




726 Eglinton Ave E Toronto Ontario M4G 2K7 Toronto C11 Leaside Toronto Taxes: \$7,260/2024 Sold Date: 05/07/2025 SPIS: N Last Status: SLD DOM: 38			Sold: \$1,240,000 List: \$1,299,000 For: Sale % Dif: 95
Detached Link: N 1 1/2 Storey Dir/Cross St: Eglinton Ave E/Bayview Ave	Fronting On: N Acreage: 30 x 125 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 + 1 Washrooms: 3 1x4xMain, 1x3x2nd, 1x3xBsmt	

MLS#: C12050177			PIN#: 103660332		
Kitchens: 1 Fam Rm: N Basement: Part Fin / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Drive: Private Gar/Gar Spcs: None / 0 Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fireplace/Stove, Hospital, Park, Public Transit, School	Zoning: Cable TV: Y Gas: Y Water: Municipal Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown	Hydro: Y Phone: Y		
#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	5.74	x 4.33	Porcelain Floor
2	Living	Main	12.99	x 12.01	Fireplace
3	Dining	Main	10.33	x 8.33	Hardwood Floor
4	3rd Br	Main	11.84	x 10.24	Hardwood Floor
5	Den	Main	8.86	x 8.2	Hardwood Floor
6	Prim Bdrm	2nd	10.01	x 9.74	3 Pc Bath
7	2nd Br	2nd	9.74	x 8.53	Hardwood Floor
8	Rec	Bsmt	26.57	x 13.68	Concrete Floor
9	4th Br	Bsmt	19.16	x 10.76	Concrete Floor
10	Laundry	Bsmt	10.99	x 5.09	Concrete Floor
Client Remks: Rarely found 30f Frontage clear lot in Leaside to LIVE/INVEST/BUILD/EXTEND!? This fully upgraded and ready to move in lovely detached and Spacious, Super Bright Raised Bungalow with an Extra 2 bedrooms on the top 1/2 Story is an incredible opportunity to live in a top destination for Toronto Home Buyers. Or maybe Are you hunting for an opportunity to potentially build a 4plex Or an INVESTOR looking to convert this never ending opportunity to a 3plex in one of South Leaside's most sought-after neighbourhoods! Partly Finished Basement Ready for your final touch With Separate Entrance and rough in 3pc bath Ideal for In law suite and extra rental income. All these are Nestled minutes away from Sunnybrook Hospital, Sunnybrook Park, Shopping ,grocery stores, located within a short walk to Northlea Elementary & Middle School, a dual track school offering English and French Immersion. With numerous opportunities you can easily turn it into a comfortable living space now and the canvas for your future vision, the near complete LRT Transit enhances connectivity. Whether you're ready to move in or looking for a conversion to a 3Plex or a build opportunity, this gem offers endless potential. Key Features: Expansive clear lot with a private driveway for 3 cars. **EXTRAS** Recent upgrades: Freshly Painted, Roof Shingles, Attic Insulation, 3 Pcs Washroom on 2nd lvl, Heating/Cooling System, Flooring, Open Concept Kitchen, Owned HWT, Most Windows, Dec & Fenced Backyard, New Plumbing & Most Updated Wiring.					
Extras:					
Listing Contracted With: REAL ESTATE HOMEWARD416-698-2090					

	732 Eglinton Ave E Toronto Ontario M4G 2K7 Toronto C11 Leaside Toronto Taxes: \$6,809.55/2025 Sold Date: 05/13/2025 SPIS: N Last Status: SLD DOM: 14			Sold: \$1,240,000 List: \$1,299,000 For: Sale % Dif: 95			
	Detached Link: N 2-Storey Dir/Cross St: Bayview/Eglinton		Fronting On: N Acreage: 25 x 125 Feet Irreg:		Rms: 6 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x1xLower		
MLS#: C12109625			PIN#: 103660335				
Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: Lower			Exterior: Brick Drive: Mutual Gar/Gar Spcs: None / 0 Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove			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	18.18	x 10.73	South View	Hardwood Floor	Fireplace
2	Dining	Main	11.55	x 9.15	Hardwood Floor	Walk-Out	North View
3	Kitchen	Main	16.77	x 8.04	Vinyl Floor	O/Looks Backyard	North View
4	Prim Bdrm	2nd	12.6	x 11.06	Hardwood Floor	Closet	South View
5	2nd Br	2nd	14.8	x 8.6	Hardwood Floor	Closet	O/Looks Backyard
6	3rd Br	2nd	11.35	x 8.83	Hardwood Floor	Closet	O/Looks Backyard
7	Laundry	Lower	8.27	x 6.69	Laundry Sink	Above Grade Window	Concrete Floor
8	Utility	Lower	16.54	x 9.84	Broadloom	Above Grade Window	
Client Remks: Welcome to an incredible opportunity in one of Toronto's most sought-after neighbourhoods - NORTH LEASIDE! This charming 3-bedroom classic Leaside detached home sits on a premium 25' x 125' lot with endless potential for families, renovators, investors and builders alike. Located within walking distance to Bayview shops & restaurants, Sunnybrook and Serena Gundy Parks and the brand new LRT - this home offers unbeatable convenience. Whether you're commuting downtown or enjoying local amenities, you'll love the lifestyle this location provides. Inside, the home features three bright bedrooms, a well-proportioned living and dining space with walkout to the back deck and a charming kitchen with opportunity to personalize, which overlooks the spacious backyard. There's a side entrance to basement that could be a rental unit once basement finished, if so desired. The private lot offers incredible possibilities with ability to build a 1291 sq ft garden suite or even redevelop into a fourplex (subject to city approval) to maximize value and living space. Families will appreciate being within the Northlea Elementary & Middle School catchment - offering highly regarded French Immersion programs and only steps to Leaside High School. It's a neighbourhood that grows with your family, providing excellent educational opportunities from kindergarten through to graduation. This property is truly flexible and filled with potential. Whether you're a first-time buyer seeking an entry into the coveted Leaside community, a renovator ready to update and modernize, or a builder/investor looking to capitalize on evolving zoning allowances, this home offers a rare opportunity to customize or redevelop to suit your vision. Don't miss your chance to secure a classic detached home in North Leaside where potential, location, and lifestyle come together beautifully. This is the one you've been waiting for!							
Extras:							
Listing Contracted With: RE/MAX PRIME PROPERTIES - UNIQUE GROUP416-928-6833							



38 Vanderhoof Ave
Toronto Ontario M4G 2H1
 Toronto C11 Leaside Toronto
Taxes: \$7,489/2025
Sold Date: 04/17/2025

Sold: \$1,370,000
List: \$1,498,000

For: Sale

% Dif: 91

SPIS: N **Last Status:** SLD **DOM:** 8

Detached **Fronting On:** N

Link: N **Acreage:**

2-Storey 25.16 x 125 Feet

Irreg:

Dir/Cross St: Eglinton & Laird

Rms: 6

Bedrooms: 3

Washrooms: 1

1x3x2nd

MLS#: C12071802

PIN#: 103850150

Kitchens: 1
Fam Rm: N
Basement: Sep Entrance / Unfinished
Fireplace/Stv: N
Heat: Radiant / Oil
A/C: None
Central Vac: N
Apex Age:
Apex Sqft: 700-1100
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Drive: Mutual
Gar/Gar Spcs: None / 0
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat:

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

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.6	x 10.99	
2	Dining	Main	11.35	x 9.42	
3	Kitchen	Main	10.3	x 7.32	
4	Great Rm	2nd	11.09	x 11.22	
5	2nd Br	2nd	12.89	x 8.76	
6	3rd Br	2nd	8.79	x 8.04	

Client Remks: Fantastic opportunity for renovators, builders, or end users! This charming 2-storey detached home is located in one of Torontos most sought-after neighbourhoods, offering the perfect blend of community and convenience. Featuring 3 bedrooms and a deep 125 ft lot with a separate entrance to the basement, full of potential. Steps to top-ranking schools including Bessborough Elementary & Middle School and Leaside High School. Enjoy easy access to public transit, including the upcoming Eglinton LRT, and walkable proximity to Leaside Village shops and amenities. Dont miss your chance to create something special in a truly incredible location!

Extras:

Listing Contracted With: CENTURY 21 ATRIA REALTY INC.905-883-1988



109 Parklea Dr Toronto Ontario M4G 2J9 Toronto C11 Leaside Toronto Taxes: \$7,517/2024 Sold Date: 06/19/2025 SPIS: N Last Status: SLD DOM: 21			Sold: \$1,375,000 List: \$1,479,999 For: Sale % Dif: 93		
Detached Link: N Bungalow	Fronting On: N Acreage: < .50 30.08 x 135 Feet Irreg:	Rms: 5 + 2 Bedrooms: 2 Washrooms: 1 1x4xMain	Dir/Cross St: Parklea and Laird		

MLS#: C12180868 Assignment: N			PIN#: 103850264 Fractional Ownership: N		
Kitchens: 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 51-99 Apx Sqft: 700-1100 Assessment: POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Drive: Private Gar/Gar Spcs: None / 0 Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: No Pool: None Prop Feat: Fenced Yard, Grnbelt/Conserv, Hospital, Library, Public Transit, School		Zoning: Cable TV: A Gas: Y Water: Municipal Water Supply: Sewer: Sewers Waterfront: None Retirement: N Farm/Agr: Oth Struct: Shed Spec Desig: Unknown	Hydro: Y Phone: A	

Waterfront: None						
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	10.89	x 13.45	Broadloom	Bay Window
2	Dining	Main	6.69	x 10.89	Broadloom	
3	Kitchen	Main	7.58	x 8.89	Side Door	
4	Prim Bdrm	Main	11.88	x 10.27	Large Window	Closet
5	2nd Br	Main	11.91	x 8.3	W/O To Garden	Sliding Doors Broadloom
6	Rec	Bsmt	24.93	x 15.88		
7	Laundry	Bsmt	16.24	x 7.55	Pantry	

Client Remks: Welcome to this well maintained two-bedroom bungalow in the heart of Leaside. Set on a quiet, tree-lined street, this cozy home offers an ideal blend of comfort and convenience. The bright living room features a large window and broadloom floors and inviting natural light. The finished basement provides extra living space with a large family room and a full laundry room. Outside, a lovely, spacious backyard and deck are perfect for outdoor gatherings, relaxation, and gardening. An extra large laundry room offers added storage. Located close to top-rated schools, parks, shopping, and dining, and with easy access to transit, this charming bungalow offers the best of both suburban peace and urban convenience an ideal place to call home in one of Torontos most desirable neighbourhoods.

Extras:

Listing Contracted With: SAGE REAL ESTATE LIMITED416-483-8000



272 Rumsey Rd
Toronto Ontario M4G 1P9
 Toronto C11 Leaside Toronto
Taxes: \$7,095.66/2024 **For:** Sale **% Dif:** 93
Sold Date: 04/22/2025
SPIS: N **Last Status:** SLD **DOM:** 28

Detached **Fronting On:** N **Rms:** 6 + 4
Link: N **Acreage:** **Bedrooms:** 3 + 1
 2-Storey 26 x 100 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x3xBsmt
 No Survey, as per GEO
Dir/Cross St: Rumsey & Eglinton

MLS#: C12039855**PIN#:** 103850020

Kitchens: 1
Fam Rm: N
Basement: Finished / Sep Entrance
Fireplace/Stv: Y
Heat: Radiant / Gas
A/C: Wall Unit
Central Vac: N
Apex Age:
Apex Sqft: 1100-1500
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Drive:
Gar/Gar Spcs: None / 0
Drive Park Spcs: 2
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat:
 Fenced Yard, Fireplace/Stove, Park, Place
 Of Worship, Public Transit, School

Zoning:
Cable TV: **Hydro:**
Gas: **Phone:**
Water: Municipal
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct: Shed
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.76	x 11.48	Fireplace	Large Window	Hardwood Floor
2	Dining	Main	11.48	x 10.17	Window	Wainscoting	Hardwood Floor
3	Kitchen	Main	12.14	x 8.53	Renovated	Stainless Steel Appl	Hardwood Floor
4	Prim Bdrm	2nd	11.48	x 11.15	Large Window	4 Pc Bath	Hardwood Floor
5	2nd Br	2nd	13.45	x 9.19	Closet	O/Looks Backyard	Hardwood Floor
6	3rd Br	2nd	10.5	x 8.2	Closet	O/Looks Backyard	Hardwood Floor
7	4th Br	Bsmt	18.04	x 10.83	Large Window	Walk-Out	Broadloom
8	Rec	Bsmt	17.06	x 10.5	Open Concept	4 Pc Bath	Broadloom
9	Office	Bsmt	12.14	x 7.22	Separate Rm	Window	Broadloom
10	Cold/Cant	Bsmt	6.33	x 4.36	Separate Rm	Window	

Client Remks: Stunning renovated detached home in Leaside with private drive & 2 car parking at the price of a semi! This is your chance for a move-in ready home in this great family community. Walk into this home and admire the hexagonal tile entry merging into the kitchen hardwood floor. Admire the main level's open concept with beautiful light oak hardwood floors, the living rm's big leaded glass windows for lots of natural light and the refinished wood-burning fireplace in the living room for cozy evenings by the fire. The all white kitchen has everything you need to let your inner chef instincts flow including Quartz countertops, SS appliances, tiled backsplash & lots of cabinets +pantry. The open floorplan from the ktchen to the dining area is great for entertaining friends & family and makes family meals super easy. The upper level includes a large primary and 2 good size bdrms with a lovely all white marble spa-inspired 4 PC bathroom. The lower level is multifunctional with a large open area for rec/games/tv room or if you add a sofa-bed, it can accommodate a sleepover. The lower 3 PC spa bathroom is huge and boasts a floating vanity & glass shower stall with a laundry area for the Miele washer & dryer. There's a side-entrance for easy access to the basement which can easily accommodate extended family or nanny. The backyard facing 4th bdrm is very large & bright with a big window, a great space for that 4th bdrm or home business with its separate entrance. Each flr has a ductless unit for cooling & heating in addition to radiant heating. The private driveway boasts a new roll-up door leading to 2-car parking separated from the newly fenced-in backyard. Schools are an important part of living in Leaside and this home is part of Bessborough E & MS and Leaside High school. Builders/renovators, check out the sale of the bungalow across on Eglinton which has been approved for building a fourplex! This 2 storey home can be many things to many people!

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



127 Randolph Rd
Toronto Ontario M4G 3S3
 Toronto C11 Leaside Toronto

Sold: \$1,650,000
List: \$1,599,000

Taxes: \$9,606.33/2024

For: Sale

% Dif: 103

Sold Date: 01/15/2025

SPIS: N

Last Status: SLD

DOM: 9

Detached

Fronting On: E

Rms: 6 + 2

Link: N

Acreage:

Bedrooms: 2 + 2

Bungalow

41.33 x 135 Feet

Washrooms: 2

Irreg:

1x4xMain, 1x3xBsmt

Dir/Cross St: Millwood Rd / Laird Dr

MLS#: C11908247

PIN#: 103840297

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	Y
Basement:	Finished	Gar/Gar Spcs:	Detached / 3	Gas:	Y
Fireplace/Stv:	N	Drive Park Spcs:	2	Phone:	Y
Heat:	Forced Air / Gas	Tot Prk Spcs:	5	Water:	Municipal
A/C:	Central Air	UFFI:		Water Supply:	
Central Vac:	N	Pool:	None	Sewer:	Sewers
Apx Age:	51-99	Prop Feat:	Family Room	Waterfront:	
Apx Sqft:				Retirement:	
Assessment:	POTL:			Farm/Agr:	
POTL Mo Fee:				Oth Struct:	
Laundry lev:				Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.08	x 12.37	Hardwood Floor	Crown Moulding	French Doors
2	Dining	Main	15.26	x 16.4	Hardwood Floor	Pot Lights	Bay Window
3	Kitchen	Main	15.26	x 16.4	Combined W/Dining	Granite Counter	Double Sink
4	Prim Bdrm	Main	11.55	x 12.01	Hardwood Floor	Bay Window	Closet
5	2nd Br	Main	8.86	x 11.02	Hardwood Floor	Bay Window	Closet
6	Office	Main	9.84	x 13.91	Pot Lights	Bay Window	B/I Bookcase
7	Family	Lower	17.29	x 10.17	Ceramic Floor	Bar Sink	Pot Lights
8	Rec	Lower	21.16	x 10.99	Vinyl Floor	Window	Large Closet

Client Remks: Rare find in South Leaside! This charming bungalow sits on a remarkable oversized corner lot (41' x 135') offering incredible potential for renovation, expansion, or a complete rebuild. 3 car garage and parking offer incredible convenience and storage opportunities. Expansive lot size offers endless possibilities for outdoor living, landscaping and creating your own private oasis. Inside, you'll find a bright and cheerful main floor, featuring a kitchen with dining area and easy side-entrance access, living room, bathroom, 2 bedrooms, and a spacious office with a bay window (easily convertible to 3rd bedroom). The lower level includes a family room, 2nd bathroom, large rec room with huge closets (ideal for 4th bedroom), laundry room. Enjoy easy access to downtown via Bayview Extension/DVP, TTC, Eglinton Crosstown LRT, walk to top-rated schools, parks, shops, and restaurants along Bayview and Laird Avenues. Radio tower in the backyard belongs to the property and can be removed.

Extras: An excellent lot for builders and renovators! 3 Car Detached Garage With Private Driveway!

Listing Contracted With: HOMELIFE/VISION REALTY INC. 416-383-1828



51 Hanna Rd
Toronto Ontario M4G 3M8
Sold: \$1,665,000
List: \$1,795,000

Toronto C11 Leaside Toronto

Taxes: \$10,457.54/2024

For: Sale

% Dif: 93

Sold Date: 04/26/2025

SPIS: N

Last Status: SLD

DOM: 4

Detached

Fronting On: W

Rms: 7 + 2

Link: N

Acreage:

Bedrooms: 3

1 1/2 Storey

46.08 x 90.21 Feet

Washrooms: 2

Irreg: as per survey

1x3x2nd, 1x2xLower

Dir/Cross St: South Leaside

MLS#: C12095497

PIN#: 103890135

Kitchens:	1	Exterior:	Alum Siding / Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	A Hydro: Y
Basement:	Finished	Gar/Gar Spcs:	Attached / 1	Gas:	A Phone: A
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Radiant / Oil	Tot Prk Spcs:	3	Water Supply:	
A/C:	Window Unit	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	None
Apx Age:	51-99	Prop Feat:	Fireplace/Stove	Retirement:	
Apx Sqft:	1100-1500			Farm/Agr:	
Assessment:	2024 POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Other
Laundry lev:	Lower				

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	13.16	x 7.09	
2	Living	Main	20.24	x 11.15	Broadloom
3	Dining	Main	11.75	x 11.25	Hardwood Floor
4	Kitchen	Main	17.65	x 8.07	Vinyl Floor
5	Prim Bdrm	2nd	17.09	x 11.15	Broadloom
6	2nd Br	2nd	10.99	x 10.43	Broadloom
7	3rd Br	2nd	10.99	x 9.42	Broadloom
8	Rec	Lower	20.08	x 10.66	Broadloom
9	Laundry	Lower	10.5	x 7.51	Tile Floor

Client Remks: Nestled in one of Toronto's most coveted neighbourhoods, this well-loved South Leaside home presents an exceptional opportunity for those looking to create their dream home. Set on a beautifully sized 46-foot frontage with a private drive, this cherished family home has been thoughtfully maintained. With its classic Leaside architecture, quaint porch and beautiful curb appeal, the home exudes a warmth that only decades of care and love can bring. Inside, you will find a welcoming foyer with a centre hall plan, a large living room with fireplace, a separate dining room and the large kitchen which expands the rear of the home with a walk-out to the rear gardens via a beautifully tiered Azek deck. The upper level houses the primary bedroom with his and hers closet, two other well-proportioned bedrooms, each with their own closet space, and a three-piece updated bathroom. The lower level has a spacious recreation room equipped with a wet bar, a two-piece powder room, a combined laundry and utility space, and ample storage. Whether you are drawn to the idea of restoring the home's timeless character, undertaking a stylish renovation, or starting fresh with a custom new build, 51 Hanna Road provides the perfect opportunity. Charming, well-loved, and full of potential, this is South Leaside living at its finest. The home is ideally situated in the heart of South Leaside, known for its strong sense of community, mature tree-lined streets, and outstanding school districts. In the school district for Rolph Road Elementary, Bessborough Middle School, and Leaside High School, and is conveniently close to some of Toronto's top private schools. In close proximity to TTC, local parks, and the vibrant shops, boutiques, cafes, and restaurants along Bayview Avenue making every errand or outing convenient. Quick walk to Trace Manes Park, tennis courts, library and baseball diamonds. Steps to Leaside Arena and swimming pool.

Extras:

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM416-424-4910



23 Donlea Dr
Toronto Ontario M4G 2M1
 Toronto C11 Leaside Toronto
Taxes: \$8,354.57/2024 **For:** Sale **% Dif:** 94
Sold Date: 05/10/2025
SPIS: N **Last Status:** SLD **DOM:** 32
 Detached **Fronting On:** S **Rms:** 6 + 3
Link: N **Acreage:** **Bedrooms:** 3
 2-Storey 35 x 110 Feet **Washrooms:** 2
Irreg: 1x3x2nd, 1x2xLower
Dir/Cross St: West of Hanna

MLS#: C12070101**PIN#:** 103650242

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	A Hydro: Y
Basement:	Finished	Gar/Gar Spcs:	Attached / 0	Gas:	A Phone: A
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Water / Gas	Tot Prk Spcs:	3	Water Supply:	
A/C:	Wall Unit	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove	Retirement:	
Apx Sqft:	1100-1500			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.07	x 4.59	Closet	Leaded Glass	Hardwood Floor
2	Living	Main	18.34	x 12.24	Bay Window	Fireplace	Hardwood Floor
3	Dining	Main	13.42	x 10.93	Open Concept	Large Window	Hardwood Floor
4	Kitchen	Main	13.42	x 8.01	B/I Appliances	Tile Floor	W/O To Deck
5	Prim Bdrm	2nd	13.09	x 12.34	Large Closet	Large Window	Hardwood Floor
6	2nd Br	2nd	13.91	x 10.07	Large Closet	Large Window	Hardwood Floor
7	3rd Br	2nd	10.93	x 8.92	Large Closet	Large Window	Hardwood Floor
8	Rec	Lower	17.09	x 10.83	Window	Above Grade Window	Broadloom
9	Laundry	Lower	10.33	x 7.41	Laundry Sink	Above Grade Window	Window

Client Remks: Welcome to 23 Donlea Drive, a lovely home in the heart of North Leaside. Situated on a 35-ft lot with an attached garage and private driveway, enjoy sunny south-facing exposures and mature, well-manicured gardens. Set back from the south side of Donlea Drive, west of Hanna, number 23 is a handsome home with undeniable curb appeal. A generous foyer with a large coat closet, leaded glass window and a modernized staircase welcomes you inside. Bright and sun-filled throughout, there is a heartwarming energy that fills this special home. A lovely living room showcases traditional oak floors, a wood-burning fireplace, and a pretty bay window. The living room seamlessly flows into a dining room that is ready to welcome family and friends for special gatherings. The kitchen is well equipped, featuring an abundance of workspace and storage and is followed by a walkout to a beautiful, private outdoor oasis. The second floor features a generous primary bedroom with lots of closet space, traditional oak floors, and a large window overlooking the front garden. Two additional bedrooms (one currently fashioned as an office) each have closets and large windows overlooking the backyard. A beautifully renovated three-piece bathroom with heated floors and a large linen closet complete the second-floor plan. At the foot of the basement stairs is a convenient two-piece bathroom followed by a large utility and storage room, a spacious recreation room, a laundry room, and another storage room at the rear of the house. This is the perfect opportunity to step into a fabulous neighbourhood with a turn-key home where you can live in place, renovate, or eventually build new. Walk to the shops and restaurants of Bayview and just minutes on foot to the upcoming Bayview LRT station. Steps away from coveted Northlea Elementary and Middle School, and Childrens Garden School, and a short drive to top area private schools. This much-cherished home is looking for the next family to call it their own.

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM416-424-4910



23 Parklea Dr
Toronto Ontario M4G 2J5
 Toronto C11 Leaside Toronto
Taxes: \$9,727.93/2024 **For:** Sale **% Dif:** 96
Sold Date: 03/31/2025
SPIS: N **Last Status:** SLD **DOM:** 5
 Detached **Fronting On:** S **Rms:** 8 + 1
Link: N **Acreage:** **Bedrooms:** 3
 2-Storey 31 x 130 Feet **Washrooms:** 2
Irreg: 1x3x2nd, 1x3xBsmt
Dir/Cross St: East Bayview/South Eglinton

MLS#: C12042645**PIN#:** 103850041**Assignment:** N**Fractional Ownership:** N

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	3	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:	51-99	Prop Feat:	Fireplace/Stove, Hospital, Library, Park, Public Transit, School	Retirement:	
Apx Sqft:	1500-2000			Farm/Agr:	
Assessment:	POTL: N			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.99	x 10.99	Hardwood Floor	Fireplace	Bay Window
2	Dining	Main	16.99	x 9.15	Hardwood Floor	O/Looks Family	
3	Kitchen	Main	12.99	x 8.17	Hardwood Floor	Galley Kitchen	
4	Family	Main	14.6	x 17.65	Broadloom	Fireplace	W/O To Deck
5	Prim Bdrm	2nd	12.01	x 10.99	Hardwood Floor	Ceiling Fan	Window
6	Br	2nd	12.99	x 8.43	Hardwood Floor	Ceiling Fan	Window
7	Br	2nd	9.51	x 8.83	Hardwood Floor	Ceiling Fan	Window
8	Rec	Bsmt	16.77	x 16.99	Broadloom	3 Pc Bath	
9	Laundry	Bsmt	12.01	x 10.76	Concrete Floor		

Client Remks: A charming 2-storey detached home nestled in the desirable neighbourhood of Leaside. 23 Parklea Drive boasts stunning curb appeal, an inviting solarium, and a meticulously maintained garden flourishing with beautiful perennials. The centerpiece of this home is the expansive family room with soaring 11' ceilings, perfect for gatherings and relaxation. Don't miss this gem! Blog TO has reported the Eglinton Crosstown LRT could be operational as early as September, 2025 greatly enhancing transit! Driveway (2022), Steps/Sidewalk (2021), Basement Bathroom (2020).

Extras:**Listing Contracted With:** PSR416-360-0688



66 Sutherland Dr Toronto Ontario M4G 1H3 Toronto C11 Leaside Toronto Taxes: \$9,878.14/2024 Sold Date: 04/07/2025 SPIS: N Last Status: SLD DOM: 6			Sold: \$1,850,000 List: \$1,799,000 For: Sale % Dif: 103		
Detached Link: N 2-Storey	Fronting On: N Acreage: 32 x 130 Feet Irreg: lot narrows to 29.9 feet at rear	Rms: 7 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Rolph Road and Sutherland		

MLS#: C12053166	PIN#: 103920299
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Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Wall Unit Central Vac: N Apx Age: Apx Sqft: 1100-1500 Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Drive: Private Gar/Gar Spcs: Detached / 1 Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Library, Public Transit, School	Zoning: Cable TV: A Gas: Y Water: Municipal Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown	Hydro: Y Phone: A
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.49	x 13.81	Bay Window	Fireplace	Leaded Glass
2	Dining	Main	14.07	x 13.94	Wainscoting	Leaded Glass	Hardwood Floor
3	Kitchen	Main	10.76	x 8.1			
4	Breakfast	Main	8.69	x 8.1	W/O To Deck		
5	Prim Bdrm	2nd	14.3	x 13.19	W/I Closet	Hardwood Floor	Leaded Glass
6	2nd Br	2nd	12.24	x 11.68	Hardwood Floor		
7	3rd Br	2nd	12.3	x 10.2	Closet	Hardwood Floor	
8	Rec	Bsmt	17.88	x 13.91	Wood Floor		
9	Laundry	Bsmt	11.65	x 8.86	Laundry Sink	Irregular Rm	
10	Utility	Bsmt	8.4	x 6.96	Laundry Sink		
11	Utility	Bsmt	12.96	x 8.14			

Client Remks: Classic, south Leaside family home, loaded with character and charm. Detached, 3 bedroom, 2 bath home with a private drive featuring original gumwood trim and wainscoting; leaded glass windows; a fireplace in the living room: a private rear deck and yard. Perfect to renovate, build new or enjoy as is. Pre-list home inspection report is available.

Extras:
Listing Contracted With: ROYAL LEPAGE/J & D DIVISION416-489-2121


24 Rolph Rd
Toronto Ontario M4G 3M6

Toronto C11 Leaside Toronto

Taxes: \$9,320.51/2025**For:** Sale**Sold:** \$1,900,000**List:** \$1,699,000**Sold Date:** 06/18/2025**% Dif:** 112**SPIS:** N**Last Status:** SLD**DOM:** 8

Detached

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

2-Storey

30 x 140 Feet

Washrooms: 2**Irreg:**

1x2xMain, 1x4x2nd

Dir/Cross St: Rolph Road and Southvale**MLS#:** C12208970**PIN#:** 103910232

Kitchens: 1
Fam Rm: N
Basement: Finished / Sep Entrance
Fireplace/Stv: Y
Heat: Radiant / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: 1100-1500
Assessment: **POTL:** N
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Drive: Private
Gar/Gar Spcs: Detached / 1
Drive Park Spcs: 3
Tot Prk Spcs: 4
UFFI:
Pool: None
Prop Feat:
 Fenced Yard, Fireplace/Stove, Hospital,
 Library, Park, Public Transit, School

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.5	x 3.74	Closet	Hardwood Floor	
2	Living	Main	18.34	x 12.01	Hardwood Floor	Gas Fireplace	O/Looks Dining
3	Dining	Main	12.5	x 10.24	O/Looks Living	Hardwood Floor	Open Concept
4	Kitchen	Main	16.67	x 8.66	B/I Appliances	Backsplash	W/O To Deck
5	Prim Bdrm	2nd	13.48	x 12.4	Hardwood Floor	Closet Organizers	East View
6	2nd Br	2nd	13.32	x 9.25	Closet	Hardwood Floor	West View
7	3rd Br	2nd	12.24	x 9.58	Hardwood Floor	Closet	West View
8	Rec	Bsmt	17.42	x 11.15	Broadloom	B/I Shelves	Imitation Fireplace
9	Laundry	Bsmt	12.4	x 7.35	Separate Rm		
10	Utility	Bsmt	13.16	x 11.25	Separate Rm		

Client Remks: Perfectly positioned in the heart of South Leaside, 24 Rolph Road offers the ideal combination of comfort, convenience, and community. Located directly across from Rolph Road Public School and nestled on a tree-lined street, this beautiful 3-bedroom, 2-bathroom home is made for modern family living. Step into a warm and inviting main floor with a bright, functional layout, and enjoy seamless indoor-outdoor living with a walk-out from the kitchen to a spacious deck overlooking an even larger private backyard perfect for kids, pets, and weekend entertaining. The finished basement offers a cozy rec room, play area, or home office space giving you the flexibility every family needs. With central air conditioning, a detached garage, and parking for 3 vehicles on a private drive, the practical details are all taken care of. Lifestyle at Its Best. Live steps from everything that makes South Leaside one of Toronto's most desirable neighbourhoods. Walk to boutique shops, restaurants, cafes, and salons on Bayview Avenue Explore nearby parks, nature trails, and the local community centre. Excellent public transit access for easy commuting. Zoned for top-rated schools, including Rolph Road PS and Bessborough. Why You'll Love It -This isn't just a house its a place to grow, connect, and feel at home. From the family-friendly street to the unbeatable location, 24 Rolph Road offers the full package.

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-487-4311



61 Rumsey Rd Toronto Ontario M4G 1N9 Toronto C11 Leaside Toronto Taxes: \$10,579.13/2024 Sold Date: 04/14/2025 SPIS: N Last Status: SLD DOM: 4			Sold: \$1,925,000 List: \$1,890,000 For: Sale % Dif: 102		
Detached Link: N 2-Storey Dir/Cross St: Millwood and Rumsey		Fronting On: E Acreage: 30 x 135 Feet Irreg:		Rms: 8 Bedrooms: 4 Washrooms: 3 1x4x2nd, 1x3x2nd, 1x2xMain	

MLS#: C12075944	PIN#: 103900015
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Kitchens: 1 Fam Rm: Y Basement: Full / Sep Entrance Fireplace/Stv: Y Heat: Water / Gas A/C: None Central Vac: N Apx Age: 51-99 Apx Sqft: 1500-2000 Assessment: POTL: POTL Mo Fee: Laundry lev: Lower		Exterior: Brick Drive: Private Gar/Gar Spcs: None / 0 Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Library, Park, Public Transit, Ravine, Rec Centre, School		Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Hydro: Phone: Municipal Sewers Garden Shed Unknown	
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	6.92	x 5.87	
2	Living	Main	11.81	x 18.83	
3	Dining	Main	11.29	x 11.61	
4	Kitchen	Main	7.81	x 16.14	
5	Family	2nd	10.96	x 14.5	
6	Br	2nd	12.34	x 14.3	
7	2nd Br	2nd	11.88	x 9.84	
8	3rd Br	2nd	13.55	x 8.99	
9	4th Br	2nd	10.63	x 9.45	

Client Remks: Live on Leaside's coveted Rumsey Road in one of Toronto's best family-friendly neighbourhoods. Unique, ace-arched front door with stone surround greets to warm and welcoming finishes including: original inlaid and strip hardwood floors, gleaming wood wainscoting /trim, beautifully crafted leaded doors, windows, sunlit stained glass accent windows, and a grand gas fireplace. Separate dining room and galley kitchen flow into the 2-storey addition for casual eat/lounge space with walk out to porch and pool-size back yard. King-Sized primary bedroom plus 3 additional rooms upstairs add flexible sleep and work space. A full-sized unfinished basement with a separate entrance, laundry, cold room, and rough-in 2-pc can be converted into extra living space. Don't miss this opportunity to make this great property your future dream home. Walk to Bayview boutiques, grocers, restaurants, top-ranking schools, parks, Leaside athletic arena with pool, hockey rinks, curling. Only a short drive to Laird big box retail stores. Easy access to Bayview extension / DVP and only minutes to Bloor / Yonge and downtown core.					
Extras:					
Listing Contracted With: <u>SOTHEBY'S INTERNATIONAL REALTY CANADA</u> 416-960-9995					


85 McRae Dr
Toronto Ontario M4G 1S6

Toronto C11 Leaside Toronto

Taxes: \$9,320/2024**For:** Sale**Sold:** \$1,925,000**List:** \$1,925,000**Sold Date:** 06/14/2025**% Dif:** 100**SPIS:** N**Last Status:** SLD**DOM:** 4

Detached

Fronting On: E**Rms:** 10 + 3**Link:** N**Acreage:****Bedrooms:** 4

2-Storey

32.67 x 121 Feet

Washrooms: 4**Irreg:**

1x2xMain, 2x4x2nd, 1x2xLower

Dir/Cross St: South Leaside**MLS#:** C12211112**PIN#:** 103890175**Assignment:** N**Fractional Ownership:** N

Kitchens: 1
Fam Rm: Y
Basement: Part Fin
Fireplace/Stv: Y
Heat: Water / Gas
A/C: Wall Unit
Central Vac: N
Apx Age:
Apx Sqft: 2000-2500
Assessment: **POTL:** N
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Drive: Private
Gar/Gar Spcs: Detached / 1
Drive Park Spcs: 1
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat:
 Family Room, Fireplace/Stove, Hospital,
 Library, Park, Public Transit, Rec Centre,
 School

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

Hydro: Y
A Phone: A

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	18.01	x 5.58	Hardwood Floor
2	Living	Main	18.83	x 13.91	Hardwood Floor
3	Dining	Main	14.83	x 11.84	Hardwood Floor
4	Kitchen	Main	19.42	x 10.6	Linoleum
5	Family	Main	19.42	x 11.32	W/O To Garden
6	Prim Bdrm	2nd	15.42	x 10.99	Hardwood Floor
7	2nd Br	2nd	17.09	x 11.68	Hardwood Floor
8	3rd Br	2nd	16.01	x 10.24	Hardwood Floor
9	4th Br	2nd	10.99	x 9.91	Hardwood Floor
10	5th Br	Lower	14.93	x 10.83	Linoleum
11	Rec	Lower	19	x 10.83	Concrete Floor
12	Laundry	Lower	19	x 9.68	Concrete Floor

Client Remks: Perfectly situated with beautiful curb appeal, a hallmark of traditional Leaside architecture and fronting on Hanna, this home offers an incredible opportunity to live in one of Toronto's most sought-after neighbourhoods with a wonderful sense of community. Spanning just over 3700 square feet over three levels, this classic Leaside residence has been lovingly cared for by the same family for over 40 years. It features one of the few spacious corner lots in the area, a big building footprint and a blank canvas to create the space you want while adding lasting value. The centre hall foyer opens into an oversized living room with hardwood floors, crown moulding, a wood-burning fireplace with marble surround, and abundant natural light from expansive windows on the north and west sides. Adjacent is the formal dining room, with hardwood floors and crown moulding, flowing into a generous family room that walks out to the rear gardens. The eat-in kitchen at the rear offers an abundance of cabinetry and counter space. A privately tucked-away powder room completes the main floor. Upstairs, the spacious primary bedroom overlooks the front gardens and features two closets with access to a four-piece bathroom. Two additional large bedrooms at the rear provide ample closet space and share a four-piece bathroom. The fourth bedroom, currently a den, features custom wall detailing and built-in shelving. The lower level includes a large recreation room, laundry, utility area, guest suite, and two-piece bathroom offering versatility for a media room, gym, or additional living space. A detached garage and private driveway off Hanna Avenue provide rare parking for two cars, adding to the home's practicality and curb appeal. Surrounded by mature, old-growth trees, this property is steps to Bayview's shops and amenities, Trace Manes Park, Leaside Memorial Arena, and top schools. Minutes to downtown and green spaces - your opportunity to craft your perfect Leaside home and lifestyle.

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM416-424-4910



129 Airdrie Rd			Sold: \$1,940,000		
Toronto Ontario M4G 1M6			List: \$1,990,000		
Toronto C11 Leaside Toronto					
Taxes: \$7,451/2024			For: Sale		% Dif: 97
Sold Date: 02/12/2025					
SPIS: N		Last Status: SLD		DOM: 6	
Detached		Fronting On: S		Rms: 5	
Link: N		Acreage:		Bedrooms: 3	
2-Storey		31.27 x 130 Feet		Washrooms: 1	
Irreg:				1x4x2nd	
Dir/Cross St: MILLWOOD AND AIRDRIE					

MLS#: C11960251			PIN#: 103900052		
Kitchens: 1 Fam Rm: Y Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Laundry lev: Lower		Exterior: Brick Drive: Private Gar/Gar Spcs: None / 0 Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Library, Park, Public Transit, Rec Centre, 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	7.97	x 10.3	W/O To Garden
2	Dining	Main	16.86	x 11.09	W/O To Garden
3	Kitchen	Main	10.01	x 7.97	
4	Prim Bdrm	2nd	14.9	x 10.01	Window Closet
5	2nd Br	2nd	9.19	x 10.2	Window Closet
6	3rd Br	2nd	8.3	x 10.01	Window Closet
Client Remks: Amazing Opportunity For Builders or End-Users, Permit Is Available To Build a Brand New 2 Storey House around 2800 sqft, Great Lot Size 31.27 X 130, You Can Start The Construction Right Away, Close To All Amenities, Lrt, Shops And Restaurants, Walk To Leaside Memorial Gardens Arena & Pool & Sandy Bruce Park, Steps To Rolph Road Elementary School, The House Is Being Sold In As Is Condition, Buyers To Verify Measurements.					
Extras:					
Listing Contracted With: RE/MAX HALLMARK REALTY LTD.416-494-7653					



89 Glenvale Blvd
Toronto Ontario M4G 2V7
 Toronto C11 Leaside Toronto

Sold: \$1,950,000
List: \$1,950,000

Taxes: \$9,270.14/2024

For: Sale

% Dif: 100

Sold Date: 05/19/2025

SPIS: N

Last Status: SLD

DOM: 14

Detached

Fronting On: S

Rms: 7

Link: N

Acreage:

Bedrooms: 3

2-Storey

35 x 125 Feet

Washrooms: 2

Irreg:

1x3x2nd, 1x3xLower

Dir/Cross St: Bayview and Eglinton

MLS#: C12124794

PIN#: 103660096

Assignment: N

Fractional Ownership: N

Kitchens: 1
Fam Rm: N
Basement: Finished
Fireplace/Stv: Y
Heat: Radiant / Gas
A/C: Wall Unit
Central Vac: N
Apx Age:
Apx Sqft: 1100-1500
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Drive: Private
Gar/Gar Spcs: Attached / 1
Drive Park Spcs: 2
Tot Prk Spcs: 3
UFFI:
Pool: None
Prop Feat: Fireplace/Stove

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	13.16	x 6.76	Closet	Tile Floor	Window
2	Living	Main	17.32	x 12.17	Bay Window	Fireplace	Open Concept
3	Dining	Main	12.5	x 10.07	Sliding Doors	Open Concept	Walk-Out
4	Kitchen	Main	11.25	x 8.83	Stainless Steel Appl	Window	Tile Floor
5	Prim Bdrm	2nd	12.17	x 11.42	Large Window	Closet	Broadloom
6	2nd Br	2nd	14.4	x 13.45	Large Window	Closet	Broadloom
7	3rd Br	2nd	11.32	x 8.56	Large Window	Closet	Broadloom
8	Rec	Lower	23	x 15.68	Window	Above Grade Window	Broadloom
9	Laundry	Lower	8.92	x 7.84	Window	B/I Shelves	

Client Remks: Welcome to 89 Glenvale Boulevard, a wonderful opportunity to enter the coveted, family-friendly community of North Leaside. Set on a sunny, south-facing 35 x 125-foot lot, this wonderfully maintained family home features a classic red brick facade, a bright, light-filled interior, and an impressive backyard. Offering three well-proportioned bedrooms, two bathrooms, and an attached garage with a private driveway, this charming property is the perfect blend of comfort, character, and convenience. Perfect for entertaining, the property offers a spacious living room with a large bay window overlooking the front garden and a cozy gas-burning fireplace and flows effortlessly into an elegant open-concept dining area, highlighted by double glass doors that open to your private backyard oasis. The upgraded kitchen is thoughtfully designed with stainless steel appliances, abundant storage, a breakfast bar for casual dining, and a window framing views of the lush backyard. The second floor offers three generously sized bedrooms, each filled with natural light and equipped with closet space. A well-appointed four-piece family bathroom, complete with tiled flooring and plenty of storage, adds convenience to this level. The lower level has a convenient side entrance and numerous above-grade windows. A spacious recreation room boasts plenty of space to play and gather. This level also features abundant storage, a large separate laundry room, and a three-piece bathroom complete with a glass-enclosed walk-in shower. A wide-open, yet very private, south-facing backyard features an oversized patio and ample room to entertain and relax. This space holds endless possibilities to create your dream backyard. The home sits on a deep lot with easy parking in the driveway or attached garage. Walking distance to the area's best schools and green spaces, including highly ranked Northlea Elementary School and Serena Gundy Park, and walking distance to great shopping, restaurants, and transit.

Extras:

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM416-424-4910



23 Heather Rd		Sold: \$2,000,000	
Toronto Ontario M4G 3G2		List: \$2,149,000	
Toronto C11 Leaside Toronto			
Taxes: \$8,583.47/2024		For: Sale	% Dif: 93
Sold Date: 05/13/2025			
SPIS: N	Last Status: SLD	DOM: 21	
Detached	Fronting On: E	Rms: 6 + 1	
Link: N	Acreage:	Bedrooms: 3	
2-Storey	30 x 150 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x2xLower	
Dir/Cross St: Bayview/Airdrie			

MLS#: C12096126	PIN#: 103920109
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Kitchens: 1 Fam Rm: N Basement: Part Fin Fireplace/Stv: Y Heat: Water / Gas A/C: Central Air Central Vac: N Apx Age: 51-99 Apx Sqft: 1100-1500 Assessment: POTL: N POTL Mo Fee: Laundry lev: Lower		Exterior: Brick Drive: Gar/Gar Spcs: Detached / 1 Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Fireplace/Stove		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	18.34	x 12.5	Fireplace	Bay Window	Hardwood Floor
2	Dining	Main	11.91	x 11.52	W/O To Deck	O/Looks Living	Hardwood Floor
3	Kitchen	Main	13.68	x 8.07	Renovated	Hardwood Floor	Window
4	Prim Bdrm	2nd	13.09	x 12.4	Window	Closet	Hardwood Floor
5	2nd Br	2nd	13.32	x 10.76	Window	Closet	Hardwood Floor
6	3rd Br	2nd	11.52	x 8.83	Window	Closet	Hardwood Floor
7	Family	Lower	20.08	x 12.4	Fireplace	Murphy Bed	Broadloom

Client Remks: Charming and spacious family home on an exceptional 30x150-ft lot in prime Leaside! This beautifully maintained property offers immediate move-in appeal with incredible future potential. The main floor boasts large principal rooms with classic Art Deco mouldings, a bay window, and a wood-burning fireplace. Sunlight fills the home from front to back, creating a warm, inviting atmosphere. The dining room opens to a generous deck and a private, professionally landscaped garden ideal for entertaining or relaxing. The kitchen is efficiently laid out for easy meal prep. Upstairs, three well-proportioned bedrooms share a four-piece bath. The lower level features a large family room with a second wood-burning fireplace and a built-in Murphy bed, perfect for guests or flexible use. Detached 1-car garage + private drive with parking for three cars. Located on a quiet, much-loved street just steps to Bayview's vibrant shops, cafes, and top schools. A true gem in one of Toronto's most desirable neighbourhoods!							
Extras:							
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED416-925-9191							



115 Leacrest Rd
Toronto Ontario M4G 1E7
 Toronto C11 Leaside Toronto

Sold: \$2,068,000
List: \$2,199,000

Taxes: \$8,011.23/2024

For: Sale

% Dif: 94

Sold Date: 05/05/2025

SPIS: N

Last Status: SLD

DOM: 21

Detached

Fronting On: S

Rms: 7 + 3

Link: N

Acreage:

Bedrooms: 3 + 1

1 1/2 Storey

38.67 x 204.79 Feet

Washrooms: 3

Irreg:

1x4xUpper, 1x4xMain, 1x2xLower

Dir/Cross St: Bayview & Moore

MLS#: C12081546

PIN#: 103820187

Kitchens: 1
Fam Rm: N
Basement: Finished / Sep Entrance
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: 1100-1500
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Drive: Private
Gar/Gar Spcs: Detached / 1
Drive Park Spcs: 3
Tot Prk Spcs: 4
UFFI:
Pool: None
Prop Feat:
 Fenced Yard, Fireplace/Stove, Hospital,
 Library, Park, Place Of Worship, Public
 Transit

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	11.81	x 16.47	Laminate	Large Window	California Shutters
2	Dining	Main	10.33	x 7.94	Laminate	Window	Combined W/Kitchen
3	Kitchen	Main	7.91	x 10.33	Laminate	Stainless Steel Appl	Backsplash
4	Den	Main	10.27	x 9.58	French Doors	Laminate	Window
5	Prim Bdrm	Main	18.93	x 9.97	Hardwood Floor	4 Pc Ensuite	Large Closet
6	Br	Upper	9.58	x 13.91	Large Window	Laminate	Closet
7	Br	Upper	7.81	x 13.65	Window	Laminate	Closet
8	Rec	Bsmt	17.95	x 15.16	Laminate	Above Grade Window	
9	Other	Bsmt	0	0	2 Pc Ensuite	Tile Floor	Above Grade Window
10	Laundry	Bsmt	23.16	x 8.56	Separate Rm		

Client Remks: Love Your Leaside Life! Welcome to 115 Leacrest Rd in the highly sought-after Leaside neighbourhood. This turn-key 3 bed + den, 2.5 bath home, with finished basement & separate entrance, sits on a huge 39 x 205 foot lot. Move in now and build your dream home later. Boasting over \$130K in upgrades, a detached 1-car garage, and additional 3-car parking in the private drive. The entire home has been freshly painted, and features dark walnut wide plank laminate flooring. Enjoy a bright living room with a large window overlooking the front yard, and an eat-in kitchen with stainless steel appliances. The den (perfect WFH set-up) features French doors that open into the spacious primary suite, which includes hardwood flooring, a large closet, and a 4-piece ensuite. Upstairs, there are two additional bedrooms, each with ample closet space, and another 4-piece bath. The basement, with separate entrance, includes a rec room (with plumbing rough-in), a 2-pc powder room, and a generous laundry room offering plenty of storage. Located on a tree-lined street, the home is within walking distance to schools and close to shopping and dining along Bayview Ave. Easy access to ample green spaces, walking and biking trails, and just a short trip to Evergreen Brickworks, Costco, Loblaws, and the DVP making commuting a breeze. This gem is not to be missed! *EXTRAS* Nest smart thermostat (main), Nest fire and carbon monoxide detectors (main and upper floors), upgraded toilets and plumbing fixtures, and an upgraded electrical panel with a pony panel installed in the crawl space. A multi-residential report is available.

Extras:

Listing Contracted With: KELLER WILLIAMS ADVANTAGE REALTY 416-465-4545



21 Donegall Dr			Sold: \$2,074,000		
Toronto Ontario M4G 3G6			List: \$2,099,000		
Toronto C11 Leaside Toronto					
Taxes: \$8,905.35/2024			For: Sale		% Dif: 99
Sold Date: 06/03/2025					
SPIS: N		Last Status: SLD	DOM: 6		
Detached		Fronting On: E	Rms: 6 + 1		
Link: N		Acreage:	Bedrooms: 3		
2-Storey		28 x 115 Feet	Washrooms: 4		
		Irreg:	1x2xMain, 1x4x2nd, 1x3x2nd, 1x3xBsmt		
Dir/Cross St: Bayview & Millwood					

MLS#: C12178535	PIN#: 103870231
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Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: N Apx Age: Apx Sqft: 1500-2000 Assessment: POTL: Laundry lev:		Exterior: Brick Drive: Private Gar/Gar Spcs: None / 0 Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove		Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig:		Hydro: Phone: Municipal Sewers Unknown
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#	Room	Level	Length (ft)		Width (ft)	Description		
1	Living	Main	15.75	x	11.15	Gas Fireplace	Window	
2	Dining	Main	11.81	x	11.15	Hardwood Floor	Window	
3	Kitchen	Main	16.4	x	14.76	Hardwood Floor	W/O To Deck	Centre Island
4	Prim Bdrm	2nd	13.45	x	12.8	Hardwood Floor	3 Pc Ensuite	Closet
5	2nd Br	2nd	9.19	x	11.81	Hardwood Floor	Window	Closet
6	3rd Br	2nd	11.81	x	11.15	Hardwood Floor	Window	Closet
7	Rec	Bsmt	10.83	x	28.54	Laminate	Gas Fireplace	Closet

Client Remks: Welcome to this beautifully renovated detached home in the heart of Leaside, one of Toronto's most sought-after neighbourhoods. This bright and spacious 3-bedroom, 4-bathroom home offers timeless style and everyday comfort, perfect for families and professionals alike. Step inside to find gleaming hardwood floors throughout, a large living room with a gas fireplace, and an open-concept layout ideal for entertaining. The perfectly designed custom kitchen features a gas stove, ample counter space and storage, a large custom island, and a sunny breakfast nook with a seamless walkout to a private backyard for your own quiet retreat in the city. A convenient powder room completes the main floor. Upstairs, the generous bedrooms offer plenty of natural light, including a spacious primary bedroom with a 3-piece ensuite. The finished basement provides abundant storage, a second gas fireplace, and a great, flexible space for a rec room, office, or guest suite. Enjoy year-round comfort with 4 ductless A/C units (3 of which also provide heat) and the convenience of a private 2 car driveway for easy parking. Located in the desirable Bessborough School District, this home is steps to top-rated public and private schools, Trace Manes Park, Leaside Library, and the Leaside Arena. You'll love the walkability to Bayview Ave, which is full of shops, cafes, Whole Foods, and future LRT access. This is Leaside living at its best so don't miss your chance to call it home!								
Extras:								
Listing Contracted With: <u>KELLER WILLIAMS REFERRED URBAN REALTY</u> 416-572-1016								



7 Annesley Ave
Toronto Ontario M4G 2T5
 Toronto C11 Leaside Toronto

Sold: \$2,115,000
List: \$1,999,000

Taxes: \$12,000/2025

For: Sale

% Dif: 106

Sold Date: 06/23/2025

SPIS: N

Last Status: SLD

DOM: 6

Detached

Fronting On: S

Rms: 7 + 2

Link: N

Acreage:

Bedrooms: 4

2-Storey

40 x 135 Feet

Washrooms: 2

Irreg:

1x4x2nd, 1x2xBsmt

Dir/Cross St: Eglinton Ave E & Bayview Ave

MLS#: C12225943

PIN#: 103650131

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Attached / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Phone:
Heat:	Water / Gas	Tot Prk Spcs:	3	Water Supply:	Municipal
A/C:	None	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	13.48	x 6.92	Hardwood Floor	Closet	
2	Living	Main	17.59	x 12.83	Fireplace	Bay Window	Hardwood Floor
3	Dining	Main	13.75	x 9.84	O/Looks Backyard	Hardwood Floor	Large Window
4	Kitchen	Main	12.99	x 8.17	Hardwood Floor	Window	
5	Breakfast	Main	10.24	x 9.15	O/Looks Backyard	Hardwood Floor	W/O To Yard
6	Prim Bdrm	2nd	20.34	x 12.01	Double Closet	Hardwood Floor	Large Window
7	2nd Br	2nd	12.83	x 12.5	Large Window	Closet	Hardwood Floor
8	3rd Br	2nd	14.01	x 11.15	Window	Closet	Hardwood Floor
9	4th Br	2nd	12.07	x 8.76	Window	Closet	Hardwood Floor
10	Rec	Bsmt	17.09	x 12.66	Window	Broadloom	

Client Remks: Rarely offered on sought-after Annesley Avenue in beautiful Leaside. This well-maintained 4 bed, 2 bath home has been owned by the same family for 43 years and sits on a generous 40 x 135 ft south-facing lot with classic curb appeal. The main floor features a bright living room with a wood-burning fireplace and large front bay window, a formal dining room with southern exposure, and an eat-in kitchen overlooking the backyard. A welcoming foyer with front hall closet completes the entry. Upstairs offers four well-sized bedrooms, each with a closet, and a 4-piece bathroom. Hardwood flooring throughout the main and second levels. The lower level includes a recreation room, laundry area, 2-piece bath, and separate entrance. A spacious single-car garage with additional storage and a deep backyard add to the homes appeal. Lovingly cared for, the home presents an exceptional opportunity to personalize and renovate to suit your style and needs. Located within walking distance to Northlea Elementary & Middle School, Leaside High School, Serena Gundy Park, ravines, the upcoming Eglinton LRT, TTC, and Bayview shops and restaurants. Annesley Avenue is known for its neighbourly charm, where pride of ownership runs deep and families tend to stay for generations.

Extras:

Listing Contracted With: KELLER WILLIAMS CO-ELEVATION REALTY 416-236-1392



331 Rumsey Rd		Sold: \$2,125,000	
Toronto Ontario M4G 1R6		List: \$2,195,000	
Toronto C11 Leaside Toronto			
Taxes: \$11,594.84/2024		For: Sale	% Dif: 97
Sold Date: 05/28/2025			
SPIS: N	Last Status: SLD	DOM: 14	
Detached	Fronting On: E	Rms: 9 + 2	
Link: N	Acreage:	Bedrooms: 4	
2-Storey	30 x 135 Feet	Washrooms: 4	
	Irreg:	1x6x2nd, 1x4x2nd, 1x2xMain, 1x3xBsmt	
Dir/Cross St: Glenvale/ Broadway			

MLS#: C12146764	PIN#: 103660107
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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: 2000-2500 Assessment: \$1,621,000 / 2024 POTL: POTL Mo Fee: Laundry lev: Lower		Exterior: Stone / Stucco/Plaster Drive: Private Gar/Gar Spcs: None / 0 Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Removed 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
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.14	x 11.65	Hardwood Floor	Open Concept	
2	Dining	Main	11.65	x 10.17	Hardwood Floor	Combined W/Living	
3	Kitchen	Main	14.6	x 10.01	Hollywood Kitchen	Breakfast Bar	Hardwood Floor
4	Breakfast	Main	14.11	x 8.53	Hardwood Floor		
5	Family	Main	20.01	x 9.68	Gas Fireplace	W/O To Deck	Hardwood Floor
6	Prim Bdrm	2nd	15.58	x 12.96	6 Pc Ensuite	W/I Closet	Broadloom
7	2nd Br	2nd	10.01	x 8.53	Broadloom	Closet	
8	3rd Br	2nd	12.47	x 10.01	Broadloom	Closet	
9	4th Br	2nd	14.11	x 9.51	Broadloom	Closet	
10	Rec	Lower	18.37	x 9.84			
11	Exercise	Lower	18.37	x 9.51	W/O To Yard		

Client Remks: Incredible family Home in Prime North Leaside. Beautiful 4 Bedroom 4 Washroom House on Quiet Street. Built by Atlantis Homes in 2001 - One Owner. Fantastic Floor Plans with High 9 Foot Ceilings on Main Floor. 2,140 Square Feet plus Additional 1,062 Square Feet in the Lower Level. Large Open Concept Main Floor Family Room - Eat In Kitchen. Primary Bedroom Retreat with 6 Piece Ensuite Washroom and Two Walk in Closets. Big Recreation Room - Exercise Room in Lower Level. Hardwood Floors, Skylights and Classic Ceiling Mouldings. Gas Fireplace, Central Air, Central Vacuum, Lovely Built Ins. Large Deck and Huge Back Yard for Barbeque and Fresh air. Heated Floor in Primary Bedroom Washroom. Northlea School District. Floor Plans and Survey are Attached. Please attach Schedule 1 to Agreement of Purchase and Sale.							
Extras:							
Listing Contracted With: RE/MAX PRIME PROPERTIES - UNIQUE GROUP416-928-6833							



169 Parkhurst Blvd
Toronto Ontario M4G 2E9
 Toronto C11 Leaside Toronto

Sold: \$2,200,000
List: \$2,395,000

Taxes: \$9,949.67/2024

For: Sale

% Dif: 92

Sold Date: 04/22/2025

SPIS: N

Last Status: SLD

DOM: 15

Detached

Fronting On: S

Rms: 10 + 2

Link: N

Acreage:

Bedrooms: 4

2-Storey

34.08 x 130 Feet

Washrooms: 4

Irreg:

1x2xMain, 2x4x2nd, 1x3xLower

Dir/Cross St: South Leaside

MLS#: C12066021

PIN#: 103840061

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

Exterior: Stucco/Plaster
Drive: Private
Gar/Gar Spcs: None / 0
Drive Park Spcs: 2
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat: Central Vacuum, Family Room, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, Rec Centre, School

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

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	17.36	x 6.76	Hardwood Floor Closet 2 Pc Bath
2	Living	Main	11.75	x 10.99	Hardwood Floor Crown Moulding Combined W/Dining
3	Dining	Main	11.75	x 10.99	Hardwood Floor Crown Moulding Combined W/Living
4	Kitchen	Main	13.16	x 10.83	Tile Floor Quartz Counter B/I Desk
5	Breakfast	Main	13.75	x 10.83	Tile Floor Pot Lights Combined W/Kitchen
6	Family	Main	13.91	x 11.42	Broadloom Gas Fireplace W/O To Garden
7	Prim Bdrm	2nd	13.91	x 11.52	Broadloom W/I Closet 4 Pc Ensuite
8	2nd Br	2nd	12.01	x 11.58	Hardwood Floor Closet
9	3rd Br	2nd	11.58	x 9.51	Hardwood Floor Closet
10	4th Br	2nd	9.84	x 9.51	Hardwood Floor Double Closet
11	Rec	Lower	28.18	x 10.66	Broadloom Pot Lights Above Grade Window
12	Laundry	Lower	10.76	x 9.32	Laundry Sink

Client Remks: Welcome to 169 Parkhurst Boulevard, a beautifully bright, well loved, detached four bedroom family home located in the coveted South Leaside neighbourhood. This welcoming property offers a spacious driveway with ample parking, and is ideally situated within the Bessborough Elementary and Leaside High School districts. The main floor is designed with a growing family in mind, featuring a welcoming foyer with a closet and tucked away two-piece powder room, an open-concept living and dining area with hardwood floors and crown moulding. One could easily move in with ample space with potential for future renovations. The eat-in kitchen is equipped with Caesarstone countertops, a built-in desk, and a spacious breakfast area. The adjoining family room, complete with a cozy gas fireplace, offers a seamless walk-out to a private, south-facing garden; perfect for outdoor entertaining. The upper level boasts a serene primary bedroom with broadloom, a walk-in closet, and a renovated four-piece ensuite with a deep soaker tub under a skylight and a glass-enclosed shower. Three additional well-proportioned bedrooms with hardwood floors with a four-piece bathroom, offering ample space for family or guests. The lower level adds versatile living space, including a recreation room with pot lights, a separate side entrance, a three-piece bathroom, and plenty of storage. Great potential with the large lot and neighbouring precedent to increase the square footage. This home offers the perfect blend of charm and convenience, and is perfect for anyone looking to be a part of an amazing neighbourhood and community.

Extras:

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM416-424-4910


87 Sutherland Dr
Toronto Ontario M4G 1H6

Toronto C11 Leaside Toronto

Taxes: \$9,906.76/2024**For:** Sale**% Dif:** 97**Sold Date:** 04/07/2025**SPIS:** N**Last Status:** SLD**DOM:** 6

Detached

Fronting On: S**Rms:** 8 + 2**Link:** N**Acreage:****Bedrooms:** 3

2-Storey

29.54 x 139.18 Feet

Washrooms: 3**Irreg:**

1x4x2nd, 1x3x2nd, 1x3xBsmt

31.5 Feet at the Rear

Dir/Cross St: Bayview Ave / Eglinton Ave E**MLS#:** C12053228**PIN#:** 103910109

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:	Wall Unit	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:	51-99	Prop Feat:		Retirement:	
Apx Sqft:	1500-2000	Central Vacuum, Family Room, Fenced		Farm/Agr:	
Assessment:	POTL:	Yard, Fireplace/Stove, Library, Park, Public		Oth Struct:	
POTL Mo Fee:		Transit, School, Wooded/Treed		Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	18.34	x 13.09	Crown Moulding	Hardwood Floor	Fireplace
2	Dining	Ground	12.83	x 10.43	Crown Moulding	Hardwood Floor	O/Looks Living
3	Family	Ground	11.32	x 13.68	Crown Moulding	Ceramic Floor	W/O To Yard
4	Breakfast	Ground	11.32	x 7.41	Crown Moulding	Ceramic Floor	Combined W/Family
5	Kitchen	Ground	12.83	x 8.83	Modern Kitchen	Ceramic Floor	Stainless Steel Appl
6	Foyer	Ground	14.93	x 6.76	Wall Sconce Lighting	Ceramic Floor	Pot Lights
7	Prim Bdrm	2nd	14.99	x 13.09	B/I Closet	Hardwood Floor	3 Pc Ensuite
8	2nd Br	2nd	12.99	x 11.32	O/Looks Backyard	Hardwood Floor	B/I Desk
9	3rd Br	2nd	12.83	x 10.33	Window	Hardwood Floor	B/I Closet
10	Rec	Bsmt	19.65	x 12.01	Window	Vinyl Floor	Pot Lights
11	Laundry	Bsmt	11.52	x 10.07	Porcelain Sink	Heated Floor	Updated
12	Other	Bsmt	16.4	x 10.43	Separate Rm	Concrete Floor	B/I Shelves

Client Remks: You Really Can Have It All! An Updated Home In A Community Where You Can Create Memories That Will Last A Lifetime. This Detached Family Home Calls To You, With Smart Improvements And Pride Of Ownership In The Heart Of South Leaside. Ideally Located Just Steps From Rolph Road Elementary School, This Turnkey Home Is A True Gem In One Of Toronto's Most Desirable And Family-friendly Neighbourhoods. From The Moment You Enter The Foyer, Natural Light Invites You Into The Large Living Room With Bay Window & Wood Burning Fireplace For Cozy Family Nights. The Classic Dining Room Sits 8 Or More For A Gourmet Meal Sure To Please Friends And Family. After Dinner, Relax In The Comfortable Family Room Overlooking The Backyard. A Modern Kitchen, Complete With Induction Stove, Will Inspire Your Inner Chef, While The Breakfast Room Is The Perfect Spot To Start Your Day With A Coffee In Hand. Each Of The Three Spacious Bedrooms Features Ample Storage, Ideal For Growing Families. All Three Bathrooms And The Laundry Room Have Been Fully And Tastefully Renovated And Have Heated Floors. The Renovated Basement (6'10' Ceiling Height) With Its Ready-to-relax Recreation Room, Perfect Laundry Room, Bathroom & Storage Area Will Be The Envy Of All. The Private Fenced Backyard Is Landscaped And Offers Areas To Play, Relax And Entertain. With 2 Large Wood Deck Areas, An Interlocking Stone Patio, A No-mow Lawn Of Astroturf & A Garden Shed, Outdoor Options Are Endless. Energy Saving Upgrades Include Topped-up Attic Insulation To R60, An Owned On-demand HWT, & Spray Foam Insulation In The Main Basement. There Are New Pex Water Lines To The Rads. Park 2 Cars Without Worry In The Private Drive. South Leaside Has Parks And Playgrounds, Local Shops On Bayview, Large Retail On Laird, & Family-friendly Amenities All Within Reach. You'll Fall In Love With This Home In An Ideal Location With Tree-lined Streets, Highly Rated Schools, And Multiple Transit Options In All Directions.

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-487-4311



305 Bessborough Dr
Toronto Ontario M4G 3K9
 Toronto C11 Leaside Toronto

Sold: \$2,250,000
List: \$2,498,000

Taxes: \$10,757.94/2025

For: Sale

% Dif: 90

Sold Date: 06/24/2025

SPIS: N

Last Status: SLD

DOM: 50

Detached

Fronting On: E

Rms: 10 + 2

Link: N

Acreage:

Bedrooms: 5

2-Storey

38.83 x 115 Feet

Washrooms: 5

Irreg:

1x2xGround, 1x2x2nd, 1x3x2nd,
1x4x2nd, 1x2xBsmt

Dir/Cross St: Bayview & Eglinton

MLS#: C12125061

PIN#: 103650156

Kitchens: 1 + 1
Fam Rm: Y
Basement: Fin W/O
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: 2500-3000
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Drive: Private
Gar/Gar Spcs: Attached / 0
Drive Park Spcs: 2
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat:
 Family Room, Fenced Yard,
 Fireplace/Stove, Hospital, Library, Place Of
 Worship, Public Transit, School

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

Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.26	x 12.99	Broadloom	Fireplace	Picture Window
2	Dining	Main	12.01	x 19	Broadloom	Separate Rm	O/Looks Garden
3	Other	Main	10.6	x 13.48	Broadloom	Spiral Stairs	Open Concept
4	Kitchen	Main	8.99	x 16.5	Ceramic Floor	Eat-In Kitchen	2 Pc Bath
5	Den	Main	12.01	x 11.15	Ceramic Floor	O/Looks Backyard	B/I Bookcase
6	Prim Bdrm	2nd	12.17	x 20.24	Hardwood Floor	W/I Closet	3 Pc Ensuite
7	2nd Br	2nd	15.09	x 12.99	Hardwood Floor	His/Hers Closets	2 Pc Ensuite
8	3rd Br	2nd	10.6	x 14.01	Hardwood Floor	Double Closet	Window
9	4th Br	2nd	17.42	x 9.51	Broadloom	Closet	Window
10	5th Br	2nd	10.6	x 11.52	Hardwood Floor	Closet	Window
11	Rec	Bsmt	21.65	x 29.49	Vinyl Floor	W/O To Yard	Fireplace
12	Kitchen	Bsmt	10.43	x 6.33	Vinyl Floor	Pass Through	
13	Workshop	Bsmt	18.41	x 9.09	Concrete Counter	Above Grade Window	

Client Remks: Step back in time in this spacious 4000 sq ft, 5 bedroom retro-style home nestled on a well-appointed street. From the moment you enter, you'll be captivated by the architectural interest, including a striking spiral staircase that graces the main floor. The main level is thoughtfully designed for both comfortable family living and seamless entertaining. Enjoy a dedicated den and a bright eat-in kitchen. For more formal occasions, the expansive living room and separate dining room offer elegant settings. A stylish bar area completes the main floor. Venture downstairs to the finished basement, an extension of the living space with a generously sized recreation rooms and the added convenience of a second kitchen. The 2nd floor features a primary bedroom overlooking the backyard with walk-in closet and 3-piece ensuite as well as 4 good sized bedrooms. Ideal location blocks from top schools, future LRT station, amenities and Sunnybrook hospital. Rare chance to own a distinctive home in highly regarded Leaside.

Extras:

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



49 Glenvale Blvd Toronto Ontario M4G 2V4 Toronto C11 Leaside Toronto Taxes: \$9,592.03/2024 Sold Date: 03/30/2025 SPIS: N Last Status: SLD DOM: 11			Sold: \$2,260,000 List: \$2,349,000 For: Sale % Dif: 96
Detached Link: N 2-Storey Dir/Cross St: Bayview Ave & Eglinton Ave	Fronting On: S Acreage: 39.5 x 122 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x2xLower	

MLS#: C12029395	PIN#: 103650067
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Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Wall Unit Central Vac: N Apex Age: Apex Sqft: Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Drive: Gar/Gar Spcs: Attached / 1 Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Library, Place Of Worship, Public Transit, School	Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Garden Shed Spec Desig: Unknown
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Topography: Flat, Level							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	6	x 6.99	Tile Floor	Closet	Window
2	Living	Ground	14.24	x 16.99	Hardwood Floor	Fireplace	Crown Moulding
3	Dining	Ground	11.68	x 11.68	O/Looks Garden	Hardwood Floor	Crown Moulding
4	Kitchen	Ground	11.68	x 12.01	Heated Floor	Renovated	Granite Counter
5	Mudroom	Ground	8.43	x 7.25	B/I Desk	Vinyl Floor	Walk-Out
6	Prim Bdrm	2nd	14.5	x 11.42	Hardwood Floor	His/Hers Closets	O/Looks Frontyard
7	2nd Br	2nd	11.52	x 14.01	O/Looks Backyard	Closet	Hardwood Floor
8	3rd Br	3rd	10.33	x 10.07	Closet	Hardwood Floor	O/Looks Frontyard
9	Rec	Lower	10.99	x 24.02	Laminate	Double Closet	Window
10	Laundry	Lower	14.6	x 15.32	Window	Linoleum	Laundry Sink

Client Remks: Endless possibilities await in North Leaside! Impeccably cared for by the same owners for 31 years, this rarely offered home sits on a generous 39.5 x 122-ft pool-size south lot. Stunning, unobstructed views and abundant natural light create a warm, inviting atmosphere. Step into a bright foyer with modern tiles and a closet, leading to a spacious living room with hardwood floors and a charming wood-burning fireplace. The open-concept dining area overlooks beautifully landscaped gardens, a perfect backdrop for family gatherings. The renovated kitchen features granite countertops, heated floors, and ample cabinetry to inspire culinary creativity. A well-designed main-floor mudroom with built-in shelving seamlessly connects the rear and kitchen entrances for added convenience. Upstairs, find three well-appointed bedrooms, including an oversized primary suite with his and her closets. The luxurious bathroom boasts a spa-like renovation with heated floors. The finished lower level expands your living space with a large recreation room, an expansive laundry area, a convenient powder room, and plenty of storage. Outside, lush perennial gardens and a spacious back patio offer a private retreat, ideal for entertaining or quiet relaxation. The attached garage accommodates one vehicle, while the private driveway provides space for two more. Ideally located within walking distance of Northlea Elementary/Middle School, Leaside High School, ravines, Serena Gundy Park, the new Eglinton LRT, TTC, vibrant shops, top restaurants, and an easy commute to the financial district. Move in and enjoy, renovate to suit your style, or build your dream home in one of Toronto's most desirable neighbourhoods!

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



147 Bessborough Dr			Sold: \$2,300,000		
Toronto Ontario M4G 3J7			List: \$2,379,000		
Toronto C11 Leaside Toronto					
Taxes: \$11,748.67/2024			For: Sale		% Dif: 97
Sold Date: 06/22/2025					
SPIS: N		Last Status: SLD	DOM: 5		
Detached		Fronting On: W		Rms: 7 + 2	
Link: N		Acreage:		Bedrooms: 3	
2-Storey		33.33 x 135 Feet		Washrooms: 2	
Irreg:		1x3x2nd, 1x3xBsmt			
Dir/Cross St: Millwood & Bayview					

MLS#: C12227042	PIN#: 103890112
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Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: N Apx Age: 51-99 Apx Sqft: 1500-2000 Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Drive: Private Gar/Gar Spcs: Detached / 1 Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove	Zoning: Cable TV: A Gas: A Water: Municipal Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Fence - Full Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.93	x 14.34	Hardwood Floor	Bay Window	Fireplace
2	Dining	Main	13.25	x 12.93	Hardwood Floor	Wainscoting	Combined W/Living
3	Kitchen	Main	14.11	x 7.78	Ceramic Back Splash	Granite Counter	Window
4	Sunroom	Main	10.07	x 8.07	Hardwood Floor	Window	W/O To Deck
5	Prim Bdrm	2nd	14.27	x 10.99	Broadloom	Double Closet	Window
6	2nd Br	2nd	12.3	x 11.98	Broadloom	Double Closet	Window
7	3rd Br	2nd	11.48	x 8.79	Broadloom	Closet	Window
8	Bathroom	2nd	8.92	x 6.66	3 Pc Bath	Linen Closet	Window
9	Rec	Bsmt	16.7	x 10.07	Broadloom	B/I Shelves	Pot Lights
10	Laundry	Bsmt	10.93	x 6.33	Laundry Sink	Closet	Above Grade Window
11	Bathroom	Bsmt	8.43	x 4.17	3 Pc Bath	Separate Shower	Custom Counter

Client Remks: Welcome To This Fabulous 2 Storey, Detached 3 Bedroom, 2 Bathroom Home In The Sought After Leaside Neighbourhood. Available For The First Time In 45 Years, This South Leaside Property Is Located On One Of The Best Streets Filled With Canopy Trees, Boulevards And Large Lots. This Well Maintained Home Comes With Its Original Charm And Offers Immediate Move In Appeal Due To Its 33 X135 Ft Lot Size Or To The Most Enticing Buyer It Can Also Offer Tremendous Future Potential. The Main Floor Features Hardwood Floors In The Living Room, Dining Room And Sunroom. The Large Living Room Has Bay Windows With A Large Display Shelf, An Electric Fireplace And A Private Glass Door For Privacy. The Kitchen Has An Abundance Of Natural Light Seeping In Due To All The Windows. The Dining Room Is Open To The Living Room And Sunroom Creating A Casual Ambience Throughout. The Back Deck And Gorgeous Private Garden Offer A Serene Experience. The Second Floor Has The Family 3 Piece Bath With A Large Glass Shower. All 3 Bedrooms Have Large Windows, Closets And Broadloom. To Complete This Enchanting Home The Lower Level Offers A Recreational /Media Room, Laundry Area, 3-Piece Bathroom, Utility Room, Plenty Of Additional Storage Space And A Pantry Closet. Additional Highlights Include A Private Drive, Detached Garage, Professionally Landscaped, Irrigation System In Both The Front And Backyard

Extras:
Listing Contracted With: SOTHEBY'S INTERNATIONAL REALTY CANADA416-960-9995



34 Heather Rd
Toronto Ontario M4G 3G3
 Toronto C11 Leaside Toronto
Taxes: \$11,222.88/2024 **For:** Sale **% Dif:** 88
Sold Date: 05/12/2025
SPIS: N **Last Status:** SLD **DOM:** 35

Detached **Fronting On:** W **Rms:** 8 + 2
Link: N **Acreage:** **Bedrooms:** 3 + 1
 2-Storey 30 x 150 Feet **Washrooms:** 3
Irreg: 1x4xMain, 1x3x2nd, 1x3xLower
Dir/Cross St: Heather And Mcrae

MLS#: C12066594**PIN#:** 103920075

Kitchens:	1	Exterior:	Brick	Zoning:	Residential
Fam Rm:	Y	Drive:	Private	Cable TV:	Y Hydro: Y
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	None / 0	Gas:	Y Phone: Y
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Municipal
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:	51-99	Prop Feat:	Family Room, Fireplace/Stove	Retirement:	N
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	Foyer	Main	12.6	x 6.27	Hardwood Floor	O/Looks Living	Double Closet
2	Living	Main	15.75	x 10.99	Hardwood Floor	Bay Window	O/Looks Garden
3	Dining	Main	15.75	x 10.99	Hardwood Floor	Open Concept	Cathedral Ceiling
4	Kitchen	Main	17.75	x 9.51	Hardwood Floor	Open Concept	Stainless Steel Appl
5	Family	Main	20.41	x 19.59	Hardwood Floor	Fireplace	Cathedral Ceiling
6	Prim Bdrm	2nd	13.48	x 10.83	Hardwood Floor	Double Closet	O/Looks Garden
7	2nd Br	2nd	13.32	x 8.33	Hardwood Floor	Window	
8	3rd Br	2nd	8.92	x 7.58	Hardwood Floor	Window	
9	4th Br	Lower	13.65	x 9.51	Laminate	Above Grade Window	
10	Rec	Lower	20.57	x 19.32	Laminate	Above Grade Window	B/I Shelves
11	Laundry	Lower	14.5	x 9.58	Above Grade Window	Laundry Sink	B/I Closet

Client Remks: Welcome to this absolute unique, hidden gem, on one of the best streets in all of Leaside. What is a cute family home with a private drive and beautiful garden at first glance... transforms into a show stopper of a property with 150 feet of depth, massive vaulted ceilings with soaring skylights, a chefs dream of a kitchen with an incredibly large island and custom cabinetry and built-ins throughout. At 34 Heather Road, you can enjoy the convenience of being in one of Toronto's best neighbourhood's, while feeling like you are living in a luxury Muskoka cottage. The main floor is an entertainers dream, and for those cozy movie nights or crazy game nights, the basement setup is incredible with full ceiling height and a built in projector. And with the RARE 150 feet of depth, the backyard is your oyster! The location is impeccable, just minutes from transit and the shops and amazing restaurants on Bayview, and some of the best schools in the city. If you haven't walked the Bayview strip, you are missing out!

Extras:**Listing Contracted With:** HOMEWISE REAL ESTATE647-812-5813


43 Glenvale Blvd
Toronto Ontario M4G 2V4

Toronto C11 Leaside Toronto

Taxes: \$9,863.83/2024**For:** Sale**Sold:** \$2,428,000**List:** \$2,479,000**Sold Date:** 05/01/2025**% Dif:** 98**SPIS:** N**Last Status:** SLD**DOM:** 7

Detached

Fronting On: S**Rms:** 9 + 2**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

35 x 122 Feet

Washrooms: 3**Irreg:**

1x4xUpper, 1x5xUpper, 1x3xLower

Dir/Cross St: Bayview Ave & Eglinton Ave**MLS#:** C12102227**PIN#:** 103650064

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Attached / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	4	Water Supply:	Municipal
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, Place Of		Oth Struct:	Garden Shed
POTL Mo Fee:		Worship, Public Transit, Ravine		Spec Desig:	Unknown
Laundry lev:	Lower				

Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.59	x 6.43	Closet	Hardwood Floor	Open Concept
2	Living	Main	16.4	x 12.01	Hardwood Floor	Fireplace	Large Window
3	Dining	Main	12.4	x 10.24	Open Concept	Hardwood Floor	Pot Lights
4	Kitchen	Main	14.6	x 8.01	Hardwood Floor	Quartz Counter	Eat-In Kitchen
5	Family	Main	14.67	x 19	B/I Bookcase	Hardwood Floor	Walk-Out
6	Prim Bdrm	2nd	14.99	x 11.32	5 Pc Ensuite	Gas Fireplace	W/I Closet
7	2nd Br	2nd	8.17	x 9.74	B/I Desk	Double Closet	Window
8	3rd Br	2nd	8.17	x 9.42	Closet	Window	Hardwood Floor
9	4th Br	2nd	9.42	x 9.42	Double Closet	O/Looks Frontyard	Hardwood Floor
10	5th Br	Lower	10.6	x 10.99	Laminate	Double Closet	Window
11	Rec	Lower	12.34	x 18.77	Broadloom	Gas Fireplace	B/I Bookcase
12	Laundry	Lower	12.01	x 6.99	Window	Laundry Sink	Ceramic Floor

Client Remks: Welcome to an exquisite back-to-the-studs renovated residence in the heart of North Leaside. Set on a 35 x 122-foot south-facing lot, this home offers four versatile bedrooms and three bathrooms bathed in natural light with unobstructed views. Every detail has been thoughtfully designed to blend contemporary functionality with timeless elegance. Step into a welcoming foyer that flows into an open-concept living area, where a gracious living room with a wood-burning fireplace, an elegant dining space, and a bright family room with custom built-ins set the stage for comfortable, sophisticated living. The updated eat-in kitchen is a chef's delight, featuring quartz countertops, new stainless steel appliances, and premium finishes. A custom breakfast nook overlooks the lush, professionally landscaped garden. The primary suite is a private retreat with a walk-in closet, gas fireplace, and a spa-inspired ensuite featuring heated floors and a soaker tub. The additional bedrooms offer flexible configurations, with one currently used as a home office that can easily convert back to a bedroom. The finished lower level extends the living space with a spacious recreation room, built-in shelves, a second gas fireplace, a bright laundry area, an extra bedroom, a cold room, and ample storage. Outside, an expansive back deck and serene perennial gardens create a secluded oasis, perfect for entertaining or unwinding. The private drive and attached garage connect to a rear parking pad, providing space for up to four vehicles. Enjoy access to Northlea Elementary/Middle School, Leaside High School, and top-rated private schools. Ideally located just steps from Serena Gundy Park, scenic ravines, the new Eglinton LRT, boutique shops, and restaurants. Just move in and enjoy this home that perfectly balances luxury, convenience, and modern living.

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


89 Donegall Dr
Toronto Ontario M4G 3G9

Toronto C11 Leaside Toronto

Taxes: \$10,686/2024**For:** Sale**Sold:** \$2,440,000**List:** \$2,389,000**Sold Date:** 03/22/2025**% Dif:** 102**SPIS:** N**Last Status:** SLD**DOM:** 3

Detached

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

2-Storey

27 x 120 Feet

Washrooms: 4**Irreg:**

4x2xMain


Dir/Cross St: Bayview/Millwood**MLS#:** C12029800**PIN#:** 103870127

Kitchens:	1	Exterior:	Stucco/Plaster	Zoning:	
Fam Rm:	Y	Drive:		Cable TV:	
Basement:	Finished / Full	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:	16-30	Prop Feat:	Central Vacuum, Family Room, Fireplace/Stove	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	2024 POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	21.33	x 14.17	Gas Fireplace	Hardwood Floor	Open Concept
2	Dining	Main	14.5	x 11.48	Open Concept	Pot Lights	Hardwood Floor
3	Kitchen	Main	15.75	x 10.17	Pantry	O/Looks Backyard	Centre Island
4	Foyer	Main	5.58	x 6.56	Double Closet	2 Pc Bath	Mirrored Closet
5	Prim Bdrm	2nd	18.37	x 13.45	5 Pc Ensuite	His/Hers Closets	B/I Shelves
6	2nd Br	2nd	14.93	x 10.33	Hardwood Floor	Closet Organizers	O/Looks Backyard
7	3rd Br	2nd	13.12	x 10.17	Hardwood Floor	Closet Organizers	O/Looks Backyard
8	Family	Lower	20.67	x 19.69	4 Pc Bath	B/I Closet	Above Grade Window

Client Remks: **Luxury Family Living** Welcome to this Stunning South Leaside 3 bedroom fully renovated detached home steps (60 second walk) to Bayview. The main level features a bright open concept floor plan, perfect for entertaining. The renovated kitchen boasts quartz countertops, custom framed Perola kitchen cupboards, along with a functional buffet servery. The flow continues as you walk out from the kitchen french patio doors to enjoy summer barbecues on the backyard patio .The finished lower level has a large family room with a 4 piece bathroom, perfect for a growing family. PLUS: 2 car parking. This is South Leaside living at its Best. A house to call home, with a strong sense of community in a sought after school district, the future LRT, and Leaside shopping and dining. Beautifully maintained home shows with confidence. A fantastic opportunity in a prime neighbourhood do not miss it. **Schedule your private showing**

Extras:**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD.416-465-7850



96 Glenvale Blvd
Toronto Ontario M4G 2V9
Toronto C11 Leaside Toronto
Taxes: \$9,019.79/2024
Sold Date: 02/23/2025
SPIS: N
Last Status: SLD
DOM: 4

Sold: \$2,450,000
List: \$2,495,000
For: Sale
% Dif: 98
Fronting On: N
Acreage: 25 x 130 Feet
Irreg: 44 ft wide w/ fence encroachment permit
Dir/Cross St: Bayview/Eglinton

Rms: 13
Bedrooms: 3 + 1
Washrooms: 4
1x4x2nd, 1x3x2nd, 1x2xMain, 1x2xBsmt

MLS#: C11977848

PIN#: 103680517

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Drive: Private	Cable TV:
Basement: Finished / Full	Gar/Gar Spcs: Detached / 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:	Retirement:
Apx Sqft:	Electric Car Charger, Family Room, Fireplace/Stove, Library, Park, Public Transit, School, Wooded/Treed	Farm/Agr:
Assessment: POTL:		Oth Struct: Garden Shed
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.7	x 12.14	Hardwood Floor	Bay Window	Combined W/Dining
2	Kitchen	Main	8.2	x 21.65	Hardwood Floor	Window	Combined W/Living
3	Sitting	Main	10.83	x 8.86	Hardwood Floor	Fireplace	Pot Lights
4	Den	Main	18.7	x 12.14	Hardwood Floor	Window	Combined W/Living
5	Foyer	Main	5.58	x 6.56	Ceramic Floor	Window	Large Closet
6	Prim Bdrm	2nd	12.47	x 14.44	Hardwood Floor	W/I Closet	4 Pc Ensuite
7	2nd Br	2nd	7.22	x 13.45	Hardwood Floor	Window	Closet
8	3rd Br	2nd	11.15	x 9.19	Hardwood Floor	Window	Closet
9	4th Br	Bsmt	18.37	x 10.5	Broadloom	Above Grade Window	Pot Lights
10	Rec	Bsmt	6.56	x 16.4	Broadloom	Above Grade Window	Mirrored Walls
11	Laundry	Bsmt	10.17	x 15.09	Concrete Floor	Laundry Sink	Recessed Lights
12	Exercise	Ground	9.02	x 17.78	Concrete Floor	Mirrored Walls	Automatic Doors
13	Dining	Main	18.7	x 12.14			

Client Remks: Renovated, detached home with rare double car garage in Leaside? Or build a garden/lane suite and maintain the surface parking. Tesla EV charging. 3+1 beds, 4 baths with extremely large back/side yards. Spray-foam insulated third garage used as a heated/cooled private gym. Corner lot gives plenty of natural light and rare extra yard space, not much traffic on dead-end street as only Holland-Bloorview staff have access (no emergency ward means no ambulance). No homes behind the house for ultimate privacy. In-ground sprinklers with wi-fi capability. Access to Sunnybrook Park in backyard. LRT station already built and will be functioning eventually. Lot line is officially 25 ft wide, but measures 44 ft due to fence encroachment agreement with the city, which effectively becomes a massive back and side yard. Extra blown-in insulation (R-80). Top rated Northlea Public School with dual-track English and French immersion, Leaside High school districts.

Extras:

Listing Contracted With: KELLER WILLIAMS REFERRED URBAN REALTY416-572-1016



105 Rykert Cres
Toronto Ontario M4G 2T4
 Toronto C11 Leaside Toronto
Taxes: \$10,278/2024
Sold Date: 01/21/2025

Sold: \$2,495,000
List: \$2,495,000

For: Sale

% Dif: 100

SPIS: N **Last Status:** SLD **DOM:** 1

Detached

Fronting On: S

Rms: 6 + 2

Link: N

Acreage:

Bedrooms: 3

2-Storey

40 x 123 Feet

Washrooms: 3

Irreg:

1x4x2nd, 1x2xBsmt, 1x3xBsmt

Property pies to 45' in rear

Dir/Cross St: Brentcliffe/Eglinton

MLS#: C11932311

PIN#: 103680170

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	Y
Basement:	Finished	Gar/Gar Spcs:	Attached / 1	Gas:	Y
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Radiant / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:	No	Sewer:	Sewers
Central Vac:	N	Pool:	Inground	Waterfront:	
Apx Age:		Prop Feat:	Cul De Sac, Fenced Yard, Fireplace/Stove, Park, Public Transit, Ravine, School	Retirement:	
Apx Sqft:				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	16.67	x 14.3	Hardwood Floor	Gas Fireplace	Crown Moulding
2	Dining	Main	12.53	x 12.24	Hardwood Floor	Crown Moulding	
3	Kitchen	Main	11.75	x 12.24	Renovated	Granite Counter	W/O To Sundeck
4	Prim Bdrm	2nd	14.01	x 12.99	Broadloom	W/W Closet	
5	2nd Br	2nd	11.02	x 12.47	Broadloom	Closet	
6	3rd Br	2nd	11.09	x -49.21	Broadloom		
7	Family	Bsmt	19.46	x 12.24	Broadloom	B/I Shelves	Electric Fireplace
8	Laundry	Bsmt	15.35	x 13.58	B/I Shelves	Tile Floor	Laundry Sink

Client Remks: Rare opportunity to own a lovely property reflecting great pride of ownership, nestled on the curve of a coveted North Leaside crescent. A professionally landscaped lot with 40 foot frontage, widens to 45 feet in the rear. The backyard oasis features a kidney shaped inground pool, bubbling rock fountain, inground low voltage lighting and sprinkler system, large gazebo, sundeck and mature manicured gardens framed by cedar hedges and cedar privacy fence. The home has been immaculately maintained and features large principal rooms and an updated kitchen with stainless steel appliances, granite countertops and wine fridge. Upstairs the large primary suite has wall to wall mirrored closets and there are two other good sized secondary bedrooms. The spa like main bathroom has been recently gutted and renovated. The lower level consists of a large family room with an electric fireplace, media centre and many built-ins. There is also a powder room, 3-piece bathroom and large closet for guests or storage. The private driveway has parking for two cars and a 2-way garage door for easy access to the backyard. This is an incredible family home on a quiet crescent with a strong sense of community in a sought out location close to schools, Sunnybrook Park, the future LRT and Leaside shops and restaurants. Not to be missed.

Extras: Pool opening prepaid, scheduled May 2025. lawn fertilizing and weed control prepaid for 2025 season. Boiler/Continuous hot water. Spacepac A/C, Humidifier. Downstairs fridge & media equipment, kitchen tv.

Listing Contracted With: RE/MAX HALLMARK JOY VERDE GROUP REALTY 416-481-5666



148 Hanna Rd
Toronto Ontario M4G 3N7
 Toronto C11 Leaside Toronto
Taxes: \$12,857.18/2025
Sold Date: 05/24/2025

Sold: \$2,550,000
List: \$2,350,000

For: Sale

% Dif: 109

SPIS: N

Last Status: SLD

DOM: 4

Detached

Fronting On: W

Rms: 8 + 2

Link: N

Acreage:

Bedrooms: 4 + 1

2-Storey

37.5 x 135 Feet

Washrooms: 4

Irreg:

1x2xMain, 1x5x2nd, 1x4x2nd,
1x4xLower

Dir/Cross St: Bayview Ave/Millwood Rd

MLS#: C12160147

PIN#: 103880061

Kitchens:	1	Exterior:	Brick	Zoning:	Residential
Fam Rm:	Y	Drive:	Private	Cable TV:	Hydro:
Basement:	Finished	Gar/Gar Spcs:	Built-In / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	3	Water Supply:	
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, Park, Public Transit, Rec	Oth Struct:	Garden Shed
POTL Mo Fee:			Centre, School, Wooded/Treed	Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	14.93	x 10.24	Tile Floor	O/Looks Family	
2	Dining	Main	18.01	x 10.99	Hardwood Floor	Walk-Out	Combined W/Living
3	Living	Main	22.01	x 10.99	Fireplace	Hardwood Floor	Combined W/Dining
4	Family	Main	14.93	x 13.42	Tile Floor	Walk-Out	Fireplace
5	Mudroom	Main	6.33	x 5.09	Tile Floor		
6	Powder Rm	Main	5.09	x 4.49	2 Pc Bath	Tile Floor	
7	Foyer	Main	10.43	x 3.41	Hardwood Floor	Closet	
8	Br	2nd	14.99	x 14.4	Broadloom	5 Pc Ensuite	West View
9	Bathroom	2nd	10.66	x 6.99	Broadloom	West View	Closet
10	2nd Br	2nd	11.52	x 10.93	Broadloom	Closet	West View
11	3rd Br	2nd	15.42	x 11.25	Hardwood Floor	East View	Closet
12	4th Br	2nd	10.83	x 8.33	Hardwood Floor	East View	
13	Bathroom	2nd	11.91	x 6.27	Tile Floor	3 Pc Bath	Separate Shower
14	Rec	Lower	22.57	x 15.42	Broadloom	Closet	
15	Br	Lower	11.42	x 10.6	Broadloom	Closet	
16	Laundry	Lower	10.66	x 10.17	Tile Floor	Laundry Sink	

Client Remks: Welcome to this pretty Tudor-style family home in prime South Leaside with a main floor family addition in 1993. This addition also incorporates the lower level and second-floor primary suite and another bedroom. On the spacious main floor is a good-sized mudroom, which is ideally located next to a private powder room. Main floor family room with wood-burning fireplace, which is combined with the open concept gourmet kitchen. From the family room is the large and sunny landscaped west-facing fenced garden and terrace for outdoor entertaining and eating. The kitchen also enjoys lovely views out to the garden and beyond. There are rich, tall, tailored trees in the distance. The main floor enjoys a large dining room with south exposure for an abundance of light and walkout to the garden. The living room has a cozy gas fireplace with an art nouveau mantle and granite surround, and hearth. The second floor is a spacious primary bedroom and a five-piece bathroom overlooking the rear garden. There are an additional two very generous bedrooms with fitted closets and one three-piece limestone bathroom. The second floor also offers an optional fourth bedroom or a home office, or a nursery. The lower level is complete with a fitted and spacious laundry room, a nanny's bedroom, and a newer three-piece bathroom. There is a welcoming games room in the lower level, which is ideal for young children, teenagers, or another gathering point for a family movie night. The garden is a private oasis for a family to play in, as well as enjoying an abundance of greenery and flowering plants for your pleasure. This special property has an attached garage and plenty of parking in the private drive. Located nearby and within walking distance are Bessborough Public School, parks, and shopping. Exquisite west facing all table land garden. Lovingly maintained by the current owners.

Extras:

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


82 McRae Dr
Toronto Ontario M4G 1S5

Toronto C11 Leaside Toronto

Taxes: \$12,989.65/2024**For:** Sale**Sold:** \$2,600,000**List:** \$2,599,000**Sold Date:** 05/06/2025**% Dif:** 100**SPIS:** N**Last Status:** SLD**DOM:** 14

Detached

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

2-Storey

60 x 73 Feet

Washrooms: 4**Irreg:**1x5x2nd, 1x4x2nd, 1x2xMain,
1x4xLower**Dir/Cross St:** McRae Drive and Hanna Road**MLS#:** C12097001**PIN#:** 103890137

Kitchens:	1	Exterior:	Stone / Stucco/Plaster	Zoning:	
Fam Rm:	Y	Drive:		Cable TV:	
Basement:	Sep Entrance	Gar/Gar Spcs:	Attached / 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:	No	Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	2500-3000		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	Kitchen	Ground	23.33	x 15.49	O/Looks Family	Breakfast Area	Centre Island
2	Dining	Ground	14.01	x 14.01	Pot Lights	Hardwood Floor	O/Looks Living
3	Living	Ground	14.01	x 14.01	Fireplace	Hardwood Floor	O/Looks Frontyard
4	Family	Ground	16.4	x 12.01	Fireplace	W/O To Patio	Hardwood Floor
5	Mudroom	Ground	8.5	x 7.35	B/I Closet	O/Looks Backyard	Tile Floor
6	Prim Bdrm	2nd	12.66	x 11.58	5 Pc Ensuite	His/Hers Closets	W/O To Sundeck
7	2nd Br	2nd	15.49	x 11.32	W/I Closet	Broadloom	O/Looks Frontyard
8	3rd Br	2nd	13.85	x 10.24	Closet Organizers	Broadloom	O/Looks Backyard
9	4th Br	2nd	0	0	Closet	Broadloom	O/Looks Frontyard
10	Rec	Lower	23.26	x 11.32	Broadloom	Pot Lights	Pot Lights
11	5th Br	Lower	27.43	x 10.83	Broadloom	4 Pc Ensuite	Pot Lights
12	Laundry	Lower	9.74	x 5.84	Above Grade Window	Tile Floor	Closet Organizers

Client Remks: Wide on Charm, Smart on Space! Not every home plays by the same rules, and this one takes a different approach in the best way possible. Sitting on a unique wide-yet-shallow lot, this 4-bedroom, 4-bathroom home maximizes every square inch, delivering an airy, spacious feel where it matters most. Located in the highly desired South Leaside community, this home offers a rare attached garage and private driveway, adding both convenience and value. Step outside and find yourself just moments from Trace Manes Park and Leaside Tennis Club, with Leaside Memorial Gardens hockey rink just a hop, skip, and a jump away. Enjoy a leisurely 800-meter (10-min) walk to explore the fantastic shops and restaurants along Bayview Avenue, or embrace the ravines and biking trails that make this neighborhood perfect for an active lifestyle. Inside, the thoughtfully designed layout makes the most of the homes expansive width, creating an effortless flow for both everyday living and entertaining. The main flr family rm and powder rm add comfort & convenience, while the well-proportioned bedrooms ensure everyone has a space to call their own. Bathed in natural light, the home feels open and inviting throughout. The lower level is a fantastic bonus, offering the perfect hangout spot for kids to enjoy with friends. It also features a nanny/in-law suite with a 4-piece ensuite, providing privacy & flexibility for extended family or guests. Looking for even more potential? A separate entrance & ample space on the main & second levels, this could be converted into an income-generating suite a rare opportunity in this sought-after neighbourhood. So much value packed into this home! Upstairs, four bathrooms eliminate morning rush-hour stress, the hotel-inspired primary ensuite provides a serene retreat to unwind. Situated in a top-tier school district with access to some of Toronto's best private schools. There is nothing to do but move in & enjoy the incredible community of Leaside! Welcome home!

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


**236 Bessborough Dr
Toronto Ontario M4G 3K3**

Toronto C11 Leaside Toronto

Taxes: \$11,759/2024**For:** Sale**Sold:** \$2,600,000**List:** \$2,650,000**Sold Date:** 02/10/2025**% Dif:** 98**SPIS:** N**Last Status:** SLD**DOM:** 4

Detached

Fronting On: W**Rms:** 8 + 5**Link:** N**Acreage:****Bedrooms:** 3 + 2

2-Storey

29.89 x 134.86 Feet

Washrooms: 4**Irreg:** See Survey1x2xMain, 1x4x2nd, 1x2xLower,
1x3xLower**Dir/Cross St:** Bayview and Parkhurst**MLS#:** C11960428**PIN#:** 103870332

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

Exterior: Brick / Stucco/Plaster
Drive: Private
Gar/Gar Spcs: Detached / 0
Drive Park Spcs: 2
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat: Central Vacuum, Family Room, Fireplace/Stove

Zoning: SINGLE FAMILY RESIDENTIAL
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	17.65	x 12.34	Hardwood Floor	Fireplace	Leaded Glass
2	Dining	Main	13.48	x 11.68	Hardwood Floor	French Doors	Wainscoting
3	Family	Main	15.16	x 13.16	Hardwood Floor	Gas Fireplace	2 Pc Bath
4	Kitchen	Main	13.09	x 8.07	Granite Counter	B/I Appliances	Ceramic Floor
5	Prim Bdrm	2nd	25.43	x 10.66	B/I Closet	B/I Desk	Leaded Glass
6	2nd Br	2nd	11.09	x 9.09	Hardwood Floor	Closet	
7	Den	2nd	9.42	x 8.99	Hardwood Floor	Closet	O/Looks Backyard
8	3rd Br	2nd	12.93	x 12.34	Hardwood Floor	O/Looks Backyard	Bay Window
9	4th Br	Lower	13.68	x 11.58	3 Pc Ensuite	Broadloom	
10	Other	Lower	12.83	x 8.17	O/Looks Backyard		
11	Laundry	Lower	12.66	x 11.15	Vinyl Floor		

Client Remks: Welcome to 236 Bessborough Drive: as far as locations go, it does not get better than this in South Leaside - a stone's throw to Bessborough Public School, a short walk to Bayview shopping, the Leaside library, tennis courts and Trace Manes Park. This pocket of Leaside feels more like a small town where everyone knows your name vs. big city living. This traditional Tudor Revival property makes for the perfect family home on a large, West facing lot. As you walk through the main floor, it is easy to see that this home has been well-cared for by generations and has filled many hearts with joy and memories. It features a three story addition with 3+1 spacious bedrooms, a formal dining and living room for entertaining, and a generously sized rear family room with a walkout to the backyard. Below grade, you will find a finished basement with not one, but two bathrooms, an extra bedroom for guests or a nanny and a large laundry room. The West facing lot ensures the perfect amount of afternoon sun for those long summer nights that you wish would never end.

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


**30 Macnaughton Rd
Toronto Ontario M4G 3H4**

Toronto C11 Leaside Toronto

Taxes: \$13,113.58/2025**For:** Sale**Sold:** \$2,650,000**List:** \$2,395,000**Sold Date:** 05/30/2025**% Dif:** 111**SPIS:** N**Last Status:** SLD**DOM:** 2

Detached

Fronting On: E**Rms:** 7 + 2**Link:** N**Acreage:****Bedrooms:** 3 + 1

2-Storey

29 x 121.25 Feet

Washrooms: 4**Irreg:**

1x2xGround, 2x4x2nd, 1x3xBsmt

Dir/Cross St: Bessborough & Millwood**MLS#:** C12178896**PIN#:** 103870252

Kitchens:	1	Exterior:	Brick / Stucco/Plaster	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	Hydro:
Basement:	Full	Gar/Gar Spcs:	Detached / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	4	Water Supply:	
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, Fenced	Farm/Agr:	
Assessment:	POTL:		Yard, Fireplace/Stove, Park, Place Of	Oth Struct:	
POTL Mo Fee:			Worship, Public Transit, Rec Centre,	Spec Desig:	Unknown
Laundry lev:			School		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.75	x 12.01	Hardwood Floor	Bay Window	Fireplace
2	Dining	Main	12.76	x 12.01	Hardwood Floor	Pot Lights	
3	Kitchen	Main	18.67	x 8.01	Hardwood Floor	Breakfast Bar	Stainless Steel Appl
4	Family	Main	16.67	x 10.93	Hardwood Floor	W/O To Patio	B/I Shelves
5	Powder Rm	Main	7.15	x 2.66	Hardwood Floor	2 Pc Bath	
6	Foyer	Main	9.15	x 6.66	Hardwood Floor	Closet	
7	Prim Bdrm	2nd	14.6	x 12.34	Hardwood Floor	4 Pc Ensuite	Vaulted Ceiling
8	Bathroom	2nd	16.67	x 6.66	4 Pc Ensuite	Heated Floor	Soaker
9	2nd Br	2nd	14.07	x 10.76	Hardwood Floor	O/Looks Frontyard	B/I Closet
10	3rd Br	2nd	10.01	x 8.99	Hardwood Floor		
11	Bathroom	2nd	6.99	x 6	Tile Floor		
12	Laundry	2nd	7.58	x 6.43	Window		
13	Rec	Lower	18.67	x 15.49	Heated Floor		
14	Sitting	Lower	17.65	x 11.42	Heated Floor	Electric Fireplace	
15	Bathroom	Lower	6.99	x 6.33	3 Pc Bath	Heated Floor	

Client Remks: You are sure to fall in love with this phenomenal family home situated on rarely offered, wonderful Macnaughton Road. Just steps to Bessborough School, Trace Manes Park and the shops of Bayview! Beautifully renovated, expanded, and mechanically updated in 2009. The 3 storey addition was architecturally designed, meticulously constructed with craftsman style details that blend seamlessly with the original features of this reimagined beauty! Thoughtfully planned, this home includes all the important wants and needs, for a busy Leaside family: Main floor powder room, side door entrance with handy closet, wood burning fireplace, private drive, fully finished basement with large family room/bedroom, storage, 3 piece bathroom and electric fireplace! Gorgeous windows, doors and floors! The tranquil primary suite, bright and airy, features a vaulted ceiling, wall of windows, large walk in closet, built-in shelves, and an elegant ensuite soaker tub, separate shower and Carrera marble details. Stunning! Two other spacious bedrooms, laundry room, and main bath complete the lovely second floor. The extensive use of stone throughout the exterior elevates this property to the next level. The private flagstone covered porch with stunning pillars is the perfect place to enjoy a summer evening...rain or shine. Carefully planned gardens with beautiful shed and garage complete the back yard views! This wonderful home is for the most discerning buyer. Carson Dunlop home inspection report is available. Don't miss this one!

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



32 Southlea Ave		Sold: \$2,785,000	
Toronto Ontario M4G 3L9		List: \$2,995,000	
Toronto C11 Leaside Toronto			
Taxes: \$14,205/2024		For: Sale	% Dif: 93
Sold Date: 03/14/2025			
SPIS: N	Last Status: SLD	DOM: 24	
Detached	Fronting On: W	Rms: 7	
Link: N	Acreage:	Bedrooms: 3 + 1	
2-Storey	31.25 x 125 Feet	Washrooms: 4	
	Irreg:	1x5, 2x3, 1x2	
Dir/Cross St: Moore Pk/Bayview			

MLS#: C11975635	PIN#: 103920251
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Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive: Private	Cable TV:
Basement: Finished	Gar/Gar Spcs: Built-In / 1	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 2	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 3	Water Supply:
A/C: Central Air	UFFI:	Sewer: None
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat: Fireplace/Stove	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	Ground	19.16	x 14.67	Hardwood Floor	Pot Lights	W/O To Garden
2	Dining	Ground	14.07	x 10.17	Hardwood Floor	W/O To Garden	Open Concept
3	Kitchen	Ground	16.67	x 13.25	Modern Kitchen	Quartz Counter	Centre Island
4	Office	Ground	8.33	x 6.04	B/I Desk	Pot Lights	2 Pc Bath
5	Prim Bdrm	2nd	15.85	x 13.75	W/I Closet	Pot Lights	5 Pc Ensuite
6	2nd Br	2nd	16.5	x 14.24	Hardwood Floor	Double Closet	O/Looks Frontyard
7	3rd Br	2nd	11.32	x 10.76	His/Hers Closets	Broadloom	
8	Rec	Bsmt	18.93	x 13.75	Above Grade Window	Gas Fireplace	Pot Lights
9	Exercise	Bsmt	13.85	x 10.01	Pot Lights	Vinyl Floor	3 Pc Bath
10	Br	Bsmt	11.15	x 8.23	Above Grade Window	Double Closet	Broadloom
11	Utility	Bsmt	11.42	x 8.99	Combined W/Laundry		

Client Remks: This stunning home, designed by the renowned Kelly Lem, is a true masterpiece located on the highly coveted Southlea Ave in Leaside. With unparalleled attention to detail, this home blends classic elegance with modern luxury. The beautifully landscaped lot features a timeless exterior facade, while the interior has been meticulously renovated, including impressive front and back additions that enhance the living space. The unique design offers a serene primary retreat, complete with an oversized ensuite and spacious walk-in closet. The lower level is just as impressive, offering a workout area, a second family room, and a guest suite perfect for entertaining or relaxing in style. Located in one of Leaside's most desirable neighborhoods, this home offers unmatched convenience with shops, transportation, and schools right at your fingertips. This residence is a true testament to pride of ownership and professional design. Your dream home awaits!

Extras:
Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY416-443-0300


8 Richlea Circ
Toronto Ontario M4G 2P9

Toronto C11 Leaside Toronto

Taxes: \$13,140/2025**For:** Sale**Sold:** \$2,958,000**List:** \$2,948,000**Sold Date:** 03/31/2025**% Dif:** 100**SPIS:** N**Last Status:** SLD**DOM:** 6

Detached

Fronting On: W**Rms:** 7 + 4**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

30 x 160 Feet

Washrooms: 3**Irreg:**

1x2xMain, 1x4x2nd, 1x3xBsmt

90'widest

rear/N.130+55.67/S.

125+75.59

Dir/Cross St: Rykert Cres. & Broadway**MLS#:** C12042587**PIN#:** 103680152**Assignment:** N**Fractional Ownership:** N**Kitchens:**

1

Fam Rm:

N

Basement:

Finished

Fireplace/Stv:

Y

Heat:

Radiant / Gas

A/C:

Central Air

Central Vac:

N

Apx Age:

2000-2500

Apx Sqft:

2000-2500

Assessment:2024 **POTL:**

N

POTL Mo Fee:**Laundry lev:**

Lower

Exterior:

Brick

Drive:

Private

Gar/Gar Spcs:

Built-In / 1

Drive Park Spcs:

2

Tot Prk Spcs:

3

UFFI:**Pool:**

Inground

Prop Feat:Cul De Sac, Fenced Yard, Fireplace/Stove,
Hospital, Park, Public Transit, School**Zoning:****Cable TV:****Hydro:****Gas:****Phone:****Water:**

Municipal

Water Supply:**Sewer:**

Sewers

Waterfront:**Retirement:**

N

Farm/Agr:**Oth Struct:**

Garden Shed, Sauna

Spec Desig:

Unknown

Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.21	x 12.27	Hardwood Floor	Bay Window	Gas Fireplace
2	Dining	Main	12.3	x 11.09	Hardwood Floor	Bay Window	French Doors
3	Kitchen	Main	13.39	x 11.84	Renovated	Hardwood Floor	W/O To Deck
4	Prim Bdrm	2nd	20.21	x 12.27	Hardwood Floor	His/Hers Closets	Picture Window
5	2nd Br	2nd	11.84	x 10.24	Hardwood Floor	B/I Closet	Picture Window
6	3rd Br	2nd	16.67	x 11.84	Hardwood Floor	Closet	Picture Window
7	4th Br	2nd	20.51	x 10.47	Hardwood Floor	B/I Desk	B/I Closet
8	Family	Bsmt	20.21	x 18.64	Broadloom	Heated Floor	Pot Lights
9	5th Br	Bsmt	11.88	x 8.76	Broadloom	Heated Floor	Above Grade Window
10	Laundry	Bsmt	11.06	x 10.93	Tile Floor	Laundry Sink	Separate Rm
11	Other	Bsmt	8.96	x 5.77	Tile Floor	B/I Shelves	Separate Rm

Client Remks: Rarely offered huge oversized lot on Richlea Circle, a secluded Cul De Sac & kid-friendly street. One of the largest lots in North Leaside. 4 + 1 bedrooms, 3 bathrooms, main fl. powder room & eat-in kitchen overlooking gorgeous west-facing backyard. Centre hall-plan with large formal Principal rooms. A designer's own home, beautifully updated, with warm and elegant finishes. The basement has radiant heated flooring. The backyard oasis is absolutely stunning! Salt water pool, two heated Purogolas, sauna, the shed has bar potential, a large deck accessible from kitchen, powder rm area & Formal Living Room. This home is move-in ready with incredible potential to build custom if desired. Steps to Serena Gundy Park system, Leaside schools, TTC, LRT, shops & restaurants.

Extras:**Listing Contracted With:** RE/MAX ULTIMATE REALTY INC.416-487-5131



9 Tanager Ave
Toronto Ontario M4G 3P9
 Toronto C11 Leaside Toronto

Sold: \$3,200,000
List: \$3,250,000

Taxes: \$13,712.10/2025

For: Sale

% Dif: 98

Sold Date: 04/21/2025

SPIS: N

Last Status: SLD

DOM: 6

Detached

Fronting On: E

Rms: 9 + 2

Link: N

Acreage:

Bedrooms: 4 + 1

2-Storey

35 x 135 Feet

Washrooms: 4

Irreg:

1x2xIn Betwn, 1x3xBsmt, 1x4x2nd,
1x5x2nd

Dir/Cross St: Bayview and Eglinton

MLS#: C12084494

PIN#: 103660063

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Attached / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Phone:
Heat:	Water / Gas	Tot Prk Spcs:	3	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:		Waterfront:	
ApX Age:		Prop Feat:	Family Room, Fenced Yard,	Retirement:	
ApX Sqft:	2500-3000		Fireplace/Stove, Hospital, Park, Place Of	Farm/Agr:	
Assessment:	POTL:		Worship, Public Transit, School	Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Upper				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	14.99	x 6.99	Tile Ceiling	Window	
2	Living	Main	18.18	x 11.52	Hardwood Floor	Gas Fireplace	Bay Window
3	Dining	Main	10.5	x 19.16	Hardwood Floor	Wainscoting	B/I Shelves
4	Kitchen	Main	8.5	x 19.09	Open Concept	Combined W/Family	B/I Desk
5	Family	Main	12.6	x 22.57	Hardwood Floor	Gas Fireplace	W/O To Deck
6	Mudroom	In Betwn	0	0	Tile Floor	2 Pc Ensuite	W/O To Pool
7	Prim Bdrm	2nd	5.84	x 4.33	Hardwood Floor	O/Looks Backyard	B/I Bookcase
8	2nd Br	2nd	18.18	x 19.75	Hardwood Floor	Double Closet	Window
9	3rd Br	2nd	14.99	x 9.42	Hardwood Floor	Double Closet	Window
10	4th Br	2nd	14.5	x 11.09	Hardwood Floor	B/I Closet	O/Looks Backyard
11	Laundry	2nd	7.25	x 8.07	Heated Floor	B/I Shelves	Window
12	Rec	Bsmt	17.32	x 18.18	Laminate	Above Grade Window	
13	Other	Bsmt	21.65	x 15.26	Broadloom	Separate Rm	3 Pc Bath

Client Remks: Welcome to this North Leaside Family Home. An elegant 4-bedroom, 2-story residence on a tranquil "A" street in coveted Leaside. A convenient walkable distance to Northlea French Immersion PS and Leaside HS, this home offers unparalleled family living. The expansive primary suite is a true retreat, bathed in natural light from dual walls of windows and featuring a luxurious 4-piece ensuite. The former 4th bedroom has been transformed into a sprawling walk-in closet, easily convertible back to a bedroom. Spacious 2nd and 3rd bedrooms offer ample space. Enjoy the convenience of a 2nd-floor laundry room with heated floors. The bright main level features a living room with a gas fireplace and bay window, a formal dining room with wainscoting and built-in display cabinetry. The family room features custom cabinets, a built-in desk, gas fireplace, and deck access. The updated kitchen boasts a large eat-at island, perfect for gatherings. A few steps down, a mudroom provides direct garage and yard access, with built-in storage. The finished basement offers a large recreation room, a secondary rec room/bedroom, a 3-piece bath, ample storage and a sep room for office/gym/kitchen. Outside, professionally landscaped gardens with in-ground sprinklers and lighting enhance the curb appeal. The fenced backyard oasis features a in-ground salt water pool and deck. Enjoy a high walkability score, close to all amenities, and near Sunnybrook Hospital and park system. This is a wonderful opportunity in a highly desirable, family-friendly neighbourhood.

Extras:

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



190 Airdrie Rd		Sold: \$3,200,000
Toronto Ontario M4G 1M8		List: \$3,198,000
Toronto C11 Leaside Toronto		
Taxes: \$13,826.50/2024	For: Sale	% Dif: 100
Sold Date: 04/03/2025		
SPIS: N	Last Status: SLD	DOM: 2
Detached	Fronting On: W	Rms: 12 + 4
Link: N	Acreage:	Bedrooms: 4 + 2
2-Storey	48 x 135 Feet	Washrooms: 4
	Irreg:	1x2xMain, 1x5x2nd, 1x4x2nd, 1x3xBsmt
Dir/Cross St: Bayview and Millwood		

MLS#: C12053410		PIN#: 103830030	
Assignment: N		Fractional Ownership: N	
Kitchens: 1 Fam Rm: Y Basement: Fin W/O / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 16-30 Apx Sqft: 3000-3500 Assessment: 2024 POTL: N POTL Mo Fee: Laundry lev: Main	Exterior: Brick / Stone Drive: Pvt Double Gar/Gar Spcs: Attached / 1.5 Drive Park Spcs: 4 Tot Prk Spcs: 5.5 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, Rec Centre, 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	Foyer	Main	27.49	x 7.58	Slate Flooring	Double Closet
2	Living	Main	16.08	x 12.34	Hardwood Floor	Gas Fireplace
3	Dining	Main	12.93	x 12.34	Hardwood Floor	
4	Kitchen	Main	12.5	x 12.4	Hardwood Floor	Open Concept
5	Breakfast	Main	11.42	x 8.99	Hardwood Floor	Open Concept
6	Family	Main	23.92	x 12.76	Hardwood Floor	Gas Fireplace
7	Mudroom	Main	5.51	x 5.15	Ceramic Floor	Access To Garage
8	Laundry	Main	7.74	x 5.15	Ceramic Floor	Laundry Sink
9	Prim Bdrm	2nd	20.51	x 13.68	5 Pc Ensuite	Broadloom
10	2nd Br	2nd	16.01	x 13.09	Broadloom	Double Closet
11	3rd Br	2nd	17.09	x 14.99	Broadloom	Double Closet
12	4th Br	2nd	14.99	x 14.76	Broadloom	Double Closet
13	Media/Ent	Bsmt	19.59	x 12.17	Broadloom	Built-In Speakers
14	5th Br	Bsmt	15.42	x 11.32	Broadloom	Closet
15	Rec	Bsmt	15.42	x 11.32	Broadloom	Closet
16	Utility	Bsmt	12.17	x 9.09	Concrete Floor	

Client Remks: Size does Matter!! Welcome to 190 Airdrie on one of the biggest lots in south Leaside!! This 4 + 2 bedroom home was custom built in 1999 and spans a whopping 4500 sq over 3 levels. The main floor boasts hardwood floors throughout, spacious formal living and dining rooms and the sought after great room opening up to the patio and backyard. The 1.5 car garage has direct entrance to the Mudroom and laundry room tucked behind the kitchen. The upstairs features 4 gigantic bedrooms including primary retreat, with 5 piece ensuite, spanning the full width of the home. In the basement you'll find 7.5 ceilings throughout, a Media/rec room and two multipurpose rooms, which are currently being used as a bedroom and music room (or home gym?). The separate entrance would allow for easy conversion to an in-law suite. Bask in sunlight all day long in the sprawling SW facing pool-sized backyard. The double private drive accommodates 4 cars. Coveted south Leaside address, walking distance to Shops and restaurants on Bayview or Laird, Eglinton LRT, sought after school districts (Rolph Road, Bessborough, Leaside HS) What more could you ask for?

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



31 Sutherland Dr
Toronto Ontario M4G 1H2
 Toronto C11 Leaside Toronto

Sold: \$3,250,816
List: \$3,095,000

Taxes: \$14,013/2024

For: Sale

% Dif: 105

Sold Date: 02/28/2025

SPIS: N

Last Status: SLD

DOM: 3

Detached

Fronting On: S

Rms: 13 + 5

Link: N

Acreage: < .50

Bedrooms: 4 + 1

2-Storey

31 x 120 Feet

Washrooms: 4

Irreg:

1x2xMain, 1x4x2nd, 1x4x2nd,
1x3xLower

Dir/Cross St: Prime South Leaside

MLS#: C11987600

PIN#: 103920214

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	A
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	A
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Municipal
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:	51-99	Prop Feat:	Family Room, Fireplace/Stove	Retirement:	
Apx Sqft:	3500-5000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Other
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	28.18	x 7.58	Tile Floor	B/I Closet	2 Pc Bath
2	Living	Main	19.09	x 11.88	Hardwood Floor	Gas Fireplace	Bay Window
3	Dining	Main	13.75	x 11.84	Hardwood Floor	Pot Lights	Crown Moulding
4	Kitchen	Main	16.57	x 9.25	Breakfast Area	O/Looks Family	W/O To Deck
5	Family	Main	16.57	x 15.32	Hardwood Floor	Pot Lights	O/Looks Garden
6	Prim Bdrm	2nd	14.76	x 11.58	Hardwood Floor	W/I Closet	4 Pc Ensuite
7	2nd Br	2nd	12.76	x 8.76	Hardwood Floor	Double Closet	Pot Lights
8	3rd Br	2nd	16.5	x 10.93	Hardwood Floor	Double Closet	South View
9	4th Br	2nd	12.76	x 10.93	Hardwood Floor	Double Closet	South View
10	5th Br	Lower	12.07	x 11.32	Hardwood Floor	Double Closet	3 Pc Bath
11	Rec	Lower	23.65	x 18.93	Hardwood Floor	Above Grade Window	Wet Bar

Client Remks: Welcome to 31 Sutherland Drive, a truly impressive, sun-drenched four-plus-one-bedroom home that spans over 3,600 square feet of beautifully updated living space. Situated in the highly sought-after South Leaside neighbourhood, this property seamlessly combines timeless charm with modern upgrades, creating a space that balances comfort and style. The expansive, open-concept main floor living areas, complete with a powder room and side entry, paired with the exceptionally large finished lower level, create the perfect layout for growing families and entertainers alike. The second level is flooded with natural light from multiple skylights, highlighting the primary suite and three additional spacious bedrooms, each with double closets, hardwood floors, and large windows. A standout feature is the south-facing view of the CN Tower, visible from the family room, kitchen, and two bedrooms at the rear of the upper level. The property showcases an attractive brick exterior, fantastic curb appeal, and a private driveway that accommodates three vehicles. Steps away from a wide array of amenities, upscale shops and restaurants along Bayview Avenue; Leaside Memorial Gardens and Community Centre, and Trace Manes Park with tennis courts, playground, and library. Situated near top-rated public and private schools and in the district of Rolph Road Elementary School, Bessborough Middle School and Leaside High School. Easy access to public transit, minutes to the DVP, Brickworks and major highway systems. This home leaves a lasting impression with its ideal blend of modern updates, spacious living areas, and a prime location in one of Torontos most desirable neighbourhoods. Not to be missed!

Extras:

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


**41 Sutherland Dr
Toronto Ontario M4G 1H2**

Toronto C11 Leaside Toronto

Taxes: \$12,245.75/2025**For:** Sale**Sold:** \$3,275,000**List:** \$3,450,000**Sold Date:** 04/03/2025**% Dif:** 95**SPIS:** N**Last Status:** SLD**DOM:** 10

Detached

Fronting On: S**Rms:** 9 + 5**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

33 x 135 Feet

Washrooms: 5**Irreg:**1x2xMain, 1x3xUpper, 1x4xUpper,
1x5xUpper, 1x3xBsmt**Dir/Cross St:** Bayview & Moore**MLS#:** C12037255**PIN#:** 103920254

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

Exterior: Brick
Drive: Private
Gar/Gar Spcs: Attached / 1
Drive Park Spcs: 3
Tot Prk Spcs: 4
UFFI:
Pool: None
Prop Feat:
 Family Room, Fireplace/Stove

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.69	x 6.69	Stone Floor	Heated Floor	Window
2	Living	Main	19.49	x 12.89	Hardwood Floor	Fireplace	Bay Window
3	Dining	Main	13.68	x 11.48	Hardwood Floor	Wainscoting	Wall Sconce Lighting
4	Family	Main	15.58	x 14.6	Stone Floor	Heated Floor	B/I Shelves
5	Kitchen	Main	14.6	x 12.8	Stone Floor	Heated Floor	W/O To Patio
6	Prim Bdrm	2nd	15.98	x 14.6	Hardwood Floor	5 Pc Bath	W/I Closet
7	2nd Br	2nd	13.19	x 12.07	Hardwood Floor	Window	Double Closet
8	3rd Br	2nd	12.7	x 10.5	Hardwood Floor	Double Closet	Window
9	4th Br	2nd	13.88	x 11.38	Hardwood Floor	3 Pc Ensuite	Closet
10	Rec	Bsmt	18.18	x 11.29	Stone Floor	Heated Floor	B/I Shelves
11	Games	Bsmt	19.39	x 13.68	Stone Floor	Heated Floor	Dry Bar
12	Exercise	Bsmt	13.68	x 7.97	Cushion Floor	Window	Heated Floor
13	Laundry	Bsmt	7.97	x 7.09	Laundry Sink	Stone Floor	
14	Other	Bsmt	12.37	x 7.38	Cushion Floor	Heated Floor	

Client Remks: This exquisite 4+1 bdrm home encompasses nearly 3,900 sq' of elegant yet cozy living space, featuring in-floor heating on all 3 levels. It perfectly combines sophistication for entertaining with thoughtful design for family living. Sunlight streams into the home throughout the day, enhancing its spacious layout. The traditional living room, complete w/ a wood-burning fireplace, seamlessly transitions into the formal dining rm. At the heart of the home lies the "great" room, where a beautifully functional kitchen w/ a breakfast island opens up to a fam rm, featuring a wall-to-wall shelving unit & a stunning stone-finished linear gas fireplace. The primary suite serves as a true sanctuary featuring a 5-piece ensuite, a dedicated makeup area, and plenty of space to relax. 3 additional generously-sized bdrms provide comfort and warmth, with one boasting its own 3-piece ensuite. The basement is a true entertainer's paradise! It includes a spacious media area with built-ins, a games room, and a gym that can easily be converted into an additional bedroom. Storage options abound, including a unique space under the garage originally designed for airing out hockey gear and the attic provides even more room for seasonal storage. Step outside to discover a beautifully landscaped backyard, complete with a stone patio, built-in BBQ with gas line and bar area, and ample space for outdoor dining. Enjoy a cozy seating area around a gas fire table, & a waterfall feature overlooking lush turf, & a three-hole putting green. For maximum convenience, a sprinkler system is installed to maintain the gardens lushness, and a central vacuum in the shed ensures the turf remains immaculate! This home is ideally located within walking distance to shops, restaurants, TTC, top-rated schools, grocery stores, parks, library, community center, & hockey rink. Plus, its just a short drive to downtown & Sunnybrook Hospital. This residence truly offers everything a family could desire & more.

Extras:**Listing Contracted With:** RE/MAX ULTIMATE REALTY INC.416-487-5131


474 Sutherland Dr
Toronto Ontario M4G 1K8

Toronto C11 Leaside Toronto

Taxes: \$14,938.47/2025**For:** Sale**Sold:** \$3,310,000**List:** \$3,299,000**Sold Date:** 06/20/2025**% Dif:** 100**SPIS:** N**Last Status:** SLD**DOM:** 2

Detached

Fronting On: W**Rms:** 8 + 2**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

30 x 133.5 Feet

Washrooms: 4**Irreg:**

1x2xMain, 1x4xBsmt, 2x5x2nd

Dir/Cross St: North of Broadway**MLS#:** C12229332**PIN#:** 103660192

Kitchens:	1	Exterior:	Brick / Stone	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	Y Hydro: Y
Basement:	Finished	Gar/Gar Spcs:	Built-In / 1	Gas:	Y Phone: Y
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	3	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:	6-15	Prop Feat:		Retirement:	
Apx Sqft:	2500-3000	Central Vacuum, Family Room, Fenced		Farm/Agr:	
Assessment:	2024 POTL:	Yard, Fireplace/Stove, Hospital, Park, Place		Oth Struct:	Fence - Full, Sauna
POTL Mo Fee:		Of Worship, Public Transit, School		Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.99	x 9.12	Hardwood Floor	Crown Moulding	Wainscoting
2	Dining	Main	13.94	x 13.39	Hardwood Floor	Crown Moulding	
3	Kitchen	Main	16.24	x 10.4	Centre Island	Stone Counter	
4	Family	Main	16.24	x 10.4	Marble Fireplace	Hardwood Floor	
5	Prim Bdrrm	2nd	16.04	x 15.94	Hardwood Floor	Large Closet	5 Pc Ensuite
6	2nd Br	2nd	11.15	x 10.79	Hardwood Floor	B/I Shelves	B/I Closet
7	3rd Br	2nd	12.01	x 10.66	Hardwood Floor	B/I Closet	Window
8	4th Br	2nd	14.7	x 11.42	Hardwood Floor	B/I Closet	Window
9	Rec	Bsmt	20.64	x 16.27	Gas Fireplace	Broadloom	
10	5th Br	Bsmt	7.41	x 6.82	Broadloom	B/I Shelves	B/I Closet

Client Remks: Welcome to this beautifully crafted 2012 custom-built home by Ivy Glen Homes. This 4+1 bedroom, 4-bathroom detached home is in the heart of North Leaside and just steps to the highly sought-after Northlea Public School Leaside is one of Toronto's most sought-after neighbourhoods. Designed with luxury and comfort in mind, this home features an open-concept main floor with a chefs kitchen equipped with high-end Viking Professional appliances, custom Oakridge Kitchens cabinetry, and a large island that flows into a sun-filled family room. The upper level boasts a stunning primary suite with 11' vaulted ceilings, a spa-like ensuite with heated marble floors, and a custom walk-in closet. Oak flooring with detailed inlays, solid-core doors, and Emtek hardware showcase refined craftsmanship throughout. The fully finished lower level includes 8' 6" ceilings, a spacious recreation room with gas fireplace and custom built-ins, a fifth bedroom, a cool kids nook under the stairs, fantastic laundry facilities and an abundance of storage. Enjoy the west-facing backyard, which is complete with a beautiful HUUM Finnish sauna and large deck perfect for entertaining. The private drive and built-in garage boasts 13' 6" ceilings and custom storage solutions. Located on a quiet, tree-lined block just steps from top-rated schools (Northlea & Leaside High), Bayview & Laird shops, cafes, parks, and future Eglinton LRT, this is a rare opportunity to own a luxurious, turnkey home in one of Toronto's best neighbourhoods. Ask for the feature sheet for all the details. Red Brick Home Inspection available

Extras:**Listing Contracted With:** ROYAL LEPAGE TERREQUITY SEYMOUR REAL ESTATE416-495-4088



151 Hanna Rd
Toronto Ontario M4G 3N6
Sold: \$3,400,000
List: \$3,450,000

Toronto C11 Leaside Toronto

Taxes: \$20,714.70/2024

For: Sale

% Dif: 99

Sold Date: 02/28/2025

SPIS: N

Last Status: SLD

DOM: 4

Detached

Fronting On: E

Rms: 10

Link: N

Acreage:

Bedrooms: 4 + 1

2-Storey

28 x 135 Feet

Washrooms: 4

Irreg:

1x2xMain, 1x4xUpper, 1x3xUpper,
1x3xLower

Dir/Cross St: Bayview Ave and Eglinton Ave

MLS#: C11985968

PIN#: 103880119

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Fin W/O	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:		Family Room, Fireplace/Stove, Hospital,		Farm/Agr:	
Assessment:	POTL:	Library, Park, Public Transit, Rec Centre,		Oth Struct:	
POTL Mo Fee:		School		Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.01	x 11.15	Crown Moulding	Hardwood Floor	Fireplace
2	Dining	Main	16.5	x 11.15	Crown Moulding	Hardwood Floor	
3	Kitchen	Main	21.49	x 10.01	Stainless Steel Appl	Quartz Counter	Breakfast Area
4	Family	Main	21.49	x 12.34	Combined W/Kitchen	Fireplace	W/O To Deck
5	Prim Bdrm	2nd	18.01	x 16.01	W/I Closet	Closet Organizers	O/Looks Garden
6	Bathroom	2nd	0	0	5 Pc Ensuite	Soaker	Large Window
7	2nd Br	2nd	10.76	x 12.01	Skylight	Large Closet	Closet Organizers
8	3rd Br	2nd	14.24	x 9.68	Large Window	Large Closet	Hardwood Floor
9	4th Br	2nd	10.66	x 8.01	Hardwood Floor	Large Window	Large Closet
10	Bathroom	Lower	0	0	Tile Floor	3 Pc Bath	Pedestal Sink
11	5th Br	Lower	14.99	x 17.42	Broadloom	Large Closet	Window
12	Rec	Lower	21.26	x 21.33	W/O To Garden	Broadloom	Glass Doors

Client Remks: Nestled in South Leaside, this light filled, residence exemplifies refined craftsmanship and contemporary elegance. Featured in Style at Home magazine, the home seamlessly blends timeless design with modern sophistication. Expansive windows and skylights bathe the interiors in natural light, highlighting the stunning millwork, high-end finishes, and thoughtfully designed living spaces. The chef's kitchen, outfitted with top-tier appliances and bespoke cabinetry, flows effortlessly into a stylish yet inviting family room. Walk out from the concept kitchen and family room onto a multi-tiered deck, designed for both dining and lounging. The property offers four generously sized bedrooms and four washrooms. The upper level laundry is a noteworthy and appreciated touch. The lower level features a large recreation room, a versatile fifth bedroom/gym, and a walkout to the backyard-perfect for outdoor gatherings and family fun!

Extras:

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



301 Bessborough Dr
Toronto Ontario M4G 3K9
 Toronto C11 Leaside Toronto

Sold: \$3,495,000
List: \$3,495,000

Taxes: \$12,451.02/2025

For: Sale

% Dif: 100

Sold Date: 04/05/2025

SPIS: N

Last Status: SLD

DOM: 3

Detached

Fronting On: E

Rms: 9 + 4

Link: N

Acreage:

Bedrooms: 4 + 1

2-Storey

39.31 x 117.66 Feet

Washrooms: 5

Irreg:

1x2xMain, 2x4x2nd, 1x3x2nd,

Irregular - see survey

1x4xLower

Dir/Cross St: Bessborough Drive and Divadale Drive

MLS#: C12057396

PIN#: 103650158

Fractional Ownership: N

Kitchens:	1 + 1	Exterior:	Brick / Stucco/Plaster	Zoning:		
Fam Rm:	Y	Drive:	Private	Cable TV:	A	Hydro: Y
Basement:	Fin W/O / Full	Gar/Gar Spcs:	Other / 0	Gas:	Y	Phone: A
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:	Y	Pool:	None	Waterfront:		None
Apx Age:	51-99	Prop Feat:		Retirement:		N
Apx Sqft:	2500-3000		Central Vacuum, Family Room,	Farm/Agr:		
Assessment:	POTL: N		Fireplace/Stove, Hospital, Library, Park,	Oth Struct:		Garden Shed
POTL Mo Fee:			Public Transit, Rec Centre, School	Spec Desig:		Unknown
Laundry lev:	Lower					

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	0	0	Pot Lights	Tile Floor	
2	Living	Main	18.24	x 12.6	Hardwood Floor	Crown Moulding	Pot Lights
3	Dining	Main	15.26	x 10.24	Hardwood Floor	Pot Lights	O/Looks Living
4	Kitchen	Main	20.41	x 13.09	Tile Floor	Centre Island	Walk-Out
5	Family	Main	16.5	x 12.83	Hardwood Floor	Pot Lights	B/I Shelves
6	Prim Bdrm	2nd	18.83	x 15.91	Hardwood Floor	W/I Closet	4 Pc Ensuite
7	2nd Br	2nd	14.5	x 13.25	Hardwood Floor	Vaulted Ceiling	3 Pc Ensuite
8	3rd Br	2nd	11.25	x 9.51	Hardwood Floor	Closet	O/Looks Frontyard
9	4th Br	2nd	11.58	x 8.66	Hardwood Floor	Double Closet	
10	Rec	Lower	25.33	x 13.68	Hardwood Floor	Pot Lights	Walk-Out
11	Great Rm	Lower	20.57	x 14.24	Hardwood Floor	Wet Bar	Walk-Out
12	Office	Lower	14.67	x 8.33	Hardwood Floor	Pot Lights	B/I Desk
13	Laundry	Lower	12.24	x 10.93	Tile Floor	Laundry Sink	Pot Lights

Client Remks: Welcome to 301 Bessborough Drive, a stunning family home nestled on one of North Leaside's most sought-after streets. Set on an expansive, professionally landscaped lot with exceptional curb appeal, this home features a wide drive with ample parking. Inside, a welcoming foyer opens to a formal living room with hardwood floors, crown moulding, pot lights, and views of the manicured front gardens. The space flows seamlessly into a spacious dining room, ideal for entertaining. The exceptional chef's kitchen boasts an oversized island with Caesarstone countertops, premium stainless steel appliances, a glass backsplash, a pot filler, a skylight, and custom cabinetry. The kitchen overlooks the inviting family room with a gas fireplace and custom-built-ins. A side mudroom offers additional storage, and a tucked-away powder room adds convenience. The second level features four generous bedrooms, including a serene primary retreat with vaulted ceilings, a walk-in closet, a Juliette balcony, and a spa-like ensuite with heated floors, a soaker tub, a glass-enclosed shower, and a skylight. A second bedroom offers its own three-piece ensuite, and two other well-proportioned bedrooms with ample closet space and easy access to a four-piece bathroom. The lower level includes heated floors and a flexible floor plan with a large recreation room and a media room, which could be used as a guest suite with a kitchen or a gym. An office with two built-in desks and shelving, a laundry room with Caesarstone counters, built-ins, and a full three-piece bath and additional storage complete the lower level. The private backyard offers a raised deck with a gas BBQ hookup and a tiered interlock terrace with a heated walkway to the finished garden studio. Located steps to Bayview Avenue shops and amenities, parks, and TTC. In the school district of Northlea Elementary and Middle School and Leaside High School. In close proximity to top private schools and Serena Gundy Park.

Extras:

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


35 Rykert Cres
Toronto Ontario M4G 2T1

Toronto C11 Leaside Toronto

Taxes: \$12,020.15/2025**For:** Sale**Sold:** \$3,500,000**List:** \$3,488,000**Sold Date:** 06/13/2025**% Dif:** 100**SPIS:** N**Last Status:** SLD**DOM:** 0

Detached

Fronting On: W**Rms:** 8 + 2**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

40 x 125 Feet

Washrooms: 4**Irreg:**1x2xMain, 1x3x2nd, 1x5x2nd,
1x3xLower**Dir/Cross St:** Prime North Leaside**MLS#:** C12219372**PIN#:** 103680244

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	Hydro:
Basement:	Finished	Gar/Gar Spcs:	Attached / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Heat Pump / Electric	Tot Prk Spcs:	3	Water Supply:	
A/C:	Wall Unit	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	2500-3000	Family Room, Fenced Yard,		Farm/Agr:	
Assessment:	POTL:	Fireplace/Stove, Grnbelt/Conserv, Park,		Oth Struct:	Additional Garage(s)
POTL Mo Fee:		Public Transit, Ravine, School		Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	0	0	Hardwood Floor	Closet	Open Concept
2	Living	Ground	15.42	x 15.91	Hardwood Floor	Fireplace	Open Concept
3	Dining	Ground	11.09	x 9.42	Hardwood Floor	Combined W/Living	Open Concept
4	Kitchen	Ground	11.09	x 13.09	Modern Kitchen	Centre Island	Quartz Counter
5	Family	Ground	15.32	x 18.67	Hardwood Floor	Fireplace	W/O To Patio
6	Prim Bdrm	2nd	15.49	x 16.24	Hardwood Floor	W/I Closet	5 Pc Ensuite
7	2nd Br	2nd	19	x 8.76	Hardwood Floor	Closet	Large Window
8	3rd Br	2nd	12.17	x 12.4	Hardwood Floor	Closet	Large Window
9	4th Br	2nd	9.09	x 10.83	Hardwood Floor	Closet	Large Window
10	5th Br	Lower	10.33	x 8.33	Laminate	Closet	Above Grade Window
11	Rec	Lower	14.6	x 22.24	3 Pc Bath	Fireplace	B/I Shelves
12	Laundry	Lower	10.33	x 7.51	Tile Floor	B/I Shelves	Laundry Sink

Client Remks: Imagine yourself residing in this exceptional home on one of Leaside's most desirable streets. Completely reimagined with contemporary style and clever design elements, this residence boasts over 3200 square feet of living space on three levels with new landscaping, a private drive, attached garage and pool sized private garden. Enjoy a new open concept kitchen with a center island, new stainless steel appliances, quartz countertops, new cabinets, built-in glass display cabinet, and a walk-in pantry. The thoughtful design affords effortless flow and natural light streams in through new windows and doors. This home features two fireplaces on the main floor and one in the lower level, perfect for entertaining or enjoying cozy family time. Gorgeous wide plank oak hardwood flooring, contemporary trim and millwork, Led lighting, new bathrooms all with heated floors, new closets, laundry on the 2nd floor and lower level, a recreation room with stylish built ins, a 5th bedroom and 4th bathroom in the lower level. The spacious family room features a floor-to-ceiling contemporary fireplace, a large folding glass door walking out to the stone patio and lush perennial garden and for convenience a 2-piece powder room was added. Enjoy the spacious primary bedroom boasting a large walk-in closet, plenty of room for a sitting area or desk, and an exquisite spa-like five-piece ensuite. There are three other spacious bedrooms on the second floor with a new three piece bathroom. Additional laundry has been added for convenience. Customized with space and energy efficiency in mind this residence features a VRF heating and air conditioning system with individual controls for each room. In addition, the hot water system is gas fired and on-demand. Steps to Serena Gundy Park. Stroll to top rated schools, transit and shops. Minutes to the downtown core and major arteries. Begin your next chapter in this newly renovated family home in one of Toronto's most sought-after communities.

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



39 Sharron Dr
Toronto Ontario M4G 2A7
 Toronto C11 Leaside Toronto

Sold: \$3,500,000
List: \$3,695,000

Taxes: \$16,108.31/2024

For: Sale

% Dif: 95

Sold Date: 03/06/2025

SPIS: N

Last Status: SLD

DOM: 50

Detached

Fronting On: S

Rms: 11 + 4

Link: N

Acreage:

Bedrooms: 4 + 1

2-Storey

33 x 129.76 Feet

Washrooms: 5

Irreg:

1x2xMain, 1x5x2nd, 1x3x2nd,
1x4x2nd, 1x3xBsmt

Dir/Cross St: Hanna and Sharron

MLS#: C11924926

PIN#: 103880213

Kitchens: 1
Fam Rm: Y
Basement: Finished / Sep Entrance
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age: 0-5
Apx Sqft:
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Upper

Exterior: Brick
Drive: Private
Gar/Gar Spcs: Built-In / 1
Drive Park Spcs: 2
Tot Prk Spcs: 3
UFFI:
Pool: Inground
Prop Feat: Family Room, Fireplace/Stove

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	0	0	Stone Floor	Open Concept	Pot Lights
2	Living	Main	14.11	x 14.9	Hardwood Floor	O/Looks Frontyard	Gas Fireplace
3	Dining	Main	14.07	x 11.09	Hardwood Floor	O/Looks Living	Pot Lights
4	Kitchen	Main	21.1	x 9.51	Hardwood Floor	Open Concept	Stone Counter
5	Breakfast	Main	0	0	Hardwood Floor	Overlook Patio	Pot Lights
6	Family	Main	17.13	x 12.89	Hardwood Floor	O/Looks Pool	Gas Fireplace
7	Mudroom	Main	7.71	x 6.1	Stone Floor	B/I Closet	Access To Garage
8	Prim Bdrm	2nd	14.8	x 13.91	Hardwood Floor	W/I Closet	5 Pc Ensuite
9	2nd Br	2nd	12.6	x 10.1	Hardwood Floor	W/I Closet	4 Pc Ensuite
10	3rd Br	2nd	13.39	x 9.81	Hardwood Floor	B/I Closet	Pot Lights
11	4th Br	2nd	10.99	x 9.81	Hardwood Floor	B/I Closet	Pot Lights
12	Rec	Bsmt	21.39	x 19.09	Hardwood Floor	Wet Bar	Gas Fireplace

Client Remks: Welcome to 39 Sharron Drive, a stunning custom-built home nestled on a quiet street in the heart of South Leaside, one of Toronto's most cherished neighbourhoods. This exquisite residence seamlessly blends modern elegance with timeless sophistication, offering an unparalleled living experience. The home's striking brick and wood facade captivates immediately. A built-in garage enhances convenience while complementing the home's stylish exterior. Inside, wide plank wood floors flow throughout, and a dramatic skylit staircase bathes the space in natural light. The living room boasts hardwood floors, high ceilings, and a gas fireplace, creating a cozy yet sophisticated ambiance. Adjacent is the elegant dining room, featuring bespoke built-ins and a statement chandelier, perfect for hosting memorable dinners. At the heart of the home, the gourmet kitchen showcases a large stone waterfall island, top-of-the-line appliances, and abundant storage. The adjoining eat-in area overlooks the backyard, while the family room, with custom millwork and a gas fireplace, is ideal for relaxation. The skylit staircase leads to a serene upper level, where the primary suite offers a tranquil retreat with two walk-in closets and a spa-like ensuite featuring stone finishes, a steam shower, and a freestanding tub. The second bedroom includes a private ensuite, while the third and fourth bedrooms share a 3-piece bathroom. The lower level is designed for both luxury and functionality, with a spacious recreation room, gas fireplace, wet bar, and wine cellar. A fifth bedroom, versatile den, and additional 3-piece bathroom make it ideal for guests or extended family. The landscaped backyard oasis includes a stunning pool, patio, and manicured greenery. Located near top-rated schools, parks, and amenities, 39 Sharron Drive offers the pinnacle of Leaside living, combining elegance, comfort, and thoughtful design.

Extras:

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM416-424-4910


231 Hanna Rd
Toronto Ontario M4G 3P3

Toronto C11 Leaside Toronto

Taxes: \$16,008.31/2024**For:** Sale**% Dif:** 95**Sold Date:** 05/28/2025**SPIS:** N**Last Status:** SLD**DOM:** 72

Detached

Fronting On: E**Rms:** 11 + 5**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

35.04 x 133.66 Feet

Washrooms: 5**Irreg:**1x2xMain, 1x3x2nd, 1x5x2nd,
1x5x2nd, 1x4xBsmt**Dir/Cross St:** Bayview and Eglinton**MLS#:** C12022214**PIN#:** 103660017

Kitchens:	1 + 0	Exterior:	Brick	Zoning:	Residential
Fam Rm:	Y	Drive:	Private	Cable TV:	A
Basement:	Fin W/O	Gar/Gar Spcs:	Built-In / 1	Gas:	Y
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	4	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	Inground	Waterfront:	
Apx Age:	6-15	Prop Feat:	Clear View, Family Room, Fenced Yard, Fireplace/Stove, Grnbelt/Conserv, Park, Public Transit, Ravine	Retirement:	N
Apx Sqft:	3000-3500			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	Garden Shed
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Upper				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	25.03	x 14.07	Hardwood Floor	Combined W/Dining	Large Window
2	Dining	Ground	25.03	x 14.07	Hardwood Floor	Combined W/Living	Large Window
3	Kitchen	Ground	17.06	x 12.04	Marble Counter	Large Window	Eat-In Kitchen
4	Family	Ground	14.01	x 12.11	Hardwood Floor	Gas Fireplace	W/O To Pool
5	Office	Ground	10.04	x 8.07	Hardwood Floor	East West View	Large Window
6	Br	2nd	17.09	x 16.01	5 Pc Ensuite	His/Hers Closets	Balcony
7	2nd Br	2nd	14.11	x 14.01	4 Pc Ensuite	Hardwood Floor	Large Window
8	3rd Br	2nd	16.01	x 11.09	5 Pc Ensuite	Hardwood Floor	Large Window
9	4th Br	2nd	10.01	x 8.99	Hardwood Floor	Large Window	Large Closet
10	Great Rm	Bsmt	25.07	x 18.01	4 Pc Bath	W/O To Pool	Fireplace
11	5th Br	Bsmt	10.07	x 9.09	Hardwood Floor	French Doors	Window
12	Exercise	Bsmt	13.06	x 13.02	Hardwood Floor	Large Window	Pot Lights

Client Remks: Welcome to 231 Hanna Road, a sophisticated and meticulously designed home offering 4,600 sq.ft. of total living space, including a fully finished basement. This stunning 4+2 bedroom, 5-bathroom residence showcases exceptional craftsmanship and modern luxury. Step inside to a grand marble entrance with inlay and a spacious walk-in closet with custom built-ins. The main floor office, bathed in natural light from south- and west-facing windows, features elegant built-ins. The chefs kitchen is a culinary dream, boasting a Sub-Zero refrigerator, Wolf gas range and double built-in oven, Bosch dishwashers, a large island with marble countertops, a Butlers pantry with a wine fridge and sink, and a walk-in pantry. French doors lead to a private backyard oasis, complete with a saltwater pool, hot tub, gazebo, shed, and a natural gas BBQ connection. The primary suite is a true retreat, featuring a double-door walkout to a private terrace, his and hers walk-in closets, and a spa-like ensuite with marble finishes, a Tubco whirlpool soaking tub, and Kohler fixtures. Three additional ensuite bedrooms provide ample space and privacy. The second-floor laundry room includes a GE washer, dryer, and laundry sink. The lower level offers incredible versatility, with a potential in-law or nanny suite, a wetbar, Whirlpool fridge, natural gas fireplace, granite countertops, and heated floors throughout. Direct access to the backyard enhances seamless indoor-outdoor living. A double-height heated garage with loft storage and remote or code access adds further convenience. Equipped with state-of-the-art security and technology, this home includes built-in hardwired speakers, an ALHUA camera system, natural gas fireplaces, a Nest thermostat, and Pella doors and windows. This functional and beautifully designed home features hardwood flooring, skylights, ample storage, & two laundry facilities. throughout. Dont miss this rare opportunity to own a truly exceptional home!

Extras:**Listing Contracted With:** FOREST HILL REAL ESTATE INC. 416-975-5588



504 Broadway Ave		Sold: \$3,518,000
Toronto Ontario M4G 2R8		List: \$3,699,000
Toronto C11 Leaside Toronto		
Taxes: \$13,565/2024	For: Sale	% Dif: 95
Sold Date: 04/09/2025		
SPIS: N	Last Status: SLD	DOM: 44
Detached	Fronting On: N	Rms: 8 + 2
Link: N	Acreage:	Bedrooms: 4 + 1
2-Storey	35.58 x 125 Feet	Washrooms: 5
	Irreg:	1x6x2nd, 2x4x2nd, 1x4xBsmt, 1x2xMain
Dir/Cross St: Bayview/Eglinton		

MLS#: C11986205			PIN#: 103660122					
Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 6-15 Apx Sqft: 3000-3500 Assessment: POTL: POTL Mo Fee: Laundry lev: Upper			Exterior: Stone Drive: Private Gar/Gar Spcs: Detached / 2 Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Public Transit, School			Zoning: Cable TV: A Gas: Y Water: Municipal Water Supply: Sewer: Sewers Waterfront: None Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown		
Waterfront: None								
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Living	Main	24.61	x 16.99	Hardwood Floor	B/I Shelves	Fireplace	
2	Dining	Main	24.61	x 16.99	Hardwood Floor	Combined W/Living	Open Concept	
3	Kitchen	Main	17.06	x 14.11	Custom Counter	Custom Backsplash	Stainless Steel Appl	
4	Family	Main	17.06	x 14.11	Hardwood Floor	B/I Shelves	Fireplace	
5	Prim Bdrm	2nd	39.37	x 14.76	Hardwood Floor	W/I Closet	6 Pc Ensuite	
6	2nd Br	2nd	15.35	x 13.12	Hardwood Floor	Double Closet	Semi Ensuite	
7	3rd Br	2nd	11.15	x 16.34	Hardwood Floor	Double Closet	Semi Ensuite	
8	4th Br	2nd	11.84	x 10.07	Hardwood Floor	Double Closet	Large Window	
9	Rec	Lower	25.92	x 15.09	Ceramic Floor	B/I Shelves	Bar Sink	
10	5th Br	Lower	11.81	x 11.48	Ceramic Floor			
Client Remks: rue Quality Of Exotic Craftsmanship In High Demand Prestigious Upper Leaside Community. Custom Build Detached With 2 Cars Garage. Feature with 4 Lrg bedrooms, Luxuries & Remarkable Finishes Thru-out! 10 feet ceiling in main floor, 9 feet ceiling in 2nd & basement. Open concept, Sun Filled and spacious. White Oak Hrdwd Flrs, Oversized Chef Kit. W/Center Island & Top Of The Line S/S Appliances, Ceasarstone Counters+Full Height Backsplash. French Dr W/O From Liv Rm & Family Rm W/O To Deck. Mstr bedroom W/I Closet, 6 piece Ensuite. All bathrooms w heated flr. Modern Lighting Fixtures & Pot Lights Thru-out. 3 fireplaces, Beautifully finished W/O Basement with Heated Flrs, Rec Rm, Wet Bar, Nanny Rm and 4pcs bathroom. New sprinkler system and Interlock in front & back yard. 22Kw Generator for power back up and whole house surge protector. Walk To Parks, Community Center, Schools, Shops, Transit++ **EXTRAS** High- End Appliances Include: A Paneled Subzero F/F, Wolf 6 Burner Gas Range, Dishwasher, two sets of washers & dryers, Microwave, Oven, 22kw Generator, New sprinkler system, all lighting fixtures & ELF's								
Extras:								
Listing Contracted With: FIRST CLASS REALTY INC.905-604-1010								



571 Broadway Ave
Toronto Ontario M4G 2S2

Toronto C11 Leaside Toronto

Taxes: \$14,420.22/2024

Sold Date: 06/22/2025

SPIS: N

Last Status: SLD

For: Sale

% Dif: 96

DOM: 12

Detached

Link: N

2-Storey

Fronting On: N

Acreage:

30.5 x 135 Feet

Irreg:

Rms: 8 + 3

Bedrooms: 4

Washrooms: 5

1x5xUpper, 1x4xUpper,
1x3xUpper, 1x2xMain, 1x3xBsmt

Dir/Cross St: Eglinton and Laird

MLS#: C12208944

PIN#: 103670224

Kitchens:	1	Exterior:	Brick / Stone	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Fin W/O / Sep Entrance	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:	No	Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:	0-5	Prop Feat:	Central Vacuum, Electric Car Charger,	Retirement:	
Apx Sqft:	2500-3000		Family Room, Fenced Yard,	Farm/Agr:	
Assessment:	POTL:		Fireplace/Stove, Public Transit, School,	Oth Struct:	Shed
POTL Mo Fee:			Wooded/Treed	Spec Desig:	Unknown
Elevator:	Y				
Laundry lev:	Upper				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	10.66	x 13.85	Centre Island	Stone Counter	Coffered Ceiling
2	Living	Main	24.18	x 13.48	Large Window	Fireplace	Hardwood Floor
3	Dining	Main	24.18	x 13.48	B/I Bar	Open Concept	Coffered Ceiling
4	Family	Main	14.24	x 21.26	Fireplace	O/Looks Backyard	W/O To Deck
5	Prim Bdrm	2nd	14.5	x 13.85	O/Looks Backyard	6 Pc Ensuite	Fireplace
6	2nd Br	2nd	14.01	x 12.4	4 Pc Ensuite	B/I Shelves	North View
7	3rd Br	2nd	16.01	x 9.84	4 Pc Ensuite	Hardwood Floor	North View
8	4th Br	2nd	12.17	x 9.84	4 Pc Ensuite	Hardwood Floor	East View
9	Exercise	Lower	8.83	x 7.74	Mirrored Walls	Closet	Heated Floor
10	Office	Lower	8.33	x 10.33	Heated Floor		
11	Rec	Bsmt	13.75	x 21.65	B/I Bar	Fireplace	W/O To Yard

Client Remks: A Truly Spectacular Home That Checks All The Boxes. Built In 2021, This 4-Bedroom Home Offers Smart-Home Technology With All The Bells And Whistles While Still Providing A Warm And Contemporary Environment For The Entire Family. Generous Room Sizes, A Chefs Kitchen, Elevator, Multiple Entertaining Spaces Complete With Built-In Wine Storage And Wet Bars, Upper Level Laundry And Even A Tesla Car Charger...Nothing Was Overlooked In This Gem. In District For Northlea PS And Leaside HS. Sub-Zero Fridge, Wolf cooking (wall oven, m/wave, 5-burner gas cooktop), Asko d/w, pot-filler, 4 gas fireplaces, gas hook-up for BBQ, gas firepit in backyard, elevator, custom blinds, all elf's, steam shower, Tesla car charger & heated driveway.

Extras:

Listing Contracted With: PSR416-360-0688



584 Broadway Ave
Toronto Ontario M4G 2R8
 Toronto C11 Leaside Toronto

Sold: \$3,580,000
List: \$3,888,000

Taxes: \$13,490.35/2024

For: Sale

% Dif: 92

Sold Date: 05/05/2025

SPIS: N

Last Status: SLD

DOM: 26

Detached

Fronting On: N

Rms: 10 + 3

Link: N

Acreage:

Bedrooms: 4 + 1

2-Storey

30.5 x 125 Feet

Washrooms: 5

Irreg:

1x5x2nd, 1x4x2nd, 1x3x2nd,
1x3xBsmt, 1x2xMain

Dir/Cross St: E.Laird Dr/N.Eglington Ave

MLS#: C12072374

PIN#: 103670172

Kitchens:	1	Exterior:	Stone / Stucco/Plaster	Zoning:	Residential
Fam Rm:	Y	Drive:	Private	Cable TV:	A
Basement:	Fin W/O	Gar/Gar Spcs:	Built-In / 1	Gas:	Y
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	3	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Central Vacuum, Family Room, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School	Retirement:	
Apx Sqft:	2000-2500			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	Storage
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Upper				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.6	x 7.37	B/I Vanity	Pot Lights	
2	Living	Main	19.26	x 12.99	Gas Fireplace	Hardwood Floor	B/I Shelves
3	Dining	Main	19.26	x 12.99	Pot Lights	Built-In Speakers	Combined W/Living
4	Breakfast	Main	10.33	x 5.02	B/I Shelves	Hardwood Floor	Led Lighting
5	Kitchen	Main	17.88	x 8.79	Centre Island	B/I Appliances	Hardwood Floor
6	Family	Main	17.88	x 9.84	Fireplace	Hardwood Floor	Built-In Speakers
7	Prim Bdrm	2nd	18.01	x 15.81	5 Pc Ensuite	Built-In Speakers	Pot Lights
8	2nd Br	2nd	12.99	x 9.55	Semi Ensuite	Hardwood Floor	Closet
9	3rd Br	2nd	12.5	x 9.65	Semi Ensuite	Pot Lights	Hardwood Floor
10	4th Br	2nd	9.48	x 9.06	3 Pc Ensuite	Pot Lights	Hardwood Floor
11	Laundry	2nd	0	0	Separate Rm		
12	Rec	Lower	17.98	x 9.84	Wet Bar	W/O To Yard	Fireplace
13	Br	Lower	10.43	x 6.56	Laminate	Pot Lights	Window
14	Furnace	Lower	0	0	Combined W/Laundry		

Client Remks: **Welcome to 584 Broadway Avenue---This stunning custom-designed residence offers approximately 3800 sq ft of luxurious living space, seamlessly blending elegance and modern life style design--every details has been meticulously curated, situated in a highly-demand/desired Leaside neighborhood---Step inside to discover a spacious foyer with a soaring ceiling & a built-in modern-vanity & The main floor features an open concept layout of living room with the built-in shelves and dining room flooding the space with natural sunlight. The kitchen is a chef's dream, equipped with a Top-Of-The Line, built-in appliances, sleek finishes, ample storage/cabinets, adjacent, the family room forms the soul of this home, features a fireplace & hi ceiling with a walkout to sundeck and backyard, ideal for indoor-outdoor living. The second level offers four good size of bedrooms with lots of lights throughout large windows, HEATED ENSUITES. The primary suite is a true retreat, featuring a lavish 5pcs HEATED ensuite, perfect for relaxation. The lower level, fully finished basement provides an additional versatility and offering a radiant HEATED floors, and a nanny suite, making it perfect for extended family or guests***Additional features include rough-in built-in speakers throughout, smart home lighting and security cameras for ultimate comfort and peace of mind, heated floors, lots of vanity-pantry & built-in shelves-----This execptional home is a rare opportunity to experience unparalleled craftsmanship and design and wood-work(built-in shelves)-----Close to all amenities to shops,parks,schools & downtown,hwys

Extras:

Listing Contracted With: FOREST HILL REAL ESTATE INC.416-929-4343



30 Parkhurst Blvd			Sold: \$3,800,000
Toronto Ontario M4G 2C6			List: \$3,995,000
Toronto C11 Leaside Toronto			
Taxes: \$16,752.06/2025		For: Sale	% Dif: 95
Sold Date: 03/20/2025			
SPIS: N	Last Status: SLD	DOM: 35	
Detached	Fronting On: N	Rms: 12 + 2	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	35 x 130 Feet	Washrooms: 5	
	Irreg: speak to LA	1x2xMain, 1x5x2nd, 1x5x2nd, 1x3x2nd, 1x3xBsmt	
Dir/Cross St: Bayview Avenue & Eglinton Avenue E			

MLS#: C11972191 **PIN#:** 103860042

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 3000-3500 Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stucco/Plaster Drive: Private Gar/Gar Spcs: Attached / 1 Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove	Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown	Hydro: Phone: Municipal
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Family	Main	19.32	x 17.26	Hardwood Floor	W/O To Patio	
2	Living	Main	23.33	x 15.32	Hardwood Floor	Built-In Speakers	Gas Fireplace
3	Dining	Main	23.33	x 15.32	Hardwood Floor	Combined W/Living	Pot Lights
4	Kitchen	Main	27.17	x 10.01	Hardwood Floor	Built-In Speakers	Pot Lights
5	Prim Bdrm	2nd	21.59	x 17.16	Vaulted Ceiling	Hardwood Floor	5 Pc Ensuite
6	2nd Br	2nd	16.99	x 10.99	Vaulted Ceiling	Picture Window	Semi Ensuite
7	3rd Br	2nd	12.99	x 9.51	Vaulted Ceiling	Semi Ensuite	Double Closet
8	4th Br	2nd	10.5	x 11.42	Vaulted Ceiling	3 Pc Ensuite	Double Closet
9	Rec	Bsmt	18.83	x 18.34	W/O To Yard	Heated Floor	Gas Fireplace
10	Games	Bsmt	10.33	x 8.01	W/O To Yard	Heated Floor	
11	Br	Bsmt	8.83	x 8.33	Pot Lights	Above Grade Window	W/I Closet
12	Office	Bsmt	16.01	x 7.51	Pot Lights	Above Grade Window	Heated Floor

Client Remks: Set in one of the city's most sought-after neighborhoods, this stunning 4+1 bedroom, 5 bath home is ready for it's next family. With nearly 4,400 square feet across three levels, this thoughtfully designed home offers generous living spaces for the modern family. Situated just steps from the shops and amenities along the best part of Bayview, everything you need is within a short stroll. The main floor, with 10-foot ceilings and solid oak hardwood floors, is light and bright. Crown molding accents enhance the formal living room, complete with a gas fireplace, which flows seamlessly into the spacious dining area - perfect for hosting. At the rear, the custom eat-in kitchen features premium appliances, oversized centre island, and ample storage, while the adjoining family room offers built-in cabinetry, a gas fireplace, and walk-out access to the patio and pool-sized backyard. The second floor, illuminated by a large skylight and featuring 9-foot ceilings, holds four generously sized bedrooms. The principal suite is a serene retreat, with a walk-in closet, his-and-hers closets with custom built-ins, and 5-piece ensuite complete with heated floors, a soaker tub, his and hers sinks, and vanity. Second bedroom with large closet, and 3 piece ensuite. 3rd and 4th bedrooms with Jack-and-Jill bath, and large closets. Convenient second-floor laundry makes day-to-day living effortless. Designed with versatility in mind, the lower level offers 9-foot ceilings, heated floors, and a walk-out to the backyard. This space includes a recreation room with gas fireplace, private office, pantry, and teen or guest suite with a walk-in closet and 3-piece bath. The private driveway accommodates two cars, and the full size garage includes a storage loft. Storage abounds, with plenty of space for all an active family needs. Steps to Talbot Park, TTC, and in the coveted Bessborough and Leaside HS district, this home is a gem that must be seen.

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



16 Donlea Dr			Sold: \$3,935,000		
Toronto Ontario M4G 2M2			List: \$4,150,000		
Toronto C11 Leaside Toronto					
Taxes: \$15,400.18/2024			For: Sale		% Dif: 95
Sold Date: 02/26/2025					
SPIS: N		Last Status: SLD	DOM: 49		
Detached		Fronting On: S	Rms: 10 + 3		
Link: N		Acreage:	Bedrooms: 4 + 1		
2-Storey		35 x 125 Feet	Washrooms: 5		
		Irreg:	1x2xGround, 1x3xBsmt, 1x5x2nd, 2x4x2nd		
Dir/Cross St: Bayview and Eglington					

MLS#: C11914119	PIN#: 103650214
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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 / Stone Drive: Private Gar/Gar Spcs: Built-In / 1 Drive Park Spcs: 2 Tot Prk Spcs: 3 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
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#	Room	Level	Length (ft)		Width (ft)	Description		
1	Foyer	Ground	15.42	x	5.74	Crown Moulding	Tile Floor	
2	Living	Ground	17.16	x	10.83	Hardwood Floor	Crown Moulding	Large Window
3	Dining	Ground	13.85	x	16.5	Hardwood Floor	Crown Moulding	
4	Kitchen	Ground	23.98	x	10.66	Hardwood Floor	Centre Island	Breakfast Area
5	Family	Ground	16.7	x	16.9	Hardwood Floor	Gas Fireplace	W/O To Yard
6	Powder Rm	Ground	5.84	x	4.82	Tile Floor	Marble Counter	
7	Prim Bdrm	2nd	18.37	x	15.03	Hardwood Floor	His/Hers Closets	5 Pc Ensuite
8	Br	2nd	11.94	x	12.14	Hardwood Floor	W/I Closet	4 Pc Ensuite
9	2nd Br	2nd	18.93	x	10.66	Hardwood Floor	W/I Closet	Semi Ensuite
10	3rd Br	2nd	16.57	x	11.15	Hardwood Floor	Double Closet	Semi Ensuite
11	Laundry	2nd	3.64	x	9.35	Tile Floor	Laundry Sink	
12	Rec	Bsmt	24.64	x	26.35	Hardwood Floor	Wet Bar	Gas Fireplace

Client Remks: Beautiful North Leaside home on a very quiet part of the street. Bright and spacious home with ample storage throughout. Chef's Kitchen (Wolf, Subzero) .Family Room and Basement with gas Fireplaces, Samsung Tv & Sonos with built in speakers. Primary oasis with spa like 5Pc bath, custom walk-In His and Hers closets. Basement bar great for entertaining. Stunning yard with loads of seating and dinning area and a hot tub for relaxing. ****EXTRAS**** Sub-Zero Fridge, Wolf Cooking 6 Burner stove. Asko D/W 2 Gas fireplaces

Extras:
Listing Contracted With: SPECTRUM REALTY SERVICES INC.416-736-6500


16 Rumsey Rd
Toronto Ontario M4G 1N6

Toronto C11 Leaside Toronto

Taxes: \$15,621.91/2024**For:** Sale**Sold:** \$3,995,000**List:** \$3,995,000**Sold Date:** 05/01/2025**% Dif:** 100**SPIS:** N**Last Status:** SLD**DOM:** 9

Detached

Fronting On: N**Rms:** 15**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

34.56 x 120.15 Feet

Washrooms: 5**Irreg:**

1x2xGround, 1x6x2nd, 1x4x2nd,

Narrows at the back to

1x5x2nd, 1x4xLower

31.43

Dir/Cross St: Bayview and McRae**MLS#:** C12095005**PIN#:** 103840142

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	A
Basement:	Finished	Gar/Gar Spcs:	Built-In / 1	Gas:	Y
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:	None
Apex Age:		Prop Feat:		Retirement:	
Apex Sqft:	3500-5000		Family Room, Fenced Yard,	Farm/Agr:	
Assessment:	POTL:		Fireplace/Stove, Library, Park, Place Of	Oth Struct:	
POTL Mo Fee:			Worship, Public Transit, School	Spec Desig:	Unknown
Laundry lev:	Upper				

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	19.32	x 6.5	Hardwood Floor		
2	Living	Ground	15.85	x 11.42	Hardwood Floor	Fireplace	Crown Moulding
3	Dining	Ground	14.5	x 11.42	Hardwood Floor	Window	Crown Moulding
4	Kitchen	Ground	12.93	x 9.68	Hardwood Floor	Centre Island	Combined W/Family
5	Breakfast	Ground	15.49	x 9.74	Hardwood Floor	Bay Window	Combined W/Kitchen
6	Family	Ground	16.5	x 16.5	Hardwood Floor	Fireplace	Combined W/Kitchen
7	Prim Bdrm	2nd	16.34	x 14.4	Hardwood Floor	W/I Closet	6 Pc Ensuite
8	2nd Br	2nd	11.58	x 9.15	Hardwood Floor	Double Closet	4 Pc Ensuite
9	3rd Br	2nd	11.09	x 10.43	Hardwood Floor	Semi Ensuite	Double Closet
10	4th Br	2nd	10.99	x 10.43	Hardwood Floor	Semi Ensuite	Double Closet
11	Laundry	2nd	7.58	x 5.15	Tile Floor	Laundry Sink	B/I Shelves
12	Rec	Bsmt	25.43	x 20.01	Tile Floor	Heated Floor	Wet Bar
13	5th Br	Bsmt	13.68	x 10.99	Tile Floor	Heated Floor	Double Closet

Client Remks: Welcome to 16 Rumsey Road, an exceptional family home situated on one of the most desirable streets in Leaside. With 4+1 bedrooms and 5 bathrooms, this thoughtfully designed home offers space, style, and functionality. The main floor features a grand formal living and dining room, a beautifully renovated open-plan eat-in kitchen, and a family room overlooking the large, fully landscaped backyard with a heated stone patio. The upper level boasts four spacious bedrooms, including the luxurious primary bedroom with a large walk-in closet and spa-like 6-piece ensuite, 2 additional bathrooms, and a convenient second-floor laundry room and servery. The lower level has heated floors and offers an amazing recreation room, an additional bedroom and bathroom, a wine cellar, and plenty of storage. The convenient mudroom with direct access from the garage adds practicality, making this home perfect for modern family living. Located on one of the best blocks in south Leaside, this home is a rare opportunity to enjoy elegance and comfort in one of Toronto's most sought-after communities.

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM416-424-4910



118 Airdrie Rd
Toronto Ontario M4G 1M5
 Toronto C11 Leaside Toronto
Taxes: \$12,950.55/2024 **For:** Sale **% Dif:** 95
Sold Date: 06/07/2025
SPIS: N **Last Status:** SLD **DOM:** 33
Dir/Cross St: Airdrie Rd & Hanna Rd

Sold: \$4,200,000
List: \$4,399,000

Detached **Fronting On:** W **Rms:** 10 + 2
Link: N **Acreage:** **Bedrooms:** 4 + 1
 2-Storey 31 x 133 Feet **Washrooms:** 6
Irreg: 1x2x2nd, 1x8x2nd, 1x4x2nd,
 1x3x2nd, 2x3xBsmt


MLS#: C12123292**PIN#:** 103900041

Kitchens:	1 + 1	Exterior:	Brick Front	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	Y Hydro: Y
Basement:	Finished / W/O	Gar/Gar Spcs:	Built-In / 1.5	Gas:	Y Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	3	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	Inground	Waterfront:	
ApX Age:		Prop Feat:	Central Vacuum, Family Room, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School	Retirement:	
ApX Sqft:	2500-3000			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	23	x 12.99	Hardwood Floor	Bay Window	Built-In Speakers
2	Dining	Main	13.12	x 18.01	Hardwood Floor	Combined W/Living	Open Concept
3	Family	Main	17.09	x 18.01	Hardwood Floor	B/I Shelves	Built-In Speakers
4	Office	Main	9.42	x 8.99	Hardwood Floor	B/I Shelves	Large Window
5	Prim Bdrm	2nd	18.21	x 10.99	Hardwood Floor	7 Pc Ensuite	W/I Closet
6	2nd Br	2nd	10.01	x 10.01	Hardwood Floor	W/I Closet	Ensuite Bath
7	3rd Br	2nd	10.99	x 12.01	Hardwood Floor	W/I Closet	4 Pc Ensuite
8	4th Br	2nd	12.8	x 10.01	Hardwood Floor	Closet	4 Pc Ensuite
9	Rec	Lower	17.62	x 24.41	Hardwood Floor	W/I Closet	4 Pc Ensuite
10	Br	Lower	10.2	x 8.01	Hardwood Floor	Heated Floor	3 Pc Bath
11	Kitchen	Main	17.09	x 18.01	Hardwood Floor	Heated Floor	Ensuite Bath

Client Remks: Step into luxury with this stunning custom-built home, located in one of the quietest and most picturesque pockets of South Leaside. The main floor exudes elegance and functionality, featuring floor-to-ceiling aluminum windows that flood the space with natural light, complemented by white oak hardwood floors throughout. A private office offers a serene workspace, while the gourmet kitchen impresses with top-tier amenities and walkout access to a spacious deck complete with a built-in BBQ line. Enjoy beautifully landscaped front and backyards with interlocking stone and custom outdoor lighting perfect for refined outdoor living. Upstairs, each bedroom offers a retreat-like atmosphere with direct access to ensuite bathrooms featuring heated floors. The luxurious primary suite includes a large walk-in closet and an opulent 8-piece ensuite with a steam sauna. The basement provides additional living space ideal for guests or extended family, and walks out to a private backyard oasis featuring an in-ground swimming pool. With nearly 4,000 sq. ft. of finished living space, two separate furnace rooms for efficient climate control, and a snowmelt system for the driveway, front porch, and steps, this home offers the perfect blend of sophistication and comfort.

Extras:**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD. 416-494-7653



242 Sutherland Dr
Toronto Ontario M4G 1J3
Toronto C11 Leaside Toronto
Taxes: \$16,174/2025
Sold Date: 04/24/2025
SPIS: N
Last Status: SLD
DOM: 2

Sold: \$4,225,000.42
List: \$3,999,000
For: Sale
% Dif: 106

Detached
Link: N
2-Storey

Fronting On: W
Acreage:
33.39 x 120.13 Feet
Irreg:
33.39 ftx120.13 ft x43.29
ft x 120.75 ft

Rms: 11 + 3
Bedrooms: 5 + 1
Washrooms: 6
1x2xGround, 1x5x2nd, 2x3x2nd,
1x4x2nd, 1x3xLower

Dir/Cross St: Bayview Ave and Millwood Rd.

MLS#: C12096072

PIN#: 103840364

Kitchens: 1
Fam Rm: Y
Basement: Fin W/O
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: Y
Apx Age: 6-15
Apx Sqft: 3000-3500
Assessment: 2024 **POTL:**
POTL Mo Fee:
Laundry lev: Upper

Exterior: Brick
Drive: Lane
Gar/Gar Spcs: Built-In / 2
Drive Park Spcs: 2
Tot Prk Spcs: 4
UFFI:
Pool: None
Prop Feat:
Central Vacuum, Electric Car Charger,
Family Room, Fenced Yard,
Fireplace/Stove, Hospital, Library, Park,
School

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.45	x 14.9	Fireplace	Window Flr to Ceil	Pot Lights
2	Dining	Main	11.48	x 13.22	Built-In Speakers	Floating Stairs	Pot Lights
3	Family	Main	11.81	x 14.44	2 Way Fireplace	Window Flr to Ceil	Pot Lights
4	Kitchen	Main	13.58	x 15.42	B/I Appliances	Breakfast Bar	Eat-In Kitchen
5	Prim Bdrm	2nd	15.09	x 14.07	W/I Closet	Fireplace	Skylight
6	2nd Br	2nd	10.83	x 11.15	Hardwood Floor	Balcony	Double Closet
7	3rd Br	2nd	15.09	x 10.01	W/I Closet	Skylight	B/I Vanity
8	4th Br	2nd	14.44	x 10.83	Double Closet	Pot Lights	Window Flr to Ceil
9	5th Br	In Betwn	13.58	x 10.83	Ensuite Bath	B/I Desk	B/I Bookcase
10	Rec	Lower	30.84	x 16.08	B/I Bar	Pot Lights	Fireplace
11	Br	Lower	15.68	x 15.09	3 Pc Ensuite	Pot Lights	Large Window

Client Remks: Absolutely Stunning Architectural Masterpiece In South Leaside; This Rarely-Offered True Five-Bedroom Home Provides Unique Features & Finishes Throughout, Highlighted By The 20-Foot Rise In The Main Floor! Exceptional Family Home; Every Bedroom Has An Ensuite Bathroom, And Legendary Entertaining Possibilities! Gorgeous Open Concept Kitchen With Quartz & Live Edge Counters, Bamboo Cabinets, Subzero, Wolf, Bosch Integrated Appliances, Wine Fridge, Coffee Maker, Butlers Pantry, & Porcelain Floors. Warm & Welcoming Living & Dining Rooms With Incredible 12-Foot Ceilings And In-Floor Heating; Glass & Solid Oak Floating Staircase Leads To Five Bedrooms On Second Level With White Oak Flooring & Individual Heating/Cooling Systems In Every Room! Wonderful Basement Rec-Room & Home Gym With 9-Foot Ceilings, Built-In Bar & Perfect Nannys Bedroom With Ensuite Bath. Incredible Outdoor Oasis With New Trexx Decking, Hot Tub, Pergola, Motorized Retractable Awning, Built-In Speakers, In-Ground Sprinklers, & Hidden Carport With Automatic Garage Door Opener In Addition To The 2-Car Private Driveway & Built-In Garage With EV-Charger Out Front! Fully Automated Custom Blinds Throughout, Control-4 Home Automation System & Security Cameras. Sought-After Rolph Road P.S., Bessborough P.S., & Leaside H.S. Catchments. Steps To Trace Manes Park, Leaside Library, & Tennis Clubs. Also Steps From Iconic Old Yorke Fish & Chips, Plus Smart Centres On Laird, Longos, Starbucks, Amsterdam Barrel House, And Your Favourite Leaside Amenities!

Extras:
Listing Contracted With: BOSLEY - TORONTO REALTY GROUP INC.416-642-2660