



45 Birchview Cres
Toronto Ontario M6P 3H9
 Toronto W02 High Park North Toronto

Taxes: \$8,082.76/2025 **For:** Sale **% Dif:** 111

Sold Date: 10/28/2025

SPIS: N **Last Status:** SLD **DOM:** 7

Detached **Fronting On:** N **Rms:** 7 + 3
Link: N **Acreage:** **Bedrooms:** 3
 2-Storey 27.54 x 96 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x3xBsmt
Dir/Cross St: Bloor St/Clendenan **Directions:** Bloor St/Clendenan

MLS#: W12474727

PIN#: 213700326

Legal: See Schedule B

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished	Park/Drive:	Gas:
Fireplace/Stv: Y	Drive: Right Of Way	Water: Municipal
Heat: Radiant / Gas	Drive Park Spcs: 0	Water Supply Type:
A/C: None	Tot Prk Spcs: 1	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1500-2000	Prop Feat: Fireplace/Stove	HST Applicable to: Included In
Lot Size Source: MPAC	Interior Feat: None	Sale Price:
Roof: Asphalt Shingle		Farm/Agr:
Foundation: Concrete Block		Oth Struct:
Assessment: 2025 POTL:		Survey Type: Unknown
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	12.73	x 7.61	Crown Moulding	Closet	Wainscoting
2	Living	Ground	17.16	x 13.29	Hardwood Floor	Fireplace	Bay Window
3	Dining	Ground	13.91	x 12.99	Formal Rm	Hardwood Floor	Wainscoting
4	Kitchen	Ground	14.73	x 7.81	Eat-In Kitchen	Walk-Out	Tile Floor
5	Prim Bdrm	2nd	21.39	x 12.07	Broadloom	Hardwood Floor	Combined W/Sitting
6	2nd Br	2nd	13.19	x 11.88	Broadloom	Hardwood Floor	Closet
7	3rd Br	2nd	12.63	x 8.92	Broadloom	Hardwood Floor	Closet
8	Rec	Bsmt	30.15	x 21	Broadloom	Fireplace	Pot Lights
9	Laundry	Bsmt	9.68	x 6.2	Broadloom		
10	Utility	Bsmt	15.26	x 7.74			

Client Remarks: Charming 3-Bedroom, 2-Bath Detached Home in Prime High Park Location. Welcome to this well-maintained detached home located on a quiet, family-oriented street in the heart of High Park. Featuring 3 spacious bedrooms and 2 bathrooms, this home offers a comfortable and functional layout ideal for family living. The main floor boasts with original hardwood floors, a bright living and dining area, and a spacious eat-in kitchen with a walk-out to a stunning reverse ravine lot. Enjoy your private backyard retreat filled with lush perennials and annual gardens-perfect for relaxing or entertaining. Upstairs, you'll find three generously sized bedrooms (Converted from 4 bdrms to 3bdrms) w/broadlooms with original hardwood underneath. The large primary bedroom includes a skylight and offers beautiful views of the garden below, creating a peaceful oasis. Additional features include a detached garage and an unbeatable location-steps to High Park, TTC, top-rated schools, and the vibrant shops and restaurants of Bloor West Village and The Junction. **Runnymede Jr/Sr P.S & Humberside Cl District ** Don't miss this opportunity to live in one of Toronto's most sought-after neighbourhoods!

Inclusions: Kitchen Stove, Fridge, Microwave, Range. Basement: Washer, Dryer, Boiler, Water tank. Electrical Light Fixtures. Window Coverings. Fireplaces.

Listing Contracted With: RE/MAX PROFESSIONALS SIDOROVA INWOOD REALTY 416-769-3437



179 Pacific Ave Toronto Ontario M6P 2P6 Toronto W02 High Park North Toronto			Sold: \$1,655,500 List: \$1,549,000
Taxes: \$7,721.85/2025	For: Sale	% Dif: 107	
Sold Date: 09/15/2025			
SPIS: N	Last Status: SLD	DOM: 7	
Detached	Fronting On: E	Rms: 6 + 2	
Link: N	Acreage:	Bedrooms: 3 + 1	
2-Storey	25 x 150 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x3xBsmt	
	Dir/Cross St: Bloor St. W. & High Park Ave	Directions: Bloor St. W. & High Park Ave	

MLS#: W12389001

PIN#: 213660229

Legal: Pt Lt 6 Pl 587 West Toronto Junction As In CA544177 S/T & T/W CA544177;

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Other / 1	Cable TV:
Basement: Finished / Separate Entrance	Park/Drive: Mutual	Hydro:
Fireplace/Stv: N	Drive: Mutual	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 1	Phone:
A/C: Central Air	Tot Prk Spcs: 2	Water:
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer:
Year Built: 1929	Prop Feat: Interior Feat: Other	Waterfront:
Apx Sqft: 1100-1500		Retirement:
Roof: Asphalt Shingle		Under Contract: Hot Water Tank-Gas
Foundation: Other		HST Applicable to: Included In
Assessment: POTL:		Sale Price:
POTL Mo Fee:		Farm/Agr:
Laundry lev: Lower		Oth Struct:
		Survey Type: Unknown
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.4	x 13.91	Hardwood Floor	Fireplace	Combined W/Dining
2	Dining	Main	10.4	x 14.24	Hardwood Floor	W/O To Deck	Combined W/Kitchen
3	Kitchen	Main	8.33	x 13.32	Centre Island	W/O To Deck	Combined W/Dining
4	Prim Bdrm	2nd	18.73	x 12.76	Hardwood Floor	Closet	O/Looks Backyard
5	2nd Br	2nd	9.09	x 14.99	Hardwood Floor	Closet	O/Looks Frontyard
6	3rd Br	2nd	9.15	x 11.15	Hardwood Floor	Closet	O/Looks Frontyard
7	Rec	Bsmt	8.01	x 16.17	Vinyl Floor	Above Grade Window	
8	4th Br	Bsmt	9.74	x 11.52	Vinyl Floor	Above Grade Window	

Client Remarks: Welcome to 179 Pacific Avenue, a classic High Park North red brick beauty just one block from Bloor Street West and the subway. Set on an exceptionally deep 150-foot lot, this property offers an abundance of outdoor space and the rare opportunity to expand at the rear or to add a garden suite, creating long-term value and flexibility. The homes curb appeal is undeniable, with a charming front porch that invites you to relax with a morning coffee or evening cocktail while watching the world go by. For day-to-day convenience, the new legal front pad parking ensures you always have a spot right at your door. Inside, the main floor strikes a perfect balance between charm and function. A front living room with a fireplace and custom built-ins sets a warm and inviting tone. At the rear, the open-concept kitchen and dining area is bright and practical, with French doors that extend the living space to a generous deck ideal for entertaining or quiet evenings in the garden. The second floor features three sun-filled bedrooms and a full bathroom. The primary bedroom is complete with his-and-hers closets, while the additional bedrooms provide plenty of space for family, guests, or a home office. The finished lower level enhances the homes versatility with a fourth bedroom, another bathroom, and a spacious recreation area perfect for a kids playroom, family movie nights, or a private guest suite. Steeped in history, this 1920s home blends timeless character stained-glass windows, original wood trim and doors with thoughtful updates that ensure comfort and convenience for modern living. The location is unmatched: surrounded by top-rated schools (Keele PS, St. Cecilia, Humberstone CI), beautiful parks, and a strong community feel. High Park is just moments away, offering trails, playgrounds, and expansive green space.

Inclusions: All electrical light fixtures. All window coverings. All Appliances: Whirlpool Fridge, Kitchenaid Stove / Double oven, Nexstyle venthood, GE Dishwasher, LG Washer & Dryer. Basement Danby Fridge.

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



22 Elora Rd Toronto Ontario M6P 3H6 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$7,948.07/2025 For: Sale Sold Date: 09/12/2025 % Dif: 100 SPIS: N Last Status: SLD DOM: 4			Sold: \$1,670,000 List: \$1,669,000
Detached	Fronting On: N	Rms: 8 + 1	
Link: N	Acreage:	Bedrooms: 4	
2-Storey	27.5 x 95 Feet	Washrooms: 2	
Irreg: Dir/Cross St: Bloor Street West & Clendenan Avenue Directions: Approaching From Either West Or East Along Bloor St. W., Travel North On Clendenan Avenue And Take The 2nd Street West (Left Turn)-Note: Do Not Cross Glenlake Avenue Or You Have Gone Too Far North.			

MLS#: W12389547

Legal: Pcl 112-2 Sec M501; Pt Lt 112 N/S Elora Rd Pl M501 Toronto

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Attached / 1	Cable TV:
Basement: Full / Separate Entrance	Park/Drive:	Gas: Y
Fireplace/Stv: Y	Drive: Right Of Way	Phone:
Heat: Water / Gas	Drive Park Spcs: 0	Water: Municipal
A/C: None	Tot Prk Spcs: 1	Water Supply Type:
Central Vac: N	UFFI:	Sewer: Sewers
Apx Age: 51-99	Pool: None	Waterfront:
Year Built: 1928	Prop Feat: Fireplace/Stove, Level, Library, Park, Public Transit, Rec Centre, School	Retirement:
Yr Built Source: MPAC	Interior Feat: Carpet Free, Floor Drain, In-Law Capability	HST Applicable to: Not Subject to HST
Apx Sqft: 1100-1500		Sale Price:
Lot Size Source: GeoWarehouse		Farm/Agr:
Roof: Asphalt Shingle		Oth Struct: Fence - Full
Foundation: Brick		Survey Type: None
Assessment: POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.3	x 8.43	Hardwood Floor	His/Hers Closets	Stained Glass
2	Living	Main	18.77	x 11.91	Wall Sconce Lighting	Fireplace	French Doors
3	Dining	Main	13.19	x 11.84	Hardwood Floor	Plate Rail	Wainscoting
4	Kitchen	Main	15.88	x 8.23	Family Size Kitchen	O/Looks Backyard	W/O To Yard
5	Pantry	Main	6.89	x 6.59	Combined W/Kitchen	Closet	Vinyl Floor
6	Prim Bdrm	2nd	13.78	x 9.81	Hardwood Floor	Closet	Large Window
7	Bathroom	2nd	6.96	x 6.89	4 Pc Bath	Ceramic Floor	Ceramic Back Splash
8	2nd Br	2nd	14.99	x 9.68	Hardwood Floor	Closet	Large Window
9	3rd Br	2nd	12.57	x 10.37	Hardwood Floor	Closet	Large Window
10	4th Br	2nd	10.33	x 7.15	Hardwood Floor	Closet	Large Window
11	Rec	Lower	15.06	x 10.2	Broadloom	Above Grade Window	
12	Bathroom	Lower	7.05	x 6.07	2 Pc Bath	Above Grade Window	
13	Utility	Lower	15.49	x 9.28	Combined W/Laundry	Laundry Sink	Above Grade Window

Client Remks: Well Loved By The Same Family For 67 Years! You Too May Thrive Here For Many Years To Come-3 Levels Of Bright Airy Living Space Awaiting Your Creative Input-Ideal For Those Seeking Their 'Forever' Home! Ideally Located In The Hub Of A Family-Friendly Community In The Perfect Spot On A Winding Tree-Lined Street Amongst Other Beautifully Crafted Century Homes. Enjoy The Private Backyard Where Rear Neighbours Are Not Readily Noticeable-A Serene Space With Ample Room For Kids, Pets & Entertaining. Front Entrance Foyer Has Rare Double Closets-Store Your Outdoor Gear Out Of Sight! Original Character Embodies Traditional Elegance-Classic Beveled Glass French Doors Separate Entrance Foyer & Dining Room From The Grand Over-Sized Living Room. Original Stained Glass Accent Windows (3), Coved Living Room Ceiling, Fireplace, Exposed Wood, Foyer & Dining Rm Wainscot, Plate Rail In Dinner-Party Sized Dining Room (Ideal For Family Gatherings & Entertainment Ease!), Recently Refinished Oak Hardwood Floors. Functional Kitchen Has Added Pantry & Cold Room Below-Door To Yard Facilitates Access To Bbq! King-Size Primary, Closets In All Bedrooms, Double Linen Storage. Sunlight Streams Thru Over-Sized Windows-A Breath Of Fresh Air! Separate Side Door Enables Entry To Basement Loaded With Potential-Note Large Above-Grade Windows! Ez Parking & Wide Drive For Effortless Garage Entry. Pleasant 5 Minute Walk To High Park Subway Station, 10-15 Mins To Top School Catchments Including Runnymede Jr & Sr PS, Humberside CI & More! Stroll To 400 Acre High Park, Excellent Transit Options-Up Express & GO Provide A Quick Commute To Downtown/Pearson Airport-Such A Breeze! Ensures Fast Leisure & Downtown Accessibility! Delightful Walk To All Three: The Junction, Bloor West Village & Roncy. This Spacious Cherished Home Is Perfect For A Growing Family & Checks All The Right Boxes-Create Your Masterpiece Now Or Down The Road. This Attractive Home Brimming W/Pride-Of-Ownership Will Put A Smile On Your Face!

Inclusions: Note: All Chattels & Fixtures Are Sold 'As Is' Without Warranty. Existing Electric Light Fixtures, Fridge, Stove, Washer, Dryer, Hot Water Boiler System

Prepared By: MAGGIE LIND, Salesperson

Phone: 416-925-9191

Printed On: 12/01/2025 4:58:24 PM

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

1300 Yonge St Ground Flr, Toronto ON M4T1X3

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



50 Kennedy Park Rd Toronto Ontario M6P 3H3 Toronto W02 High Park North Toronto Taxes: \$8,460.86/2025 Sold Date: 10/27/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$1,920,000 List: \$1,698,000 For: Sale % Dif: 113
Detached	Fronting On: W	Rms: 7 + 3	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	40.94 x 79 Feet	Washrooms: 3	1x3xGround, 1x5x2nd, 1x4xBsmt
Dir/Cross St: BLOOR ST.W/RUNNYSMEDE Directions: BLOOR ST.W/RUNNYSMEDE			

MLS#: W12471684

PIN#: 213700207

Legal: LOT IS IRREGULAR;-See Schedule B for full Legal Description: PCL 45-3 SEC M501; PT LT 45 W/S KENNEDY PARK RD PL M501 TORONTO

Kitchens: 1	Exterior: Brick / Stucco/Plaster	Zoning:	
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:	Hydro:
Basement: Separate Entrance / Finished	Park/Drive: Mutual	Gas:	Phone:
Fireplace/Stv: Y	Drive: Mutual	Water:	Municipal
Heat: Water / Gas	Drive Park Spcs: 1	Water Supply Type:	
A/C: Other	Tot Prk Spcs: 2	Sewer:	Sewers
Central Vac: N	UFFI:	Waterfront:	
Apx Age:	Pool: None	Retirement:	
Apx Sqft: 2000-2500	Prop Feat: Fireplace/Stove	HST Applicable to	Included In
Lot Shape: Irregular	Interior Feat: In-Law Capability	Sale Price:	
Lot Size Source: GeoWarehouse		Farm/Agr:	
Roof: Shingles		Oth Struct:	
Foundation: Concrete		Survey Type:	Unknown
Assessment: POTL:		Spec Desig:	Unknown
POTL Mo Fee:			
Laundry lev:			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	14.24	x 7.68	Wainscoting	Leaded Glass	3 Pc Bath
2	Living	Ground	22.28	x 15.26	Fireplace	Bay Window	Pot Lights
3	Dining	Ground	15.35	x 12.89	Wainscoting	Leaded Glass	Hardwood Floor
4	Kitchen	Ground	15.35	x 10.01	Granite Counter	Breakfast Bar	Stainless Steel Appl
5	Bathroom	Ground	10.83	x 10.83	Separate Shower		
6	Prim Bdrm	2nd	14.86	x 12.53	W/W Closet	Hardwood Floor	His/Hers Closets
7	2nd Br	2nd	14.17	x 11.52	Hardwood Floor	Closet	B/I Shelves
8	3rd Br	2nd	10.17	x 14.17	Hardwood Floor	Large Closet	B/I Bookcase
9	4th Br	2nd	11.12	x 9.06	Hardwood Floor	W/O To Balcony	Closet Organizers
10	Bathroom	2nd	8.04	x 6.63			
11	Family	Bsmt	21.69	x 10.01	Above Grade Window	Panelled	
12	Rec	Bsmt	10.01	x 21.69	Combined W/Br	Above Grade Window	Pot Lights
13	Laundry	Bsmt	16.73	x 8.69	Ceramic Floor	4 Pc Bath	Window
14	Br	Bsmt	15.68	x 12.4	Combined W/Rec	Above Grade Window	Broadloom
15	Cold/Cant	Bsmt	6.82	x 6.3			

Client Remarks: Great Opportunity In Prime High Park North/Bloor West Village! First Time In The Market In 70 Years. Very Spacious Updated Beauty; 4 + 1 Bedrms & 3 Bathrm Home With Over 40 Ft Frontage Located On The Finest & Most Desirable Street Near Bloor/Subway. This Well Taken Care Home Has Great Curb Appeal, Welcoming Porch With Original Colonial Led Glass Door Leads To The Large Foyer With Wainscoting, Lead Glass Windows, Closet, Hardwood Floors Throughout The House. Enormous Spectacular Living Room With Fireplace, Leaded Glass Bay Window, Pot Lights, French Doors Leads To The Very Large Dining Room With Wainscoting, Wood Trim And Pocket Doors To The Renovated Custom Kitchen With Granite Counters & Breakfast Bar, Stainless Steel Appliances, Designer Cabinets And Pot Lights. Second Floor Features Spacious Prime Bedroom With Large His And Her Closets, Hardwood Floors And Wood Trim. 5 Pcs Updated Main Bathroom. Second Huge Bedroom Has Bookshelves, Wall To Wall Closet & Hardwood Floors. Third Large Bedroom Features Hardwood Floors, Built In Shelves And Walking Closet. Fourth Bedroom Has Wall To Wall Custom Built Organizers, Hardwood Floors & Walk Out To The Large Balcony With Fabulous Sunset Views. This Home Has Finished Basement With Separate Entrance. It Consists Of Family Room And Large Rec Room Or Bedroom; 4 Pcs Bathroom; Cold Room /"Wine Cellar"; Spacious Laundry Room With Front Load Washer & Dryer, & Sink; A Lot Of Storage Space, Above Grade Windows & Pot Lights. This Property Has A Fabulous Private Perennial Garden W/ Large Patio. It Features A Renovated Spacious Garage With Attic. This Home Is Perfect Located On A Small Tree Lined Street Next To The Library Park W/ Playground. 1/2 Block To The Vibrant Bloor St With Many Chic Boutiques, Gyms, Restaurants, Bars, & Subway Coffee Shops; & One Block To The Majestic High Park. Top Rating Schools: Runnymede Ps, Humberstone Ci, Ursula Franklin; Western Tech! 15 Min To Downtown Or Airport.

Inclusions: Kitchen, fridge, stove, dishwasher, microwave. Basement - washer, dryer. Electrical Light fixtures; window coverings

Listing Contracted With: RE/MAX PROFESSIONALS SIDOROVA INWOOD REALTY 416-769-3437



305 Kennedy Ave
Toronto Ontario M6P 3C4
 Toronto W02 High Park North Toronto

Sold: \$1,880,000
List: \$1,798,000

Taxes: \$8,830.36/2025

For: Sale

% Dif: 105

Sold Date: 09/30/2025

SPIS: N

Last Status: SLD

DOM: 8

Detached

Fronting On: E

Rms: 10 + 3

Link: N

Acreage:

Bedrooms: 5

2 1/2 Storey

30 x 120 Feet

Washrooms: 2

Irreg:

1x4x2nd, 1x3xLower

Dir/Cross St: Bloor & Runnymede

Directions: Just north of Bloor, first street east of Runnymede

MLS#: W12420095

PIN#: 213700134

Legal: PCL 206-2 SEC M135; PT LT 206 E/S KENNEDY AV PL M135 TORONTO ... See Schedule B for complete legal description

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished	Park/Drive: Mutual	Hydro:
Fireplace/Stv: Y	Drive: Mutual	Gas:
Heat: Water / Gas	Drive Park Spcs: 1	Water: Municipal
A/C: None	Tot Prk Spcs: 2	Water Supply Type:
Central Vac: N	UFFI:	Sewer: Sewers
Apx Age:	Pool: None	Waterfront:
Year Built: 1919	Prop Feat: Fireplace/Stove, Library, Park, Public Transit, School	Retirement:
Yr Built Source: MPAC	Exterior Feat: Porch	HST Applicable to: Included In Sale Price:
Apx Sqft: 2000-2500	Interior Feat: Water Heater Owned	Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Asphalt Shingle		Survey Type: None
Foundation: Unknown		Spec Desig: Unknown
Assessment: 2025 POTL:		
POTL Mo Fee:		
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.01	x 11.42	Bay Window	Brick Fireplace	Stained Glass
2	Dining	Main	16.01	x 11.42	French Doors	Stained Glass	Formal Rm
3	Kitchen	Main	6.27	x 5.58	W/O To Yard	O/Looks Garden	
4	Breakfast	Main	12.83	x 9.42	Combined W/Kitchen	W/O To Yard	
5	Foyer	Main	18.01	x 9.42	Large Closet	Bay Window	French Doors
6	Prim Bdrm	2nd	17.75	x 10.83	Brick Fireplace	B/I Bookcase	O/Looks Garden
7	2nd Br	2nd	15.32	x 10.6	Bay Window	Closet	
8	3rd Br	2nd	12.99	x 10.24	Bay Window	Closet	
9	4th Br	2nd	11.42	x 10.01			
10	5th Br	3rd	18.57	x 12.6	Bay Window	W/I Closet	
11	Rec	Lower	20.01	x 19	3 Pc Bath		
12	Laundry	Lower	10.66	x 8.01	Separate Rm		
13	Furnace	Lower	18.01	x 11.75	Unfinished		

Client Remarks: Welcome to 305 Kennedy Avenue, a stately and elegant 2 1/2 storey, 5 bedroom home situated on one of Bloor West's most coveted streets. This classic residence offers the perfect blend of character, space, and location. Just a short stroll to the subway, High Park, and the vibrant shops, restaurants, and cafes of Bloor West Village, it also enjoys proximity to neighbourhood parks, the GO and UP Express stations, and scenic lakefront parkland. Families will appreciate being in the catchment for two of the best area schools: Runnymede P.S. and Humberside C.I. A spacious and inviting front porch welcomes you into a grand entry foyer featuring a large closet, a hidden stained glass bay window, and leaded glass sidelights that frame the front door. From here, step into a sophisticated living room with 9 ft ceilings, a handsome brick fireplace, original stained glass windows, elegant French doors, and a bay window adorned with leaded glass transoms. The formal dining room is equally impressive, showcasing more stained glass accents, French doors, and immaculate wood trims. The kitchen provides access to a private backyard, complete with a detached garage and a parking pad easily accessible via an extra-wide mutual drive. Plus, this property qualifies for a garden suite with up to 1291 sq ft of living space (report attached). Upstairs, the 2nd floor features 4 spacious bedrooms, including a generous primary suite with a fireplace and built-in cabinetry. The 2 front bedrooms are filled with light, each featuring charming bay windows. The 3rd floor offers a versatile 5th bedroom or family room, complete with a walk-in closet and a bay window with a cozy window seat. The finished lower level includes a comfortable recreation room and a full bathroom perfect for additional living space or guest accommodations. This is a rare opportunity to restore and personalize a grand family home on one of the areas most prestigious streets. A true gem in the heart of Bloor West!

Inclusions: Fridge, stove, washer dryer, light fixtures, hot water tank (owned).

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



222 Pacific Ave Toronto Ontario M6P 2P5 Toronto W02 High Park North Toronto Taxes: \$8,996.26/2025 Sold Date: 09/29/2025 SPIS: N			Sold: \$1,751,000 List: \$1,798,000
Detached	Fronting On: W	For: Sale	% Dif: 97
Link: N 2 1/2 Storey	Acreage: 25 x 159 Feet Ireg:	Rms: 10 + 2 Bedrooms: 5 + 1 Washrooms: 3 1x2xGround, 1x4x2nd, 1x3xBsmt	
Dir/Cross St: Bloor/Glenlake/High Park Ave Directions: Bloor/Glenlake/High Park Ave			

MLS#: W12425874

PIN#: 213660180

Legal: PT LT 17 BLK 7 PL 553 WEST TORONTO JUNCTION AS IN CA658502; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished with Walk-Out / Separate Entrance	Park/Drive: None	Gas:
Fireplace/Stv: Y	Drive: None	Water:
Heat: Forced Air / Gas	Drive Park Spcs: 0	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 0	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 2000-2500	Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Lake/Pond, Park, Public Transit, Rec Centre, School	HST Applicable to Sale Price: Included In
Roof: Asphalt Shingle	Interior Feat: None	Farm/Agr:
Foundation: Concrete		Oth Struct:
Assessment: POTL:		Survey Type: Unknown
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	8.96	x 5.74	Hardwood Floor		
2	Living	Ground	14.76	x 11.02	Hardwood Floor	Gas Fireplace	Wood Trim
3	Dining	Ground	16.63	x 10.43	Hardwood Floor	Combined W/Living	Window
4	Kitchen	Ground	14.53	x 8.76	Renovated	Quartz Counter	Stainless Steel Appl
5	Mudroom	Ground	4.1	x 6.56	2 Pcs Ensuite	W/O To Deck	B/I Closet
6	Prim Bdrm	2nd	14.5	x 10.17	Hardwood Floor	Closet	Window
7	2nd Br	2nd	13.78	x 10.17	Hardwood Floor	Closet	Window
8	3rd Br	2nd	9.65	x 9.51	Hardwood Floor	Closet	Window
9	Sunroom	2nd	14.37	x 6.96	Closet Organizers	Broadloom	Window
10	4th Br	3rd	13.75	x 11.91	Broadloom	Closet	
11	Family	3rd	18.18	x 9.09	Mirrored Closet	Broadloom	Combined W/Br
12	Rec	Bsmt	19.03	x 15.32	Walk-Up	W/O To Garden	3 Pcs Bath
13	Office	Bsmt	15.32	x 19.03	Broadloom	Window	
14	Laundry	Bsmt	10.2	x 9.84	Window		

Client Remarks: Gorgeous Updated 2.5 Storey Detached Home On Almost 160 Ft Deep Lot Located On One Of The Best Streets In High Park North. This Victorian Home Has Many Upgrades And Character. Large Foyer Leads You To The Bright & Spacious Living Room With Gas Fireplace; Combined With Dining Room With Hardwood Floors Throughout The Main Level. Renovated Eat In Kitchen With Quartz Counters And Stainless Steel Appliances, Walk Out To Mudroom With Powder Room & Walk Out To The Deck, Patio And Magnificent Private, Fully Fenced Garden. Second Floor Has 3 Bedrooms & Sun Room With Closet Organizers. It Can Be An Office Or Bedroom; It Features "Spa" Like 4 Pcs Renovated Bathroom With Soaker. Third Level Has Large Bedroom And Family Room Or Can Be 2 Bedrooms. This Home Has A Finished Renovated In 2018 Basement With Large Windows, Pot Lights, Broadloom And Separate Entrance, With A Walk Up To The Garden. It Consists Of An Office, Rec Room, Newer 3 Pcs Bathroom With Separate Spacious Shower. Laundry Room Is Combined With Furnace Room. This Home Is Located Near Many Top Rated Schools, Keele St Ps & Humberstone Ci. Enjoy Short Walk To The Bloor Subway And Majestic High Park With Many Trails And Grenadier Pond. Easy Stroll To Coveted Bloor West Village Or Vibrant Junction With Its Famous Night Life. Pacific Ave Is Famous For Its Friendly Street Parties And The Best Halloween Decorations.

Inclusions: Dishwasher stove, fridge. Washer & Dryer. All electrical light fixtures, appliances, gas fireplace in family room on main floor, AC/HVAC, hot water tank.

Listing Contracted With: RE/MAX PROFESSIONALS SIDOROVA INWOOD REALTY 416-769-3437



96 Evelyn Cres Toronto Ontario M6P 3E1 Toronto W02 High Park North Toronto Taxes: \$11,582/2025 Sold Date: 09/22/2025 SPIS: N			Sold: \$1,925,000 List: \$1,798,000
Detached Link: N 2-Storey	Fronting On: N Acreage: 51.41 x 126.75 Feet Irreg:	For: Sale Last Status: SLD DOM: 7	% Dif: 107 Rms: 12 + 3 Bedrooms: 6 + 1 Washrooms: 3 1x4x2nd, 1x4xGround, 1x3xBsmt
	Dir/Cross St: Runnymede/Bloor	Directions: Runnymede/Bloor	

MLS#: W12404376

PIN#: 213640129

Legal: PT LT 14-15 PL 1074 WEST TORONTO JUNCTION AS IN CT117691; S/T & T/W CT117691; CITY OF TORONTO

Kitchens: 2 Fam Rm: N Basement: Separate Entrance / Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Wall Unit Central Vac: N Apx Age: Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Right Of Way Drive Park Spcs: 1 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: In-Law Capability, Primary Bedroom - Main Floor	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers None Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	17.16	x 13.78	Imitation Fireplace	Bay Window	French Doors
2	Dining	Ground	12.86	x 11.19	Hardwood Floor	Wainscoting	French Doors
3	Kitchen	Ground	10.66	x 9.71	Eat-In Kitchen	Granite Counter	Window
4	Prim Bdrm	Ground	15.75	x 11.29	Broadloom	Closet	
5	2nd Br	Ground	11.55	x 11.29	Broadloom	Closet	
6	3rd Br	Ground	12.24	x 9.68	Broadloom	Closet	
7	Living	2nd	18.24	x 18.08	Hardwood Floor	Bay Window	Imitation Fireplace
8	Dining	2nd	18.08	x 18.24	Wainscoting	French Doors	Swing Doors
9	Kitchen	2nd	10.7	x 9.38	Open Concept	Breakfast Bar	Updated
10	Prim Bdrm	2nd	15.72	x 11.22	Hardwood Floor	Closet	Window
11	2nd Br	2nd	11.55	x 11.22	Hardwood Floor	Closet	
12	3rd Br	2nd	12.24	x 9.58	Hardwood Floor	Closet	
13	Rec	Bsmt	26.25	x 18.57	Heated Floor	Pot Lights	3 Pc Ensuite
14	Sitting	Bsmt	14.24	x 13.98	Combined W/Rec	Window	Hidden Lights
15	Utility	Bsmt	15.45	x 9.12	Combined W/Laundry	Heated Floor	Pot Lights
16	Office	Bsmt	13.98	x 14.24	Pot Lights	Separate Rm	Heated Floor

Client Remarks: Fabulous Renovated 2 Story Detached Tudor Style Original Duplex With Potential Basement Apartment! Located On A Beautiful Crescent In Prime High Park North/Bloor West Village Neighbourhood. This Home Has Irregular Lot With Over 50 Ft Frontage With Legal Front Pad Parking And Shared Driveway With 2 Car Garage. Each Floor Has A 3 Bedroom Apartment. This Home Is Occupied By One Family. The Main Floor Features A Large Living Rm With A Bay Window, Hardwood Floors, French Doors, Decorative Fireplace, Gum-Wood Trims And Lead Glass Windows. Formal Dining Room With Wainscoting, French And Swing Doors And Hardwood Flrs. Updated White Eat In Kitchen With Quartz Counters Renovated 3 Pc Bathroom With Large Custom Shower And 3 Spacious Bedrooms With Broadloom Floors On Top Of Hardwood. Second Floor Suite Has An Open Concept Living Room With Hardwood Floors, Bay Window And Decorative Fireplace. It's Combined With Modern Kitchen With Quartz Counters, Breakfast Bar And Porcelain Tile Floors. Separate Dining Room With Wainscoting, French Doors & Hardwood Floors. 3 Spacious Bedrooms With Closets And Hardwood Floors. The Finished Basement Has Been Guttied And Renovated 3-5 Years Ago With Water Proofing, Weeping System, Sump Pump, Large Windows And New Main Drain. It Features The New Porcelain Heated Floors Through Out. It Has A New 3 Pc Bathroom W/ Separate Shower; Rough In For Kitchen, Rec Room Combined With Sitting Room And Separate Entrance For Potential In Law Suite. The Home Has A Legal Front Pad, The Entire Front Porch, Stairs And Walk Way Were Professionally Redone And Landscaped With Irrigation System And Sprinklers. Tudor Style Spacious 2 Car Garage Via Shared Driveway. This Home Has 2 Years New Roof And Mostly Replaced Windows. It's Located Near Many Parks, Easy Stroll To Bloor Subway And Many Shops And Restaurants**Top Rated Schools: Humberstone Ci, Western Tech & Runnymede Ps. It Is Located Near Majestic High Park With Many Beautiful Trails.

Inclusions: Appliances, All custom window coverings in basement, and living/dining/kitchen on main and upper, all shelving in hall closets, rad covers/shelves on all floors.

Prepared By: MAGGIE LIND, Salesperson

Phone: 416-925-9191

Printed On: 12/01/2025 4:58:24 PM

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

1300 Yonge St Ground Flr, Toronto ON M4T1X3

Listing Contracted With: RE/MAX PROFESSIONALS SIDOROVA INWOOD REALTY 416-769-3437



298 Keele St Toronto Ontario M6P 2K4 Toronto W02 Junction Area Toronto Taxes: \$7,129.12/2024 Sold Date: 08/20/2025 SPIS: N Last Status: SLD DOM: 90			Sold: \$1,750,000 List: \$1,799,990
Detached	Fronting On: W	Rms: 8 + 4	
Link: N	Acreage:	Bedrooms: 3 + 1	
2 1/2 Storey	30.03 x 115.25 Feet	Washrooms: 4	1x2xGround, 1x5x2nd, 1x3x2nd, 1x3xBsmt
Irreg: Dir/Cross St: Keele Street / Annette Street Directions: Keele Street / Annette Street			

MLS#: W12167314

PIN#: 213650320

Legal: PT LT 19-20 PL 1350 TORONTO AS IN CT619599; CITY OF TORONTO

Kitchens: 1	Exterior: Other / Stone	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Full / Finished	Park/Drive:	Gas:
Fireplace/Stv: Y	Drive: Private Double	Water:
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 1	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement: N
Apx Sqft: 1500-2000	Prop Feat: Family Room, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School, School Bus Route	HST Applicable to: In Addition To
Roof: Asphalt Shingle	Interior Feat: Carpet Free	Sale Price:
Foundation: Concrete		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: Unknown
Laundry lev: Upper		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	19.29	x 20.73	Coffered Ceiling	Gas Fireplace	Hardwood Floor
2	Dining	Ground	10.53	x 13.12	Coffered Ceiling	W/O To Deck	Hardwood Floor
3	Kitchen	Ground	10.93	x 14.96	Modern Kitchen	B/I Appliances	Quartz Counter
4	Family	Ground	12.6	x 13.06	Picture Window	W/O To Deck	Hardwood Floor
5	Prim Bdrm	2nd	12.96	x 33.6	5 Pc Ensuite	W/I Closet	W/O To Balcony
6	Office	2nd	10.89	x 8.43	Hardwood Floor	Large Window	Crown Moulding
7	2nd Br	3rd	11.22	x 15.58	Picture Window	Pot Lights	Hardwood Floor
8	3rd Br	3rd	10.24	x 16.4	Pot Lights	O/Looks Garden	Hardwood Floor
9	Den	3rd	14.73	x 10.53	Picture Window	Separate Rm	Hardwood Floor
10	Rec	Bsmt	8.69	x 25.66	Above Grade Window	Pot Lights	Open Concept
11	4th Br	Bsmt	11.12	x 13.22	Above Grade Window	Pot Lights	Large Closet
12	Laundry	Bsmt	13.12	x 9.81	Separate Rm	Linen Closet	Laundry Sink

Client Remks: A true showstopper! Luxury living at its finest in this newly built, modern Victorian-style home in the sought-after Junction/High Park neighborhood. The main floor boasts a stunning stone fireplace, 7" hardwood floors, coffered ceilings, and elegant lighting. The gourmet kitchen features a center island, full-height cabinetry, and built-in Miele appliances, flowing seamlessly into the dining and family rooms, which open to a Trex composite deck. The second floor offers a primary suite with a private office, stone fireplace, 5-piece ensuite, walk-in closet, and balcony. The third floor includes two bedrooms, a den, laundry closet, and a 3-piece bath. Additional highlights include a fully interlocked driveway, stone elevation, and an open-concept main floor with premium finishes. The finished basement adds a recreation room, bedroom, 3-piece bath, second laundry, and above-grade windows. Combining elegance and functionality, this home offers unmatched comfort and style. ****EXTRAS**** Appraisal Report and City Inspection Approval Report available upon request, providing added confidence and transparency for prospective buyers.

Inclusions: All existing Upgraded Appliances, S/S Fridge, S/S Stove, S/S Hood fan, S/S Dishwasher, Washer, Dryer All window coverings, and All Elfs

Listing Contracted With: EXP REALTY866-530-7737



12 Glenwood Ave Toronto Ontario M6P 3C6 Toronto W02 High Park North Toronto Taxes: \$8,433.26/2024 Sold Date: 10/28/2025 SPIS: N			Sold: \$1,825,000 List: \$1,825,000
Detached	Fronting On: N	Rms: 6 + 1	
Link: N	Acreage:	Bedrooms: 3	
2-Storey	27.8 x 119.93 Feet	Washrooms: 3	1x5x2nd, 1x2xMain, 1x1xBsmt
Dir/Cross St: Runnymede and Annette			Directions: Runnymede and Annette

MLS#: W12476724

PIN#: 213630085

Legal: See schedule C

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Heat Pump / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Block Assessment: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers None Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.7	x 9.48	2 Pcs Bath	Hardwood Floor	
2	Living	Main	13.52	x 10.93	Hardwood Floor	Bay Window	Fireplace
3	Dining	Main	14.76	x 10.89	Hardwood Floor		
4	Kitchen	Main	14.86	x 9.38	Hardwood Floor	Walk-Out	Eat-In Kitchen
5	Breakfast	Main	10.89	x 3.12	Hardwood Floor	Picture Window	
6	Powder Rm	Main	3.31	x 3.12			
7	Prim Bdrm	Upper	12.76	x 10.07	Broadloom	Bay Window	Double Closet
8	2nd Br	Upper	10.04	x 9.19	Hardwood Floor	Double Closet	
9	3rd Br	Upper	10.73	x 9.32	Hardwood Floor		
10	Laundry	Upper	7.61	x 5.38	Tile Floor		
11	Rec	Bsmt	16.21	x 9.88	Vinyl Floor	B/I Closet	
12	Furnace	Bsmt	18.6	x 9.06			
13	Den	Bsmt	12.8	x 7.55			
14	Other	Bsmt	9.22	x 3.35			

Client Remarks: Nestled on one of the most coveted streets in the Bloor West Village / High Park North community, 12 Glenwood Avenue is a beautifully maintained and thoughtfully updated home offering the perfect blend of timeless character and modern convenience. This charming 3-bedroom, 3-bathroom residence features updated windows throughout and stunning hardwood floors that have been meticulously preserved. The original trim, cornice mouldings, and French doors add warmth and character, while modern upgrades enhance everyday living. The spacious bedrooms include ample closet space, some with double closets and built-in organizers. A renovated main bathroom offers a spa-like experience with a separate soaker tub and glass-enclosed shower, complemented by classic, elegant finishes. Enjoy the convenience of a second-floor laundry room practical and perfectly located. The kitchen is a bright and welcoming space, featuring a wall of windows that bring the outdoors in. It flows into a cozy family eating area and opens directly to the backyard deck. A separate formal dining room with built-in sideboard provides generous storage and is ideal for entertaining. The living room, anchored by a wood-burning fireplace, overlooks a mature tree that creates a natural green screen in summer and vibrant foliage in fall and winter. The lower level offers flexible living with excellent storage, a rec room area, and space for a home office. Step outside from the kitchen to a two-tiered deck and beautifully landscaped garden. The rear concrete slab doubles as a patio or private parking spot, complemented by a handy shed for garden tools and seasonal storage. Located within the catchment for highly regarded schools, this home is just a short stroll to transit, The Junction, and the shops, cafes, and restaurants of Bloor West Village. A rare opportunity to own a turnkey home in one of Toronto's most sought-after neighbourhoods.

Inclusions: Fridge, Stove, B/I Dishwasher, Washer & Dryer, Gas Forced Air Furnace, Central A/C, Heat Pump, all electrical light fixtures, carpet where laid, and all existing window coverings, Armoire in the Main Bathroom, Armoire in the Front Entrance

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



173 Glendonwynne Rd Toronto Ontario M6P 3E8 Toronto W02 High Park North Toronto Taxes: \$8,008.40/2025 Sold Date: 11/09/2025 SPIS: N Last Status: SLD DOM: 2			Sold: \$1,835,000 List: \$1,849,000
Detached	Fronting On: S	Rms: 7 + 1	
Link: N	Acreage:	Bedrooms: 4	
2-Storey	30 x 120 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x3xBsmt	
Dir/Cross St: Bloor St W & Glendonwynne Rd			Directions: Bloor St W & Glendonwynne Rd

MLS#: W12523642

PIN#: 213690201

Legal: Plan 862 Pt Lot 4

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished	Park/Drive: Private	Gas:
Fireplace/Stv: Y	Drive: Private	Water:
Heat: Radiant / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Wall Unit	Tot Prk Spcs: 2	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1100-1500	Prop Feat: Fireplace/Stove	HST Applicable to Included In
Roof: Shingles	Interior Feat: Other	Sale Price:
Foundation: Concrete		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type:
Laundry lev:		Spec Desig:

#	<u>Room</u>	<u>Level</u>	<u>Length (ft)</u>	<u>Width (ft)</u>	<u>Description</u>		
1	Living	Ground	14.93	x 11.42	Fireplace	Hardwood Floor	Window
2	Dining	Ground	14.93	x 10.83	Hardwood Floor	Window	Wood Trim
3	Kitchen	Ground	12.01	x 8.92	Marble Floor	Walk-Out	Heated Floor
4	Prim Bdrm	2nd	14.17	x 10.76	Hardwood Floor	Closet	Window
5	2nd Br	2nd	15.09	x 9.74	Hardwood Floor	Closet	Window
6	3rd Br	2nd	15.09	x 9.32	Hardwood Floor	Closet	Window
7	4th Br	2nd	7.84	x 9.32	O/Looks Garden		
8	Laundry	Bsmt	10.4	x 7.15			
9	Rec	Bsmt	29.59	x 10.66	Vinyl Floor	3 Pc Bath	Pot Lights

Client Remarks: Tucked away on a quiet, tree-lined street in the heart of Bloor West Village, this timeless home beautifully blends classic character with thoughtful modern updates and offers a rare luxury for the neighbourhood: front pad parking. Ideally located within walking distance to the highly regarded and top rated Runnymede & Humberside school districts, and just steps away from the subway, High Park, and the lively shops and cafes of Bloor West Village. This address captures the perfect harmony of comfort, convenience, and community. From the moment you arrive, beautifully landscaped gardens frame the facade, hinting at the care and attention found inside. Step through the front door and be welcomed by sun-filled rooms, gleaming hardwood floors and the inviting wood-burning fireplace - a space that feels instantly like home. The chefs kitchen is a blend of elegance and function, with heated marble floors, granite counters, and a double farmhouse sink. From here, the patio door opens to a lush, landscaped backyard, where mature trees and curated gardens create a private outdoor oasis - perfect for morning coffee or relaxed summer evenings spent gathering with family & friends. Upstairs, four bright and spacious bedrooms offer both charm and serenity, while the 400 sq. ft. attic presents endless potential for a dreamy studio, inspiring home office, or tranquil retreat waiting to be imagined. The fully renovated 2024 lower level extends the homes versatility, featuring luxury vinyl flooring, a stylish three-piece bath, and a separate entrance perfect for guests, in-laws, or cozy movie nights. 173 Glendonwynne Avenue is more than a home - its a rare offering that embodies sophistication, warmth, and the very best of Toronto living.

Inclusions: Stainless Steel Stove, Stainless Steel Fridge, B/I Dishwasher, Washer, Dryer, All Electric Light Fixtures, All Window Coverings.

Listing Contracted With: RE/MAX REALTRON REALTY INC. 416-222-8600



123 High Park Ave Toronto Ontario M6P 2S3 Toronto W02 High Park North Toronto Taxes: \$9,713/2025 Sold Date: 10/21/2025 SPIS: N			Sold: \$2,654,321 List: \$1,990,000
Detached	Fronting On: E	Rms: 9 + 4	For: Sale
Link: N 2 1/2 Storey	Acreage: 25 x 200 Feet Irreg:	Bedrooms: 4 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x4x3rd, 1x4xBsm	% Dif: 133
Dir/Cross St: High Park Ave / Bloor Directions: North of Bloor on High park Ave.			

MLS#: W12463198

Assignment: N

Legal: PLAN 553 BLK 7 PT LOT 1 TO PT LOT 4

PIN#: 213660126

Fractional Ownership: N

Kitchens: 1 + 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished / Apartment	Park/Drive: Mutual	Hydro:
Fireplace/Stv: Y	Drive: Front Yard Parking, Mutual	Gas:
Heat: Water / Gas	Drive Park Spcs: 1	Phone:
A/C: Central Air	Tot Prk Spcs: 1	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Year Built: 1922	Prop Feat: Family Room, Fireplace/Stove	Waterfront:
Yr Built Source: MPAC	Interior Feat: Floor Drain, In-Law Suite, Storage, Accessory Apartment, Bar Fridge	Retirement:
Apx Sqft: 2000-2500		HST Applicable to Sale Price: Included In
Lot Size Source: MPAC		Farm/Agr:
Roof: Asphalt Shingle, Flat		Oth Struct:
Foundation: Brick		Survey Type: Available
Assessment: 2025 POTL:	N	Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev: Upper		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.9	x 11.32	Hardwood Floor	2 Pc Bath	Pot Lights
2	Dining	Main	14.27	x 9.25	Hardwood Floor	Open Concept	Pot Lights
3	Kitchen	Main	16.24	x 10.2	Modern Kitchen	Centre Island	B/I Appliances
4	Mudroom	Main	11.42	x 8.56	W/O To Yard	B/I Shelves	Hardwood Floor
5	Br	2nd	14.47	x 9.97	Hardwood Floor	Window	Closet
6	2nd Br	2nd	13.94	x 9.97	Hardwood Floor	Window	Closet
7	3rd Br	2nd	12.89	x 8.63	Hardwood Floor	Picture Window	O/Looks Backyard
8	Office	2nd	5.81	x 9.15	Hardwood Floor	Pot Lights	Open Concept
9	Prim Bdrm	3rd	16.11	x 12.04	Vaulted Ceiling	W/O To Terrace	4 Pc Ensuite
10	Living	Bsmt	13.94	x 9.15	Tile Floor	Open Concept	Window
11	Dining	Bsmt	12.2	x 12.04	Open Concept	Window	Tile Floor
12	Kitchen	Bsmt	8.79	x 9.65	Tile Floor	Modern Kitchen	B/I Appliances
13	Br	Bsmt	10.37	x 8.86	Window	Tile Floor	Closet

Client Remarks: Want a picture-perfect address with the home and yard to match? Welcome to 123 High Park Avenue, a masterfully renovated 2.5-storey detached beauty steps from High Park and with a backyard featured on HGTV's Backyard Builds! Step inside the proper foyer and notice right away the wide, open concept layout with windows letting in lots of natural light throughout and a powder room - no more sending guests upstairs when nature calls! The living room features a gas fireplace, and the designer chef's kitchen overlooks the large dining area and features stainless steel appliances and an oversized centre island perfect for hosting. A rear vestibule has ample storage and features large sliding glass doors to the entrancing backyard beyond. On the second level find three family-sized bedrooms, an open concept office, a gorgeous 4-piece bathroom, and a coveted laundry room so you won't have to lug clothes up and down the stairs. The third level boasts a secluded primary bedroom retreat with a walk-in closet, outdoor deck with gorgeous backyard views, and the 4-piece bathroom of your dreams. Now head back downstairs and this time go all the way down to the LEGALIZED basement apartment with its own laundry and beautiful finishes - perfect for earning extra income, multi-generational living, or a live-in nanny. The real crown jewel of this home is the immaculately landscaped backyard featured on HGTV's Backyard Builds - there's so much to cover! Several seating vignettes, a play structure to get those imaginations going, and a 400 square foot studio that makes a perfect home gym or office and has additional storage. 123 High Park Avenue's location is unmatched with High Park Station on TTC Line 2 and Toronto's most famous park and this street's namesake High Park both only one block away. Not to mention countless restaurants, bars, & shops along Bloor St. W. & in the nearby Junction. Deep 200 Ft lot means huge potential for a spacious family-sized garden suite... Welcome home!

Inclusions: Main Floor - Fridge, Gas Stove, B/I Dishwasher, Range Hood, Second Floor - Washer /Dryer, Basement - Fridge, Stove, Stacked Washer/Dryer, Gas Boiler and Equipment, CAC, Throughout - All Electric Light Fixtures, All Window Coverings, Smart Switches and August Smart Home Lock and Cameras and Built-in Irrigation Systems (front and back yards), Backyard Play Structure.

Prepared By: MAGGIE LIND, Salesperson

Phone: 416-925-9191

Printed On: 12/01/2025 4:58:24 PM

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

1300 Yonge St Ground Flr, Toronto ON M4T1X3

Listing Contracted With: ROYAL LEPAGE CONNECT REALTY 416-588-8248



50 Glenwood Ave Toronto Ontario M6P 3C6 Toronto W02 High Park North Toronto			Sold: \$2,310,000 List: \$1,998,000
Taxes: \$8,040/2024	For: Sale	% Dif: 116	
Sold Date: 09/15/2025			
SPIS: N	Last Status: SLD	DOM: 6	
Detached	Fronting On: N	Rms: 9 + 1	
Link: N	Acreage: 30 x 120 Feet	Bedrooms: 4 + 1	
2 1/2 Storey	Irrg:	Washrooms: 3	
		1x3x2nd, 1x2xGround, 1x3xBsmt	
	Dir/Cross St: Bloor St & Runnymede Rd	Directions: Bloor St & Runnymede Rd	

MLS#: W12390938

PIN#: 213630071

Legal: PCL 120-2 SEC M135; PT LT 120 N/S GLENWOOD AV PL M135 TORONTO BEING THE WLY 30 FT; S/T A ROW OVER THE ELY 4 FT THEREOF BY A DEPTH FROM GLENWOOD AV OF 70 FT; T/W A ROW OVER A STRIP OF LAND 4 FEET WIDE IMMEDIATELY E OF THIS LAND BY A DEPTH OF 70 FEET FROM GLENWOOD AV; TORONTO, CITY OF TORONTO

Kitchens: 1 + 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV: Hydro
Basement: Finished	Park/Drive: Mutual	Gas: Phone
Fireplace/Stv: Y	Drive: Mutual	Water: Municipal
Heat: Water / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Wall Unit	Tot Prk Spcs: 2	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age: 100+	Pool: None	Retirement:
Year Built: 1920	Prop Feat: Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit, School	HST Applicable to Sale Price: Included In
Yr Built Source: MPAC	Exterior Feat: Deck, Privacy, Porch Enclosed	Farm/Agr:
Apx Sqft: 2000-2500	Interior Feat: Carpet Free, In-Law Capability	Oth Struct:
Lot Size Source: MPAC		Survey Type: Unknown
Roof: Asphalt Shingle, Shingles		Spec Desig: Unknown
Foundation: Brick		
Assessment: 2024 POTL:		
POTL Mo Fee:		
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	13.06	x 17.39	Brick Fireplace	Bay Window	Hardwood Floor
2	Dining	Ground	11.98	x 14.76	Hardwood Floor	Large Window	Wood Trim
3	Kitchen	Ground	16.54	x 6.89	Pocket Doors	Stainless Steel Appl	O/Looks Backyard
4	Sunroom	Ground	7.71	x 8.66	Large Window	Hardwood Floor	Enclosed
5	Prim Bdrm	2nd	21.56	x 12.7	Vaulted Ceiling	Brick Fireplace	Double Closet
6	2nd Br	2nd	10.17	x 12.63	Hardwood Floor	Large Window	Closet
7	3rd Br	2nd	10.96	x 11.32	Hardwood Floor	Window	Closet
8	Office	2nd	17.32	x 7.61	Hardwood Floor	Large Window	O/Looks Backyard
9	4th Br	3rd	21.33	x 15.19	Hardwood Floor	Closet	Window
10	Rec	Bsmt	19.85	x 13.65	3 Pc Bath	Renovated	Pot Lights
11	Laundry	Bsmt	15.03	x 6.27	B/I Shelves		
12	Kitchen	Bsmt	8.69	x 7.97	Stainless Steel Appl	Window	Renovated
13	Exercise	Bsmt	9.74	x 10.43	Pot Lights	Window	Vinyl Floor

Client Remarks: Welcome To 50 Glenwood Avenue! This Exceptional 2.5 Storey Family Home Is Located On One Of The Best Streets In Prime Bloor West Village. This Beautifully Updated 4+1 Bedroom, 3 Bathroom Home Blends Timeless Character & High-End Modern Convenience. The Main Floor Entry Features A Charming Enclosed Front Porch & Spacious Foyer. The Sun-Filled Living Room Boasts A Large Bay Window, Wood-Burning Fireplace, Hardwood Floors & Pot Lights Throughout. The Formal Dining Room Features Elegant Wood Beams, Wainscoting & Oak Pocket Doors Connecting To The Incredible Heritage Kitchen W/ Dovetail Cabinetry & Soapstone Countertops. The Back-Entrance Mudroom & Main Floor Powder Room Complete The First Level- Checking Every Single Box On Your List! The Upstairs Features 4 Spacious Bedrooms, All Equipped W/ Large Windows & Ample Closet Space. The Massive Bonus Room With Wall-To-Wall Windows Is Perfectly Suited For A Home Office Or Extra Living Space. The Primary Bedroom Has Vaulted Ceilings, A Large Closet & Cozy Wood-Burning Fireplace. The Beautifully Renovated Family Bathroom Features A Free-Standing Clawfoot Tub & Heated Floors. The Fully Renovated Basement Offers 7.5-ft Ceilings W/ High Quality Vinyl Floors, Pot Lights & A Spa-Like 3PC Bathroom W/ Rain Shower Head. The Convenient Separate Side Entrance & Lux Kitchen Also Make For Perfect Nanny Suite Potential. The Exterior Of The Property Is The Cherry On Top, W/ Phenomenal Curb Appeal, New Windows, A Serene Backyard Oasis & Wide Mutual Drive W/ Space For 2 Car Parking In The Back. Steps To Vibrant Bloor West Village, TTC, High Park & Top-Rated Runnymede P.S. & Humberside C.I.

Inclusions: see schedule B

Listing Contracted With: RE/MAX PROFESSIONALS SIDOROVA INWOOD REALTY 416-236-1245



165 High Park Ave Toronto Ontario M6P 2S3 Toronto W02 High Park North Toronto Taxes: \$10,006/2024 Sold Date: 10/10/2025 SPIS: N		Sold: \$2,200,000 List: \$2,525,000				
Detached Link: N 2 1/2 Storey	Fronting On: E Acreage: 33.33 x 200 Feet Irreg:	For: Sale % Dif: 87 Rms: 16 + 3 Bedrooms: 5 + 1 Washrooms: 6 1x3xGround, 1x4xGround, 2x4x2nd, 1x4x3rd, 1x3xBsmt				
	Dir/Cross St: Bloor St W/High Park	Directions: Bloor St W/High Park				
MLS#: W12317190 Legal: Plan 553 Blk 7 Part Lot 32	PIN#: 213660145					
Kitchens: 4 Fam Rm: Y Basement: Finished with Walk-Out / Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Window Unit Central Vac: N Apx Age: Apx Sqft: < 700 Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Private Drive: Private Drive Park Spcs: 5 Tot Prk Spcs: 7 UFFI: Pool: Inground 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: Spec Desig:				
		None Unknown				
# Room Level Length (ft) Width (ft) Description						
1 Living	Ground	15.75	x 15.09	Bay Window	Fireplace	Wood Trim
2 Foyer	Ground	19.85	x 8.2	Wainscoting	3 Pc Bath	Leaded Glass
3 Dining	Ground	12.14	x 11.48	Beamed	Wainscoting	W/O To Yard
4 Kitchen	Ground	8.96	x 8.2			
5 Br	Ground	13.94	x 10.04	Large Closet	4 Pc Ensuite	
6 Sunroom	Ground	8.76	x 8.2	W/O To Yard		
7 Living	2nd	16.4	x 16.4			
8 Kitchen	2nd	6.56	x 6.56			
9 Br	2nd	9.84	x 9.84			
10 Living	2nd	13.12	x 13.12			
11 Kitchen	2nd	6.56	x 6.56			
12 Br	2nd	9.84	x 9.84			
Client Remks: Incredible opportunity! Huge 200ft deep lot with stunning original 3 storey mansion and zoning allowing for additional 1300sf garden suite! Possibility of owning two fully detached dwellings in High Park! Current home easy to convert to a single, grand home or simply renovate and rent out. Opportunities are truly endless! Fabulous original character. Wainscoting, beamed high ceilings, paneling, bay windows, fireplace, leaded glass. Huge majestic yard with inground pool and summer house. Private Driveway with detached two-car Brick Garage. Unbeatable Location Near Bloor Subway, High Park, Shopping and easy access to Highway. Annette Street Junior and Senior Public School.						
Inclusions: All Existing: stoves, fridges, Washer/Dryer, 5 Ductless A/C units. All existing ELF.						
Listing Contracted With: ROYAL LEPAGE/J & D DIVISION 416-489-2121						



20 Glenwood Ave Toronto Ontario M6P 3C6 Toronto W02 High Park North Toronto Taxes: \$11,009.67/2025 Sold Date: 09/16/2025 SPIS: N Last Status: SLD DOM: 1			Sold: \$2,589,000 List: \$2,589,000
Detached	Fronting On: N	Rms: 8 + 3	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	30 x 120 Feet	Washrooms: 3	1x2xMain, 1x5xUpper, 1x3xLower
Dir/Cross St: Bloor/Runnymede Directions: Bloor/Runnymede			

MLS#: W12405966

Legal: Plan M135 Pt Lot 126

PIN#: 213630081

Kitchens: 1 + 1	Exterior: Brick	Zoning:	
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:	Hydro:
Basement: Apartment	Park/Drive: Mutual	Gas:	Phone:
Fireplace/Stv: Y	Drive: Mutual	Water:	Municipal
Heat: Radiant / Electric	Drive Park Spcs: 1	Water Supply Type:	
A/C: Wall Unit	Tot Prk Spcs: 2	Sewer:	Sewers
Central Vac: N	UFFI:	Waterfront:	
Apx Age:	Pool: None	Retirement:	
Apx Sqft: 1500-2000	Prop Feat: Fireplace/Stove	HST Applicable to:	Not Subject to HST
Roof: Asphalt Shingle	Interior Feat: In-Law Capability, In-Law Suite, Guest Accommodations	Sale Price:	
Foundation: Stone		Farm/Agr:	
Assessment: POTL:		Oth Struct:	
POTL Mo Fee:		Survey Type:	None
Laundry lev:		Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.01	x 11.68	Bay Window	Gas Fireplace	Hardwood Floor
2	Dining	Main	14.99	x 11.68	Wainscoting	W/O To Deck	Open Concept
3	Kitchen	Main	14.99	x 10.24	Breakfast Bar	Stainless Steel Appl	Pot Lights
4	Den	Main	9.68	x 6	Pot Lights	Hardwood Floor	
5	Prim Bdrm	Upper	18.01	x 10.99	Gas Fireplace	Hardwood Floor	B/I Closet
6	Br	Upper	14.01	x 9.74	Hardwood Floor	Closet	Window
7	Br	Upper	10.99	x 9.74	Hardwood Floor	Closet	Window
8	Br	Upper	11.15	x 8.33	Hardwood Floor	Closet	Window
9	Family	Lower	17.42	x 17.26	Walk-Out	Gas Fireplace	3 Pc Bath
10	Br	Lower	10.33	x 9.74	Closet	Pot Lights	Sliding Doors
11	Kitchen	Lower	10.99	x 6.99	Stainless Steel Appl	Open Concept	Pot Lights

Client Remarks: Stunning fully renovated 2-storey family home in prime Bloor West Village! Nestled on one of the most desirable streets in Bloor West Village, this gorgeous 4 bedroom, 3 bathroom home offers the perfect blend of character and modern luxury. With its charming curb appeal and extensive renovations, this home is designed for family living and entertaining. Step inside to discover a spacious foyer leading to the inviting living room, where a cozy gas fireplace and a beautiful bay window create a warm and welcoming atmosphere. The open concept design flows seamlessly into a stunning dining room with wainscoting, and a chef-inspired kitchen featuring sleek stainless steel appliances, Quartz countertops, and a breakfast bar. Large privacy windows ensure ample natural light without compromising your sense of tranquility. A lovely den area offers the perfect spot for a reading nook, office, or homework station, while a convenient powder room completes the main floor. Upstairs, you'll find four generously sized bedrooms, including a luxurious primary suite with its own gas fireplace and built-in closets. The second-floor landing is highlighted by a vaulted ceiling with a skylight, leading to a spa-like 5pc family bath with additional skylights for natural brightness. The lower level is a true bonus - offering a fully-equipped apartment with a full kitchen, family room, bedroom (which can be used as a gym), and 3pc bath + heated floors. With a separate walk-out to the front patio, this space is perfect for guests, an in-law suite, or even rental income. The private backyard is an oasis of peace and quiet, while the detached garage provides ample storage space and room for a car. This is a rare opportunity to own a home that combines modern comfort with classic charm in one of Toronto's most coveted neighbourhoods. Don't miss out!

Inclusions: Existing light fixtures; existing appliances (KitchenAid Fridge/Freezer, GE Oven/Cooktop, Panasonic Microwave, Hoodfan, GE Dishwasher, Frigidaire Oven/Cooktop (lower level), Frigidaire Fridge/Freezer (lower level), Frigidaire Dishwasher (lower level), Maytag Washer & Dryer); Built-ins throughout; Existing Window Coverings; Fireplaces + Equipment; Built-In Headboard & Side Tables (lower level bed); Built-In Bench (dining room); Automatic Garage Door & Remote(s); Built-In Racking (garage).

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD, 416-236-1871



218 Glendonwynne Rd Toronto Ontario M6P 3G3 Toronto W02 High Park North Toronto Taxes: \$12,842.10/2025 Sold Date: 07/14/2025 SPIS: N			Sold: \$3,300,000 List: \$3,675,000
Detached	Fronting On: N	For: Sale	% Dif: 90
Link: N 3-Storey	Acreage: 35.5 x 110 Feet Irreg:	Rms: 10 + 2 Bedrooms: 5 + 2 Washrooms: 4 1x2xMain, 1x4x2nd, 1x4x3rd, 1x3xBsm	
Dir/Cross St: Clendenan/Bloor Directions: Clendenan & Glendonwynne			

MLS#: W12234495

PIN#: 213640171

Legal: Lot 5 Plan 1876

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished / Separate Entrance	Park/Drive:	Hydro:
Fireplace/Stv: Y	Drive: Private Double	Gas:
Heat: Water / Gas	Drive Park Spcs: 2	Phone:
A/C: Wall Unit	Tot Prk Spcs: 2	Water: Municipal
Central Vac: Y	UFFI:	Water Supply Type:
Apx Age: 51-99	Pool: Inground	Sewer: Sewers
Apx Sqft: 2500-3000	Prop Feat: Central Vacuum, Electric Car Charger, Family Room, Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit, School	Waterfront:
Roof: Asphalt Shingle	Interior Feat: Central Vacuum, Carpet Free, Generator - Full	Retirement: N
Foundation: Concrete, Block	Security Feat: Carbon Monoxide Detectors, Security System	HST Applicable to: Included In
Assessment: POTL:		Sale Price:
POTL Mo Fee:		Farm/Agr:
Laundry lev: Upper		Oth Struct: Playground
		Survey Type: None
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.5	x 7.15	Formal Rm	W/I Closet	Hardwood Floor
2	Living	Main	17.03	x 11.78	Fireplace	B/I Shelves	Bay Window
3	Dining	Main	17.06	x 13.12	Wainscoting	Beamed	Pocket Doors
4	Kitchen	Main	17.68	x 10.47	Granite Counter	Breakfast Bar	Crown Moulding
5	Office	Main	9.74	x 7.28	French Doors	B/I Bookcase	O/Looks Pool
6	Br	2nd	17.91	x 11.38	Hardwood Floor	Bay Window	B/I Closet
7	2nd Br	2nd	11.15	x 11.15	Hardwood Floor	Crown Moulding	
8	3rd Br	2nd	12.2	x 10.99	Hardwood Floor	Crown Moulding	Double Closet
9	Family	2nd	17.65	x 9.81	Pot Lights	Greenhouse Window	B/I Bookcase
10	Prim Bdrm	3rd	15.29	x 13.81	B/I Closet	Skylight	W/O To Sundeck
11	4th Br	3rd	13.75	x 11.88	Hardwood Floor	Vaulted Ceiling	B/I Closet
12	Rec	Lower	22.01	x 11.98	Laminate	Above Grade Window	
13	Br	Lower	9.97	x 9.45	Laminate	Above Grade Window	
14	Utility	Lower	10.89	x 10.66	Ceramic Floor		
15	Utility	Lower	6.23	x 4.95	Ceramic Floor		

Client Remarks: Welcome To This Rarely Offered And Truly Remarkable Residence! A Bright, Elegant Home Nestled In The Coveted High Park North Neighborhood. Steps To Some Of The City's Top-Ranked Schools (Runnymede PS, Ursula Franklin Academy, Humberstone C.I.). A Short Stroll To Bloor West Village, The Junction, High Park, Boutique Shops, Dining, Banking, Libraries, TTC, Buses, And More. This Exquisite 3-Storey Detached Brick Home Has Been Thoughtfully Renovated With An Award-Winning Landscaped Garden, All While Preserving Its Architectural Grace & Original Character. Featuring 5 Bedrooms, 4 Bathrooms, And A Private Saltwater In-Ground Pool, This Home Was Designed For Sophisticated Living & Entertaining! The Open Concept Main Floor Offers A Spacious Foyer, Hardwood Floor Throughout, Fireplace In Living Area, Chefs Kitchen That Opens To Large Dining Area With Wainscoting Around, And An Office With Built-In Shelves & French Doors; A Second-Floor Boosts A Family Room W/Built-In Cabinets And 3 Spacious Bedrooms; A Third-Floor Has A Primary Retreat W/Skylights And Private Terrace Plus A Good Size Bedroom. Built-In Wardrobes & Drawers Throughout For Plenty of Storage! Additional Upgrades: New Roof, Ethernet Wiring Throughout, Newly Finished 3rd Floor Flooring, Custom Wall Finishes & Decor By French Interior Designer Anna Duval, Custom-Made Silk Drapery & Rods, 2nd Floor Laundry, Toto Washlet Toilets, Centralized Water Filtration System, And CVAC; Dedicated Power Generator. The Professionally Landscaped Garden Offers Year-Round Beauty, Complete With A Fully Insulated Poolside 350SqF Cabana (Can Be Converted To Guest House And Features A Shower, Powder Room, Entertaining Bar & Storage), Outdoor Dining And Lounge Areas, And A Charming Treehouse. The Finished Basement Has A Separate Entrance With Custom Cabinetry, Custom Pet Wash Station And A Beautiful Exposed Brick Wall. Rare Two-Car Parking & A Plug-In EV Charger. A Seamless Fusion Of Luxury, Timeless Design, And Urban Serenity Awaits.

Inclusions: Quality High End Appliances (Subzero Fridge, Wolf Stove, Mile Dishwasher); Washer/Dryer, New Pool Liner, Removable Child Proof Pool Fence. All Light Fixtures and Custom-Made Curtains. TV In Kitchen And Cabana Appliances (TV, Fridge And Washer/Dryer). CVAC. 3 A/C Wall Units. Basement TV And Music System. Sonos System Through Out.

Prepared By: MAGGIE LIND, Salesperson

Phone: 416-925-9191

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CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

1300 Yonge St Ground Flr, Toronto ON M4T1X3

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