



50 Plymbridge Rd Toronto Ontario M2P 1A3 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto Taxes: \$13,573.56/2025 Sold Date: 11/17/2025 SPIS: N			Sold: \$2,740,000 List: \$2,995,000 For: Sale % Dif: 91
Detached	Fronting On: N	Rms: 11	
Link: N	Acreage:	Bedrooms: 2 + 2	
Bungalow	70 x 161.71 Feet	Washrooms: 2	
	Irreg:	1x4xMain, 1x3xBsmt	
	Narrows to roughly 50 Feet at rear.		
Dir/Cross St: Yonge & York Mills Directions: Google Maps			

MLS#: C12514682

PIN#: 105370088

Legal: PT LTS 19 & 20, PLAN 2478 , AS IN NY571975 ; NORTH YORK ; CITY OF TORONTO

Kitchens: 1	Exterior: Brick / Stone	Zoning:
Fam Rm: N	Gar/Gar Spcs: Attached / 1	Cable TV: Y
Basement: Full	Park/Drive: Private	Hydro: Y
Fireplace/Stv: Y	Drive: Private	Gas: Y
Heat: Radiant / Gas	Drive Park Spcs: 2	Phone: Y
A/C: None	Tot Prk Spcs: 3	Water: Municipal
Central Vac: N	UFFI: No	Water Supply Type:
Apx Age: 51-99	Pool: None	Sewer: Sewers
Year Built: 1948	Prop Feat: Cul De Sac, Fireplace/Stove, Golf, Wooded/Treed	Waterfront:
Apx Sqft: 1100-1500	Exterior Feat: Landscaped, Privacy, Patio	Retirement:
Lot Shape: Irregular	Interior Feat: Storage, Water Heater, Workbench, Primary Bedroom - Main Floor	HST Applicable to Sale Price: Included In
Lot Size Source: MPAC		Farm/Agr:
Roof: Asphalt Shingle		Oth Struct:
Foundation: Block		Survey Type: Available
Assessment: POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev: Lower		

Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.33	x 6.66	Broadloom	Closet	O/Looks Living
2	Living	Main	18.18	x 12.99	Broadloom	Fireplace	O/Looks Frontyard
3	Dining	Main	14.07	x 12.07	Broadloom	O/Looks Frontyard	South View
4	Kitchen	Main	15.42	x 8.01	Linoleum	W/O To Patio	Window
5	2nd Br	Main	11.75	x 9.15	Broadloom	Closet	W/O To Patio
6	Prim Bdrm	Main	15.58	x 11.91	Broadloom	Double Closet	O/Looks Backyard
7	3rd Br	Lower	17.16	x 14.34	Broadloom	Window	Closet
8	Rec	Lower	14.34	x 12.66	Broadloom		
9	4th Br	Lower	14.34	x 13.48	Broadloom	Fireplace	Window
10	Laundry	Lower	15.42	x 11.68	Linoleum	3 Pc Bath	
11	Utility	Lower	15.58	x 11.91	Concrete Floor	Laundry Sink	

Client Remks: An exceptional opportunity in the heart of Hogg's Hollow. Set on a magnificent 70 x 161-foot lot, this charming stone and brick bungalow offers immediate livability with limitless potential for reimagination or redevelopment. Whether you envision a full-scale renovation or the creation of a custom residence, the setting provides an ideal canvas for your vision. Surrounded by mature trees and elegant estate homes, the property offers a rare sense of privacy and serenity while still being moments from the city's top amenities, including premier schools, parks, trails, and prestigious clubs. The location also provides seamless access to transit and major routes, making day-to-day living both easy and convenient. A rare offering in one of Toronto's most coveted enclaves, this home also presents a compelling option for down-sizers seeking to remain in the area. With thoughtful updates, it could serve as the perfect bridge between family home and condo living. A unique chance to build or transform within a prestigious, established community.

Inclusions: All existing appliances, window coverings & light fixtures in as-is condition.

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



2 Ivor Rd Toronto Ontario M4N 2H4 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto Taxes: \$15,292.88/2024 Sold Date: 11/19/2025 SPIS: N		Sold: \$2,850,000 List: \$2,999,999 For: Sale % Dif: 95
Detached Link: N 2-Storey	Fronting On: N Acreage: <.50 51.33 x 158.92 Feet Irreg:	Rms: 14 + 6 Bedrooms: 4 + 1 Washrooms: 5 1x5x2nd, 1x4x2nd, 1x6x2nd, 1x2xMain, 1x4xBsmt
Dir/Cross St: Yonge and York Mills Directions: East of Yonge, south of York Mills		

MLS#: C12531960

PIN#: 105370053

Legal: LOT 23, PLAN 2343; NORTH YORK, CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Attached / 2	Cable TV:
Basement: Finished with Walk-Out / Full	Park/Drive:	Gas:
Fireplace/Stv: Y	Drive: Private Double	Water:
Heat: Forced Air / Gas	Drive Park Spcs: 4	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 6	Sewer:
Central Vac: Y	UFFI: No	Waterfront:
Apx Age: 31-50	Pool: None	Retirement:
Year Built: 1988	Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Golf, Hospital, Library, Park, Public Transit	HST Applicable to Included In
Apx Sqft: 3000-3500	Interior Feat: Auto Garage Door Remote, Built-In Oven, Central Vacuum	Sale Price:
Lot Shape: Irregular	Security Feat: Alarm System	Farm/Agr:
Roof: Asphalt Shingle		Oth Struct:
Foundation: Poured Concrete		Survey Type: Available
Assessment: POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev: Main		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.86	x 23.16	Bay Window	Combined W/Dining	Fireplace
2	Dining	Main	12.83	x 16.86			
3	Family	Main	20.96	x 12.8	Combined W/Kitchen	Fireplace	O/Looks Backyard
4	Kitchen	Main	17.81	x 10.86	Eat-In Kitchen	Breakfast Bar	W/O To Deck
5	Den	Main	11.29	x 12.99			
6	Laundry	Main	6.73	x 9.06	W/O To Garage	W/O To Yard	
7	Prim Bdrrm	2nd	12.93	x 36.06	Bay Window	5 Pc Ensuite	Closet
8	2nd Br	2nd	19.59	x 12.63	4 Pc Ensuite	Closet	O/Looks Backyard
9	3rd Br	2nd	19.59	x 12.43	Closet		
10	4th Br	2nd	12.89	x 11.52	Closet		
11	Bathroom	2nd	11.88	x 10.53	5 Pc Ensuite		
12	Bathroom	2nd	4.95	x 10.53	4 Pc Ensuite	Tile Floor	
13	Bathroom	2nd	8.53	x 8.14	4 Pc Bath	Tile Floor	
14	Games	Bsmt	0	0	B/I Closet		
15	Rec	Bsmt	35.14	x 32.97	W/O To Garden	Wet Bar	
16	Br	Bsmt	12.76	x 15.03	Closet		
17	Bathroom	Bsmt	10.14	x 5.05	4 Pc Bath	Tile Floor	

Client Remarks: Exceptional Value in Prestigious Hogg's Hollow. Discover refined living in this meticulously designed 4+1 bedroom, 5-bath home in one of Toronto's most coveted neighbourhoods. Offering a rare blend of scale, elegance, and location, it represents outstanding value in today's market. Perfect for a family in need of generous space, the home is beautifully maintained and exceptionally clean - ready to be enjoyed now, with the opportunity to refresh paint, flooring, or finishes over time to suit your style. The main floor features expansive principal rooms with thoughtful proportions, creating a timeless layout. A large living and dining room flow seamlessly into the family room with wood-burning fireplace. The dedicated office provides a quiet retreat, while the light-filled kitchen with island and walk-out to the backyard is perfectly sized to become your dream culinary space. Upstairs, the oversized primary suite includes two closets and a large ensuite. A second bedroom has its own ensuite, while two additional bedrooms offer double closets. A versatile fifth bedroom on the lower level can serve as a guest suite, gym, or nanny/granny suite. The impressive walk-out basement provides multiple zones for entertaining: a fireside seating area, TV space, games area, built-in wet bar, and access to a landscaped, fenced yard. Additional highlights include main floor laundry, a double car garage with interior access, and abundant storage. Just steps to the subway and walking distance to shops, restaurants, and amenities, this home combines urban convenience with the tranquility of Hogg's Hollow. Close to top schools, golf courses, and HWY 401, it's a rare opportunity to secure both space and lifestyle in one of Toronto's premier addresses.

Inclusions: Frigidaire kitchen cook top, LG fridge, Bosch dishwasher, Whirlpool wall oven. Washer and dryer, central vacuum, alarm system (monitoring extra), carpet where laid (as is condition), existing window coverings, All ELF's (except chandelier over staircase), garage door opener, bar fridge.

Prepared By: MAGGIE LIND, Salesperson

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Printed On: 12/01/2025 5:01:01 PM

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

1300 Yonge St Ground Flr, Toronto ON M4T1X3

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



24 Doncliffe Dr Toronto Ontario M4N 2E6 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto Taxes: \$19,817.41/2025 Sold Date: 11/16/2025 SPIS: N		Sold: \$4,900,000 List: \$4,995,000 For: Sale % Dif: 98
Detached Link: N 3-Storey	Fronting On: N Acreage: 76.48 x 104.44 Feet Irreg:	Rms: 11 + 3 Bedrooms: 5 Washrooms: 4 1x2xMain, 1x5x2nd, 1x3x2nd, 1x4x3rd
Dir/Cross St: Yonge & Lawrence Directions: East of Yonge - Rosedale Golf Course		

MLS#: C12536602

PIN#: 103560211

Legal: PT LOT 20 PLAN 1975 PT 2 64R5732 ; NORTH YORK ., CITY OF TORONTO

Kitchens: 1	Exterior: Stucco/Plaster	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Built-In / 1.5	Cable TV:
Basement: Finished	Park/Drive: Private	Gas:
Fireplace/Stv: Y	Drive: Private	Water:
Heat: Water / Gas	Drive Park Spcs: 3	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 4.5	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Year Built: 1928	Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Golf, Park, Public Transit, School	HST Applicable to Not Subject to HST
Apx Sqft: 3500-5000	Exterior Feat: Deck, Landscaped, Lawn Sprinkler System, Patio, Privacy, Porch	Sale Price:
Roof: Asphalt Shingle	Interior Feat: Workbench, Bar Fridge, Auto Garage Door Remote	Farm/Agr:
Foundation: Poured Concrete		Oth Struct:
Assessment: POTL:		Survey Type:
POTL Mo Fee:		Spec Desig:
Laundry lev: Lower		Available
Unknown		

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.07	x 4.43	Stone Floor	Crown Moulding	French Doors
2	Living	Main	24.41	x 15.16	Stone Fireplace	Hardwood Floor	Recessed Lights
3	Dining	Main	15.26	x 14.17	W/O To Porch	French Doors	Hardwood Floor
4	Kitchen	Main	26.74	x 17.42	Renovated	Centre Island	W/O To Deck
5	Family	Main	26.74	x 17.42	Stone Fireplace	B/I Desk	Skylight
6	Mudroom	Main	9.09	x 5.15	Side Door	Marble Floor	Closet
7	Den	2nd	16.4	x 10.17	Window	Hardwood Floor	Crown Moulding
8	Prim Bdrm	2nd	20.83	x 15.26	3 Pc Ensuite	W/O To Balcony	W/W Closet
9	2nd Br	2nd	15.26	x 12.93	Window	Hardwood Floor	Closet
10	3rd Br	2nd	15.32	x 11.25	Window	Hardwood Floor	Closet
11	4th Br	3rd	13.48	x 11.91	Closet	O/Looks Backyard	
12	5th Br	3rd	17.85	x 15.26	Window	Closet	
13	Rec	Lower	22.01	x 12.6	Above Grade Window	Recessed Lights	Broadloom
14	Laundry	Lower	14.01	x 8.23	Above Grade Window	B/I Shelves	Recessed Lights
15	Workshop	Lower	22.57	x 14.01	Above Grade Window		

Client Remarks: Welcome to Teddington Park: the most sought-after and tranquil enclave; Easy access to Toronto French School, Crescent School and Havergal. Walk to Rosedale Golf Club and the vibrant shops, and transit options along Yonge Street. and a quick drive to 401 for easy airport access or off to the cottage. It's a rare find-a true, spacious and inviting five bedroom home that beautifully blends classic charm with modern luxury. This home features a stunning custom Gluckstein designed kitchen/Family room, along with a convenient mud entrance perfect for kids and pets. The gracious living and dining rooms are ideal for entertaining and displaying art collections. Step out onto the romantic covered porch off the dining room, for outdoor dining, morning coffee or that end of day drink. The second floor boasts the primary suite with walkout to private balcony overlooking a beautifully landscaped garden oasis. Three additional bedrooms and two spa like baths complete the upper levels. A finished lower provides additional space for recreation/home gym or a teenagers retreat. Once in a lifetime the opportunity to own a home of exceptional quality and timeless sophistication comes along, this is it!

Inclusions: See feature sheet for a full list of inclusions.

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