3rd Br	2nd	11.52	x 8.99	B/I Bookcase	Closet	Window
8	4th Br	2nd	11.52	x 10.43	B/I Bookcase	Closet	Window
9	Rec	Lower	15.49	x 12.34	Broadloom	Pot Lights	Double Closet
10	Media/Ent	Lower	15.32	x 12.93	Broadloom	Pot Lights	B/I Bookcase
11	Sunroom	Main	0	0	O/Looks Garden	South View	W/O To Deck
12	Foyer	Main	0	0	Heated Floor	2 Pc Bath	Closet

Client Remks: Ideal location for peace and quiet and quick walk to Eglinton amenities/transit, this 37.5 ft wide property features timeless elegance, superb quality of construction, Southern exposure and distinguished street presence. The generous living room, featuring a bay window and wood-burning fireplace, provides ample space for family and friends. Similarly, the formal dining room and large, warm eat-in kitchen are perfect for hosting all those you hold dear. A special highlight of this home is the family room - nestled at the back and brimming with warmth. Its vaulted ceiling, decorative wood beams, and striking gas fireplace create a cozy, inviting atmosphere. The generous living space also includes a bright sunroom, offering the ideal setting for entertaining or enjoying a quiet afternoon. With direct access to a spacious deck and beautifully landscaped backyard overlooking Forest Hill, this private outdoor oasis features lush mature trees, stunning views, and a flourishing garden. Upstairs, you'll find four well-sized bedrooms and a 4-piece bathroom, complete with heated floors for a touch of everyday luxury. The finished basement provides flexible living space, along with another spacious 3-piece bathroom, a nicely appointed laundry room, and a cold room. A welcoming foyer with cozy heated floors, rare double closet and two piece powder room ensure both comfort and convenience. Nestled in the heart of Forest Hill South/Chaplin Estates, this home is surrounded by top-ranked schools, charming boutiques, dining options, and the Beltline Trail-perfect for an active outdoor lifestyle. It's just steps to Summerhill Market, House of Chan, Ferraro's Pizza, The Abbot & Starbucks. Come home to 103 College View and make it your own!

Extras:

Listing Contracted With: ROYAL LEPAGE/J & D DIVISION 416-489-2121


125 Chaplin Cres
Toronto Ontario M5P 1A6

Toronto C03 Forest Hill South Toronto

Taxes: \$11,230.04/2025**For:** Sale**Sold:** \$2,359,000**List:** \$2,399,999**Sold Date:** 05/02/2025**% Dif:** 98**SPIS:** N**Last Status:** SLD**DOM:** 1

Detached

Fronting On: S**Rms:** 6**Link:** N**Acreage:****Bedrooms:** 3 + 2

2-Storey

33.33 x 127.25 Feet

Washrooms: 4**Irreg:**

1x2xMain, 2x4x2nd, 1x3xBsmt

Dir/Cross St: Avenue Road & Chaplin Crescent**MLS#:** C12114679**PIN#:** 021180038

Kitchens: 1 + 1
Fam Rm: N
Basement: Finished / Sep Entrance
Fireplace/Stv: N
Heat: Radiant / Gas
A/C: Wall Unit
Central Vac: N
Apx Age:
Apx Sqft: 1500-2000
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Upper

Exterior: Brick
Drive: Private
Gar/Gar Spcs: Detached / 1
Drive Park Spcs: 3
Tot Prk Spcs: 4
UFFI:
Pool: None
Prop Feat:
 Fenced Yard, Park, Public Transit, Rec
 Centre, School, Wooded/Treed

Zoning:
Cable TV:
Gas:
Water:
Water Supply:
Sewer:
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Spec Desig:

Hydro:
Phone:
 Municipal
 Sewers
 Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	20.83	x 13.09	California Shutters	Pot Lights	Hardwood Floor
2	Dining	Ground	13.19	x 11.38	Wainscoting	Walk-Out	Hardwood Floor
3	Kitchen	Ground	15.98	x 8.89	Breakfast Bar	Walk-Out	Hardwood Floor
4	Prim Bdrm	2nd	12.01	x 11.58	4 Pc Ensuite	W/I Closet	Hardwood Floor
5	2nd Br	2nd	14.37	x 11.29	California Shutters	Closet Organizers	Hardwood Floor
6	3rd Br	2nd	11.19	x 9.38	California Shutters	B/I Closet	Hardwood Floor
7	4th Br	Bsmt	10.63	x 10.33	Pot Lights	Renovated	Bamboo Floor
8	5th Br	Bsmt	11.12	x 10.83	Pot Lights	Renovated	Bamboo Floor
9	Rec	Bsmt	15.39	x 10.66	Pot Lights	Renovated	Bamboo Floor
10	Kitchen	Bsmt	7.91	x 8.43	Stainless Steel Appl	Renovated	Bamboo Floor

Client Remks: Tastefully renovated home with a private drive in Chaplin Estates backing on to the Kay Gardner Beltline. The main floor features large principal rooms, hardwood flooring throughout, a renovated kitchen with a breakfast bar, two walk-outs to the deck and backyard and a 2 piece bath. This home is perfect for entertaining and family gatherings. The second floor offers two 4 piece baths and three spacious bedrooms including a primary bedroom with a walk-in closet, a large 4 piece bath with an enclosed shower, heated flooring and a spacious vanity with two sinks. There is ample storage and plenty of extra space in the basement with 2 bedrooms, a living room, a kitchen, a 3 piece bath, a second washer and dryer and a separate side entrance. Step into your backyard oasis with your own private access to the beltline. Gorgeous landscaped backyard includes a brand new fence, gate, composite deck with glass railings and an electric awning and interlocking stone patio. Short walk to Davisville subway, UCC, Yonge street, shops, restaurants, community centres and parks. Chaplin LRT stop coming soon. See list of upgrades attached.

Extras:**Listing Contracted With:** ROYAL LEPAGE TERREQUITY BRIT MCDONALD REALTY 416-495-4048



28 Elmsthorpe Ave		Sold: \$2,450,000	
Toronto Ontario M5P 2L6		List: \$2,499,000	
Toronto C03 Forest Hill South Toronto			
Taxes: \$11,616/2024		For: Sale	% Dif: 98
Sold Date: 05/10/2025			
SPIS: N	Last Status: SLD	DOM: 1	
Detached	Fronting On: W	Rms: 7 + 3	
Link: N	Acreage:	Bedrooms: 3 + 1	
2-Storey	35.25 x 124 Feet	Washrooms: 3	
	Irreg:	1x2xMain, 1x4x2nd, 1x4xBsmt	
Dir/Cross St: Avenue Rd/Eglinton			

MLS#: C12137992	PIN#: 211750257
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Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Drive: Private	Cable TV:
Basement: Finished	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 3	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 3	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Apx Sqft: 1500-2000	Family Room, Fenced Yard,	Farm/Agr:
Assessment: POTL:	Fireplace/Stove, Hospital, Park, Public	Oth Struct: Garden Shed
POTL Mo Fee:	Transit, Rec Centre, School	Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.01	x 17.26	Hardwood Floor	Bay Window	Fireplace
2	Dining	Main	13.85	x 12.17	Hardwood Floor	Crown Moulding	French Doors
3	Kitchen	Main	30.91	x 8.99	Marble Floor	Breakfast Area	Marble Counter
4	Family	Main	12.99	x 16.67	Hardwood Floor	Skylight	Built-In Speakers
5	Prim Bdrm	2nd	14.34	x 12.01	Hardwood Floor	Large Closet	Large Window
6	2nd Br	2nd	10.01	x 12.24	Hardwood Floor	Large Closet	Large Window
7	3rd Br	2nd	9.51	x 9.84	Hardwood Floor	Large Closet	Large Window
8	Br	Bsmt	12.76	x 9.09	Window	4 Pc Ensuite	Large Closet
9	Rec	Bsmt	6.56	x 18.67	Hardwood Floor	Pot Lights	Fireplace
10	Office	Bsmt	14.01	x 14.34	Hardwood Floor	B/I Desk	Window

Client Remks: Timeless elegance awaits in this beautifully updated 3+1 bedroom, 3 bathroom detached home nestled in the heart of Forest Hill South, one of Torontos most prestigious and sought-after neighbourhoods. Set on a quiet, tree-lined street, it features a private driveway for three vehicles. A 550 sq ft main floor addition enhances the flow and livability of the home, featuring a sun-filled family room with oversized bay windows and two skylights, which connects seamlessly to a large deck and a serene garden with a stone pond and water feature creating a perfect retreat for both entertaining and relaxation. The gourmet kitchen features marble floors and countertops, a 6-burner gas cooktop, built-in wall oven and microwave, pull-out pantries, and a breakfast area that opens to the professionally landscaped backyard. The large primary bedroom offers a quiet escape.The finished lower level provides exceptional flexibility with a recreation room, fireplace, a guest room with full ensuite bathroom, and a dedicated office with built-in desk and storage. A separate entrance makes the basement ideal for extended family or future potential use. The home is located within the Oriole Park and Forest Hill school district, and near top private schools including UCC, BSS, Havergal College, and The York School. A previously proposed plan for a 6-bedroom, 6-bathroom expansion offers a rare opportunity for future growth and values. Ideally positioned for both lifestyle and convenience, the home is close to the charming shops and cafes of Forest Hill Village, the scenic Beltline Trail, and Eglinton Station with Line 5 access offering seamless connectivity across the city.

Extras:
Listing Contracted With: RE/MAX CONDOS PLUS CORPORATION416-640-2661



71 Highbourne Rd
Toronto Ontario M5P 2J3
 Toronto C03 Yonge-Eglinton Toronto
Taxes: \$12,775/2024
Sold Date: 04/17/2025
SPIS: N
Last Status: SLD
DOM: 10

Sold: \$2,660,000
List: \$2,775,000

For: Sale
% Dif: 96

Detached
Link: N
2-Storey
Fronting On: E
Acreage: 40 x 129.58 Feet
Irreg:
Dir/Cross St: Avenue Rd. & Chaplin Cres.
Rms: 9
Bedrooms: 3 + 1
Washrooms: 3
 1x4, 1x2, 1x4

MLS#: C12066362

PIN#: 211810170

Kitchens: 1
Fam Rm: Y
Basement: Part Fin / Sep Entrance
Fireplace/Stv: Y
Heat: Water / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: 2500-3000
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Drive: Private
Gar/Gar Spcs: Detached / 1
Drive Park Spcs: 4
Tot Prk Spcs: 5
UFFI:
Pool: None
Prop Feat: Family Room, Fireplace/Stove, Park, Public Transit, School

Zoning:
Cable TV:
Gas:
Water:
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.49	x 16.9	Fireplace	Hardwood Floor	French Doors
2	Dining	Main	13.45	x 14.37	Wainscoting	Hardwood Floor	French Doors
3	Kitchen	Main	9.28	x 11.52	Granite Counter	Stainless Steel Appl	Heated Floor
4	Breakfast	Main	13.45	x 14.37	O/Looks Family	Combined W/Kitchen	Heated Floor
5	Family	Main	26.87	x 18.54	Gas Fireplace	Walk-Out	Skylight
6	Prim Bdrm	2nd	12.76	x 12.7	4 Pc Ensuite	Broadloom	W/I Closet
7	2nd Br	2nd	11.02	x 11.35	Broadloom	Large Closet	B/I Bookcase
8	3rd Br	2nd	13.35	x 9.94	Broadloom	Closet	Window
9	Office	2nd	9.35	x 11.75	B/I Bookcase	Broadloom	O/Looks Backyard

Client Remks: Welcome to this stunning 3+1 bedroom, 3 bathroom home, nestled on a picturesque, tree-lined street in highly coveted Chaplin Estates. This meticulously maintained gem, features the perfect blend of timeless elegance and contemporary comfort boasting traditional wood wainscoting, french doors, hardwood floors, and spacious principal rooms, all situated on a generous 40x129 lot. Step into the heart of the home, where the updated kitchen showcases sleek granite countertops, and stainless steel appliances complemented by a cozy eat-in area. Convenient main floor powder room and thoughtfully designed mudroom make daily living a breeze. The expansive family room addition is a true highlight, featuring skylights, and a walkout to a private deck, complete with gas bbq connection, for hosting friends and family. The tranquil primary bedroom, complete with floor-to-ceiling mirrored closets and a 4-piece ensuite bathroom. Two more ample-sized bedrooms feature broadloom and large closets. The sunny office is perfect for remote work, or an additional bedroom, and the basement offers versatile space with plenty of storage. This exceptional home is ideally located just steps away from top-tier schools, the scenic Beltline Trail, local parks, public transit, and a vibrant selection of shops, cafes, and restaurants. Don't miss this wonderful opportunity to live in this sought-after neighbourhood.

Extras:

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


293 Chaplin Cres
Toronto Ontario M5P 1B1

Toronto C03 Forest Hill South Toronto

Taxes: \$8,418.95/2024**For:** Sale**Sold:** \$2,695,000**List:** \$2,775,000**Sold Date:** 03/06/2025**% Dif:** 97**SPIS:** N**Last Status:** SLD**DOM:** 31

Detached

Fronting On: S**Rms:** 7 + 3**Link:** N**Acreage:****Bedrooms:** 3 + 2

2-Storey

30 x 115.5 Feet

Washrooms: 4**Irreg:**1x2xMain, 1x3x2nd, 1x3x2nd,
1x3xLower**Dir/Cross St:** Russell Hill Rd/Chaplin Cres/Eglinton**MLS#:** C11954234**PIN#:** 211800470

Kitchens:	1 + 1	Exterior:	Brick / Stone	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	Hydro:
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	Detached / 0	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:		Clear View, Family Room, Fireplace/Stove,		Farm/Agr:	
Assessment:	POTL:	Park, Public Transit, Ravine, School,		Oth Struct:	
POTL Mo Fee:		Wooded/Treed		Spec Desig:	Unknown
Laundry lev:	Upper				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.67	x 13.88	Combined W/Dining	Hardwood Floor	Fireplace
2	Dining	Main	14.73	x 13.45	Combined W/Living	Hardwood Floor	Crown Moulding
3	Kitchen	Main	14.83	x 8.99	Open Concept	Quartz Counter	Centre Island
4	Office	Main	14.9	x 9.32	W/O To Deck	Hardwood Floor	O/Looks Ravine
5	Prim Bdrm	2nd	15.32	x 14.3	3 Pc Ensuite	Hardwood Floor	W/I Closet
6	2nd Br	2nd	12.8	x 10.99	O/Looks Ravine	Hardwood Floor	Pot Lights
7	3rd Br	2nd	12.8	x 9.22	O/Looks Ravine	Hardwood Floor	Pot Lights
8	Rec	Lower	26.9	x 16.9	Combined W/Kitchen	Above Grade Window	Pot Lights
9	Kitchen	Lower	18.31	x 3.28	Open Concept	B/I Dishwasher	Above Grade Window
10	Br	Lower	11.38	x 9.51	Pot Lights	Above Grade Window	
11	Br	Lower	14.6	x 8.2	Pot Lights	Above Grade Window	
12	Bathroom	2nd	0	0	Pot Lights	Heated Floor	

Client Remks: Gorgeously renovated gem in prestigious Forest Hill South/Chaplin Estates! Designed by Cosmopolitan Designs & Decor, this home blends classic charm with modern elegance. Features wood crown molding, a bespoke kitchen with quartz counters, Wolf & Sub-Zero appliances, premium 8.5" engineered hardwood on main and second floors, and exquisite Italian & Spanish tiles. Equipped with high-efficiency Lennox HVAC system, 4K security cameras, and smart home features. Heated upper bathroom floors, upscale European vanities, and an elegant cobblestone design driveway with thoughtful lighting enhance the luxury. The finished basement with separate entry offers flexibility for nanny or in-law suite. Backing onto the Green Beltline Trail, enjoy serene views from the walk-out deck. Steps to TTC and the new Chaplin LRT station. A rare find in a prime location! **EXTRAS** Backing To 9-Km Beltline Trail, Walking Dist. To LRT, TTC ,Elite Public & Private Schools, High-End Shopping & Dining. Premium Appliances, Gas Fireplace, Window Coverings, Lightings, Smart Features, Security Cameras, See The Feature Sheet For Highlights

Extras:**Listing Contracted With:** FOREST HILL REAL ESTATE INC. 416-901-5700



102 College View Ave
Toronto Ontario M5P 1K3

Toronto C03 Forest Hill South Toronto

Taxes: \$10,337.39/2024

For: Sale

Sold: \$2,725,000

List: \$2,795,000

% Dif: 97

Sold Date: 05/02/2025

SPIS: N

Last Status: SLD

DOM: 8

Detached

Fronting On: N

Rms: 9 + 1

Link: N

Acreage:

Bedrooms: 4 + 1

2-Storey

35 x 120 Feet

Washrooms: 3

Irreg:

1x4x2nd, 1x4x2nd, 1x3xBsmt

Dir/Cross St: Avenue Rd/Eglinton Ave

MLS#: C12100248

PIN#: 211750153

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Detached / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	4	Water:	Phone:
Heat:	Water / Gas	Tot Prk Spcs:	5	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	2000-2500	Central Vacuum, Family Room,		Farm/Agr:	
Assessment:	POTL:	Fireplace/Stove		Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.91	x 16.04	Hardwood Floor	Bay Window	Gas Fireplace
2	Dining	Main	13.48	x 13.29	Hardwood Floor	Wainscoting	Built-In Speakers
3	Family	Main	15.65	x 11.48	Hardwood Floor	Gas Fireplace	O/Looks Backyard
4	Kitchen	Main	19.69	x 9.68	Hardwood Floor	B/I Appliances	
5	Breakfast	Main	11.15	x 9.02	Hardwood Floor	W/O To Deck	O/Looks Backyard
6	Prim Bdrm	2nd	15.75	x 13.94	Hardwood Floor	Ensuite Bath	W/I Closet
7	2nd Br	2nd	13.45	x 12.63	Hardwood Floor	Double Closet	Pot Lights
8	3rd Br	2nd	13.45	x 10.07	Hardwood Floor	Double Closet	Pot Lights
9	4th Br	2nd	10.43	x 10.3	Hardwood Floor	Closet	Pot Lights
10	Rec	Bsmt	19.85	x 15.29	Fireplace	Sunken Room	Broadloom
11	Play	Bsmt	15.32	x 13.98	Broadloom		

Client Remks: Welcome to 102 College View Avenue a stunning family home nestled in the heart of prestigious Chaplin Estates. Thoughtfully renovated with impeccable attention to detail, this home seamlessly blends timeless charm with modern elegance. Set on a quiet, tree-lined street, the home greets you with exceptional curb appeal, featuring a lush Magnolia tree and vibrant perennial gardens, a true gardeners paradise. Inside, you'll find a sun-drenched family room adorned with a gas fireplace framed by elegant marble and a custom built-in, perfect for relaxing or entertaining. The spacious living room, also featuring a gas fireplace, flows effortlessly into the formal dining room ideal for hosting memorable gatherings. At the rear, a serene backyard oasis awaits, complete with a large deck designed for summer entertaining. Upstairs, the stylish and serene Primary Suite boasts a beautifully appointed 4-piece ensuite and walk-in closet. Three additional well-sized bedrooms, a 4-piece family bath, and a convenient hallway linen closet complete the second floor. The finished basement expands the living space with a cozy step-down family room featuring a third fireplace perfect for movie nights or a kids' play area. Enjoy being just a short walk to the future Avenue Road LRT Station, top-rated public and private schools, boutique shops, parks, and some of the city's best restaurants. Don't miss the opportunity to make this exceptional home yours in one of Torontos most coveted family-friendly neighbourhoods.

Extras:

Listing Contracted With: BOSLEY REAL ESTATE LTD.416-530-1100


**4 Elderwood Dr
Toronto Ontario M5P 1W5**

Toronto C03 Forest Hill South Toronto

Taxes: \$16,358.66/2024**For:** Sale**% Dif:** 98**Sold Date:** 06/19/2025**SPIS:** N**Last Status:** SLD**DOM:** 7

Detached

Fronting On: N**Rms:** 9 + 1**Link:** N**Acreage:** < .50**Bedrooms:** 5

3-Storey

50.06 x 105.15 Feet

Washrooms: 3**Irreg:**

1x4x2nd, 1x3x3rd, 1x2xLower

Dir/Cross St: SW of Spadina & Eglinton**MLS#:** C12216985**PIN#:** 211770181

Kitchens:	1	Exterior:	Stone / Stucco/Plaster	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	
Basement:	Finished / Full	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Phone:
Heat:	Water / Gas	Tot Prk Spcs:	3	Water Supply:	Municipal
A/C:	Other	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apex Age:	51-99	Prop Feat:	Arts Centre, Fireplace/Stove,	Retirement:	
Apex Sqft:	3000-3500		Grnbelt/Conserv, Hospital, Level, Place Of	Farm/Agr:	
Assessment:	POTL:		Worship, Rec Centre	Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	23.26	x 13.32	Fireplace	Hardwood Floor	Leaded Glass
2	Dining	Main	16.67	x 13.85	Wainscoting	Hardwood Floor	Leaded Glass
3	Kitchen	Main	13.85	x 10.33	O/Looks Pool	Eat-In Kitchen	Leaded Glass
4	Other	Main	17.26	x 16.93	Concrete Floor	Sliding Doors	O/Looks Pool
5	Prim Bdrm	2nd	18.5	x 13.32	3 Pc Ensuite	W/I Closet	Hardwood Floor
6	Library	2nd	16.99	x 16.17	Fireplace	O/Looks Pool	Parquet Floor
7	2nd Br	2nd	15.32	x 14.01	Double Closet	B/I Shelves	Hardwood Floor
8	3rd Br	2nd	14.01	x 10.01	Closet	O/Looks Pool	Hardwood Floor
9	4th Br	3rd	13.42	x 12.24	Closet	Leaded Glass	Broadloom
10	5th Br	3rd	13.85	x 9.74	Closet	Broadloom	
11	Rec	Lower	26.67	x 20.83	Wet Bar	Wainscoting	Linoleum

Client Remks: Welcome to 4 Elderwood Drive, a grand, five-bedroom Tudor-style home, awaiting your restorative inspiration or your vision of the ideal new home. The regal facade of stone and stucco, and handsome arched front door invites. Leaded glass windows and some original wood trim remain. While the house shows a variety of deferred maintenance issues, the floors appear level and solid and the walls are plumb, making it a great renovation candidate. The main floor features a generous entrance foyer, living room, dining room, and eat-in kitchen. The second floor provides three well-sized bedrooms, a library and a four-piece washroom. The primary bedroom features a three-piece ensuite and a walk-in closet. The second largest bedroom (previously a library) has a fireplace and a view of the pool. The third floor has two additional bedrooms, each with closets and one with additional storage under the roof line. A three-piece washroom with a tub completes the third floor. The lower level offers a recreation room with a wet-bar; a storage room, a laundry room and two-piece washroom. The rear yard has an in-ground pool (33 x 17), newer fencing and a convenient pool storage room. Well located on a quiet street in sought-after Forest Hill, close downtown, a walk to Forest Hill Village, and shopping along Eglinton Ave West.

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


35 Thelma Ave
Toronto Ontario M4V 1X8

Toronto C03 Forest Hill South Toronto

Taxes: \$10,951.31/2024**For:** Sale**Sold:** \$3,000,000**List:** \$3,149,000**Sold Date:** 03/07/2025**% Dif:** 95**SPIS:** N**Last Status:** SLD**DOM:** 2

Detached

Fronting On: S**Rms:** 8 + 2**Link:** N**Acreage:** < .50**Bedrooms:** 3 + 1

3-Storey

23.1 x 106.66 Feet

Washrooms: 5**Irreg:**

1x2xMain, 1x3xBsmt, 1x4x2nd,

1x4x2nd, 1x7x3rd

Dir/Cross St: Spadina & Lonsdale**MLS#:** C12001173**PIN#:** 211850134

Kitchens:	1	Exterior:	Stone / Stucco/Plaster	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Fin W/O / Full	Gar/Gar Spcs:	Built-In / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	3	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:	16-30	Prop Feat:	Central Vacuum, Cul De Sac, Family Room,	Retirement:	N
Apx Sqft:	2500-3000		Fenced Yard, Fireplace/Stove, Park, Place	Farm/Agr:	
Assessment:	POTL:		Of Worship, Public Transit, School	Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.72	x 16.6	Crown Moulding	Gas Fireplace	Open Concept
2	Dining	Main	14.4	x 13.16	Large Window	Crown Moulding	Hardwood Floor
3	Kitchen	Main	12.27	x 15.72	Combined W/Family	Limestone Flooring	Granite Counter
4	Breakfast	Main	8.86	x 15.72	Combined W/Kitchen	W/O To Patio	Large Window
5	2nd Br	2nd	12.8	x 15.72	Balcony	Hardwood Floor	4 Pc Ensuite
6	3rd Br	2nd	9.78	x 15.72	Double Closet	Hardwood Floor	4 Pc Ensuite
7	Den	2nd	15.65	x 21.16	Crown Moulding	Large Window	B/I Shelves
8	Prim Bdrm	3rd	17.85	x 13.55	Gas Fireplace	W/O To Terrace	7 Pc Ensuite
9	Rec	Bsmt	13.12	x 15.72	Gas Fireplace	3 Pc Bath	Walk-Out
10	Laundry	Bsmt	10.24	x 6.43	Laundry Sink	B/I Shelves	Tile Floor

Client Remks: UNDESERVINGLY OVERLOOKED IN FOREST HILL VILLAGE. Like a distinguished gentleman, four floors tall with a handsome expression, and a sunny south facing yard, 35 Thelma is The Connoisseur. A purveyor of fine detail, this Forest Hill darling has a confident European flare with thick Parisian mouldings, a primary bathroom rich in Italian marble, and a classic New York Brownstone footprint. Tucked away on a private avenue, veiled by illustrious leafy trees, you'll revel in the calm of a dead-end street, all while conveniently rooted in the heart of prestigious Forest Hill Village. Ceilings climb 10 feet high on the main floor and in the king-sized kitchen, built with custom cabinetry and a gas range stove, where you can walk out to the rear garden and squeeze the last drops of daylight before settling by one of three gas fireplaces throughout the house. For movie nights or entertaining friends & family in the yard, head down to the lower level lounge with heated floors, a stylish wet bar and upgraded bathroom - the perfect spot that ensures the chaos of hosting is stress-free. Designed with multi-level privacy, each bedroom has its own ensuite, plus a powder room on the main for dinner guests. On weekdays, retire from your warm home office, the 2nd floor study, and ascend to the top floor, a designated primary suite with a large walk-in closet and secret balcony where the evening sky falls slowly to sleep as you watch the CN Tower spark to life and let the strains of the day roll from your shoulders. This is your opportunity to get into one of Canadas most premium neighbourhoods, an elite school district and a location where life feels easy in the Village. Everything you need is only a few steps away from where you are.

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


**62 Elderwood Dr
Toronto Ontario M5P 1X4**

Toronto C03 Forest Hill South Toronto

Taxes: \$15,665/2024**For:** Sale**Sold:** \$3,008,800**List:** \$3,250,000**Sold Date:** 04/28/2025**% Dif:** 93**SPIS:** N**Last Status:** SLD**DOM:** 14

Detached

Fronting On: W**Rms:** 12 + 3**Link:** N**Acreage:****Bedrooms:** 5 + 1

2 1/2 Storey

40 x 128 Feet

Washrooms: 6**Irreg:**

2x2, 3x3, 1x4

Dir/Cross St: Bathurst/St. Clair**MLS#:** C12081624**PIN#:** 211770082

Kitchens:	1	Exterior:	Brick / Stone	Zoning:	
Fam Rm:	Y	Drive:	Pvt Double	Cable TV:	Hydro:
Basement:	Finished	Gar/Gar Spcs:	Detached / 2	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	4	Water:	Municipal
Heat:	Radiant / Gas	Tot Prk Spcs:	6	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fireplace/Stove, Park, Public	Retirement:	
Apx Sqft:	1500-2000		Transit, School	Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	14.27	x 13.19	French Doors	Wainscoting	Hardwood Floor
2	Living	Main	23.62	x 13.35	Fireplace	Hardwood Floor	Bay Window
3	Office	Main	11.71	x 7.87	Crown Moulding	Leaded Glass	Hardwood Floor
4	Kitchen	Main	11.94	x 10.7	Stainless Steel Appl	Centre Island	Hardwood Floor
5	Breakfast	Main	8.37	x 8.04	Leaded Glass	W/O To Yard	B/I Shelves
6	Family	Main	15.91	x 15.32	Fireplace	W/O To Deck	Cathedral Ceiling
7	Prim Bdrm	2nd	15.75	x 13.16	W/I Closet	3 Pc Ensuite	Crown Moulding
8	Sitting	2nd	11.68	x 7.64	Panelled	Leaded Glass	Hardwood Floor
9	2nd Br	2nd	15.09	x 11.75	O/Looks Frontyard	Closet	B/I Shelves
10	3rd Br	2nd	11.75	x 12.7	O/Looks Backyard	Hardwood Floor	Closet
11	4th Br	3rd	16.93	x 11.75	O/Looks Frontyard	Closet	Leaded Glass
12	5th Br	3rd	13.75	x 12.4	3 Pc Bath	O/Looks Frontyard	Closet

Client Remks: A Rich Character Filled Corner Home Nestled in Prestigious Forest Hill neighbourhood. This Home Shows a Blend of Architectural Styles, and Its Unique Features Exude a Sense of History and Personality. Unique Loft Level & Detached Double Car Garages! Renovate / Update It Or Build Your Dream Home On This Premium Exceptional Curb Appeal. Double Driveway. Original Paneling And Charming Details Throughout. Leaded Glass Windows. Spacious Principal Rooms. Steps To Renowned Schools, Parks, Ttc And Both Forest Hill Village & Shops! The Property and Building Are Being Sold in "As Is" "Where Is" condition! No Survey Is Available. The Photos Are From Archive and Belong to Before of Tenant Occupancy.

Extras:**Listing Contracted With:** RE/MAX REALTRON BIJAN BARATI REAL ESTATE 416-222-8600


317 Glenayr Rd
Toronto Ontario M5P 3C6

Toronto C03 Forest Hill South Toronto

Taxes: \$18,769/2024**For:** Sale**% Dif:** 97**Sold Date:** 06/13/2025**SPIS:** N**Last Status:** SLD**DOM:** 25

Detached

Fronting On: E**Rms:** 9 + 1**Link:** N**Acreage:****Bedrooms:** 5

2-Storey

50 x 137 Feet

Washrooms: 5**Irreg:**1x2xMain, 1x3x2nd, 2x4x2nd,
1x3xLower**Dir/Cross St:** Spadina/Ava Rd**MLS#:** C12157737**PIN#:** 211770309

Kitchens:	1	Exterior:	Brick / Stucco/Plaster	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Phone:
Heat:	Water / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	Inground	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	2500-3000	Family Room, Fireplace/Stove, Park, Place		Farm/Agr:	
Assessment:	2024 POTL:	Of Worship, Public Transit, School		Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Main				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.76	x 4.59	Staircase	Tile Floor	2 Pc Bath
2	Living	Main	23	x 13.48	Fireplace	Hardwood Floor	O/Looks Frontyard
3	Dining	Main	15.75	x 11.25	Formal Rm	Hardwood Floor	Wainscoting
4	Kitchen	Main	16.01	x 10.83	Granite Counter	Hardwood Floor	O/Looks Family
5	Family	Main	24.34	x 10.83	Fireplace	Hardwood Floor	W/O To Pool
6	Laundry	Main	10.07	x 6.59	Laundry Sink		
7	Prim Bdrm	2nd	15.85	x 13.48	W/I Closet	Hardwood Floor	4 Pc Ensuite
8	2nd Br	2nd	14.83	x 11.25	Mirrored Closet	Hardwood Floor	4 Pc Bath
9	3rd Br	2nd	12.34	x 11.25	B/I Bookcase	Hardwood Floor	B/I Desk
10	4th Br	2nd	11.75	x 10.07	Closet	Hardwood Floor	3 Pc Ensuite
11	5th Br	2nd	13.25	x 10.33	Closet	B/I Bookcase	Pot Lights
12	Rec	Lower	21.82	x 12.4	Pot Lights	Sauna	3 Pc Bath
13	Furnace	Lower	11.25	x 9.74			
14	Other	Lower	11.25	x 7.51	Cedar Closet		
15	Other	Lower	6.07	x 5.74			

Client Remks: Welcome to 317 Glenayr Road-a distinguished centre hall plan home ideally located in the heart of prestigious Forest Hill Village. Set on a beautifully landscaped 50 x 137 ft. lot with a private drive, this elegant two-storey residence presents a rare opportunity to renovate or personalize in one of Toronto's most coveted neighbourhoods. The main floor, offering approximately 1,519 sq. ft., features a traditional layout with generously scaled principal rooms. A welcoming foyer leads to a formal living room with wood-burning fireplace and a sun-filled dining room - adorned with classic wainscoting and leaded glass windows - ideal for entertaining. The well-equipped kitchen overlooks the family room, which includes a second wood-burning fireplace and French doors that open to the patio, pool, and lush garden, offering a seamless indoor-outdoor lifestyle. A powder room and laundry area complete the main level. Upstairs spans approximately 1,425 sq. ft. and offers five spacious bedrooms, including a bright and airy primary suite with a four-piece ensuite. Two additional bathrooms one four-piece and one three-piece serve the remaining bedrooms, ensuring excellent functionality for growing families. The finished lower level, approximately 899 sq. ft., features a large recreation room with a third wood-burning fireplace, a three-piece bath with sauna, and ample storage. The beautifully private backyard is framed by mature landscaping and features a heated inground kidney-shaped pool. A discreet pool change room and dedicated equipment storage area enhance functionality without compromising the landscaped gardens charm. Situated on a quiet block of Glenayr Road, steps to Forest Hill Jr & Sr PS, UCC, BSS, and the vibrant shops and cafes of Forest Hill Village. Close to the Beltline Trail, parks, and transit. A refined family home offering exceptional space, comfort, and setting in one of the city's most established communities.

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


11 Hawarden Cres
Toronto Ontario M5P 1M6

Toronto C03 Forest Hill South Toronto

Taxes: \$18,232.72/2024**For:** Sale**Sold:** \$3,800,000**List:** \$4,248,000**Sold Date:** 03/19/2025**% Dif:** 89**SPIS:** N**Last Status:** SLD**DOM:** 51

Detached

Fronting On: S**Rms:** 8 + 1**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

50 x 100 Feet

Washrooms: 4**Irreg:**1x2xMain, 1x4x2nd, 1x3x2nd,
1x3xLower**Dir/Cross St:** Spadina/Hawarden**MLS#:** C11941664**PIN#:** 211790078

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Attached / 1	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	3	Water:	Phone:
Heat:	Radiant / Gas	Tot Prk Spcs:	4	Water Supply:	Municipal
A/C:	Other	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	21.59	x 12.04	Hardwood Floor	Bay Window	Halogen Lighting
2	Dining	Main	15.32	x 11.15	Hardwood Floor	South View	O/Looks Garden
3	Family	Main	14.07	x 11.91	Hardwood Floor	Double Doors	Halogen Lighting
4	Kitchen	Main	22.51	x 19.16	Centre Island	Family Size Kitchen	W/O To Garden
5	Prim Bdrm	2nd	14.83	x 12.07	Hardwood Floor	Double Closet	Halogen Lighting
6	2nd Br	2nd	13.68	x 11.42	Hardwood Floor	Double Closet	Crown Moulding
7	3rd Br	2nd	12.27	x 12.04	Hardwood Floor	Double Closet	Crown Moulding
8	4th Br	2nd	12.04	x 10.17	Hardwood Floor	Double Closet	Crown Moulding
9	Rec	Lower	21.1	x 11.45	B/I Bookcase	B/I Desk	Track Lights
10	Br	Lower	13.52	x 11.25	Double Closet	B/I Closet	Track Lights

Client Remks: The Perfect Family Home! Fabulous 4+1 Bedroom In Prestigious Forest Hill South. Pool Sized Lot!! A Naturally Bright House. Huge Family Eat-In Kitchen With Large Centre Island & Walk-Out To Back Garden. Direct Access To Garage From The Main Floor. Large Principal Rooms. Formal Dining Room. Main Floor Family Room. All Four Bedrooms Are Large With Ample Closet Space. Lower Level Rec Room And Nanny's Room. Professional Landscaping, Great Outdoor Space. Close to All Amenities, the Village, Upper Canada College, Bishop Strachan School, Forest Hill Public & Collegiate, TTC. Move In and Enjoy!

Extras:**Listing Contracted With:** FOREST HILL REAL ESTATE INC. 416-488-2875


11 Vesta Dr
Toronto Ontario M5P 2Z4

Toronto C03 Forest Hill South Toronto

Taxes: \$20,528.80/2025**For:** Sale**% Dif:** 97**Sold Date:** 04/04/2025**SPIS:** N**Last Status:** SLD**DOM:** 4

Detached

Fronting On: E**Rms:** 14 + 4**Link:** N**Acreage:****Bedrooms:** 3 + 1

2-Storey

47.5 x 141.85 Feet

Washrooms: 5**Irreg:**

Irregular As Per Survey

1x3xBsmt, 1x4x2nd, 1x4x2nd,

1x2xMain, 1x3x2nd

Dir/Cross St: Spadina/Strathearn**MLS#:** C12050547**PIN#:** 104660234

Kitchens:	1	Exterior:	Brick / Stone	Zoning:		
Fam Rm:	Y	Drive:	Pvt Double	Cable TV:	Y	Hydro: Y
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Y	Phone: Y
Fireplace/Stv:	Y	Drive Park Spcs:	4	Water:	Municipal	
Heat:	Forced Air / Gas	Tot Prk Spcs:	4	Water Supply:		
A/C:	Central Air	UFFI:		Sewer:	Sewers	
Central Vac:	N	Pool:	None	Waterfront:		
Apx Age:	51-99	Prop Feat:	Family Room, Fireplace/Stove, Park, Public	Retirement:		
Apx Sqft:	2000-2500		Transit, Ravine, School, Wooded/Treed	Farm/Agr:		
Assessment:	2025 POTL:			Oth Struct:	Garden Shed	
POTL Mo Fee:				Spec Desig:	Unknown	
Laundry lev:	Lower					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.93	x 12.99	Bay Window	Fireplace	Hardwood Floor
2	Dining	Main	12.83	x 12.83	Hardwood Floor	Leaded Glass	French Doors
3	Family	Main	14.11	x 11.48	Fireplace	Hardwood Floor	W/O To Deck
4	Kitchen	Main	26.25	x 13.12	Granite Counter	Centre Island	Hardwood Floor
5	Prim Bdrm	2nd	15.09	x 15.09	4 Pc Ensuite	Crown Moulding	His/Hers Closets
6	Bathroom	2nd	10.27	x 10.07	Double Sink	4 Pc Ensuite	Heated Floor
7	2nd Br	2nd	12.8	x 12.37	3 Pc Ensuite	Heated Floor	Double Closet
8	3rd Br	2nd	12.37	x 10.17	Hardwood Floor	Double Closet	Crown Moulding
9	Office	2nd	10.07	x 7.87	B/I Bookcase	Hardwood Floor	B/I Shelves
10	Rec	Lower	22.08	x 14.44	Broadloom	Window	B/I Closet
11	4th Br	Lower	10.5	x 13.45	3 Pc Ensuite	Broadloom	B/I Shelves
12	Laundry	Lower	8.07	x 12.6	Ceramic Floor		

Client Remks: Spectacular One-of-a-Kind Family Home in the heart of Forest Hill. Welcome to this turn-key, 3+1 bedroom, 5 bathroom residence situated on a 40x141 ft lot, in the coveted lower village. This home has been impeccably finished and thoughtfully designed. Perfectly maintained with extension by renowned architect Gordon Ridgely creates the perfect open-concept living space for entertaining. Lush backyard ideal for hosting BBQ's with friends, this lower village gem is a home you won't want to miss!

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


17 Robinwood Ave
Toronto Ontario M5P 1X6
Sold: \$4,300,000
List: \$4,350,000

Toronto C03 Forest Hill South Toronto

Taxes: \$19,627.53/2024**For:** Sale**% Dif:** 99**Sold Date:** 03/04/2025**SPIS:** N**Last Status:** SLD**DOM:** 7

Detached

Fronting On: S**Rms:** 10**Link:** N**Acreage:** < .50**Bedrooms:** 6

3-Storey

60 x 110 Feet

Washrooms: 5**Irreg:**

2x2, 2x4, 1x5

Dir/Cross St: Spadina Rd & Robinwood Ave**MLS#:** C11987041**PIN#:** 211770168**Fractional Ownership:** N

Kitchens:	1	Exterior:	Stone / Stucco/Plaster	Zoning:	Residential
Fam Rm:	Y	Drive:	Private	Cable TV:	Y Hydro: Y
Basement:	Finished	Gar/Gar Spcs:	Built-In / 2	Gas:	Y Phone: Y
Fireplace/Stv:	Y	Drive Park Spcs:	5	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	7	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:	51-99	Prop Feat:	Central Vacuum, Family Room, Fireplace/Stove	Retirement:	
Apx Sqft:	3500-5000			Farm/Agr:	
Assessment:	POTL: N			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	23.88	x 16.93	Fireplace	Hardwood Floor	Pot Lights
2	Dining	Main	16.77	x 14.5	Hardwood Floor	French Doors	Leaded Glass
3	Kitchen	Main	18.54	x 10.4	Pot Lights	Eat-In Kitchen	
4	Breakfast	Main	9.19	x 7.51			
5	Prim Bdrm	2nd	17.22	x 16.93	California Shutters	B/I Shelves	W/I Closet
6	2nd Br	2nd	16.21	x 15.26	B/I Shelves	Hardwood Floor	
7	3rd Br	2nd	14.5	x 10.33			
8	Library	2nd	18.6	x 15.32	Gas Fireplace	B/I Shelves	Track Lights
9	4th Br	3rd	18.11	x 13.65	Closet		
10	5th Br	3rd	13.48	x 13.39			
11	Br	3rd	14.24	x 10.37	Combined W/Sitting		
12	Family	Lower	20.8	x 14.63	Fireplace		

Client Remks: This exquisite three-storey stone residence is nestled on one of Forest Hill's prime streets, offering approximately 5,000 square feet of luxurious living space. Situated on a generous 60x110 foot lot, the property boasts majestic landscaping and meticulously maintained gardens that reflect true pride of ownership. Upon entering, you're greeted by rich hardwood floors that flow throughout the main level. The formal Living Room exudes elegance with a stately fireplace and charming leaded windows, creating a warm and inviting atmosphere. Adjacent to the Living Room, the spacious Dining Room provides an ideal setting for hosting family gatherings and entertaining guests. The cozy Family Room, adorned with rich hardwood and its own fireplace, offers a perfect retreat for relaxation and quality family time. The home's three stories are thoughtfully designed to provide comfortable and functional family-style living spaces. The upper levels accommodate well-appointed bedrooms and bathrooms, ensuring privacy and comfort for all family members. The lower level features a versatile recreational space complete with an additional fireplace, perfect for a playroom, home theatre, or fitness area. This residence seamlessly blends classic charm with modern amenities, making it the perfect family home you've been waiting for. Located in the prestigious Forest Hill neighbourhood, residents enjoy close proximity to top-rated schools, boutique shopping, fine dining and easy access to downtown Toronto. This home truly offers the perfect combination of luxury, comfort and convenience for young, growing families.

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


217 Lonsmount Dr
Toronto Ontario M5P 2Y6

Toronto C03 Forest Hill South Toronto

Taxes: \$18,089.66/2024**For:** Sale**Sold:** \$4,347,500**List:** \$4,395,000**Sold Date:** 05/23/2025**% Dif:** 99**SPIS:** N**Last Status:** SLD**DOM:** 3

Detached

Fronting On: E**Rms:** 12 + 4**Link:** N**Acreage:****Bedrooms:** 6

3-Storey

40 x 158.7 Feet

Washrooms: 5**Irreg:**1x2xMain, 1x5x2nd, 1x4x2nd,
1x4x3rd, 1x3xBsmt**Dir/Cross St:** Bathurst / Tichester Rd.**MLS#:** C12159783**PIN#:** 104660083

Kitchens: 1	Exterior: Stone / Stucco/Plaster	Zoning:
Fam Rm: Y	Drive:	Cable TV:
Basement: Fin W/O	Gar/Gar Spcs: Attached / 2	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 2	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 4	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat: Family Room, Fireplace/Stove	Retirement:
Apx Sqft: 3500-5000		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	11.15	x 15.09	
2	Dining	Main	12.14	x 24.61	
3	Kitchen	Main	11.15	x 13.45	
4	Breakfast	Main	7.55	x 11.15	
5	Family	Main	16.73	x 18.7	
6	Prim Bdrm	2nd	13.45	x 18.37	
7	2nd Br	2nd	9.84	x 11.15	
8	3rd Br	2nd	11.15	x 13.12	
9	4th Br	2nd	12.14	x 13.12	
10	5th Br	3rd	13.45	x 19.03	
11	Br	3rd	13.78	x 19.03	
12	Rec	Bsmt	10.83	x 19.36	
13	Br	Bsmt	9.84	x 10.5	

Client Remks: Nestled in a ravine setting, this 3-Story, 6 bedroom, 5 bath Forest Hill gem boasts both elegance & charm. The central hall welcomes you in to lounge in the formal living room w/large bay windows or host any size group in the opulent dining room complete w/fireplace. The open concept kitchen/family room is where you will spend your days. Custom Downsview Kitchen is equipped w/panelled Sub-Zero Fridge, Wolf B/I Double Oven, Wolf Stovetop & Miele Dishwasher. Large Island w/ Breakfast Bar plus eat-in area stylishly finished off w/Katrell pendant automation lighting system throughout leaving no detail unfinished. W/O to the stone patio & bestow the ultimate privacy backing onto the Cedarvale Ravine. Lounge by the firepit or relax under the custom gazebo & set up the bar. This backyard was made for entertaining or just escaping city life. Oversized Keter Shed for outdoor storage. 2nd Floor is where you will find 3 generous bedrooms w/double closets and tons of light. The 4pc Jodie Rosen designed bathroom w/heated floors is well laid out for a growing family. Step into the Principal Bedroom w/Floor-Ceiling Windows O/L the backyard & His-Her W/I Closets. Spa inspired 5pc Ensuite offers a generous soaker tub, Heated Floors & Steam shower. The 3rd floor is the perfect hangout. 2 Additional Bedrooms & 4 pc Bathroom can also be used for a home office, TV/games room or in-law suite. The lower level does not disappoint. The Mudroom with stylish custom cabinetry, access to the 2 car garage & hang your coats on the stylish Herman Miller Eames Hooks checks all the boxes. Large Rec Rm w/2nd Fridge & walk-in storage room invites you to watch the big game or have your kids take it over w/their friends. The Gym is equipped with rubber floors & storage closet for additional equipment. Lower level laundry finishes off this extremely functional lower level.

Extras:**Listing Contracted With:** SLAVENS & ASSOCIATES REAL ESTATE INC.416-483-4337


53 Ava Rd
Toronto Ontario M5P 1Y9

Toronto C03 Forest Hill South Toronto

Taxes: \$16,001.02/2024**For:** Sale**Sold:** \$4,395,000**List:** \$4,395,000**Sold Date:** 05/22/2025**% Dif:** 100**SPIS:** N**Last Status:** SLD**DOM:** 0

Detached

Fronting On: S**Rms:** 10 + 2**Link:** N**Acreage:****Bedrooms:** 4 + 2

2-Storey

40 x 128 Feet

Washrooms: 4**Irreg:**1x2xMain, 1x5x2nd, 1x4x2nd,
1x3xLower**Dir/Cross St:** South of Eglinton, East of Bathurst**MLS#:** C12164613**PIN#:** 211770068

Kitchens: 1
Fam Rm: Y
Basement: Finished / Sep Entrance
Fireplace/Stv: Y
Heat: Radiant / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: 3000-3500
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior:
 Stone / Stucco/Plaster
Drive: Front Yard
Gar/Gar Spcs: None / 0
Drive Park Spcs: 2
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat:
 Family Room, Fireplace/Stove

Zoning:
Cable TV:
Gas:
Water:
Water Supply:
Sewer:
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Spec Desig:

Hydro:
Phone:
 Municipal
 Sewers
 Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.67	x 16.01	Gas Fireplace	Window	Hardwood Floor
2	Dining	Main	12.01	x 15.26	Window	Wainscoting	Hardwood Floor
3	Kitchen	Main	12.99	x 14.99	Breakfast Bar	Stainless Steel Appl	Pantry
4	Breakfast	Main	10.01	x 16.01	Window	Pot Lights	Hardwood Floor
5	Family	Main	12.01	x 22.08	Open Concept	Window	Skylight
6	Mudroom	Main	9.74	x 8.07	W/O To Yard	B/I Shelves	Tile Floor
7	Prim Bdrm	2nd	17.49	x 11.75	Combined W/Office	5 Pc Ensuite	W/I Closet
8	Tandem	2nd	13.42	x 6.99	B/I Desk	Window	Hardwood Floor
9	2nd Br	2nd	11.68	x 14.34	Window	Double Closet	Hardwood Floor
10	3rd Br	2nd	10.76	x 11.15	Window	B/I Closet	Hardwood Floor
11	4th Br	2nd	9.58	x 10.6	Window	Closet	Hardwood Floor
12	Rec	Lower	15.16	x 21	B/I Shelves	Pot Lights	Laminate
13	Exercise	Lower	12.5	x 9.74	Mirrored Walls	Window	Pot Lights
14	Laundry	Lower	11.68	x 8.76	Laundry Sink	B/I Shelves	Pot Lights

Client Remks: A truly one-of-a-kind home in prestigious Forest Hill, 53 Ava Road blends magazine worthy style with thoughtful functionality. With no detail overlooked, this home was professionally designed by the talented Shaunn Lipsey in 2023, with both entertaining and family living as the focus. The amazing character is immediately felt upon entering the bright and beautiful entryway, featuring stunning herringbone flooring and custom millwork, combining sophistication with practicality. The formal living room is bathed in natural light, anchored by a classic wood-burning fireplace, and flows seamlessly to the dining room perfect for hosting dinner parties and family gatherings. Beyond the main floor powder room is the heart of the home, a gorgeous chefs kitchen with striking quartz countertops, premium appliances, a breakfast bar, and a walk-in pantry. The inviting eat-in area overlooks a breathtaking sunken family room with soaring ceilings and large windows that look out to an incredible backyard. The custom mudroom is a dream, making organization effortless. Outside, the exceptional lifestyle continues with a night-lit sport court, elegant seating area, and abundant space to relax, play, or entertain. Upstairs, discover a serene primary oasis featuring a spa-inspired 5-piece ensuite, a generous walk-in closet, and a sun-drenched private office - an inspiring space for working from home. Three additional well-appointed bedrooms and a stylish main bathroom complete this level. The lower level offers even more, with a spacious recreation room boasting custom cabinetry, a thoughtfully designed home gym, a designer laundry room, a fourth bathroom, and ample, purposeful storage throughout. The location is unbeatable, perfectly situated for a short walk to both the Village and Eglinton West for shops, restaurants, lush parks, the upcoming LRT, and top-rated schools. This exceptional home delivers the ultimate in luxury living for the modern family with discerning taste.

Extras:**Listing Contracted With:** SLAVENS & ASSOCIATES REAL ESTATE INC.416-483-4337


23 Dewbourne Ave
Toronto Ontario M5P 1Z5

Toronto C03 Forest Hill South Toronto

Taxes: \$23,286/2024**For:** Sale**Sold:** \$4,800,000**List:** \$5,495,000**Sold Date:** 03/28/2025**% Dif:** 87**SPIS:** N**Last Status:** SLD**DOM:** 52

Detached

Fronting On: S**Rms:** 13 + 3**Link:** N**Acreage:****Bedrooms:** 7 + 1

2 1/2 Storey

80 x 128 Feet

Washrooms: 8**Irreg:**

2x2, 5x4, 1x5

Dir/Cross St: Dewbourne & Rosemary**MLS#:** C11955302**PIN#:** 211770027

Kitchens:	1	Exterior:	Brick / Stucco/Plaster	Zoning:	Residential
Fam Rm:	Y	Drive:	Private	Cable TV:	Y Hydro: Y
Basement:	Finished	Gar/Gar Spcs:	Built-In / 1.5	Gas:	A Phone: A
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Radiant / Gas	Tot Prk Spcs:	4	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	Inground	Waterfront:	
Apx Age:	51-99	Prop Feat:	Family Room, Fenced Yard,	Retirement:	
Apx Sqft:	5000+		Fireplace/Stove, Park, Place Of Worship,	Farm/Agr:	
Assessment:	POTL:		Ravine, Rec Centre, School	Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	23.1	x 16.08	Fireplace	Hardwood Floor	Crown Moulding
2	Dining	Main	15.91	x 12.99	Formal Rm	Hardwood Floor	Leaded Glass
3	Kitchen	Main	25.16	x 22.08	Breakfast Area	W/O To Garden	Granite Counter
4	Family	Main	18.18	x 14.17	O/Looks Backyard	Broadloom	Large Window
5	Prim Bdrm	2nd	17.91	x 15.32	W/I Closet	Broadloom	5 Pc Ensuite
6	2nd Br	2nd	16.77	x 12.93	Hardwood Floor	Crown Moulding	4 Pc Ensuite
7	3rd Br	2nd	14.67	x 12.93	Double Closet	Large Window	4 Pc Ensuite
8	4th Br	2nd	12.99	x 10.83	Bay Window	Closet	4 Pc Bath
9	Library	2nd	17.75	x 15.58	Fireplace	W/O To Deck	Vaulted Ceiling
10	5th Br	3rd	14.17	x 13.91	Closet	Skylight	B/I Shelves
11	Br	3rd	15.26	x 9.32	Closet	Leaded Glass	O/Looks Garden
12	Br	3rd	13.68	x 10.43	Closet	Skylight	4 Pc Bath

Client Remks: A Forest Hill treasure, 23 Dewbourne exudes charm and timeless elegance. Stately principal rooms, grand in scale for entertaining. An abundant space with 7 bedrooms and 8 bathrooms, making it an exceptional family home with all the rooms one needs. The gracious home showcases wood-burning fireplaces, leaded glass accents, manicured gardens, and a modern family layout. A desirable sunny corner lot with a mature canopy of trees creates a beautiful setting within the city. The expansive back garden stretches an impressive 128 feet wide, offering an in-ground Betz pool, multiple stone terraces, and a full cabana complete with a wet bar, separate bathroom, and outdoor shower, promising a luxurious oasis of outdoor living at its finest. A unique opportunity on 80-foot frontage in a prized neighbourhood with this glamorous English Tudor manor. Close proximity to the city's best schools and Forest Hill Village. Lovingly preserved by the same family for over 40 years. ****EXTRAS**** Almost 7800 sq ft total living space (5531 + 2212 in lower level). Attached garage with spacious mudroom. All bedrooms on 2nd floor have ensuite baths. 2nd floor library w terrace. Dug out full lower level with large nanny suite.

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



32 Ava Rd Toronto Ontario M5P 1Y4 Toronto C03 Forest Hill South Toronto Taxes: \$20,199.76/2024 Sold Date: 01/21/2025 SPIS: N Last Status: SLD DOM: 43			Sold: \$5,600,000 List: \$5,995,000 For: Sale % Dif: 93		
Detached Link: N 2 1/2 Storey Dir/Cross St: Bathurst/Eglinton			Fronting On: N Acreage: 48.5 x 125.45 Feet Irreg: Rms: 11 + 3 Bedrooms: 5 + 1 Washrooms: 6 2x2, 2x4, 1x6, 1x3		

MLS#: C11886222

PIN#: 211770244

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Laundry lev:		Exterior: Brick Drive: Private Gar/Gar Spcs: Detached / 1 Drive Park Spcs: 5 Tot Prk Spcs: 6 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, School		Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown	
Hydro: Phone: Municipal					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	23.92	x 12.24	Fireplace	Hardwood Floor	Crown Moulding
2	Dining	Main	22.41	x 13.09	Hardwood Floor	Wainscoting	Bow Window
3	Family	Main	17.91	x 16.57	Coffered Ceiling	Hardwood Floor	Gas Fireplace
4	Kitchen	Main	20.51	x 12.5	Breakfast Area	W/O To Yard	Centre Island
5	Prim Bdrm	2nd	16.01	x 14.93	W/O To Balcony	W/I Closet	6 Pc Ensuite
6	2nd Br	2nd	14.4	x 12.99	Hardwood Floor	Crown Moulding	Large Closet
7	3rd Br	2nd	12.99	x 12.34	Casement Windows	Large Closet	Hardwood Floor
8	4th Br	3rd	17.32	x 12.99	Hardwood Floor	South View	W/I Closet
9	5th Br	3rd	17.32	x 12.93	South View	Hardwood Floor	Double Closet
10	Rec	Lower	21.42	x 19.75	Broadloom	Above Grade Window	Pot Lights
11	Exercise	Lower	15.91	x 15.91	Mirrored Walls	Hardwood Floor	2 Pc Ensuite
12	Br	Lower	11.91	x 10.66	Broadloom	4 Pc Ensuite	Large Closet

Client Remks: Quintessential Georgian Residence - Designer Pallet In Prime Forest Hill Neighbourhood. A Master Work By Builder Jim Caruk & Award-Winning Timothy Mather Designs. Exceptional Craftsmanship Rarely Achieved In Modern Times. High-End Finishes & Meticulous Attention To Detail At Every Turn. Graceful South-Facing Street Presence Exudes Prestige W/ Vast Beautifully-Kept Front Lawn. Coveted 5-Vehicle Private Driveway & Detached Car & A Half Garage. Expansive Fenced Lush Backyard Offers Both Unobstructed Sunlight & Tree-Lined Privacy, W/ Award-Winning Adam Gracey Stone Patio & Lush Landscape Design. Principal Spaces Showcase Timeless Elegance W/ Handcrafted Millwork, Hardwood Flrs, In-Ceiling Sonos Speakers T/O. Entrance Hall Boasts Crema Marfil Marble Flrs, Powder Rm W/ Designer Fixtures. Formal Living Rm W/ Vintage Leaded Glass Windows, Wood-Burning FP. Dining Rm Offering Exceptional Scale For A 16-Person Dining Table W/ Wainscot Paneling. Service Pantry W/ Sub-Zero Wine Fridge & Miele DW. Gourmet Chefs Kitchen Appointed W/ Custom Bellini Cabinetry, Granite Countertops, Luxury Appliances, Book Matched Marble Backsplash, Stylish Breakfast Banquette & W/O To Backyard, Open To Sun-Filled Fam Rm W/ Coffered Ceilings & Gas FP. Primary Retreat Features Vast Private Lounge W/ Dentil Crown Moulding, W/O Balcony, B/I Bookcases, Media Wall & Gas FP W/ Calcutta Mrble Surround. French Country-Inspired Ensuite W/ Dual W/I Closets, Htd Calcutta Marble Flrs, Steam Shower & Kohler Cast Iron Freestanding Tub. Second Flr Presents 2 Additional Bedrms, Shared 4-Pc Bath & Laundry Closet. Third Flr W/ 2 Spacious South-Facing Bedrms & 4-Piece Bath. Basement Offers Expanded Living Quarters & Enhanced Utility W/ Heated Flrs T/O, Spacious Entertainment Rm, Laundry Rm, Nanny Suite & 4-Piece Ensuite, Gym W/ Powder Rm & 3 -W/I Storage Rms. Sought-After Location On Exclusive Forest Hill Street Near Top-Rated Schools, Transit, Cedarvale Park & Premier Amenities. A Dream Home In Every Aspect.

Extras: Sub-Zero Wine Fridge, x2 Miele Dishwasher, Wolf Range 4-Burner W/ Griddle, Wolf Oven, Wolf Built-In Oven & Microwave, Sub-Zero F/F, Vent-a-Hood Fan, Sonos Sys. W/ 3 Amplifiers, Toto Washlet, Steam Shower Sys., Kohler Cast Iron Soaking Tub,

Listing Contracted With: RE/MAX REALTRON BARRY COHEN HOMES INC.416-223-1818



7 Dunloe Rd
Toronto Ontario M4V 2W4
Sold: \$5,800,000
List: \$6,498,000

Toronto C03 Forest Hill South Toronto

Taxes: \$25,824/2024

For: Sale

% Dif: 89

Sold Date: 05/20/2025

SPIS: N

Last Status: SLD

DOM: 27

Detached

Fronting On: E

Rms: 10 + 3

Link: N

Acreage:

Bedrooms: 5 + 1

3-Storey

50.06 x 120.8 Feet

Washrooms: 6

Irreg:

1x3x3rd, 2x4x2nd, 1x5x2nd,
1x3xBsmt, 1x2xMain

Dir/Cross St: Kilbarry/Dunloe

MLS#: C12098126

PIN#: 211850063

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:		Cable TV:	
Basement:	Finished / Full	Gar/Gar Spcs:	Built-In / 2	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	4	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	6	Water Supply:	Municipal
A/C:	Central Air	UFFI:	No	Sewer:	Sewers
Central Vac:	Y	Pool:	Inground	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	3500-5000	Central Vacuum, Family Room,		Farm/Agr:	
Assessment:	POTL:	Fireplace/Stove		Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.4	x 16.04	Hardwood Floor	Fireplace	Pot Lights
2	Dining	Main	14.4	x 11.22	Hardwood Floor	Open Concept	Pot Lights
3	Kitchen	Main	24.57	x 15.12	Centre Island	Limestone Flooring	Stainless Steel Appl
4	Breakfast	Main	24.57	x 15.12	Combined W/Kitchen	W/O To Yard	B/I Shelves
5	Family	Main	17.13	x 14.5	Hardwood Floor	Fireplace	Pot Lights
6	Prim Bdrm	2nd	22.6	x 18.47	His/Hers Closets	Hardwood Floor	5 Pc Ensuite
7	2nd Br	2nd	15.03	x 13.12	Hardwood Floor	4 Pc Ensuite	W/I Closet
8	3rd Br	2nd	16.27	x 9.84	Hardwood Floor	3 Pc Ensuite	Double Closet
9	4th Br	3rd	22.08	x 10.14	Broadloom	3 Pc Bath	Double Closet
10	5th Br	3rd	12.14	x 11.84	Broadloom	Double Closet	3 Pc Bath
11	Rec	Bsmt	17.19	x 28.58	Broadloom	Pot Lights	Built-In Speakers
12	Exercise	Bsmt	11.12	x 16.5	Pot Lights	Built-In Speakers	Large Window
13	Media/Ent	Bsmt	12.24	x 16.4	Broadloom	Built-In Speakers	Acoustic Ceiling
14	Br	Bsmt	12.17	x 0	Broadloom	Double Closet	

Client Remks: Magnificent Family Home Situated On A 50X121 Foot Lot In The Heart Of Forest Hill South. This Elegant And Timeless Drew Laszlo-Designed Residence Offers A Perfect Blend Of Classic Charm And Modern Comfort. Featuring 5 Spacious Bedrooms Above Grade, Including An Oversized Primary Retreat With His And Hers Walk-In Closets And A Spa-Like Ensuite Bath Complete With Soaker Tub, Double Vanity, And Heated Floors. The Home Boasts Rich 8" Hardwood Floors Throughout, And A Sun-Drenched Chefs Kitchen Equipped With Top-Of-The-Line Appliances, Including A Full Viking Gas Range Stove/Oven, Custom Cabinetry W/ Rollout Drawers, Two Dishwashers, And A Large Centre Island W/ Wine Fridge & Bar Sink Ideal For Family Gatherings And Entertaining. Enjoy Multiple Living And Dining Areas, Each Thoughtfully Designed With Sophistication And Comfort In Mind. The Fully Finished Basement Offers High Ceilings, A State-Of-The-Art Theatre Room, A Dedicated Exercise Area, A Spacious Rec Room, In Law Suite/Bedroom & 3 Piece Washroom, And Ample Storage Space. Step Outside To Your Private Backyard Oasis Featuring An In-Ground Pool With Top-Of-The-Line Equipment, A Coast Spa Hot Tub, Lush Landscaping, And A Stylish Cabana With Outdoor Seating And Dining Capabilities. Perfect For Hosting Summer Evenings With Family And Friends. The Entire Perimeter Of The Property Is Equipped With Cameras, With All Access Points Secured By An Alarm System, Both Of Which Are Controlled By Control 4 Home Automation, Which Also Allows For Control Of All Other Electrical Components Of The House From Any Smartphone Or Tablet. Located On One Of The Most Coveted Streets In The City, 7 Dunloe Road Combines Luxury Living With The Unbeatable Convenience (In Walking Distance To) Forest Hills Finest Schools BSS, UCC, St Mike's & In District To Forest Hill Jr & Collegiate, Parks, Shops, And Transit Just Steps Away. This Is A Rare Offering In A Prestigious Neighbourhood Where Homes Of This Caliber Seldom Become Available.

Extras:

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


18 Ardmore Rd
Toronto Ontario M5P 1V3

Toronto C03 Forest Hill South Toronto

Taxes: \$29,220/2024**For:** Sale**Sold:** \$6,467,500**List:** \$6,749,000**Sold Date:** 02/26/2025**% Dif:** 96**SPIS:** N**Last Status:** SLD**DOM:** 20

Detached

Fronting On: N**Rms:** 10 + 2**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

48 x 110 Feet

Washrooms: 7**Irreg:**1x2xMain, 1x5x2nd, 1x4x2nd,
2x3x2nd, 2x3xBsmt**Dir/Cross St:** Ardmore / Spadina**MLS#:** C11961287**PIN#:** 211780215

Kitchens:	1	Exterior:	Brick / Stone	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Fin W/O	Gar/Gar Spcs:	Built-In / 2	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	6	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	8	Water Supply:	Municipal
A/C:	Central Air	UFFI:	No	Sewer:	Sewers
Central Vac:	Y	Pool:	Inground	Waterfront:	
Apx Age:		Prop Feat:	Central Vacuum, Family Room, Fireplace/Stove, Library, Park, Public Transit, School	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Upper				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.01	x 14.01	Hardwood Floor	Fireplace	Large Window
2	Dining	Main	12.99	x 14.01	Hardwood Floor	Combined W/Living	Window
3	Kitchen	Main	14.99	x 19	Centre Island	Pantry	Stainless Steel Appl
4	Family	Main	15.49	x 20.01	Built-In Speakers	Fireplace	Window
5	Library	Main	14.99	x 19	Wainscoting	Fireplace	Window
6	Prim Bdrm	2nd	14.99	x 21	W/I Closet	Fireplace	5 Pc Ensuite
7	2nd Br	2nd	14.01	x 16.01	W/I Closet	Window	3 Pc Ensuite
8	3rd Br	2nd	12.96	x 14.99	W/I Closet	Window	3 Pc Ensuite
9	4th Br	2nd	12.01	x 14.99	W/I Closet	Window	4 Pc Ensuite
10	Rec	Bsmt	24.28	x 29.2	Heated Floor	Fireplace	W/O To Yard
11	Media/Ent	Bsmt	12.8	x 24.93	Heated Floor	Built-In Speakers	Wall Sconce Lighting
12	5th Br	Bsmt	24.93	x 13.12	3 Pc Ensuite	Double Closet	Window

Client Remks: Welcome to 18 Ardmore Road, a breathtaking contemporary masterpiece in prestigious Forest Hill South. Built to an exceptional standard, this home achieved heights & sizes rarely seen before, offering soaring 11+ ft ceilings throughout & an unparalleled sense of space & grandeur. Designed for both elegant entertaining & refined family living, the open-concept layout centers around a spectacular family-size kitchen featuring a massive center island, top-tier appliances, & a full butlers pantry. The seamless flow between the kitchen, dining, & living areas creates the perfect setting for hosting & everyday enjoyment. A sophisticated main-floor office provides the ideal workspace, balancing function & luxury. Upstairs, the primary suite is a private retreat with an opulent marble ensuite, spa-like finishes, & a spacious walk-in closet. With four generous bedrooms & seven beautifully designed bathrooms, this home delivers comfort, style, & functionality at every turn. The fully finished lower level is an entertainers dream, featuring a state-of-the-art home theatre for immersive movie nights, a spacious recreation area, a 5th bedroom, & a mudroom with a convenient side entrance. A rare basement walkout floods the space with natural light, enhancing its expansive feel. Step outside to your own private oasis an incredible saltwater pool (less than five years old) surrounded by elegant landscaping, perfect for relaxation & entertaining. A full heated driveway & front entrance ensure year-round convenience, while the large two-car garage offers ample storage. This extraordinary home is a rare opportunity to own a property that redefines modern luxury in one of Torontos most prestigious neighborhoods.

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


43 Old Forest Hill Rd
Toronto Ontario M5P 2P8

Toronto C03 Forest Hill South Toronto

Taxes: \$44,948.76/2024**For:** Sale**Sold:** \$10,425,000**List:** \$11,995,000**Sold Date:** 04/07/2025**% Dif:** 87**SPIS:** N**Last Status:** SLD**DOM:** 14

Detached

Fronting On: E**Rms:** 12 + 2**Link:** N**Acreage:****Bedrooms:** 4 + 1

2 1/2 Storey

74.96 x 141.5 Feet

Washrooms: 7**Irreg:**

2x2xMain, 1x5x2nd, 2x3x2nd,

lot narrows to 40 ft (East) 1x3x3rd, 1x3xLower

Dir/Cross St: Russell Hill and Killbarry**MLS#:** C12037824**PIN#:** 211790276

Kitchens:	1	Exterior:	Stone / Stucco/Plaster	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Attached / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	4	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	Inground	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	5000+			Farm/Agr:	
Assessment:	POTL:		Central Vacuum, Family Room, Fenced	Oth Struct:	
POTL Mo Fee:			Yard, Fireplace/Stove, Park, Public Transit,	Spec Desig:	Unknown
Laundry lev:			School		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	23.92	x 19.09	Fireplace	B/I Bookcase	Crown Moulding
2	Dining	Main	18.34	x 14.4	Pocket Doors	Hardwood Floor	Crown Moulding
3	Kitchen	Main	18.34	x 10.07	B/I Appliances	Quartz Counter	Centre Island
4	Breakfast	Main	14.83	x 14.17	Marble Floor	W/O To Patio	B/I Desk
5	Family	Main	22.01	x 19	Gas Fireplace	Sliding Doors	O/Looks Pool
6	Prim Bdrm	2nd	20.67	x 13.25	W/I Closet	Large Window	5 Pc Ensuite
7	Office	2nd	18.24	x 14.24	B/I Desk	Large Window	O/Looks Pool
8	2nd Br	2nd	21.82	x 14.57	Combined W/Master	B/I Desk	Large Window
9	3rd Br	2nd	16.17	x 14.01	W/I Closet	Leaded Glass	3 Pc Ensuite
10	4th Br	3rd	17.75	x 13.32	Closet	Leaded Glass	3 Pc Ensuite
11	5th Br	Lower	14.4	x 12.83	Closet	Hardwood Floor	3 Pc Bath
12	Media/Ent	Lower	19.75	x 16.99	Broadloom	Recessed Lights	Built-In Speakers

Client Remks: Across the globe, many of the finest residences converge history and contemporary interior design. This extraordinary Forest Hill home, in one of the country's most prestigious enclaves, presents a sanctuary of modern innovation behind its restored stone facade. The seamless transition between indoor and outdoor spaces is achieved through a wall of floating glass doors, connecting the covered terrace to the main floor spaces. Clean lines and an open floor plan create a sense of spaciousness, complemented by the finest materials: Scavolini and Poliform cabinetry, Gaggenau appliances, and muted marbles. Formal living and dining rooms cater to entertaining, while the open-concept kitchen, breakfast, and family rooms overlook a resort-like backyard with an inground pool. Upstairs, four bedrooms and versatile spaces await. The primary suite features a combined impressive gym and home office, and a Japanese-inspired ensuite with green roof views. The third floor offers a children's lounge space, and movie nights are enjoyed in the lower-level home theatre. The meticulously designed mechanical room reflects the home's exceptional quality. A captivating blend of Scandinavian chic and West Coast casual defines the architectural fusion, with meticulous attention to detail throughout the nearly 6000 square foot home (+ 2488 sq ft in the lower level). Located east of Spadina Road, within walking distance of the village and near the Kay Gardner Beltline Trail, this residence is also close to Forest Hill Public School, Upper Canada College, and Bishop Strachan School. This coveted location offers an unparalleled lifestyle.

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