

	<b>50 Plymbridge Rd</b> <b>Toronto Ontario M2P 1A3</b> Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto <b>Taxes:</b> \$13,573.56/2025 <b>Sold Date:</b> 11/17/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 12			<b>Sold:</b> \$2,740,000 <b>List:</b> \$2,995,000 <b>For:</b> Sale <b>% Dif:</b> 91																																																																																																	
	Detached <b>Link:</b> N Bungalow		<b>Fronting On:</b> N <b>Acreage:</b> 70 x 161.71 Feet <b>Irreg:</b> Narrows to roughly 50 Feet at rear.		<b>Rms:</b> 11 <b>Bedrooms:</b> 2 + 2 <b>Washrooms:</b> 2 1x4xMain, 1x3xBsmt																																																																																																
	<b>Dir/Cross St:</b> Yonge & York Mills <b>Directions:</b> Google Maps																																																																																																				
<b>MLS#:</b> C12514682 <b>Legal:</b> PT LTS 19 & 20, PLAN 2478 , AS IN NY571975 ; NORTH YORK ; CITY OF TORONTO																																																																																																					
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Full <b>Fireplace/Stv:</b> Y <b>Heat:</b> Radiant / Gas <b>A/C:</b> None <b>Central Vac:</b> N <b>Apx Age:</b> 51-99 <b>Year Built:</b> 1948 <b>Apx Sqft:</b> 1100-1500 <b>Lot Shape:</b> Irregular <b>Lot Size Source:</b> MPAC <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Block <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower		<b>Exterior:</b> Brick / Stone <b>Gar/Gar Spcs:</b> Attached / 1 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 3 <b>UFFI:</b> No <b>Pool:</b> None <b>Prop Feat:</b> Cul De Sac, Fireplace/Stove, Golf, Wooded/Treed <b>Exterior Feat:</b> Landscaped, Privacy, Patio <b>Interior Feat:</b> Storage, Water Heater, Workbench, Primary Bedroom - Main Floor		<b>Zoning:</b> <b>Cable TV:</b> Y <b>Gas:</b> Y <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to Sale Price:</b> Included In <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Available <b>Spec Desig:</b> Unknown																																																																																																	
<b>Topography:</b> Flat																																																																																																					
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<b>Client Remks:</b> 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.																																																																																																					
<b>Inclusions:</b> All existing appliances, window coverings & light fixtures in as-is condition.																																																																																																					
<b>Listing Contracted With:</b> ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM416-424-4910																																																																																																					



**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  
**Last Status:** SLD  
**DOM:** 8

**Sold: \$2,850,000**  
**List: \$2,999,999**  
**For:** Sale  
**% Dif:** 95  
**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  
**Legal:** LOT 23, PLAN 2343; NORTH YORK, CITY OF TORONTO

**Pin#:** 105370053

**Kitchens:** 1  
**Fam Rm:** Y  
**Basement:** Finished with Walk-Out / Full  
**Fireplace/Stv:** Y  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** Y  
**Apx Age:** 31-50  
**Year Built:** 1988  
**Apx Sqft:** 3000-3500  
**Lot Shape:** Irregular  
**Roof:** Asphalt Shingle  
**Foundation:** Poured Concrete  
**Assessment:** POTL:  
**POTL Mo Fee:**  
**Laundry lev:** Main

**Exterior:** Brick  
**Gar/Gar Spcs:** Attached / 2  
**Park/Drive:**  
**Drive:** Private Double  
**Drive Park Spcs:** 4  
**Tot Prk Spcs:** 6  
**UFFI:** No  
**Pool:** None  
**Prop Feat:** Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Golf, Hospital, Library, Park, Public Transit  
**Interior Feat:** Auto Garage Door Remote, Built-In Oven, Central Vacuum  
**Security Feat:** Alarm System

**Zoning:**  
**Cable TV:**  
**Gas:**  
**Water:**  
**Water Supply Type:**  
**Sewer:**  
**Waterfront:**  
**Retirement:**  
**HST Applicable to:** Included In  
**Sale Price:**  
**Farm/Agr:**  
**Oth Struct:**  
**Survey Type:** Available  
**Spec Desig:** Unknown  
**Hydro:**  
**Phone:** Municipal  
**Sewers**

#	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 Bdrm	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	O/Looks Backyard	
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 Remks:** 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  
Phone: 416-925-9191  
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 DIVISION416-489-2121



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

**MLS#:** C12536602      **PIN#:** 103560211  
**Legal:** PT LOT 20 PLAN 1975 PT 2 64R5732 ; NORTH YORK . , CITY OF TORONTO

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

**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 Remks:** 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