



183 Mcrae Dr
Toronto Ontario M4G 1T2
 Toronto C11 Leaside Toronto

Taxes: \$6,922.51/2025

For: Sale

Sold: \$1,300,000
List: \$1,349,000

Sold Date: 10/17/2025

% Dif: 96

SPIS: N

Last Status: SLD

DOM: 15

Detached

Fronting On: S

Rms: 5 + 3

Link: N

Acreage:

Bedrooms: 2

1 1/2 Storey

37.04 x 94 Feet

Washrooms: 2

Irreg:

1x4xGround, 1x3xBsmt

Dir/Cross St: Btwn Rumsey & Airdrie **Directions:** Btwn Rumsey & Airdrie

MLS#: C12439191

PIN#: 103840154

Legal: PLAN 2120 LOT 48

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished / Separate Entrance	Park/Drive: Private	Hydro:
Fireplace/Stv: Y	Drive: Private	Gas:
Heat: Water / Gas	Drive Park Spcs: 1	Phone:
A/C: Wall Unit	Tot Prk Spcs: 2	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age: 51-99	Pool: None	Sewer: Sewers
Year Built: 1935	Prop Feat: Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public	Waterfront:
Yr Built Source: MPAC	Transit, School	Retirement:
Apx Sqft: 1100-1500	Interior Feat: Carpet Free, Primary Bedroom - Main Floor	HST Applicable to Sale Price: Included In
Roof: Asphalt Shingle, Fibreglass Shingle		Farm/Agr:
Foundation: Unknown		Oth Struct:
Assessment: POTL:		Survey Type: Available
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	12.47	x 12.86	Hardwood Floor	Large Window	Fireplace
2	Dining	Ground	13.42	x 10.27	Hardwood Floor	Large Window	Open Concept
3	Kitchen	Ground	12.04	x 7.74	Hardwood Floor	Renovated	Window
4	Prim Bdrm	2nd	13.68	x 15.62	Hardwood Floor	Closet	4 Pc Bath
5	2nd Br	2nd	11.75	x 10.07	Hardwood Floor	Closet	Vaulted Ceiling
6	Rec	Bsmt	12.93	x 17.03	Laminate	Separate Rm	Above Grade Window
7	Laundry	Bsmt	9.12	x 6.2	Laminate	Separate Rm	3 Pc Ensuite
8	Utility	Bsmt	12.96	x 9.02	Concrete Floor	Separate Rm	W/I Closet

Client Remarks: Charming Leaside home rich in authentic character! A rare opportunity to own a beautifully preserved and carefully updated 1 1/2 storey home full of character and warmth on an extra wide 37 ft lot with a private driveway! Step inside and be transported by the original gumwood doors, chair rails, wood trim, and even the window casings in the living & dining room - all lovingly maintained in their natural, unspoiled state. The lovely hardwood floors and functional wood-burning fireplace offer timeless appeal, complemented by exquisite leaded glass & stained glass windows and cut-glass doors that reflect the craftsmanship of a bygone era. However some updates were diligently executed like the upgraded windows for energy efficiency. This 1 1/2 storey home features 2 bdrms, 2 full bathrooms, an updated kitchen with newer cabinetry & appliances including a dishwasher. A renovated upper bathroom with classic white tiles and black inlay which provides authentic charm and updated convenience. Whether you're cozying up by the fire or admiring the fine woodwork, this home is a celebration of traditional charm with thoughtful updates where they count. Enjoy a well-maintained & highly functional layout. And with a little TLC in the basement, the recreation/family room in this finished basement could come to life and accommodate your family's needs. And there's lots of storage here + a big walk-in cedar closet. Located in highly desirable South Leaside, close to parks, shops and transit while offering top-tier public schools including Ralph Road Elementary, Bessborough Dr Elementary & Middle School and Leaside High. Leaside is not just a neighbourhood, it's a community lifestyle like few others. Don't miss this rare opportunity to own a piece of Leaside's architectural history and make it your own! Note: This property is sold in "As Is" condition.

Inclusions: Fridge, Stove, Dishwasher, Washer & Dryer, Chest Freezer. All Electrical Light Fixtures. All Window Coverings In Place. Ceiling Fan in 2nd Bdrm. 1 Ductless Air Conditioner. Hot Water Tank - Gas (O).

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



149 Donlea Dr Toronto Ontario M4G 2M7 Toronto C11 Leaside Toronto Taxes: \$7,963.16/2025 Sold Date: 09/12/2025 SPIS: N Last Status: SLD DOM: 24			Sold: \$1,325,000 List: \$1,399,000
Detached	Fronting On: S	Rms: 6 + 1	
Link: N	Acreage: 25 x 135 Feet	Bedrooms: 3	Washrooms: 1
2-Storey	Irreg:	Dir/Cross St: Bayview & Eglinton Directions: Between Sutherland Dr & Laird Dr	

MLS#: C12352018

PIN#: 103670291

Legal: PT LT 313 PLN 1925

Kitchens: 1 Fam Rm: N Basement: Finished / Separate Entrance Fireplace/Stv: Y Heat: Water / Gas A/C: Other Central Vac: N Apx Age: 51-99 Year Built: 1946 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Metal Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Library, Place Of Worship, Ravine, School Interior Feat: None Security Feat: Alarm System	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown	Hydro: Phone: Municipal Sewers
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	0	0	Closet		
2	Living	Main	17.49	x 10.5	Electric Fireplace	Leaded Glass	Broadloom
3	Dining	Main	12.83	x 9.25	W/O To Garden	Broadloom	
4	Kitchen	Main	12.83	x 8.01	B/I Appliances	Eat-In Kitchen	O/Looks Backyard
5	Prim Bdrm	2nd	15.16	x 10.6	Hardwood Floor	Closet	O/Looks Frontyard
6	2nd Br	2nd	12.76	x 8.76	Closet	O/Looks Garden	
7	3rd Br	2nd	10.66	x 8.6	Closet	O/Looks Backyard	
8	Rec	Lower	17.26	x 10.24			
9	Laundry	Lower	12.99	x 6.99	Concrete Sink		
10	Utility	Lower	13.09	x 9.84			
11	Cold/Cant	Lower	6.07	x 4.33			

Client Remarks: Pride of ownership - meticulously maintained by the same family over 55 years. Welcome to 149 Donlea Drive in North Leaside with charming curb appeal. Classic Leaside foyer with round-top front entrance door. Leaded glass entry to formal living room featuring a fireplace with an elegant mantle. The formal dining room has a walk-out to the fenced garden featuring established perennials. Spacious kitchen with abundant cupboards overlooks the garden. Oversized primary bedroom with adjacent 4pc bathroom. The Second bedroom overlooks the back garden. The third bedroom doubles as an office. The lower level has a separate side door entrance leading to the recreation room, laundry room and mechanical room. Legal front yard parking plus additional parking in front of, and inside the garage - accessible through laneway. Multiple possibilities for laneway or garden home. Steps from Eglinton amenities, walking distance to top schools. Walk score 91. Bike score 82. Transit score 69. See link to website for more photos.

Inclusions: As per Schedule B

Listing Contracted With: RE/MAX HALLMARK KATHY MCLACHLAN GROUP REALTY LTD. 416-486-6565



221 Donlea Dr Toronto Ontario M4G 2N3			Sold: \$1,472,000
Toronto C11 Leaside Toronto			List: \$1,529,000
Taxes: \$8,047/2025			For: Sale
Sold Date: 10/10/2025			% Dif: 96
SPIS: N	Last Status: SLD	DOM: 10	
Detached	Fronting On: S	Rms: 6 + 2	
Link: N	Acreage:	Bedrooms: 3	
2-Storey	28.67 x 135 Feet	Washrooms: 2	
	Irreg:	1x4, 1x3xBsmt	
Dir/Cross St: Don Avon & Donlea Dr. Directions: north of Eglington Ave. east of Laird Dr.			

MLS#: C12434356

PIN#: 103680725

Legal: PT LT 356 PL 1925 TWP OF YORK AS IN TB938648 T/W TB938648; TORONTO E YORK, CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 2	Cable TV:
Basement: Finished / Separate Entrance	Park/Drive:	Gas:
Fireplace/Stv: N	Drive:	Water: Municipal
Heat: Water / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Wall Unit	Tot Prk Spcs: 5	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Year Built: 1947	Prop Feat:	HST Applicable to: Included In
Yr Built Source: MPAC	Exterior Feat: Awnings, Deck	Sale Price:
Apx Sqft: 1100-1500	Interior Feat: Water Heater Owned	Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Asphalt Shingle		Survey Type: None
Foundation: Block		Spec Desig: Unknown
Assessment: 2025 POTL:		
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.19	x 10.76	Hardwood Floor	Formal Rm	Picture Window
2	Dining	Main	11.42	x 9.74	Hardwood Floor	B/I Shelves	Open Concept
3	Kitchen	Main	11.88	x 7.55	Hardwood Floor	Open Concept	W/O To Deck
4	Prim Bdrm	2nd	12.96	x 11.22	Hardwood Floor	Double Closet	Picture Window
5	2nd Br	2nd	9.94	x 9.15	Hardwood Floor	Picture Window	O/Looks Garden
6	3rd Br	2nd	9.88	x 9.15	Hardwood Floor	Closet	B/I Shelves
7	Rec	Bsmt	16.08	x 17.85	Broadloom	Above Grade Window	3 Pc Bath
8	Utility	Bsmt	14.44	x 10.76	Concrete Floor	B/I Shelves	

Client Remks: North Leaside detached family home awaits your personal touch. Three spacious bedrooms, 2 bathrooms & an opened-up kitchen. This sunny south facing lot is prime located steps to TTC, soon LRT, great schools, including Northlea French Immersion P.S., Serena Gundy Park, Smart Center shopping and more! This home has good-sized rooms. The open-concept kitchen walks out to an oversized deck and south-facing backyard with mature trees creating privacy. The parking is outstanding with a private driveway at the front plus at the rear of the garden there is a double car garage with 2 car parking in front of the garage (4 spots). A solid home with amazing potential. Move in & update, renovate, add on, or build custom.

Inclusions: awning with remote, stove, dishwasher, fridge, washer & dryer, furnace, ductless AC wall unit, hot water tank owned/ all appliances "as is" Sellers represent to the best of their knowledge that they are working but Sellers are not living at property

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



12 Cameron Cres Toronto Ontario M4G 1Z8 Toronto C11 Leaside Toronto Taxes: \$9,976.57/2025 Sold Date: 10/31/2025 SPIS: N Last Status: SLD DOM: 4			Sold: \$1,690,000 List: \$1,589,000
Detached	Fronting On: W	Rms: 7 + 2	
Link: N	Acreage: 32 x 135 Feet	Bedrooms: 3 + 1	
2-Storey	Irreg: Narrows to 23.54 lot rear	Washrooms: 2 1x4x2nd, 1x3xLower	
Dir/Cross St: Bayview & Eglinton Directions: South of Donegall			

MLS#: C12483312

PIN#: 103870183

Legal: PLAN 2121 PT LOT 141 PT LOT 142

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished	Park/Drive:	Hydro:
Fireplace/Stv: Y	Drive: Right Of Way	Gas:
Heat: Water / Gas	Drive Park Spcs: 0	Phone:
A/C: Central Air	Tot Prk Spcs: 1	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age: 51-99	Pool: None	Sewer: Sewers
Year Built: 1932	Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit, School	Waterfront:
Yr Built Source: MPAC	Interior Feat: Water Heater Owned, Workbench, Storage	Retirement:
Apx Sqft: 1100-1500		HST Applicable to: Included In
Lot Shape: Irregular		Sale Price:
Lot Size Source: MPAC		Farm/Agr:
Roof: Shingles		Oth Struct: Gazebo
Foundation: Concrete Block		Survey Year: 1985
Assessment: 2025 POTL:		Survey Type: Available
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	14.24	x 6.07	Hardwood Floor	B/I Closet	
2	Living	Main	19.32	x 13.25	Hardwood Floor	Fireplace	B/I Bookcase
3	Dining	Main	12.66	x 11.15	Hardwood Floor	Wainscoting	O/Looks Garden
4	Kitchen	Main	12.66	x 7.58	Renovated	Double Sink	Walk Through
5	Breakfast	Main	9.51	x 8.83	Skylight	O/Looks Garden	Walk-Out
6	Prim Bdrm	2nd	16.77	x 10.33	Hardwood Floor	W/W Closet	
7	2nd Br	2nd	10.76	x 10.01	Hardwood Floor	O/Looks Garden	
8	3rd Br	2nd	10.5	x 8.92	Hardwood Floor	O/Looks Garden	
9	Rec	Lower	14.76	x 12.66	B/I Bookcase	Broadloom	
10	4th Br	Lower	10.66	x 9.58	Broadloom		
11	Laundry	Lower	7.74	x 6.07			
12	Other	Lower	9.32	x 8.99			

Client Remarks: Classic South Leaside centre hall plan meticulously cared for by the same family for 38 years. Spacious foyer opens to the formal living room through french doors. Geaming hardwood floors, bay window, and a charming mantle with leaded glass enclosed bookcases surrounding the wood burning fireplace. French door entrance to the formal dining room, with wainscoting overlooks the garden. Modern kitchen with stainless steel appliances leads to sun drenched breakfast room. Walk out from the breakfast room to a spacious deck with western exposure for sunset relaxation and entertaining. The second floor features three bedrooms with hardwood floors, a large primary bedroom with wall-to-wall closets. Bedrooms 2 & 3 overlook the garden. An updated four-piece bathroom features a stone floor and a skylight. The lower level offers a spacious recreation room with built-in cabinetry, an additional bedroom, and a three-piece bath. The cold storage room is adjacent to the bathroom. The peaceful backyard is fully fenced with a charming gazebo at the foot of the garden. The oversized garage is accessible through the right-of-way. Catchment for top schools, the shops and restaurants of Bayview Avenue, the ravine, bike trails, Evergreen Brick Works, TTC and downtown.

Inclusions: See Schedule B

Listing Contracted With: RE/MAX HALLMARK KATHY MCLACHLAN GROUP REALTY LTD. 416-486-6565



2 Parklea Dr Toronto Ontario M4G 2J4			Sold: \$1,420,000		
Toronto C11 Leaside Toronto			List: \$1,599,000		
Taxes: \$11,967.36/2025			For: Sale		
Sold Date: 10/30/2025			% Dif: 89		
SPIS: N	Last Status: SLD	DOM: 28			
Detached	Fronting On: N	Rms: 8			
Link: N	Acreage:	Bedrooms: 4			
2-Storey	35 x 135 Feet	Washrooms: 2			
	Irrig:	1x4x2nd, 1x2xGround			
Dir/Cross St: Hanna/Eglinton					
Directions: runs East from Hanna Rd, one block south of Eglinton					

MLS#: C12439723

PIN#: 103850037

Legal: Pt Lt 647 1908 TWP of York as in TL 35768, City of Toronto

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Attached / 1	Cable TV:
Basement: Partially Finished	Park/Drive:	Gas:
Fireplace/Stv: N	Drive:	Water:
Heat: Water / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: None	Tot Prk Spcs: 3	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Year Built: 1942	Prop Feat: Family Room, Fenced Yard, Park, School	Under Contract: Hot Water Heater
Yr Built Source: MPAC	Interior Feat: Storage	HST Applicable to: Included In
Apx Sqft: 1500-2000		Sale Price:
Lot Size Source: MPAC		Farm/Agr:
Roof: Shingles		Oth Struct:
Foundation: Concrete Block		Survey Type: None
Assessment: 2025 POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	15.75	x 12.4	Hardwood Floor	
2	Dining	Main	12.01	x 10.99	Hardwood Floor	Stained Glass
3	Family	Main	10.99	x 12.4	W/O To Garden	
4	Kitchen	Main	12.01	x 8.01		
5	Prim Bdrm	2nd	13.32	x 12.4	Hardwood Floor	Closet
6	Br	2nd	16.24	x 8.99	Closet	Hardwood Floor
7	Br	2nd	10.76	x 10.01	Closet	Hardwood Floor
8	Br	2nd	12.17	x 8.99	Double Closet	
9	Rec	Bsmt	16.99	x 11.15		
10	Tandem	Bsmt	10.99	x 12.24		
11	Utility	Bsmt	10.99	x 11.84		
12	Laundry	Bsmt	12.01	x 7.74		

Client Remarks: Classic South Leaside home with the grace and elegance of its time. Hardwood flooring, stain glass windows, etched glass door. Built in 1942, enjoyed by the same family since 1956, a fourth bedroom and a main floor family room added in 1969. Fabulous 35 X135 lot - rare opportunity. Warm and inviting : sun pouring into south facing windows. Good ceiling height in basement - rec room comes with built-in platform for model trains. Create your dream home with extensive renovations or by building new. Fantastic location : a short walk to tennis courts, ball diamond. Transportation on Bayview and Eglinton. Restaurants, both boutique and larger stores. Attached please find a report from Laneway Housing Advisors with regard to building a Garden Suite and/or a 2, 3 or 4 plex.

Inclusions: refrigerator, stove, b/i dishwasher (not working), washer, dryer, freezer, gas burner and equipment, existing light fixtures, credenza labelled "built-in" on floor plan in family room, all in "as is" condition.

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



10 Astor Ave Toronto Ontario M4G 3M2 Toronto C11 Leaside Toronto			Sold: \$1,650,000 List: \$1,650,000
Taxes: \$11,051/2024	For: Sale	% Dif: 100	
Sold Date: 09/13/2025			
SPIS: N	Last Status: SLD	DOM: 1	
Detached	Fronting On: W	Rms: 8	
Link: N	Acreage:	Bedrooms: 3	
2-Storey	30 x 159.99 Feet	Washrooms: 2	
	Irreg:	1x3x2nd, 1x2xBsmt	
	Dir/Cross St: Bayview & Moore	Directions: Bayview & Moore	

MLS#: C12401484

PIN#: 103920328

Legal: PT LT 215 PL 2880 LEASIDE; PT LT 214 PL 2880 LEASIDE AS IN TB238614; TORONTO, CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning: Residential
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV: A
Basement: Partially Finished	Park/Drive: Private	Hydro: Y
Fireplace/Stv: Y	Drive: Private	Gas: Y
Heat: Radiant / Gas	Drive Park Spcs: 3	Phone: A
A/C: Central Air	Tot Prk Spcs: 3	
Central Vac: N	UFFI:	
Apx Age: 51-99	Pool: None	
Year Built: 1942	Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit	
Yr Built Source: MPAC	Exterior Feat: Deck	
Apx Sqft: 1500-2000	Interior Feat: Water Heater	
Lot Shape: Rectangular		
Lot Size Source: GeoWarehouse		
Roof: Asphalt Shingle		
Foundation: Block		
Assessment: \$1,545,000 / 2025		
POTL: POTL Mo Fee:		
Laundry lev: Lower		

Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	17.06	x 7.55	
2	Family	Main	15.42	x 10.83	
3	Dining	Main	11.81	x 10.83	
4	Living	Main	17.06	x 11.15	
5	Prim Bdrm	2nd	14.11	x 11.15	
6	2nd Br	2nd	11.91	x 8.69	
7	3rd Br	2nd	14.76	x 8.86	
8	Bathroom	2nd	6.99	x 6.36	

Client Remks: Beautiful Leaside home in quiet neighbourhood with many original features. Fantastic lot size. Close to transit, highways, schools, parks, recreation and shopping. A great home to make your own. Must be seen!

Inclusions: All ELF's, appliances, washer and dryer

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



17 Donegall Dr Toronto Ontario M4G 3G6			Sold: \$1,850,000
Toronto C11 Leaside Toronto			List: \$1,688,000
Taxes: \$9,682.47/2025			For: Sale
Sold Date: 11/01/2025			% Dif: 110
SPIS: N	Last Status: SLD	DOM: 5	
Detached	Fronting On: E	Rms: 7 + 2	
Link: N	Acreage:	Bedrooms: 3	
2-Storey	31.08 x 110 Feet	Washrooms: 2	
	Irrig:	1x3x2nd, 1x2xBsmt	
	32.08 ft, 115.88ft as per		
	GeoWarehouse		
Dir/Cross St: Millwood Rd and Bayview Ave Directions: Millwood Rd and Bayview Ave			

MLS#: C12484078

PIN#: 103870232

Legal: PT LT 117 PL 2121 TWP OF YORK AS IN TB943343; TORONTO, CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Separate Entrance	Park/Drive: Private	Hydro:
Fireplace/Stv: Y	Drive: Private	Gas:
Heat: Water / Gas	Drive Park Spcs: 3	Phone:
A/C: Window Unit	Tot Prk Spcs: 3	Water:
Central Vac: N	UFFI:	Municipal
Apx Age:	Pool: None	Water Supply Type:
Year Built: 1930	Prop Feat: Fireplace/Stove, Hospital, Park, Place Of Worship, Public Transit, School	Sewer:
Yr Built Source: MPAC	Interior Feat: Built-In Oven	Waterfront:
Apx Sqft: 1100-1500		Retirement:
Roof: Shingles		HST Applicable to: Included In
Foundation: Unknown		Sale Price:
Assessment: POTL:		Farm/Agr:
POTL Mo Fee:		Oth Struct:
Laundry lev:		Survey Type: None
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.68	x 11.75	Fireplace	Leaded Glass	Wainscoting
2	Dining	Main	12.37	x 11.02	Wainscoting	Leaded Glass	Broadloom
3	Kitchen	Main	17.32	x 8.76	Eat-In Kitchen	Window	Laminate
4	Sunroom	Ground	6.73	x 9.19	Broadloom	Window	W/O To Deck
5	Prim Bdrm	2nd	11.32	x 12.63	Closet	Window	Broadloom
6	2nd Br	2nd	11.78	x 9.51	Closet	Window	Broadloom
7	3rd Br	2nd	9.38	x 9.45	Hardwood Floor	Window	
8	Rec	Bsmt	17.72	x 11.75	Broadloom	Window	B/I Bookcase
9	Laundry	Bsmt	13.58	x 106.04	Broadloom	Window	Laundry Sink

Client Remks: Nestled in the heart of Prestigious Leaside, This charming 3 bedroom home has a rare private drive for approx. 3 car parking with 31 ft. frontage. Charming Livingroom with gas fireplace, Lead Glass picture windows. Open concept livingroom to spacious dining room with wainscoting & Lead glass windows. Updated eat in kitchen. Finished lower level with side entrance. Professionally Landscaped Gardens. Fireplace as is condition. 3 Season Sunroom with walk out to a wonderful deck & private garden with custom built shed. Mins to Bayview with fine dining & shops. Easy access to downtown, Wonderful neighbours & schools in the area. A neighbour you wont want to leave.

Inclusions: All light fixtures, all window coverings, fridge, oven built-in, gas stove top, microwave, washer, dryer, fridge in basement, 2 window/wall air conditioning units. Fireplace as is condition (Hasn't been used for 6 years). Garden Shed

Listing Contracted With: MCCANN REALTY GROUP LTD. 416-481-2355



147 Rumsey Rd Toronto Ontario M4G 1P3 Toronto C11 Leaside Toronto Taxes: \$8,392.99/2025 Sold Date: 10/17/2025 SPIS: N Last Status: SLD DOM: 25			Sold: \$1,675,000 List: \$1,750,000
Detached Link: N 2-Storey	Fronting On: E Acreage: 25.5 x 134 Feet Irrig:	Rms: 6 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Rumsey Road & McRae Drive Directions: Rumsey Road & McRae Drive

MLS#: C12418724

PIN#: 103840157

Legal: PT LT 48 PL 2120 TWP OF YORK; PT LT 49 PL 2120 TWP OF YORK; PT LT 50 PL 2120 TWP OF YORK AS IN TB894753; T/W & S/T TB894753; TORONTO, CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished / Separate Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1938 Yr Built Source: MPAC Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown	Hydro: Phone: Municipal
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	13.22	x 6.33	Ceramic Floor	Closet	Wainscoting
2	Living	Main	17.22	x 11.81	Hardwood Floor	Bay Window	Fireplace
3	Dining	Main	12.6	x 9.42	Hardwood Floor	Crown Moulding	Leaded Glass
4	Kitchen	Main	14.4	x 9.02	Stainless Steel Appl	Open Concept	Breakfast Bar
5	Prim Bdrm	2nd	12.6	x 11.98	Hardwood Floor	Large Window	Closet
6	2nd Br	2nd	13.35	x 9.19	Hardwood Floor	Closet	East View
7	3rd Br	2nd	11.22	x 8.99	Hardwood Floor	Closet	East View
8	Bathroom	2nd	6.04	x 6.04	Ceramic Floor	4 Pc Bath	Linen Closet
9	Rec	Bsmt	18.96	x 10.6	Vinyl Floor	Pot Lights	Above Grade Window
10	Pantry	Bsmt	10.73	x 7.28	Ceramic Floor	B/I Shelves	Above Grade Window
11	Bathroom	Bsmt	6.04	x 6.04	Ceramic Floor	3 Pc Bath	Above Grade Window
12	Laundry	Bsmt	6.56	x 6.04	Ceramic Floor	B/I Shelves	
13	Utility	Bsmt	8.2	x 3.81	Concrete Floor		

Client Remarks: 147 Rumsey Road, in the heart of South Leaside; the perfect family home in search of a family. Classic side hall 2-storey floor plan with 3 bedrooms directly across from Trace Manes Park & Community Centre and the Leaside branch of the Toronto Public Library. The Main floor features a generous foyer opening into a large, inviting living area with a west-facing bay window. The family sized dining area has an abundance of natural light and overlooks the east-facing backyard. An open concept kitchen provides perfect sightlines for entertaining. A large, primary bedroom easily accommodates a king-sized suite of furniture and has a large, west-facing window. The 2nd and 3rd bedrooms both overlook the backyard. The main bathroom has a large, built-in closet for linens and storage as well as a linen closet on the 2nd floor landing. The finished basement has a separate side entrance and provides great space for family activities including a kitchenette, 3-piece bath and laundry space. 147 Rumsey is close to the best of Bayview Avenue shops, restaurants and cafes and some of Toronto's most desirable public schools.

Inclusions: All chattels and permanent fixtures in 'As-Is' and 'Where-Is' condition including the following: stainless steel: stove, built-in microwave oven, refrigerator, built-in dishwasher, washer & dryer, all electric light fixtures, all window blinds, forced air gas furnace, central air conditioner.

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



583 Broadway Ave
Toronto Ontario M4G 2S4
 Toronto C11 Leaside Toronto

Taxes: \$8,227.08/2025

For: Sale

Sold: \$1,630,000
List: \$1,799,000

Sold Date: 10/10/2025

% Dif: 91

SPIS: N

Last Status: SLD

DOM: 18

Detached

Fronting On: S

Rms: 5 + 5

Link: N

Acreage:

Bedrooms: 2 + 1

Bungalow

36 x 135 Feet

Washrooms: 2

Irreg:

1x4xGround, 1x2xBsmt

Dir/Cross St: Btwn Laird & Don Avon **Directions:** Btwn Laird & Don Avon

MLS#: C12418744

PIN#: 103670387

Legal: PLAN 3111 PT LOT 780 PT LOT 781

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished / Separate Entrance	Park/Drive: Private	Gas:
Fireplace/Stv: Y	Drive: Private	Water:
Heat: Water / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Wall Unit	Tot Prk Spcs: 3	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age: 51-99	Pool: None	Retirement:
Year Built: 1946	Prop Feat: Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School	Under Contract: Hot Water Tank-Gas
Yr Built Source: MPAC	Exterior Feat: Landscape Lighting, Landscaped, Privacy	HST Applicable to Sale Price: Included In
Apx Sqft: 700-1100	Interior Feat: Primary Bedroom - Main Floor, Storage, Sump Pump	Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Unknown		Survey Type:
Foundation: Unknown		Spec Desig:
Assessment: 2025 POTL:		
POTL Mo Fee:		
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	11.29	x 12.66	Open Concept	Fireplace	Large Window
2	Dining	Ground	11.29	x 7.97	Open Concept	Window	O/Looks Garden
3	Kitchen	Ground	8.63	x 12.73	O/Looks Dining	Modern Kitchen	Window
4	Prim Bdrm	Ground	9.09	x 12.99	Closet	O/Looks Garden	4 Pc Bath
5	2nd Br	Ground	10.83	x 8.76	Murphy Bed	O/Looks Garden	Window
6	3rd Br	Bsmt	19.49	x 11.42	Separate Rm	O/Looks Garden	Above Grade Window
7	Rec	Bsmt	12.11	x 9.71	Broadloom	Pot Lights	Above Grade Window
8	Office	Bsmt	8.5	x 12.57	Broadloom	Open Concept	Above Grade Window
9	Laundry	Bsmt	11.98	x 13.22	Concrete Floor	Separate Rm	Laundry Sink
10	Other	Bsmt	11.75	x 5.22	Broadloom	Pot Lights	Window

Client Remarks: Nestled among multi-million-dollar homes, this lovingly renovated 2+1 bedroom gem on a 36 x 135 ft lot is one of the few remaining bungalows in Leaside and it stands out above the rest. This home blends warmth, comfort and style in one inviting package. From the moment you step inside, the wood-burning fireplace and oversized window set the tone, imagine snowy evenings spent cozy by the fire. The open-concept living/dining area flows seamlessly into the kitchen, creating a hub ideal for everyday living, for Sunday family dinners or for entertaining buffet-style in the kitchen spilling into the dining & living room with friends and family. Both main flr bedrooms are spacious and overlook the garden for peaceful nights; the second bdrm doubles as a home office/gym with a Murphy bed for overnight guests. The fully finished lower level doesn't feel like a basement with the multiple above-grade windows and feels warm & inviting thanks to the broadloom underfoot. A large rec room invites family movie nights, while an over-sized dream dressing room doubles as a fabulous "sister sanctuary" with a powder room right there for mom's stress-free mornings. An open den/alcove offers a flexible home-office space, while the oversized third bedroom downstairs provides enough room for a bdrm & private work space. A separate room houses the laundry/utility and ensures plenty of storage. Step outside to a backyard that's been lovingly landscaped over the years. The hardscaped patio is perfect for dining al fresco, with landscape lighting, candles, and potted plants setting the mood for serene evenings. Further down this very deep lot, enjoy a secondary seating area or set up a jungle gym in the fully fenced garden, perfect for kids, pets, and summer fun. This home truly has it all: character, thoughtful renovations, and a backyard retreat in the heart of Leaside. School catchment is much sought after Northlea Elementary & Middle School. All you need to do is move in and say, I'm home!

Inclusions: Fridge, Stove, Dishwasher, Washer & Dryer. Upright Freezer In Basement. All Electrical Light Fixtures. All Custom Blinds. TV And Wall Mount in Primary Bedroom. TV And Wall Mount In Family Room. Murphy Bed in 2nd Bedroom and Wardrobe in Bsmt Bedroom. 3 Ductless Heat & A/C Heat Pump Units. Gardening Shed. All Outdoor Garden Lighting In Place. Note: Murphy Bed & Bsmt Freezer can stay or go.

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

	268 Sutherland Dr Toronto Ontario M4G 1J3 Toronto C11 Leaside Toronto Taxes: \$9,380.34/2025 Sold Date: 07/10/2025 SPIS: N	Sold: \$1,839,000 List: \$1,849,000
	For: Sale Last Status: SLD DOM: 2 Detached Link: N 2-Storey Fronting On: W Acreage: 30 x 120 Feet Irreg: Dir/Cross St: Bayview Ave & Millwood Rd Directions: Bayview Ave & Millwood Rd	Rms: 8 Bedrooms: 3 + 1 Washrooms: 4 1x4x2nd, 1x4x2nd, 1x4xMain, 1x4xBsmt

MLS#: C12269759

Legal: LT 296 PL 2120 TWP OF YORK; TORONTO, CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1939 Yr Built Source: Appraiser Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: None Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove, Library, Park, Public Transit, School Interior Feat: Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: None Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	11.45	x 14.93	Fireplace
2	Dining	Main	19.65	x 8.63	W/O To Yard
3	Kitchen	Main	8.89	x 11.78	Walk Through
4	Study	Main	9.02	x 11.78	Hardwood Floor
5	Bathroom	Main	8.33	x 6.3	4 Pc Bath
6	Prim Bdrm	2nd	19.72	x 15.06	W/I Closet
7	Bathroom	2nd	4.99	x 7.64	4 Pc Ensuite
8	2nd Br	2nd	11.61	x 14.76	Hardwood Floor
9	Bathroom	2nd	7.22	x 8.2	4 Pc Bath
10	3rd Br	2nd	11.75	x 14.76	Sliding Doors
11	Rec	Lower	9.74	x 18.73	Tile Floor
12	Bathroom	Lower	4.59	x 7.45	4 Pc Bath
13	Laundry	Lower	4.59	x 6.56	
14	Utility	Lower	13.91	x 15.42	Unfinished
15	Den	Lower	8.53	x 10.17	Unfinished

Client Remarks: Welcome Home To South Leaside! Loved By The Same Family For 43-Years, This Is A Rare Opportunity To Renovate Or Build Anew On This Fantastic 30 x 120 Foot Lot With Rear Laneway & Detached Garage, On A Tree-Lined, Family-Friendly Street! This Detached, 2-Storey, 4-Bedroom, 4-Bathroom Home Has A Workable Existing Floor Plan With Room To Expand Into The Full Basement, Currently Unfinished. Potential Abounds! Located Steps To Trace Manes Park, Leaside Tennis Club, & Leaside Public Library, And Only Three Blocks From Rolph Road Public School & Daycare. Walk One Block To Iconic Old Yorke Fish & Chips, Stroll Down To The Local, & Shop At Incredible Leaside Village & SmartCentres! Survey, Floor Plans, & Laneway Housing Report All Available!

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



256 Rumsey Rd
Toronto Ontario M4G 1P9
 Toronto C11 Leaside Toronto

Taxes: \$7,978.24/2025
Sold Date: 10/30/2025

SPIS: N **Last Status:** SLD **DOM:** 16

Sold: \$1,870,000
List: \$1,995,000

Detached **Fronting On:** W
Link: N **Acreage:**
2-Storey 29 x 100 Feet
Irreg:
Dir/Cross St: Rumsey And Parklea **Directions:** Rumsey And Parklea

Rms: 7 + 2
Bedrooms: 3 + 1
Washrooms: 2
 1x4x2nd, 1x3xLower

MLS#: C12460225

PIN#: 103850028

Legal: PT LT 652 PL 1908 TWP OF YORK; PT LT 653 PL 1908 TWP OF YORK AS IN CA521435; TORONTO, CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Separate Entrance / Finished	Park/Drive: Private	Hydro:
Fireplace/Stv: Y	Drive: Private	Gas:
Heat: Water / Gas	Drive Park Spcs: 3	Water:
A/C: Wall Unit	Tot Prk Spcs: 4	Water Supply Type:
Central Vac: N	UFFI:	Sewer:
Apx Age:	Pool: None	Waterfront:
Year Built: 1943	Prop Feat: Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, Rec Centre, School	Retirement:
Yr Built Source: MPAC	Exterior Feat: Porch, Privacy, Patio	HST Applicable to Sale Price:
Apx Sqft: 1100-1500	Interior Feat: Auto Garage Door Remote, In-Law Capability	Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Asphalt Shingle		Survey Type:
Foundation: Concrete Block		Spec Desig:
Assessment: POTL:		Available
POTL Mo Fee:		Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	36.38	x 20.57	Tile Floor	Closet	Window
2	Living	Main	50.07	x 37.99	Hardwood Floor	Gas Fireplace	B/I Shelves
3	Dining	Main	40.16	x 31.43	Hardwood Floor	Crown Moulding	W/O To Deck
4	Kitchen	Main	43.7	x 30.91	Hardwood Floor	Quartz Counter	Breakfast Bar
5	Prim Bdrm	2nd	38.55	x 38.32	Hardwood Floor	Closet	O/Looks Frontyard
6	2nd Br	2nd	46.72	x 33.04	Hardwood Floor	Closet	O/Looks Backyard
7	3rd Br	2nd	36.58	x 27.89	Hardwood Floor	Double Closet	O/Looks Backyard
8	4th Br	Lower	27.89	x 24.11	Vinyl Floor	Pot Lights	Above Grade Window
9	Rec	Lower	51.44	x 34.78	Broadloom	Pot Lights	Above Grade Window

Client Remks: Welcome to 256 Rumsey Road - a classic red brick beauty in South Leaside, fully renovated and full of charm! Every detail radiates warmth, quality and style - from the open-concept main floor to the private garden and rare detached garage. A perfect blend of tradition and modern living in the Bessborough School District. This home features a stunning custom kitchen by Olympic Kitchens with quartz counters, high end appliances and a large breakfast bar that opens to the dining area. A built-in banquette with storage and a gorgeous custom coffee station elevate the living experience, and the sunny west exposure brightens the entire space. The second floor features three well-proportioned bedrooms with hardwood floors and good closet space, including a large primary bedroom with room for a king-size bed. The gorgeous marble-clad four-piece bathroom features heated floors and custom cabinetry. Downstairs, the lower level offers a spacious recreation room with pot lights, an additional bedroom currently setup as an office, and a renovated three-piece bath with heated floors. Laundry and storage are located here as well, plus a convenient separate side door entrance. Enjoy privacy and relaxation in the peaceful backyard, fully fenced in with space to lounge, dine and play. The oversized detached garage is a bonus, outfitted with built-in shelves and a heating system of its own. In district for the coveted Bessborough Elementary School and Leaside High School, and within close proximity to private schools, the shops of Bayview Avenue, the ravine, bike trails, Evergreen Brick Works, TTC and downtown, this turnkey gem awaits!

Inclusions: All electrical light fixtures, All window coverings & rods (except where excluded), KitchenAid gas range & oven, Hood fan, KitchenAid French door refrigerator with bottom drawer freezer, KitchenAid built-in dishwasher, Panasonic built-in microwave, LG front loading washer and dryer, Gas fireplace with remote, Wall-mounted shelving in living room, Cushions for banquette in dining room, Gas boiler and equipment, Wall unit air conditioner (2024), Garage door opener and remote, White fridge in garage

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



72 Bessborough Dr Toronto Ontario M4G 3J1 Toronto C11 Leaside Toronto Taxes: \$12,268.99/2025 Sold Date: 11/27/2025 SPIS: N Last Status: SLD DOM: 0			Sold: \$1,950,000 List: \$1,998,800
Detached	Fronting On: W	Rms: 9	
Link: N	Acreage:	Bedrooms: 4	
2-Storey	51.15 x 65 Feet	Washrooms: 3	1x4x2nd, 1x2x2nd, 1x2xBsmt
Dir/Cross St: Bayview Ave & McRae Dr			Directions: Bayview Ave & McRae Dr

MLS#: C12580878

PIN#: 103920176

Legal: PT LT 100 PL 2122 TWP OF YORK AS IN EY151062;

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Built-In / 1	Cable TV:
Basement: Finished / Separate Entrance	Park/Drive: Private	Hydro:
Fireplace/Stv: Y	Drive: Private	Gas:
Heat: Water / Gas	Drive Park Spcs: 2	Phone:
A/C: Wall Unit	Tot Prk Spcs: 3	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Year Built: 1939	Prop Feat: Family Room, Fireplace/Stove	Waterfront:
Yr Built Source: MPAC	Exterior Feat: Patio	Retirement:
Apx Sqft: 2000-2500	Interior Feat: On Demand Water Heater	HST Applicable to: Included In
Lot Size Source: MPAC		Sale Price:
Roof: Asphalt Shingle		Farm/Agr:
Foundation: Block		Oth Struct:
Assessment: 2025 POTL:		Survey Type: None
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	20.18	x 12.5	Hardwood Floor	Bay Window	Fireplace
2	Dining	Ground	12.17	x 11.84	Formal Rm	Hardwood Floor	Wainscoting
3	Family	Ground	17.42	x 9.15	W/O To Garden	O/Looks Backyard	Picture Window
4	Breakfast	Ground	12.66	x 7.84	Open Concept	Plate Rail	
5	Kitchen	Ground	9.84	x 9.25	Side Door	O/Looks Backyard	
6	Prim Bdrm	2nd	14.93	x 12.66	Hardwood Floor	Closet	O/Looks Frontyard
7	2nd Br	2nd	10.66	x 9.32	Hardwood Floor	O/Looks Frontyard	B/I Shelves
8	3rd Br	2nd	13.25	x 13.09	Hardwood Floor	W/I Closet	O/Looks Backyard
9	4th Br	2nd	12.66	x 12.34	Hardwood Floor	Closet	O/Looks Frontyard
10	Rec	Bsmt	16.67	x 11.15	Broadloom	Above Grade Window	Panelled
11	Office	Bsmt	11.25	x 7.91	Panelled	Above Grade Window	2 Pc Bath
12	Utility	Bsmt	7.35	x 7.15			
13	Laundry	Bsmt	15.26	x 12.34	Above Grade Window	Closet	

Client Remarks: Welcome to a rare opportunity in one of Toronto's most desirable neighbourhoods. Cherished by the same family for 58 years, this home offers classic Leaside character with original vintage details, solid wood trim, spacious principal rooms, and abundant natural light. A unique find for the area, it features a fourth bedroom, a second-floor powder room, and two staircases to the basement. The sunny backyard is ideal for gardening and entertaining, complemented by a private two-car driveway and attached garage. While the interior has not been recently updated, it presents exceptional potential for restoration or modernization, allowing you to create a home perfectly suited to your vision. Located on a quiet, tree-lined street close to top-rated schools, parks, shops, dining, and transit-just steps to the TTC 88 and a short walk to the 11 Davisville route-with convenient access to the Bayview Extension and DVP, this is a truly special opportunity in the heart of Leaside.

Inclusions: See Schedule "B"

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY 416-443-0300



11 Donegall Dr
Toronto Ontario M4G 3G6
 Toronto C11 Leaside Toronto

Sold: \$1,910,000
List: \$1,999,900

Taxes: \$9,727.72/2025

For: Sale

% Dif: 96

Sold Date: 07/04/2025

SPIS: N

Last Status: SLD

DOM: 24

Detached

Fronting On: E

Rms: 9 + 3

Link: N

Acreage:

Bedrooms: 3

2-Storey

27.3 x 103.78 Feet

Washrooms: 2

Irrig:

1x4x2nd, 1x3xBsmt

Dir/Cross St: Bayview & Eglinton **Directions:** Bayview & Eglinton

MLS#: C12208883

PIN#: 103870234

Legal: PT LT 119 PL 2121 TWP OF YORK; PT LT 118 PL 2121 TWP OF YORK AS IN 4 Toronto Bayview & Eglinton 06 103870234 9727.72 C11 Leaside Toronto CA685179 S/T & T/W TB766757. CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished	Park/Drive: Mutual	Gas:
Fireplace/Stv: Y	Drive: Front Yard Parking, Mutual	Water: Municipal
Heat: Radiant / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Wall Unit	Tot Prk Spcs: 3	Sewer: None
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1100-1500	Prop Feat: Fireplace/Stove, Hospital, Library, Park, Public Transit, Rec Centre, School	HST Applicable to Sale Price: Included In
Lot Shape: Irregular	Exterior Feat: Deck	Farm/Agr:
Lot Size Source: GeoWarehouse	Interior Feat: Carpet Free	Oth Struct:
Roof: Asphalt Shingle		Survey Type: Available
Foundation: Concrete		Spec Desig: Unknown
Assessment: POTL:		
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.75	x 10.83	Hardwood Floor	Pot Lights	Bay Window
2	Dining	Main	12.14	x 10.83	Hardwood Floor	Open Concept	W/O To Sunroom
3	Kitchen	Main	13.78	x 10.5	Hardwood Floor	Centre Island	Stainless Steel Appl
4	Sunroom	Main	7.22	x 9.84	Hardwood Floor	Large Window	W/O To Deck
5	Prim Bdrm	2nd	12.47	x 11.48	Hardwood Floor	W/I Closet	
6	2nd Br	2nd	9.84	x 9.51	Hardwood Floor	Closet	
7	3rd Br	2nd	9.51	x 9.19	Hardwood Floor	Closet	
8	Rec	Bsmt	19.69	x 11.81	Laminate	Pot Lights	3 Pc Ensuite
9	Laundry	Bsmt	6.89	x 5.58	Tile Floor	Separate Rm	
10	Den	Bsmt	10.83	x 6.23	Tile Floor	Closet	

Client Remarks: Nestled in the heart of prestigious Leaside, this move-in ready detached home is the perfect blend of warmth, charm, and modern comfort ideal for young families seeking to settle into one of Toronto's most sought-after school districts. Rare LEGAL front pad parking + detached garage + back driveway spot = Total 3 parking spots! Freshly painted and thoughtfully updated, the home features brand new wide plank engineered hardwood flooring on the main and second floors, with durable high-quality laminate in the finished basement. The bright and cozy sunroom leads out to a private deck and beautifully landscaped yard, offering the perfect setting for BBQs, entertaining, or a quiet morning coffee. Located just steps from the boutique shops, cafes, and renowned restaurants of Leaside, Whole Foods, Sunnybrook Park, and the upcoming Eglinton LRT station, this home delivers both convenience and lifestyle. Short drive to Costco, Longo's, Home Depot, Don Valley Pkwy, Yonge subway line. With a new roof (2020), updated PVC main sewage line to the city, and rare legal front pad parking, this home has nothing left to do but move in and enjoy worry-free.

Inclusions: Rare LEGAL front pad parking + detached garage + back driveway spot = Total 3 parking spots! All existing appliances and light fixtures. Stainless steel appliances - Fridge, Stove oven, Hoodfan, Dishwasher, Microwave (2024), Brand New LG Washer & Dryer (2025). Brand new flooring throughout - Luxurious wide plank Engineered Hardwood on 1st and 2nd floor, high quality laminate in the basement. Roof (2020), updated PVC main sewage line to the city (2024). Entire property has been freshly painted and cleaned. Absolutely nothing needing to be done, move-in with your family worry free.

Listing Contracted With: RE/MAX REALTRON YC REALTY 905-764-6000

	35 Leadale Ave Toronto Ontario M4G 3E9 Toronto C11 Leaside Toronto Taxes: \$10,941.81/2025 Sold Date: 10/03/2025 SPIS: N Last Status: SLD DOM: 2			Sold: \$2,189,000 List: \$2,095,000																																																																														
	Detached	Fronting On: E	Rms: 7 + 2																																																																															
	Link: N	Acreage:	Bedrooms: 3																																																																															
	2-Storey	30 x 130 Feet	Washrooms: 2																																																																															
		Irrig:	1x4x2nd, 1x3xLower																																																																															
	Dir/Cross St: Sutherland and Leadale Directions: South of Sutherland, West of Bessborough																																																																																	
MLS#: C12438287 PIN#: 103920140 Legal: LT 92 PL 2880 LEASIDE; TORONTO , CITY OF TORONTO																																																																																		
Kitchens: 1 Fam Rm: N Basement: Finished / Separate Entrance Fireplace/Stv: Y Heat: Water / Gas A/C: Central Air Central Vac: N Apx Age: 51-99 Year Built: 1941 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Private Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Park, Public Transit, Rec Centre, School Interior Feat: Floor Drain	Zoning: Cable TV: A Gas: Y Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: None Spec Desig: Unknown																																																																																
Waterfront: None																																																																																		
<table border="1"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (ft)</th> <th>Width (ft)</th> <th>Description</th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Foyer</td> <td>Main</td> <td>14.24</td> <td>x 6.27</td> <td>Hardwood Floor</td> <td>Closet</td> </tr> <tr> <td>2</td> <td>Living</td> <td>Main</td> <td>18.18</td> <td>x 12.5</td> <td>Hardwood Floor</td> <td>Crown Moulding</td> <td>Fireplace</td> </tr> <tr> <td>3</td> <td>Dining</td> <td>Main</td> <td>12.83</td> <td>x 10.76</td> <td>Hardwood Floor</td> <td>Crown Moulding</td> <td>O/Looks Living</td> </tr> <tr> <td>4</td> <td>Kitchen</td> <td>Main</td> <td>17.91</td> <td>x 9.15</td> <td>Hardwood Floor</td> <td>Centre Island</td> <td>Marble Counter</td> </tr> <tr> <td>5</td> <td>Prim Bdrm</td> <td>2nd</td> <td>14.5</td> <td>x 6</td> <td>Hardwood Floor</td> <td>Double Closet</td> <td>O/Looks Frontyard</td> </tr> <tr> <td>6</td> <td>2nd Br</td> <td>2nd</td> <td>11.58</td> <td>x 9.84</td> <td>Hardwood Floor</td> <td>Double Closet</td> <td>O/Looks Garden</td> </tr> <tr> <td>7</td> <td>3rd Br</td> <td>2nd</td> <td>13.42</td> <td>x 8.6</td> <td>Hardwood Floor</td> <td>Closet</td> <td>O/Looks Garden</td> </tr> <tr> <td>8</td> <td>Rec</td> <td>Lower</td> <td>15.85</td> <td>x 11.09</td> <td>Broadloom</td> <td>B/I Shelves</td> <td>W/I Closet</td> </tr> <tr> <td>9</td> <td>Laundry</td> <td>Lower</td> <td>16.34</td> <td>x 7.09</td> <td>Tile Floor</td> <td>Laundry Sink</td> <td></td> </tr> </tbody> </table>					#	Room	Level	Length (ft)	Width (ft)	Description		1	Foyer	Main	14.24	x 6.27	Hardwood Floor	Closet	2	Living	Main	18.18	x 12.5	Hardwood Floor	Crown Moulding	Fireplace	3	Dining	Main	12.83	x 10.76	Hardwood Floor	Crown Moulding	O/Looks Living	4	Kitchen	Main	17.91	x 9.15	Hardwood Floor	Centre Island	Marble Counter	5	Prim Bdrm	2nd	14.5	x 6	Hardwood Floor	Double Closet	O/Looks Frontyard	6	2nd Br	2nd	11.58	x 9.84	Hardwood Floor	Double Closet	O/Looks Garden	7	3rd Br	2nd	13.42	x 8.6	Hardwood Floor	Closet	O/Looks Garden	8	Rec	Lower	15.85	x 11.09	Broadloom	B/I Shelves	W/I Closet	9	Laundry	Lower	16.34	x 7.09	Tile Floor	Laundry Sink	
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Client Remarks: Perfectly positioned on a peaceful dead-end street with direct access to a neighbourhood park, this beautifully maintained detached home delivers timeless charm and thoughtful functionality in the heart of South Leaside. With classic curb appeal, a private drive, and mature landscaped gardens, it offers a rare combination of warmth, privacy, and community. Inside, the home has been meticulously updated while preserving its original character. A welcoming foyer with a convenient coat closet opens to a bright and spacious living room featuring hardwood floors, plaster crown moulding, and a wood-burning fireplace; perfect for relaxing or entertaining. The adjacent dining room flows seamlessly into the living space and kitchen, and is detailed with hardwood flooring, a coffered ceiling with built-in speakers, and pot lights. At the heart of the home is a well designed kitchen with a large Carrera marble island, integrated prep sink, extensive custom cabinetry with clever storage features, glass-fronted display units, and a generous pantry. The open-concept layout is ideal for everyday family living and indoor-outdoor entertaining, with a walkout to a large deck surrounded by lush, mature gardens. Upstairs, three well-proportioned bedrooms include hardwood floors and closets, with the spacious primary offering wall to wall custom built-in closets with integrated organizers and mirror. A four-piece family bathroom features Carrera marble subway tile surround and a custom vanity. The finished lower level adds flexible living space with wool broadloom, a recreation room with built-ins, a large walk-in closet, a three-piece bathroom, and a full laundry room with utility and storage area. Located in the coveted school districts for Rolph Road Elementary, Bessborough Middle, and Leaside High, and steps to TTC, Bayview amenities, and top private schools.																																																																																		
Inclusions: See Schedule B																																																																																		
Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM 416-424-4910																																																																																		



67 Parkhurst Blvd Toronto Ontario M4G 2E1 Toronto C11 Leaside Toronto Taxes: \$10,422/2024 Sold Date: 07/10/2025 SPIS: N Last Status: SLD DOM: 2			Sold: \$2,095,000 List: \$2,095,000
Detached	Fronting On: S	Rms: 9 + 3	
Link: N	Acreage:	Bedrooms: 3	
2-Storey	30 x 109 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x2xLower	
Dir/Cross St: Bayview and Eglinton Directions: East of Bayview, South of Eglinton			

MLS#: C12270429

PIN#: 103870342

Legal: PT LT 237 PL 2121 TWP OF YORK AS IN CA352112; TORONTO, CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished / Separate Entrance	Park/Drive:	Gas:
Fireplace/Stv: Y	Drive:	Water:
Heat: Water / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 3	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Year Built: 1936	Prop Feat: Fireplace/Stove, Park, Public	HST Applicable to
Yr Built Source: MPAC	Transit, Ravine, School	Sale Price:
Apx Sqft: 1500-2000	Exterior Feat: Landscaped	Farm/Agr:
Lot Size Source: MPAC	Interior Feat: Generator - Partial, Water	Oth Struct:
Roof: Shingles	Softener	Survey Type:
Foundation: Concrete Block		Spec Desig:
Assessment: 2024 POTL:		None
POTL Mo Fee:		Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.57	x 12.83	Hardwood Floor	Brick Fireplace	Leaded Glass
2	Kitchen	Main	13.85	x 9.84	Cork Floor	O/Looks Dining	Renovated
3	Dining	Main	13.85	x 10.76	Hardwood Floor	Wainscoting	French Doors
4	Breakfast	Main	8.66	x 8.43	Cork Floor	B/I Shelves	Picture Window
5	Sunroom	Main	7.84	x 7.84	O/Looks Backyard		
6	Prim Bdrm	2nd	13.85	x 13.58	Hardwood Floor	Large Closet	Leaded Glass
7	2nd Br	2nd	19.49	x 9.32	Hardwood Floor	Combined W/Sitting	Large Window
8	3rd Br	2nd	11.52	x 10.43	Hardwood Floor	Closet	Window
9	Rec	Lower	15.91	x 11.32	Above Grade Window		
10	Office	Lower	7.84	x 7.58	Above Grade Window		

Client Remarks: This charming South Leaside home pairs timeless character with a fresh, thoughtful renovation, ideal for families looking to settle into one of Toronto's most loved neighbourhoods. The main floor has been completely opened up to feature a gorgeous custom kitchen, a true centrepiece with stylish finishes, great flow, and space to gather. Original details like hardwood floors, leaded glass, and a wood-burning fireplace bring warmth and authenticity, while the renovation adds everyday ease and style. Upstairs, you'll find three bright and spacious bedrooms, including a large primary with its own dressing area. The renovated main bathroom offers a touch of everyday luxury with heated floors. The finished lower level offers a comfortable rec room and a dedicated office space, perfect for working from home or focused study time. Enjoy a deep, sun-filled backyard, private driveway, and detached garage, all just steps from Bayview shops, top-ranked schools like Bessborough and Leaside High, and some of the best parks and ravine trails the city has to offer.

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



57 Fleming Cres Toronto Ontario M4G 2B1 Toronto C11 Leaside Toronto Taxes: \$11,480/2025 Sold Date: 10/05/2025 SPIS: N Last Status: SLD DOM: 6			Sold: \$2,650,000 List: \$2,249,000
Detached	Fronting On: E	Rms: 7 + 2	
Link: N	Acreage:	Bedrooms: 4	
2-Storey	33 x 135 Feet	Washrooms: 3	
Irreg: Widens to 39 Feet 1x4x2nd, 1x2x2nd, 1x3xLower Dir/Cross St: Bayview and Parkhurst Directions: East of Bayview Ave., North of Parkhurst Blvd.			

MLS#: C12433012

PIN#: 103860062

Legal: See Schedule B

Kitchens: 1	Exterior: Brick	Zoning: Single Family Residential
Fam Rm: N	Gar/Gar Spcs: Built-In / 1	Cable TV: Y
Basement: Finished	Park/Drive:	Gas: A
Fireplace/Stv: Y	Drive:	Water: Municipal
Heat: Water / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 3	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age: 51-99	Pool: None	Retirement:
Year Built: 1947	Prop Feat: Fireplace/Stove	HST Applicable to: Included In
Yr Built Source: MPAC	Interior Feat: Water Heater, Floor Drain, Other, Storage	Sale Price:
Apx Sqft: 1500-2000		Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Asphalt Shingle		Survey Type: Available
Foundation: Concrete Block		Spec Desig: Unknown
Assessment: POTL:		
POTL Mo Fee:		
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	13.75	x 4.99	Closet	Hardwood Floor	
2	Living	Main	17.16	x 12.6	Fireplace	Hardwood Floor	Large Window
3	Dining	Main	12.99	x 12.01	Hardwood Floor	Large Window	
4	Kitchen	Main	14.24	x 12.01	Renovated	Pantry	Picture Window
5	Prim Bdrm	2nd	15.32	x 12.6	Large Window	Hardwood Floor	W/W Closet
6	2nd Br	2nd	12.83	x 11.75	Large Window	Hardwood Floor	Large Closet
7	3rd Br	2nd	12.34	x 11.75	Large Window	Hardwood Floor	Large Closet
8	4th Br	2nd	11.75	x 8.33	Large Window	Hardwood Floor	Large Closet
9	Rec	Lower	24.41	x 11.25	W/W Closet	Broadloom	Above Grade Window
10	Utility	Lower	11.68	x 8.33	Above Grade Window	Combined W/Workshop	
11	Laundry	Lower	11.25	x 8.23	Above Grade Window	Laundry Sink	

Client Remarks: Welcome to 57 Fleming Crescent - a rare offering on one of the most coveted blocks in Leaside. In 1912, as planning for the Town of Leaside began, this unique location was flagged as a favourite by city architects. To this day, this stretch of Fleming Crescent is known by Leasiders as a premium address. Showcasing generous lots & lined with classic brick homes, the exquisite charm of Leaside-past is alive and well in this quiet nook of the neighbourhood. Set on a 33 foot by 135 foot lot, widening to 39 feet at the rear, this 4876 square foot property has been home to the same wonderful family for nearly 50 years. Perched handsomely in the middle of the crescent, with unobstructed table land stretching to Howard Talbot Park, the opportunities for a new family to enjoy this property are endless. Entering the front of the home, you will find a spacious foyer with a large coat closet & a sturdy oak staircase. A generous living room enjoys lots of natural light, a wood burning fireplace & flows seamlessly into a lovely dining room. A large, renovated kitchen has been well planned for cooking & entertaining & overlooks the private, lush backyard. The second floor plan features four generous bedrooms, two bathrooms & a large linen closet. The lower level has a three-piece bathroom, a spacious recreation room with large windows & wall to wall storage. A bright laundry room & utility room with a work bench & lots of additional storage complete the lower level. Enjoy a built in garage with a private driveway & parking for three cars. A stones throw from Bessborough Drive Elementary & Middle School & French Immersion at Northlea Elementary and Middle School. Just walk out the backyard gate to Leaside High School! A five minute walk to the shops and restaurants of Bayview, a six minute walk to the future LRT station & a short distance to all area parks and ravine trails.

Inclusions: See Schedule B

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



6 Macnaughton Rd Toronto Ontario M4G 3H4 Toronto C11 Leaside Toronto Taxes: \$12,615.87/2025 Sold Date: 09/21/2025 SPIS: N			Sold: \$2,350,000 List: \$2,295,000
Detached	Fronting On: W	Rms: 7	
Link: N	Acreage:	Bedrooms: 3 + 1	
2-Storey	29.5 x 100 Feet	Washrooms: 4	
	Irreg:	1x2xMain, 1x4x2nd, 1x4x2nd, 1x3xBsmt	
Dir/Cross St: Bayview and Millwood Directions: EAST OF BAYVIEW NORTH ON MACNAUGHTON			

MLS#: C12405833

PIN#: 103870241

Assignment: N

Fractional Ownership: N

Legal: PT LT 123 PL 2121 TWP OF YORK AS IN CA651446; , CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:	
Fam Rm: Y	Gar/Gar Spcs: Detached / 0	Cable TV:	Hydro:
Basement: Finished	Park/Drive: Private	Gas:	Phone:
Fireplace/Stv: Y	Drive: Private	Water:	Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 2	Water Supply Type:	
A/C: Central Air	Tot Prk Spcs: 2	Sewer:	Sewers
Central Vac: N	UFFI:	Waterfront:	
Apx Age:	Pool: None	Retirement:	N
Year Built: 1930	Prop Feat: Family Room, Fireplace/Stove	HST Applicable to Sale Price:	Included In
Yr Built Source: MPAC	Exterior Feat: Patio	Farm/Agr:	
Apx Sqft: 1500-2000	Interior Feat: Other	Oth Struct:	
Lot Size Source: MPAC		Survey Type:	None
Roof: Other		Spec Desig:	Unknown
Foundation: Other			
Assessment: 2024 POTL:	N		
POTL Mo Fee:			
Laundry lev: Lower			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	3.64	x 19.23	Tile Floor	Open Concept	
2	Living	Main	11.12	x 15.45	Hardwood Floor	Large Window	Pot Lights
3	Dining	Main	9.45	x 11.52	Hardwood Floor	Pot Lights	Combined W/Family
4	Family	Main	8.76	x 13.25	Hardwood Floor	Pot Lights	Combined W/Dining
5	Kitchen	Main	10.3	x 18.6	Hardwood Floor	B/I Appliances	W/O To Yard
6	Br	2nd	15.58	x 9.22	Hardwood Floor	Double Closet	Window
7	2nd Br	2nd	9.15	x 14.76	Hardwood Floor	Closet	Window
8	Prim Bdrm	2nd	13.02	x 14.83	Hardwood Floor	W/I Closet	Ensuite Bath
9	Bathroom	2nd	8.83	x 10.56	Heated Floor	Soaker	Separate Shower
10	Rec	Bsmt	18.27	x 19.42	Concrete Floor	Pot Lights	Above Grade Window
11	4th Br	Bsmt	10.93	x 10.83	Concrete Floor	Double Closet	Above Grade Window
12	Laundry	Bsmt	7.15	x 6.56	Concrete Floor	Laundry Sink	

Client Remarks: Welcome to Leaside living at its finest. This custom-built detached home offers a rare combination of modern design and thoughtful functionality in one of Toronto's most coveted neighbourhoods. Just steps from the vibrant shops, cafes, and restaurants of Bayview Avenue, you'll enjoy the perfect balance of community charm and urban convenience. Inside, soaring ceilings and expansive windows create a light-filled atmosphere that highlights the home's meticulous craftsmanship. The chef-inspired premium Bulthaup kitchen is sleek and has ample counter space and storage. Integrated Miele appliances, and a dedicated coffee bar with hidden storage perfect for both everyday living and entertaining. The spacious primary retreat is a true sanctuary, complete with a generous walk-in closet and a spa-like ensuite with heated floors and designer finishes. Additional bedrooms offer flexibility for family or guests, while a finished lower level provides bonus living space. Every detail has been designed with comfort in mind, from in-floor heating to sleek modern bathrooms, making this home as functional as it is beautiful.

Inclusions: Built in Miele Fridge, AEG Oven, Induction Stove Top, AEG Range Hood, Dishwasher, Miele Dishwasher, All Electric Light Fixtures, All Window Coverings, Basement Sofa

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY 416-443-0300



18 Ralph Rd
Toronto Ontario M4G 3M6
 Toronto C11 Leaside Toronto

Taxes: \$11,718.51/2025

For: Sale

Sold: \$2,100,000
List: \$2,298,000

Sold Date: 07/07/2025

% Dif: 91

SPIS: N

Last Status: SLD

DOM: 13

Detached

Fronting On: W

Rms: 8 + 3

Link: N

Acreage:

Bedrooms: 4 + 1

2-Storey

30 x 145 Feet

Washrooms: 2

Irreg:

1x4x2nd, 1x3xBsmt

Dir/Cross St: bwn Sutherland & Southvale

Directions: east of Bayview & north of Southvale

MLS#: C12243528

PIN#: 103910229

Legal: LT 264 PL 2880 LEASIDE; T/W TB181264; TORONTO (E YORK), CITY OF TORONTO

Kitchens: 1	Exterior: Alum Siding / Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished / Separate Entrance	Park/Drive: Private	Gas:
Fireplace/Stv: Y	Drive: Private	Water: Municipal
Heat: Water / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Wall Unit	Tot Prk Spcs: 2	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Year Built: 1941	Prop Feat: Family Room, Fireplace/Stove, Hospital, Library, Park, Public Transit, Rec Centre, School	HST Applicable to Included In
Yr Built Source: MPAC	Exterior Feat: Lawn Sprinkler System, Landscaped	Sale Price:
Apx Sqft: 1500-2000	Interior Feat: Water Heater Owned	Farm/Agr:
Lot Shape: Irregular	Security Feat: Smoke Detector	Oth Struct: Garden Shed, Storage
Lot Size Source: Survey		Survey Type: Boundary Only
Roof: Asphalt Shingle, Membrane		Spec Desig: Unknown
Foundation: Concrete Block		
Assessment: 2024 POTL:		
POTL Mo Fee:		
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.01	x 12.63	Hardwood Floor	Leaded Glass	Fireplace
2	Dining	Main	14.21	x 11.22	Hardwood Floor	Formal Rm	Wainscoting
3	Kitchen	Main	12.93	x 8.76	Slate Flooring	Updated	Galley Kitchen
4	Family	Main	18.8	x 12.2	Broadloom	Open Concept	W/O To Garden
5	Prim Bdrm	2nd	14.86	x 12.2	Broadloom	Double Closet	Picture Window
6	2nd Br	2nd	13.78	x 12.43	Broadloom	Double Closet	Leaded Glass
7	3rd Br	2nd	13.58	x 9.97	Broadloom	Closet	Window
8	4th Br	2nd	10.07	x 10.04	Combined w/Primary	Walk Through	Closet
9	Rec	Bsmt	26.35	x 20.31	Vinyl Floor	Side Door	3 Pc Bath
10	5th Br	Bsmt	18.8	x 11.58	Vinyl Floor	Pocket Doors	Above Grade Window
11	Utility	Bsmt	15.81	x 12.37	Cushion Floor	Combined W/Laundry	Leaded Glass

Client Remarks: South Leaside primey located family home. Detached with addition & private drive. Main floor family room walks out to a sunny perennial deep west-facing stunning garden, 4+1 bedrooms (4th is tandem) & 2 full bathrooms. The finished basement has a separate side entrance offering definite Inlaw or work at home potential. The 5th bedroom has pocket doors and could be used as a wonderful home office, Nanny suite or gym. New vinyl flooring throughout the Rec. room & 5th bedroom. This solid home has original charm, beautifully maintained Millwork and leaded windows. Situated across from Rolph Rd. PS. enjoy the oversized school yard, tennis courts & playground. One block to TTC, close to Bayview Ext. & all Leaside amenities! A perfect home for a growing family!

Inclusions: Existing: gas stove, fridge, microwave/exhaust, washer, dryer, gas boiler, 2 ductless AC wall units with remotes, sprinkler system & hot water tank owned

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



43 Randolph Rd Toronto Ontario M4G 3R8 Toronto C11 Leaside Toronto Taxes: \$10,807.70/2024 Sold Date: 09/30/2025 SPIS: N			Sold: \$2,300,000 List: \$2,350,000
Detached	Fronting On: S	For: Sale	% Dif: 98
Link: N 2-Storey	Acreage: 35.25 x 107 Feet	Rms: 10 + 3 Bedrooms: 4 + 1 Washrooms: 4 1x2xMain, 2x5x2nd, 1x4xLower	Irrig:
	Dir/Cross St: Millwood / Southvale	Directions: South Leaside	

MLS#: C12425723

PIN#: 103900181

Assignment: N

Fractional Ownership: N

Legal: PT LT 797 PL 2120 TWP OF YORK; PT LANE PL 2120 TWP OF YORK ABUTTING LOTS 796 TO 803 CLOSED BY EY162083 AS IN CA658544;
TORONTO CITY OF TORONTO

Kitchens: 1	Exterior: Stucco/Plaster	Zoning: Residential
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV: Y
Basement: Finished / Crawl Space	Park/Drive: Private	Hydro: Y
Fireplace/Stv: Y	Drive: Private	Gas: Y
Heat: Forced Air / Gas	Drive Park Spcs: 3	Phone: Y
A/C: Central Air	Tot Prk Spcs: 3	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age: 16-30	Pool: None	Sewer: Sewers
Year Built: 1999	Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, Rec Centre	Waterfront: None
Apx Sqft: 2000-2500	Exterior Feat: Porch, Lighting, Landscaped	Retirement:
Lot Shape: Rectangular	Interior Feat: Storage, Water Heater, Floor Drain, Water Meter	Under Contract: Hot Water Heater
Lot Size Source: MPAC	Security Feat: Carbon Monoxide Detectors, Smoke Detector	HST Applicable to: Included In
Roof: Asphalt Shingle		Sale Price:
Foundation: Concrete		Farm/Agr:
Assessment: POTL: N		Oth Struct: Garden Shed
POTL Mo Fee:		Survey Year: 1999
Laundry lev: Lower		Survey Type: Available
		Spec Desig: Unknown

Topography: Flat

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	14.76	x 6.92	Tile Floor	Closet	Pot Lights
2	Living	Main	13.48	x 11.52	Hardwood Floor	Pot Lights	Crown Moulding
3	Dining	Main	13.91	x 10.5	Hardwood Floor	Crown Moulding	Combined W/Family
4	Kitchen	Main	13.85	x 10.01	Hardwood Floor	Centre Island	Stainless Steel Appl
5	Family	Main	18.18	x 13.85	Hardwood Floor	Gas Fireplace	Walk-Out
6	Prim Bdrm	2nd	15.91	x 12.01	Hardwood Floor	5 Pc Ensuite	His/Hers Closets
7	2nd Br	2nd	12.01	x 11.75	Broadloom	Closet	Window
8	3rd Br	2nd	11.84	x 11.52	Broadloom	Double Closet	O/Looks Frontyard
9	4th Br	2nd	12.24	x 10.24	Broadloom	Double Closet	Large Window
10	Rec	Lower	14.99	x 8.66	Above Grade Window	Pot Lights	Closet
11	5th Br	Lower	14.24	x 8.5	Window	Pot Lights	Closet
12	Laundry	Lower	12.07	x 8.66	Pot Lights	Laundry Sink	Quartz Counter

Client Remarks: This beautifully updated four-bedroom, four-bathroom residence spans three levels, perfectly blending modern style with everyday functionality. Set on a 35-foot lot, the home is ideal for families seeking comfort, convenience, and elegance in one of Toronto's most desirable neighbourhoods. A welcoming foyer introduces the home with timeless tile, generous storage, and refined lighting. The main floor features hardwood floors, crown moulding, and an open-concept living and dining area ideal for entertaining or relaxed evenings at home. French doors extend the dining room into a sunlit family room with custom built-ins, a gas fireplace, and views of the private south-facing backyard, designed for gatherings and outdoor enjoyment. The chefs kitchen is both stylish and practical, highlighted by a granite-topped island, extensive cabinetry, a pantry closet, and overlooking the family room and backyard. A well-planned mudroom offers custom storage, durable tile, a secondary laundry, and convenient access to the driveway. Upstairs, the primary suite evokes a boutique retreat with vaulted ceilings, integrated speakers, double closets, custom built-ins, and a spa-inspired ensuite with heated floors. Three additional generously sized bedrooms provide flexibility for family or guests, each complemented by ample storage and a sleek five-piece bath. The lower level is bright and versatile, featuring above-grade windows, a recreation room, exercise room or fifth bedroom, a modern bathroom, and a newly updated laundry area with quartz counters and additional storage. Perfectly situated in South Leaside, this home is just steps from Ralph Road School, Trace Manes Park, and the Leaside Memorial Community Centre. With shops, cafes, and the amenities of Laird nearby, 43 Randolph Road presents a turnkey opportunity to enjoy family living at its finest.

Inclusions: KitchenAid Fridge and freezer, KitchenAid oven, KitchenAid built-in microwave and exhaust fan, Bosch dishwasher, LG ThinQ washer and dryer (2025), Stacked Miele washer and dryer, Cama-Vac Central Vacuum, All light fixtures (except where excluded), Wall mounted

Prepared By: MAGGIE LIND, Salesperson

Phone: 416-925-9191

Printed On: 12/01/2025 5:14:20 PM

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

1300 Yonge St Ground Flr, Toronto ON M4T1X3

televisions and wall mounts (except where excluded), heating and cooling systems, irrigation system, and Hunter Douglas blinds

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



11 Craig Cres Toronto Ontario M4G 2N6 Toronto C11 Leaside Toronto Taxes: \$12,008.37/2025 Sold Date: 11/19/2025 SPIS: N Last Status: SLD DOM: 15			Sold: \$2,200,000 List: \$2,399,000
Detached	Fronting On: S	Rms: 8 + 2	
Link: N	Acreage: 57 x 150 Feet	Bedrooms: 4 + 1	Washrooms: 6
2-Storey	Irreg:	1x2xMain, 1x4x2nd, 1x5x2nd, 1x3x2nd, 2x3xLower	Dir/Cross St: Bayview & Eglinton Directions: Bayview and

MLS#: C12510098

PIN#: 103650259

Legal: LOT 303 PLAN 1908 ; EAST YORK , CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished / Separate Entrance	Park/Drive:	Hydro:
Fireplace/Stv: Y	Drive: Circular Drive	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 4	Phone:
A/C: Central Air	Tot Prk Spcs: 4	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: Inground	Sewer: Sewers
Year Built: 1941	Prop Feat: Family Room, Fireplace/Stove, Park, Public Transit, School, Wooded/Treed	Waterfront:
Yr Built Source: MPAC	Interior Feat: Water Heater Owned	Retirement:
Apx Sqft: 2000-2500		HST Applicable to: Included In
Lot Size Source: MPAC		Sale Price:
Roof: Asphalt Shingle		Farm/Agr:
Foundation: Block		Oth Struct:
Assessment: 2025 POTL:		Survey Type: None
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.83	x 12.17	Formal Rm	Fireplace	Hardwood Floor
2	Kitchen	Main	15.26	x 10.07	Open Concept	Centre Island	Hardwood Floor
3	Dining	Main	2417.98	x 9.15	Open Concept	W/O To Deck	Hardwood Floor
4	Family	Main	15.26	x 12.24	Open Concept	W/O To Deck	Hardwood Floor
5	Prim Bdrm	2nd	19	x 12.01	W/I Closet	5 Pc Ensuite	Hardwood Floor
6	Br	2nd	12.07	x 9.68	3 Pc Ensuite	Closet	Hardwood Floor
7	Br	2nd	11.91	x 9.68	Window	Closet	Hardwood Floor
8	Br	2nd	11.91	x 11.15	Window	Hardwood Floor	
9	Rec	Lower	25.59	x 18.57	Pot Lights	3 Pc Bath	Double Closet
10	Br	Lower	13.16	x 10.99	Window	3 Pc Ensuite	Hardwood Floor

Client Remarks: Welcome to 11 Craig Crescent - A Leaside Classic Reimagined. Set on a beautiful, tree-lined street in North Leaside, this home blends timeless design with modern luxury. Renovated from top to bottom, every detail has been executed with care, creating a sophisticated and inviting residence. Perched on a rare, nearly 60 x 150-ft south-facing lot, the property features a circular driveway, an in-ground pool, and a sun-drenched backyard that feels like a private retreat. The curb appeal is enhanced by mature trees, lush landscaping, and a serene setting. Inside, the main floor reinterprets a classic centre-hall layout for modern living, with a bright, connected kitchen, dining, and family area designed for entertaining on one side, while the opposite wing features a formal living room ideal for conversation and quiet gatherings. Expansive rear windows flood the space with natural light, creating a seamless connection to the outdoors. The chef's kitchen anchors the layout with an oversized island, custom cabinetry, and premium appliances, while a powder room completes this level. Upstairs, four bedrooms and three washrooms include a primary suite with vaulted ceilings, spa-inspired ensuite, and walk-in closet. Six skylights brighten the second floor, while each additional bedroom offers comfort, including one with an ensuite, plus a convenient laundry room. The finished lower level has 9-ft ceilings, a second laundry, two full washrooms including a guest bedroom with ensuite, and a spacious recreation area for a gym, playroom, or media lounge. The landscaped backyard, with pool, patio, and mature trees, evokes cottage-like serenity - perfect for entertaining or quiet relaxation. Steps from the LRT, Bayview shops, cafes, and restaurants, and within the Northlea School district, 11 Craig Crescent offers the ultimate combination of luxury, comfort, and community living - a truly exceptional home.

Inclusions: Fridge, Stove, Dishwasher, Microwave, Range hood, 2 Washers, 2 Dryers, All electric light fixtures, Hot water tank owned.

Listing Contracted With: RE/MAX HALLMARK REALTY LTD, 416-462-1888



37 Heather Rd Toronto Ontario M4G 3G2 Toronto C11 Leaside Toronto Taxes: \$12,736.53/2025 Sold Date: 07/18/2025 SPIS: N			Sold: \$2,350,000 List: \$2,419,000
Detached Link: N 2-Storey	Fronting On: E Acreage: 30 x 150 Feet Irreg: Lot widens to 39.13' at the rear	For: Sale Last Status: SLD DOM: 25	Rms: 8 + 1 Bedrooms: 3 Washrooms: 3 1x2xBsmt, 1x3x2nd, 1x4x2nd
	Dir/Cross St: Bessborough Dr & McRae Dr	Directions: Bessborough Dr & McRae Dr	

MLS#: C12239892

PIN#: 103920103

Legal: PT LT 90 PL 2122 TWP OF YORK; PT LT 91 PL 2122 TWP OF YORK AS IN TB861144; TORONTO, CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Separate Entrance / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2000-2500 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle, Flat Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Private Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Library, Place Of Worship, Public Transit, Rec Centre, School Interior Feat: Sump Pump Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Accessibility: Feat: HST Applicable to Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Raised Toilet Included In Storage, Garden Shed Available Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	19.26	x 12.01	Leaded Glass	Gas Fireplace	Hardwood Floor
2	Dining	Ground	12.83	x 10.76	Combined W/Living	O/Looks Family	Hardwood Floor
3	Kitchen	Ground	17.59	x 12.01	Family Size Kitchen	O/Looks Family	Pantry
4	Breakfast	Ground	10.6	x 10.33	Crown Moulding	O/Looks Family	W/O To Deck
5	Family	Ground	18.5	x 12.66	Sunken Room	W/O To Deck	Wood Stove
6	Prim Bdrm	2nd	16.83	x 13.68	W/I Closet	Ensuite Bath	O/Looks Backyard
7	2nd Br	2nd	12.5	x 10.01	Crown Moulding	Double Closet	Large Window
8	3rd Br	2nd	12.83	x 12.66	Double Closet	O/Looks Frontyard	Leaded Glass
9	Rec	Bsmt	22.34	x 17.32	Sunken Room	Above Grade Window	B/I Shelves
10	Laundry	Bsmt	16.83	x 5.84	Laundry Sink	Walk-Thru	

Client Remarks: Your executive family home awaits on the preferred side of this quiet, child friendly street in coveted south Leaside. Charm, warmth & tranquility will fill your cup as you enter the bright inviting principal rooms awash with natural light from the ample windows; many with leaded & stained glass detail. Architectural three-storey addition provides you with maximum versatility perfect for families, avid entertainers & individuals seeking a seamless transition between exceptional interior & outdoor space. Walkout from your custom, open eat-in kitchen/family room to your oversized 2-tier deck to get the most of your 150 deep manicured lot offering lush green private space for your green thumb or kids & pets to run wild. The peaceful primary bedroom overlooks greenery & features a walk-in closet & renovated ensuite. The lower level recreation room with just under 9' soaring ceiling height is a dream space for your home office, play dates, movie buffs, workouts & much more. Highly rated schools Rolph Rd, Bessborough & Leaside & easy access to top private schools are consistent with the quality of this home & neighbourhood values. Just a three minute walk to Bayview Avenue, public transit & retail. Close to Trace Manes Park, the Leaside Memorial Gardens hockey rink, community centre & library. So much more than your average Leaside home with pride of ownership the day you move in! Above average Baker St home inspection available upon request. See attached feature sheet for inclusions/exclusions & virtual tour. Newer: furnace with warranty (2022); deck; dishwasher; washer, dryer & rebuilt front veranda & railings.

Inclusions: See Feature Sheet Attached

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



105 Airdrie Rd
Toronto Ontario M4G 1M4
 Toronto C11 Leaside Toronto

Taxes: \$11,304/2025
Sold Date: 11/15/2025
SPIS: N **Last Status:** SLD **DOM:** 17

Sold: \$2,365,000
List: \$2,495,000

Detached **Fronting On:** S **Rms:** 8 + 2
Link: N **Acreage:** **Bedrooms:** 3 + 1
2-Storey **31.25 x 130 Feet** **Washrooms:** 2
Irrig: 1x4, 1x3

Dir/Cross St: Airdrie & Hanna **Directions:** Airdrie & Hanna

MLS#: C12487678

PIN#: 103910080

Legal: PT LT 225 PL 2120 TWP OF YORK AS IN TL46270; TORONTO (E YORK), CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished / Separate Entrance	Park/Drive: Private	Hydro:
Fireplace/Stv: Y	Drive: Private	Gas:
Heat: Radiant / Gas	Drive Park Spcs: 2	Phone:
A/C: Central Air	Tot Prk Spcs: 2	Water:
Central Vac: N	UFFI:	Municipal
Apx Age:	Pool: None	Water Supply Type:
Year Built: 1939	Prop Feat: Family Room, Fireplace/Stove	Sewer:
Yr Built Source: MPAC	Interior Feat: None	Waterfront:
Apx Sqft: 1500-2000		Retirement:
Lot Size Source: MPAC		HST Applicable to: Included In
Roof: Asphalt Shingle		Sale Price:
Foundation: Concrete Block		Farm/Agr:
Assessment: 2025 POTL:		Oth Struct:
POTL Mo Fee:		Survey Type:
Laundry lev:		Spec Desig:
		Available
		Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.99	x 6.99	Tile Floor	O/Looks Living	
2	Living	Main	19.32	x 12.6	Gas Fireplace	O/Looks Dining	
3	Dining	Main	13.09	x 12.93	Hardwood Floor	O/Looks Backyard	Combined W/Sunroom
4	Sunroom	Main	11.52	x 8.23	Heated Floor	Large Window	O/Looks Garden
5	Kitchen	Main	16.77	x 8.17	Tile Floor	Heated Floor	Large Window
6	Family	Main	12.66	x 8.99	Heated Floor	Large Window	O/Looks Backyard
7	Prim Bdrm	2nd	13.75	x 12.24	Hardwood Floor	Large Window	Large Closet
8	2nd Br	2nd	12.01	x 12.01	Hardwood Floor	Large Window	Large Closet
9	3rd Br	2nd	11.52	x 9.32	Hardwood Floor	Closet	O/Looks Backyard
10	Rec	Lower	16.5	x 12.76	Hardwood Floor	Gas Fireplace	
11	4th Br	Lower	12.17	x 11.75	Hardwood Floor	Large Closet	
12	Laundry	Lower	9.09	x 7.74	Hardwood Floor	Large Closet	

Client Remarks: Welcome To 105 Airdrie Rd, A Charming Home In One Of South Leaside's Most Coveted Pockets. The Sellers Have Made Tasteful Updates Throughout, Making This Home Move-In Ready And In Excellent Condition. Imagine Cozy Evenings By The Stunning Fireplace, Walking On Heated Floors That Keep You Comfortable, Or Relaxing In The Sunroom While Enjoying Complete Privacy And Serene Views Of The Lush Backyard. The Bright Breakfast Area Can Easily Be Converted Into A Cozy Family Room Overlooking Greenery, And The Smart Irrigation System Makes Maintaining Both The Front And Backyard Effortless. The Generous Kitchen And Ample Cabinetry Provide The Perfect Space To Cook, Entertain, And Spend Quality Time With Family. Ideal For Families Seeking Both Style And Convenience, This Home Is Located In A Vibrant, Family-Friendly Community With Top-Ranking Schools Including Ralph Road Elementary, Bessborough Middle, And Leaside High All At Your Doorstep. Commuting Is Easy With The TTC Nearby, And Your Furry Friends Will Love The Dog Park Just Around The Corner. Just Minutes From The Heart Of Bayview, You'll Enjoy Local Restaurants, Cafes, Gourmet Bakeries, And A Premium Butcher Shop. This Home Isn't Just A Place To Live-It's A Lifestyle, Combining Comfort, Elegance, And The Perfect Community For Families.

Inclusions: All Existing Light Fixtures And Window Coverings, KitchenAid Fridge And Freezer, Dacor Range/Oven, Built-In Bosch Dishwasher, Panasonic Microwave, Samsung Front-Loading Washer And Dryer, Gas Fireplace With Remote, Wall-Mounted Shelving In Third Bedroom, And Electric Heater In Sunroom.

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

 <small>RIGHT AT HOME REALTY, Brokerage</small>		8 Rutherford Rd Toronto Ontario M4G 1L6 Toronto C11 Leaside Toronto Taxes: \$13,361.60/2024 Sold Date: 10/10/2025 SPIS: N Last Status: SLD DOM: 2 Detached Fronting On: E Rms: 7 + 2 Link: N Acreage: Bedrooms: 4 + 1 2-Storey 34 x 120 Feet Washrooms: 5 Irreg: 1x4x2nd, 1x3x2nd, 1x2xMain, Dir/Cross St: Bayview & Eglinton Directions: 8 Rutherford Rd 1x5x2nd, 1x3xBsmt					
MLS#: C12451371 Legal: Plan 2120 Pt Lot 800 Pt Lot 801		PIN#: 103900185					
Kitchens: 1 Fam Rm: Y Basement: Finished with Walk-Out Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2500-3000 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:		Exterior: Stone / Stucco/Plaster Gar/Gar Spcs: Attached / 1 Park/Drive: Drive: Private Double Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Sump Pump					
Waterfront: None		Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown					
# Room Level Length (ft) Width (ft) Description							
Client Remarks: This rarely offered home is nestled on a quiet, tree-lined street in prime Leaside, an ideal setting for families looking for both tranquility and convenience. The current owners have taken great care of the property, with several thoughtful upgrades throughout. The basement flooring was recently redone, and the furnace is just six months old, ensuring comfort and efficiency. A brand new sump pump was also installed in April 2025, providing added peace of mind and protection for the home. The home is equipped with a 200-amp electrical service, offering ample power for modern living, including a Tesla charger for your EV. The bathrooms all feature heated floors for added luxury, and the main living areas are enhanced by built-in speakers and cozy fireplaces, creating a warm and inviting atmosphere. One of the standout features is the spa-like bathroom, designed as a relaxing retreat. The kitchen walks out to a beautifully landscaped backyard with low-maintenance artificial turf lawn under mature trees, an attractive option that stays green year-round. The double-wide private drive is a rare bonus in the city, providing generous parking space. This home offers a perfect combination of charm, functionality, and luxury in one of Toronto's most desirable neighbourhoods. It's a fantastic opportunity to move into a well-cared-for property with modern upgrades in a highly sought-after location.							
Inclusions: All Appliances, ELF's, and Window Coverings							
Listing Contracted With: <u>RIGHT AT HOME REALTY</u> 416-391-3232							



160 Parkhurst Blvd Toronto Ontario M4G 2G1 Toronto C11 Leaside Toronto Taxes: \$12,307/2025 Sold Date: 11/22/2025 SPIS: N			Sold: \$2,675,000 List: \$2,695,000
Detached	Fronting On: N	Rms: 7 + 2	For: Sale
Link: N 2-Storey	Acreage: 30 x 130 Acres	Bedrooms: 3 + 1	% Dif: 99
Irreg: Dir/Cross St: Sutherland Dr & Parkhurst Blvd Directions: West of Laird			Washrooms: 4 1x2xMain, 1x5x2nd, 1x4x2nd, 1x4xLower

MLS#: C12562756

PIN#: 103850320

Legal: LT 546 PL 1925 TWP OF YORK; PT LANE PL 1925 TWP OF YORK

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished	Park/Drive: Private	Hydro:
Fireplace/Stv: Y	Drive: Private	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 1	Phone:
A/C: Central Air	Tot Prk Spcs: 2	Water:
Central Vac: Y	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer:
Year Built: 1997	Prop Feat: Central Vacuum, Family Room, Fireplace/Stove	Waterfront:
Yr Built Source: MPAC	Interior Feat: Central Vacuum, Sump Pump	Retirement:
Apx Sqft: 1500-2000		HST Applicable to: Included In
Lot Size Source: MPAC		Sale Price:
Roof: Flat, Asphalt Shingle		Farm/Agr:
Foundation: Block		Oth Struct:
Assessment: 2025 POTL:		Survey Year: 1998
POTL Mo Fee:		Survey Type: Available
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	52.17	x 31.5	Hardwood Floor	2 Pcs Bath	Double Closet
2	Living	Main	69.23	x 44.95	Hardwood Floor	Gas Fireplace	Combined W/Dining
3	Dining	Main	69.23	x 44.95	Hardwood Floor	Window	Combined W/Living
4	Kitchen	Main	59.38	x 34.45	Bay Window	B/I Appliances	Hardwood Floor
5	Family	Main	52.82	x 37.73	Hardwood Floor	W/O To Deck	Window
6	Prim Bdrm	2nd	53.48	x 37.73	Gas Fireplace	W/I Closet	5 Pcs Ensuite
7	2nd Br	2nd	42.32	x 33.79	Double Closet	Window	Broadloom
8	3rd Br	2nd	37.73	x 36.42	Double Closet	Window	Broadloom
9	Rec	Lower	52.85	x 42.98	Hardwood Floor	Above Grade Window	B/I Bookcase
10	4th Br	Lower	41.67	x 39.04	Hardwood Floor	Above Grade Window	B/I Bookcase
11	Laundry	Lower	23.29	x 16.08	Tile Floor		Laundry Sink
12	Other	Lower	32.48	x 27.23	Hardwood Floor		
13	Other	Lower	13.45	x 16.08	Hardwood Floor		
14	Utility	Lower	23.33	x 23.29	Hardwood Floor		

Client Remarks: Welcome to 160 Parkhurst Blvd, a beautifully refined centre-hall Georgian nestled in the heart of South Leaside, one of Toronto's most beloved family neighbourhoods. Set on a generous 30 x 130 ft lot with a private drive, detached garage, and manicured landscaping, this home pairs classic curb appeal with the ease of modern living. Extensively renovated and thoughtfully reimaged, the home offers an ideal floor plan with bright, functional spaces across all three levels. The main floor is filled with natural light and features a sophisticated living room with custom built-ins and a cozy gas fireplace, a designer kitchen equipped with top-tier appliances and an oversized waterfall island, and an inviting dining area that blends everyday functionality with elevated style. Upstairs, three spacious bedrooms include a serene primary retreat complete with a walk-in closet, gas fireplace, and a beautifully appointed ensuite, plus a polished family bath. The fully finished lower level expands the home's versatility with a generous recreation room, an additional multi-purpose room featuring a Murphy bed, a three-piece bathroom, a well-organized laundry room, and an abundance of storage space. Outside, the landscaped backyard serves as a true extension of the living space; an entertainer's dream with a new wood plank deck, automatic awning, and ample room to relax or gather with friends and family. Perfectly positioned just steps from neighbourhood parks, ravine trails, and some of Leaside's most sought-after schools, including Bessborough Elementary & Middle School and Leaside High, this turnkey home offers a rare blend of timeless charm, thoughtful design, and modern comfort in an exceptional community setting.

Inclusions: See Schedule B

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



135 Glenvale Blvd Toronto Ontario M4G 2W1			Sold: \$3,050,000 List: \$2,699,000
Taxes: \$14,863/2024	For: Sale		% Dif: 113
Sold Date: 11/19/2025			
SPIS: N	Last Status: SLD	DOM: 13	
Detached	Fronting On: S	Rms: 11	
Link: N	Acreage: 30 x 125 Feet	Bedrooms: 4 + 1	
2-Storey	Irreg:	Washrooms: 5	
		1x2xMain, 1x4x2nd, 1x3x2nd, 1x5x2nd, 1x3xBsmt	
	Dir/Cross St: Bayview/Eglinton	Directions: Bayview/Eglinton	

MLS#: C12516596

PIN#: 103660211

Legal: Lot 274 Plan 3110

Kitchens: 1	Exterior: Brick / Stone	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Built-In / 1.5	Cable TV: Hydro:
Basement: Finished with Walk-Out	Park/Drive: Private	Gas: Phone:
Fireplace/Stv: Y	Drive: Private	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 3	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 4.5	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age: 6-15	Pool: None	Retirement: N
Apx Sqft: 3000-3500	Prop Feat: Family Room, Fenced Yard, Fireplace/Stove	HST Applicable to Included In
Lot Size Source: MPAC	Interior Feat: Built-In Oven, Countertop Range	Sale Price:
Roof: Asphalt Rolled		Farm/Agr:
Foundation: Brick		Oth Struct:
Assessment: 2025 POTL:		Survey Type: Unknown
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	13.12	x 14.44	Combined W/Dining	Hardwood Floor	Pot Lights
2	Dining	Ground	15.42	x 10.17	Combined W/Living	Hardwood Floor	Pot Lights
3	Kitchen	Ground	14.11	x 11.15	Stainless Steel Appl	Hardwood Floor	Pot Lights
4	Breakfast	Ground	12.47	x 8.2	Combined W/Kitchen	Hardwood Floor	
5	Family	Ground	13.78	x 12.14	Hardwood Floor		
6	Prim Bdrm	2nd	17.06	x 15.09	Hardwood Floor		
7	2nd Br	2nd	11.48	x 10.83	Hardwood Floor		
8	3rd Br	2nd	13.45	x 10.83	Hardwood Floor		
9	4th Br	2nd	11.48	x 10.83	Hardwood Floor		
10	Rec	Bsmt	21.65	x 14.11	Hardwood Floor	W/O To Garage	

Client Remarks: This executive family home showcases the timeless elegance and refined craftsmanship of the Transitional style. Designed by Lorne Rose, the home features high-quality materials and showcases attention to detail and luxury upgrades throughout. Character details, such as crown mouldings and millwork, add understated luxury and classic elements to this modern home. The largest living space for lot size due to 1200 additional sqft added to the floor plan. The bright, airy interior seamlessly connects formal sitting and dining areas, centred around a large gourmet kitchen with a built-in oven, gas cooktop, and modern appliances. It opens to a family room with a fireplace, creating a warm and inviting space that makes this home perfect for daily life and entertaining. Upstairs, the property offers four bedrooms, including two with en-suite bathrooms. The primary suite provides a private retreat with a walk-in closet and a spa-inspired bathroom. The sunny basement boasts soaring ceilings, a spacious recreation room with a walkout to the yard, and an additional bedroom and full bathroom, offering versatile living options. The outdoor space features a deck for al fresco dining, a spacious yard, and an irrigation system in both the front and back yards. The extra-large garage provides ample space for a car, workspace, and bicycles. Located on a tree-lined street in the desirable Leaside High School district, close to the Sunnybrook trail system, Uptown shops, cultural hotspots, and downtown, this home offers the ultimate Toronto lifestyle for executive families seeking a vibrant, family-friendly neighbourhood.

Listing Contracted With: RE/MAX HALLMARK REALTY LTD. 416-486-5588



332 Sutherland Dr Toronto Ontario M4G 1J8 Toronto C11 Leaside Toronto Taxes: \$14,012.51/2024 Sold Date: 07/02/2025 SPIS: N			Sold: \$2,850,000 List: \$2,895,000
Detached	Fronting On: W	Rms: 10 + 2	For: Sale
Link: N	Acreage: 29.88 x 130 Feet	Bedrooms: 4 + 1	% Dif: 98
2-Storey	Irreg:	Washrooms: 5 1x2xMain, 1x3xLower, 1x5x2nd, 1x4x2nd, 1x3x2nd	Dir/Cross St: Mcrae Dr & Laird Dr Directions: North of Mcrae Dr

MLS#: C12229125

PIN#: 103840094

Legal: LT 318 PL 2120 TWP OF YORK; PT LANE PL 2120 TWP OF YORK ABUTTING LOTS 315 TO 323 CLOSED BY TL20586 & TL24953 AS IN CA557902; TORONTO, CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:	
Fam Rm: Y	Gar/Gar Spcs: Attached / 1	Cable TV:	Hydro:
Basement: Finished	Park/Drive:	Gas:	
Fireplace/Stv: N	Drive:	Water:	Phone:
Heat: Forced Air / Gas	Drive Park Spcs: 2	Water Supply Type:	Municipal
A/C: Central Air	Tot Prk Spcs: 3	Sewer:	Sewers
Central Vac: N	UFFI:	Waterfront:	
Apx Age:	Pool: Inground	Retirement:	
Year Built: 2014	Prop Feat: Family Room	HST Applicable to	Included In
Apx Sqft: 2500-3000	Interior Feat: Storage	Sale Price:	
Lot Size Source: MPAC		Farm/Agr:	
Roof: Asphalt Shingle		Oth Struct:	
Foundation: Poured Concrete		Survey Type:	None
Assessment: POTL:		Spec Desig:	Unknown
POTL Mo Fee:			
Laundry lev:			

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	5.35	x 4.82	
2	Kitchen	Main	22.67	x 8.76	
3	Living	Main	17.91	x 13.68	
4	Dining	Main	12.83	x 9.84	
5	Family	Main	16.17	x 14.93	
6	Prim Bdrm	2nd	16.17	x 13.58	
7	2nd Br	2nd	13.09	x 11.25	
8	3rd Br	2nd	14.83	x 10.66	
9	4th Br	2nd	14.01	x 10.66	
10	Rec	Bsmt	23	x 17.59	
11	5th Br	Bsmt	14.34	x 12.76	
12	Laundry	Bsmt	7.58	x 6.76	
13	Utility	Bsmt	7.58	x 6.92	

Client Remarks: Welcome to 332 Sutherland Dr, a thoughtfully designed family home offering a rare blend of timeless craftsmanship and modern comforts. The main floor offers a seamless blend of elegance and functionality, beginning with warm formal living and dining rooms, perfect for entertaining. The heart of the home is the expansive, open-concept kitchen featuring a large island, abundant counter space, and a walk-through servery for added convenience. Enjoy casual meals in the sunlit breakfast area, or unwind in the spacious family room with a cozy gas fireplace. A wall of windows floods the entire space with warm, natural light, creating an inviting ambiance throughout. The upper level is drenched in natural light thanks to a stunning double skylight, creating a bright and airy atmosphere throughout. The serene primary retreat offers the perfect escape, complete with a spacious walk-in closet and a luxurious 5-piece ensuite bath. You'll also find three well-proportioned bedrooms, each designed with comfort in mind, along with two additional full bathrooms, ideal for growing families or hosting guests. The lower level offers abundant living space with a large recreation room, dedicated laundry room with Samsung appliances and a laundry sink, a spacious bedroom, a three-piece bath, and plenty of additional storage in the crawl space. Enjoy summer days by the inground saltwater pool, recently upgraded with a pristine white liner and surrounded by a glass safety enclosure. A covered gazebo and a Weber grill station with a dedicated gas line create your cottage in the city. Additional highlights include a private drive, a mudroom with garage access, updated A/C (2021), Rogers security system, and exquisite architectural detailing throughout.

Inclusions: See Schedule B

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



80 Glenvale Blvd Toronto Ontario M4G 2V6 Toronto C11 Leaside Toronto Taxes: \$13,668.17/2024 Sold Date: 08/08/2025 SPIS: N			Sold: \$2,835,000 List: \$2,990,000
Detached	Fronting On: N	Rms: 10 + 2	For: Sale
Link: N	Acreage: 35 x 135 Feet	Bedrooms: 4	% Dif: 95
2-Storey	Irreg:	Washrooms: 4	1x2xMain, 1x4x2nd, 1x5x2nd, 1x4xLower
Dir/Cross St: Glenvale blvd & Tanager Ave Directions: As Per Google Maps			

MLS#: C12191411

PIN#: 103680508

Legal: PT LT 656 PL 3110 LEASIDE; PT LT 657 PL 3110 LEASIDE

Kitchens: 1	Exterior: Stone / Wood	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Built-In / 1	Cable TV:
Basement: Finished	Park/Drive: Private	Hydro:
Fireplace/Stv: Y	Drive: Private	Gas:
Heat: Water / Gas	Drive Park Spcs: 2	Phone:
A/C: Central Air	Tot Prk Spcs: 3	Water: Municipal
Central Vac: Y	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Apx Sqft: 2500-3000	Prop Feat: Arts Centre, Central Vacuum, Family Room, Fireplace/Stove, Hospital, Library, Park, Public Transit, School	Waterfront:
Roof: Asphalt Rolled, Shingles	Interior Feat: Auto Garage Door, Remote, Carpet Free, Central Vacuum, Sump Pump	Retirement:
Foundation: Concrete Block	Security Feat: Alarm System, Carbon Monoxide Detectors, Monitored, Smoke Detector	HST Applicable to: Included In Sale Price
Assessment: POTL:		Farm/Agr:
POTL Mo Fee:		Oth Struct:
Laundry lev: Upper		Survey Type: Available
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.66	x 6.17	Stone Floor	Closet	
2	Living	Main	17.26	x 15.68	Hardwood Floor	Fireplace	Pot Lights
3	Dining	Main	14.24	x 12.83	Hardwood Floor	B/I Shelves	O/Looks Living
4	Kitchen	Main	18.18	x 12.07	Tile Floor	Quartz Counter	Breakfast Area
5	Family	Main	13.48	x 11.52	Tile Floor	Double Closet	Access To Garage
6	Prim Bdrm	2nd	16.57	x 13.48	Hardwood Floor	W/I Closet	5 Pc Ensuite
7	2nd Br	2nd	13.85	x 10.76	Hardwood Floor	Double Doors	Coffered Ceiling
8	3rd Br	2nd	13.32	x 8.99	Hardwood Floor	Double Closet	Coffered Ceiling
9	4th Br	2nd	11.75	x 9.42	Hardwood Floor	B/I Shelves	O/Looks Garden
10	Laundry	2nd	22.08	x 16.14	Tile Floor	Laundry Sink	B/I Shelves
11	Media/Ent	Bsmt	22.05	x 15.29	Vinyl Floor	Pot Lights	Above Grade Window
12	Office	Bsmt	18.18	x 11.58	Vinyl Floor	Pot Lights	Above Grade Window

Client Remarks: Step into a world of refined elegance at this stunning contemporary home, crafted by an award-winning architect Richard Librach and featured in The Globe and Mail for its impeccable design. From the moment you arrive, the striking facade - a harmonious blend of natural stone and warm wood sets the tone for the artistry within. The spacious foyer welcomes you with handcrafted oak doors and imported stone flooring, leading into an open-concept layout designed for both grandeur and comfort. The living room is a masterpiece of modern living, featuring wide-plank Brazilian oak floors, a wood burning fireplace with a granite surround, and expansive windows framing the lush surroundings. Nestled in a top-rated school district and just minutes from high-end shopping, dining, and transit, this is luxury living at its finest.

Inclusions: Miele gas range, Panelled Jennair refrigerator, Dacor stainless steel wall oven, Built-in stainless steel Dacor dishwasher, Built-in microwave, GE Monogram hood vent. LG washer and dryer. Central vacuum and equipment. All existing electrical light fixtures and window coverings. Spacepak cooling system and equipment. Hydronic gas heating system and equipment. Humidifier. Wine cellar air conditioner. Built-in speakers. Hot water tank. Garage door opener and remotes.

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



34 Killdeer Cres Toronto Ontario M4G 2W8 Toronto C11 Leaside Toronto Taxes: \$13,535.86/2025 Sold Date: 07/13/2025 SPIS: N			Sold: \$2,900,000 List: \$2,995,000
Detached	Fronting On: E	Rms: 7 + 2	
Link: N	Acreage:	Bedrooms: 3	
2-Storey	40 x 329 Feet	Washrooms: 3	
	Irreg: Widens at rear 95'. N 331'. See Survey	1x3x2nd, 1x4x2nd, 1x3xLower	
Dir/Cross St: Eglinton & Brentcliffe Directions: Please, follow GPS			

MLS#: C12189131

PIN#: 103680592

Legal: LT 727 PL 3111 LEASIDE; TORONTO (E YORK), CITY OF TORONTO

Kitchens: 1	Exterior: Brick / Vinyl Siding	Zoning:
Fam Rm: N	Gar/Gar Spcs: Attached / 1	Cable TV:
Basement: Finished	Park/Drive: Private	Gas:
Fireplace/Stv: Y	Drive: Private	Water:
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 2	Sewer:
Central Vac: Y	UFFI:	Waterfront:
Apx Age:	Pool: Inground, Salt	Retirement:
Apx Sqft: 1500-2000	Prop Feat: Central Vacuum, Fireplace/Stove, Hospital, Library, Place Of Worship, Public Transit, Ravine, School	Under Contract: Hot Water Tank-Gas
Lot Shape: Pie	Exterior Feat: Deck, Landscaped	HST Applicable to Sale Price: Included In
Lot Size Source: GeoWarehouse	Interior Feat: Auto Garage Door	Farm/Agr:
Roof: Asphalt Shingle, Tar and Gravel	Remote, Central Vacuum, Storage	Oth Struct:
Foundation: Block, Concrete Block	Security Feat: Carbon Monoxide Detectors, Smoke Detector	Survey Type: Available
Assessment: POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.5	x 11.52	Hardwood Floor	Fireplace	Picture Window
2	Dining	Main	14.34	x 7.84	Hardwood Floor	W/O To Deck	Combined W/Living
3	Kitchen	Main	12.01	x 11.42	Hardwood Floor	Centre Island	Updated
4	Breakfast	Main	18.18	x 9.58	Hardwood Floor	O/Looks Backyard	Open Concept
5	Prim Bdrm	2nd	12.99	x 11.58	Hardwood Floor	3 Pc Ensuite	W/I Closet
6	2nd Br	2nd	10.5	x 9.32	Hardwood Floor	Closet	Window
7	3rd Br	2nd	9.32	x 7.58	Hardwood Floor	Closet	Window
8	Rec	Lower	20.08	x 11.52	Concrete Floor	Above Grade Window	Closet
9	Laundry	Lower	9.84	x 8.76	Tile Floor	3 Pc Bath	B/I Shelves
10	Den	Lower	12.34	x 10.24	Concrete Floor	Closet	B/I Shelves
11	Utility	Lower	12.01	x 10.17	Concrete Floor	Separate Rm	

Client Remarks: A rare opportunity to own a spectacular ravine property on one of Leaside's quietest streets! 34 Killdeer offers an unparalleled urban escape, set on an expansive 329' deep lot widening to 95' at the rear, boasting abundant tableland & supreme privacy. This isn't just a home; it's a private city oasis with an in-ground saltwater pool. This luminous, well proportioned family home presents 3+1 bedrooms & 3 full bathrooms, meticulously designed for contemporary living. The open-concept main floor features gleaming hardwood & vast windows, creating a sun-drenched ambiance. The integrated living/dining areas, with a wood-burning fireplace & expansive windows, overlook the verdant front garden & spacious rear deck. The heart of this home is its meticulously renovated chef's kitchen. This culinary masterpiece boasts a substantial center island of rare solid Brazilian soapstone & top-tier stainless steel appliances. The breakfast area with dramatic 10'2" ceilings, skylights, & colossal windows, frames breathtaking vistas of the pool, backyard, and tranquil ravine. Seamlessly transition to a substantial 217 sq ft rear deck with a gas line for your BBQ. The second floor hosts a sublime primary bedroom retreat, including two walk-in closets and tilt-and-slide doors to a delightful Juliette balcony. The renovated 3-piece primary ensuite features a sleek glass-enclosed shower and chic trough-style vanity. Two additional sun-drenched bedrooms, each with ample closets and hardwood, are served by a renovated 4-piece family bathroom. The versatile, fully finished lower level offers a sprawling recreation room, a den (ideal for a home office), & storage. Wine enthusiasts will cherish the walk-in, temperature-controlled wine cellar. A separate laundry room, 3-piece bathroom, & convenient side-door entrance. Attached single-car garage, private drive, close to all area amenities. Don't miss this rare opportunity to own a piece of Leaside paradise!

Inclusions: GE Profile stainless steel fridge, Wolf 6 burner gas range, GE Monogram B/I stainless steel range hood, GE Profile stainless steel B/I dishwasher, Panasonic microwave, GE washer, LG Dryer, Napoleon BBQ. All Window Coverings. All Electric light fixtures, Bose mounted speakers in breakfast area. Central vacuum and equipment. Shelves in garage. Shed in yard. All pool related equipment including winter cover. Any extra firewood. Existing security system including outdoor cameras. Note: buyer to arrange take over contract for monitoring. NOTES: NEWLY INSTALLED FURNACE, AIR CONDITIONER & HOT WATER TANK.

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



30 Bessborough Dr
Toronto Ontario M4G 3H7

Toronto C11 Leaside Toronto

Taxes: \$12,284.08/2025

Sold Date: 10/19/2025

SPIS: N

Last Status: SLD

For: Sale

Sold: \$3,001,000
List: \$2,995,000

% Dif: 100

Detached

Fronting On: W

Rms: 9 + 4

Link: N

Acreage:

Bedrooms: 4

2-Storey

35 x 130 Feet

Washrooms: 4

Irreg:

1x2xMain, 1x3x2nd, 1x4x2nd,
 1x3xLower

Dir/Cross St: Sutherland Drive & Bessborough Drive

Directions: Sutherland Drive & Bessborough Drive

MLS#: C12460509

PIN#: 103920156

Legal: PT LT 123 PL 2880 LEASIDE; PT LT 122 PL 2880 LEASIDE AS IN CA405484; TORONTO, CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Attached / 1	Cable TV:
Basement: Separate Entrance / Finished	Park/Drive: Private	Hydro:
Fireplace/Stv: Y	Drive: Private	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 2	Phone:
A/C: Central Air	Tot Prk Spcs: 3	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Apx Sqft: 2000-2500	Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School	Waterfront:
Lot Size Source: MPAC	Exterior Feat: Privacy, Landscaped, Deck, Recreational Area	Retirement:
Roof: Asphalt Shingle	Interior Feat: Auto Garage Door Remote, Sump Pump, Garburator	HST Applicable to: Included In Sale Price
Foundation: Concrete, Block		Farm/Agr:
Assessment: 2025 POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: Available
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Main	6.99	x 12.5	Hardwood Floor	2 Pc Bath
2	Living	Main	12.34	x 18.08	Hardwood Floor	Fireplace
3	Dining	Main	11.25	x 12.99	Hardwood Floor	Wainscoting
4	Kitchen	Main	8.07	x 17.75	Hardwood Floor	Pot Lights
5	Breakfast	Main	7.25	x 8.33	Hardwood Floor	Crown Moulding
6	Family	Main	14.4	x 16.77	Hardwood Floor	W/O To Deck
7	Prim Bdrm	2nd	12.83	x 14.57	Broadloom	Crown Moulding
8	2nd Br	2nd	10.6	x 14.01	Hardwood Floor	B/I Shelves
9	3rd Br	2nd	10.66	x 13.25	Hardwood Floor	Double Closet
10	4th Br	2nd	10.66	x 13.25	Hardwood Floor	3 Pc Ensuite
11	Rec	Lower	16.01	x 21.16	Broadloom	B/I Shelves
12	5th Br	Lower	10.83	x 16.17	Broadloom	Large Window
13	Laundry	Lower	7.35	x 8.07	B/I Shelves	W/I Closet
14	Utility	Lower	11.15	x 14.5	Window	Gas Fireplace
						4 Pc Bath
						4 Pc Bath
						3 Pc Bath
						Laundry Sink

Client Remarks: Welcome to 30 Bessborough Drive a stunning, fully renovated family home in the coveted South Leaside neighbourhood within walking distance to the amenities, grocery stores and cafes on Bayview Avenue. Set on a wide 35-foot lot with a private drive, attached garage and stunning landscaped backyard, it offers classic Leaside charm with the ease of modern living. Filled with natural light, the main floor features a gracious living room with bay window and wood-burning fireplace, a refined dining room with wainscoting and designer finishes, and a show-stopping kitchen and family room with custom millwork, quartz counters, built-in breakfast banquette and walkout to a new composite deck. Upstairs, four spacious bedrooms include a serene primary suite with double walk-in closets and elegant ensuite, plus a beautifully finished family bath. The renovated lower level adds a versatile dug-down recreation room with gas fireplace, guest or nanny suite, new three-piece bath, laundry and generous storage. Located steps to Leaside and Trace Manes Park parks, ravine trails, top-ranked Ralph & Bessborough Schools and Leaside High, parks and trails, this turnkey home captures the best of community living with timeless style, modern comfort and thoughtful design at every turn.

Inclusions: See Schedule B

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



201 Sutherland Dr
Toronto Ontario M4G 1J1
 Toronto C11 Leaside Toronto

Taxes: \$12,310.13/2024

Sold Date: 09/10/2025

SPIS: N

Last Status: SLD

For: Sale

Sold: \$2,800,000
List: \$2,999,999

Detached

Fronting On: E

Rms: 10 + 1

Link: N

Acreage: <.50

Bedrooms: 4

2 1/2 Storey

65 x 135 Feet

Washrooms: 4

Irrig:

4x2xMain

Dir/Cross St: Sutherland and Millwood

Directions: Take Millwood to Sutherland and then turn North

MLS#: C12277230

PIN#: 103830099

Assignment: N

Fractional Ownership: N

Legal: PT LT 409 PL 2120 TWP OF YORK AS IN EY231499; TORONTO, CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Separate Entrance / Finished	Park/Drive: Private	Gas:
Fireplace/Stv: Y	Drive: Private	Water:
Heat: Radiant / Wood	Drive Park Spcs: 3	Water Supply Type:
A/C: Window Unit	Tot Prk Spcs: 3	Sewer:
Central Vac: N	UFFI: No	Waterfront:
Apx Age:	Pool: Outdoor, Inground	Retirement:
Year Built: 1914	Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit, School	HST Applicable to Sale Price:
Yr Built Source: MPAC	Exterior Feat: Deck, Landscaped, Patio, Porch, Year Round Living	Farm/Agr:
Apx Sqft: 3000-3500	Interior Feat: Floor Drain, Storage Area Lockers	Oth Struct:
Lot Shape: Rectangular	Security Feat: Carbon Monoxide Detectors, Smoke Detector	Survey Type:
Roof: Shingles		Spec Desig:
Foundation: Concrete Block		
Assessment: POTL: N		
POTL Mo Fee:		
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	7.12	x 7.84	Hardwood Floor	Closet	
2	Living	Main	16.5	x 19.16	Large Window	Hardwood Floor	Closed Fireplace
3	Dining	Main	12.6	x 15.49	Hardwood Floor	B/I Bookcase	2 Pc Bath
4	Kitchen	Main	20.24	x 10.24	Hardwood Floor	W/O To Deck	B/I Bookcase
5	Family	Main	12.6	x 15.49	Hardwood Floor	Fireplace	Large Window
6	2nd Br	2nd	16.24	x 18.77	Broadloom	Cedar Closet	3 Pc Ensuite
7	3rd Br	2nd	9.35	x 13.52	Broadloom	Large Window	Large Closet
8	4th Br	2nd	9.35	x 12.83	Broadloom	Large Closet	Large Window
9	Prim Bdrm	3rd	14.01	x 18.96	Hardwood Floor	4 Pc Ensuite	Large Window
10	Living	3rd	15.45	x 17.45	Hardwood Floor	Large Window	Vaulted Ceiling
11	Laundry	2nd	5.51	x 9.42	Hardwood Floor	Laundry Sink	
12	Rec	Lower	16.34	x 14.76	Above Grade Window	Broadloom	

Client Remarks: Welcome to one of Leaside's most historically significant properties. The original James Lea farmhouse, offered for the first time in over 45 years. Set on an extraordinary 65 x 135-foot lot on sought-after Sutherland Drive. This stately home is more than just a residence, it is a cornerstone of the neighbourhood's rich heritage and character. Offering four generous bedrooms and four well-appointed washrooms, this classic home exudes warmth, charm, and endless potential. From the moment you step inside, you will find timeless architectural details, spacious principal rooms, and a traditional layout designed for family living and elegant entertaining. The expansive backyard is a true sanctuary, a rare feature in Leaside. With a lush, private setting, a large pool, and plenty of green space for children to play or for hosting unforgettable summer gatherings, this outdoor retreat makes everyday living feel like a getaway.

Inclusions: Existing Fridge, Stove, Dishwasher, Washer/Dryer, All Light Fixtures, All Window Coverings

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



507 Broadway Ave Toronto Ontario M4G 2R7 Toronto C11 Leaside Toronto Taxes: \$13,385.04/2025 Sold Date: 10/15/2025 SPIS: N			Sold: \$2,975,000 List: \$3,100,000
Detached	Fronting On: S	For: Sale	% Dif: 96
Link: N 2-Storey	Acreage: 36 x 135 Feet Irreg:	Rms: 11 + 2 Bedrooms: 4 + 1 Washrooms: 4 1x2xMain, 1x5x2nd, 1x4x2nd, 1x3xLower	
Dir/Cross St: Broadway and Rumsey Directions: North of Eglinton, East of Rumsey			

MLS#: C12450222

PIN#: 103660405

Fractional Ownership: N

Legal: PT LOTS 230 & 231, PLAN 3110, AS IN EY211952 ; EAST YORK , CITY OF TORONTO

Kitchens: 1	Exterior: Stone / Stucco/Plaster	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Built-In / 1	Cable TV: A
Basement: Finished / Separate Entrance	Park/Drive: Private	Hydro: Y
Fireplace/Stv: Y	Drive: Private	Gas: Y
Heat: Forced Air / Gas	Drive Park Spcs: 2	Phone: A
A/C: Central Air	Tot Prk Spcs: 3	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age: 16-30	Pool: None	Sewer: Sewers
Year Built: 2002	Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit, Rec Centre, School	Waterfront: None
Yr Built Source: MPAC	Exterior Feat: Deck	Retirement:
Apx Sqft: 2500-3000	Interior Feat: Floor Drain, Water Heater	Under Contract: On Demand Water Heater
Lot Size Source: MPAC	Owned	HST Applicable to: Included In
Roof: Asphalt Shingle		Sale Price:
Foundation: Concrete Block		Farm/Agr:
Assessment: 2025 POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev: Upper		Spec Desig: Unknown

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Main	21.1	x 6.76	Tile Floor	Double Closet
2	Living	Main	15.68	x 11.42	Hardwood Floor	O/Looks Frontyard
3	Dining	Main	13.85	x 11.42	Hardwood Floor	Combined W/Living
4	Kitchen	Main	19	x 12.01	Hardwood Floor	Centre Island
5	Breakfast	Main	12.34	x 10.07	Hardwood Floor	Combined W/Kitchen
6	Family	Main	16.01	x 11.25	Hardwood Floor	Gas Fireplace
7	Prim Bdrm	2nd	16.67	x 15.75	Hardwood Floor	5 Pc Ensuite
8	2nd Br	2nd	13.42	x 12.5	Broadloom	W/I Closet
9	3rd Br	2nd	13.48	x 11.32	Broadloom	Closet
10	4th Br	2nd	13.16	x 10.24	Broadloom	Closet
11	Laundry	2nd	9.32	x 5.41	Tile Floor	Laundry Sink
12	Rec	Lower	25.75	x 23	Broadloom	Pot Lights
13	5th Br	Lower	20.01	x 7.09	Broadloom	Closet
						Above Grade Window

Client Remarks: Located in highly desirable North Leaside, 507 Broadway is a beautifully maintained detached home offering generous proportions, thoughtful design, and exceptional space for modern family living. With great curb appeal, a covered front porch, and private driveway with built-in garage, this home exudes warmth, curb appeal, and functionality. Inside, a welcoming foyer with tile flooring, coat closet, and tucked-away private powder room opens through arched doorways to a formal living and dining area with hardwood floors; making it ideal for entertaining or family gatherings. The rear of the home opens to an expansive open-concept space anchored by a wall of windows that floods the interior with natural light. The oversized eat-in kitchen features a large centre island, extensive cabinetry and ample counter space. A sun-filled breakfast area, surrounded by windows, is perfect for everyday meals, and overlooks the family room with hardwood floors and a gas fireplace. A walkout to the rear deck allows for seamless indoor-outdoor living. Upstairs, the generous primary suite offers two walk-in closets and a spacious five-piece ensuite with double vanity, glass-enclosed shower, soaker tub, and private water closet. Three additional bedrooms feature broadloom, closets, and easy access to a well-appointed four-piece bathroom. A large upstairs laundry room with sink and cabinetry completes this level. The finished lower level includes an oversized recreation room with pot lights, an additional guest bedroom, three-piece bathroom, storage room, and direct access to both the garage and exterior. The backyard features a large wood deck and lush green space, ideal for relaxing or entertaining.

Inclusions: See Schedule B

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



4 Tanager Ave Toronto Ontario M4G 3R1 Toronto C11 Leaside Toronto Taxes: \$12,847/2025 Sold Date: 09/18/2025 SPIS: N			Sold: \$3,100,000 List: \$3,150,000
Detached	Fronting On: W	For: Sale	% Dif: 98
Link: N	Acreage:	Rms: 8 + 3	
2-Storey	35 x 133.5 Feet	Bedrooms: 5	Washrooms: 4
Irreg: Dir/Cross St: East of Bayview and north of Eglinton. Directions: From Bayview, east on Broadway and north onto Tanager.			

MLS#: C12406675

PIN#: 103660031

Legal: PT LOTS 412 & 413 PLAN 3110, as in TB70918; East York: City of Toronto

Kitchens: 1	Exterior: Brick	Zoning:	
Fam Rm: Y	Gar/Gar Spcs: Built-In / 1	Cable TV:	Hydro:
Basement: Finished / Walk-Up	Park/Drive: Private	Gas:	Phone:
Fireplace/Stv: Y	Drive: Private	Water:	Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 2	Water Supply Type:	
A/C: Central Air	Tot Prk Spcs: 3	Sewer:	Sewers
Central Vac: Y	UFFI:	Waterfront:	None
Apx Age:	Pool: None	Retirement:	
Year Built: 1947	Prop Feat: Central Vacuum, Family Room, Fireplace/Stove, Park, Public Transit, School	HST Applicable to	Included In
Yr Built Source: MPAC	Interior Feat: Auto Garage Door Remote, Central Vacuum, Generator - Partial	Sale Price:	
Apx Sqft: 2500-3000		Farm/Agr:	
Lot Size Source: MPAC		Oth Struct:	Shed
Roof: Asphalt Shingle		Survey Type:	None
Foundation: Block		Spec Desig:	Unknown
Assessment: 2024 POTL:			
POTL Mo Fee:			
Laundry lev: Lower			

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.9	x 12.04	Hardwood Floor	Fireplace	Crown Moulding
2	Dining	Main	12.24	x 10.79	Hardwood Floor	French Doors	Crown Moulding
3	Kitchen	Main	27.03	x 25.43	Centre Island	Breakfast Area	O/Looks Backyard
4	Family	Main	27.03	x 25.43	Combined W/Kitchen	Hardwood Floor	Walk-Out
5	Prim Bdrm	2nd	22.8	x 13.42	Broadloom	W/I Closet	5 Pc Ensuite
6	2nd Br	2nd	10.6	x 12.37	Hardwood Floor	Ceiling Fan	East View
7	3rd Br	2nd	11.78	x 11.78	Broadloom	Ceiling Fan	Closet
8	4th Br	2nd	9.91	x 13.16	Broadloom	Ceiling Fan	West View
9	5th Br	2nd	11.22	x 9.48	Broadloom	O/Looks Frontyard	East View
10	Laundry	Lower	11.78	x 6.96	Tile Floor	Closet	Above Grade Window
11	Exercise	Lower	11.78	x 11.32	Hardwood Floor	Pot Lights	Walk-Thru
12	Rec	Lower	19.16	x 23.2	Pot Lights	Above Grade Window	Walk-Out

Client Remarks: Welcome to this exceptional 5-bedroom, 4-bathroom family home on one of the most coveted streets in North Leaside. Beautifully maintained and thoughtfully expanded, this residence combines timeless character with modern functionality, offering the perfect balance of style, space, and location. A substantial addition, completed in 2007, transformed the home to meet the needs of today's family living with fibre optics for phone, TV and internet along with ethernet cable throughout most rooms. The heart of the home is the expansive kitchen and family room, designed for both everyday comfort and effortless entertaining. Bathed in natural light, this open-concept space features a chef's kitchen with generous counter space, a large island, and seamless flow into the family room with walk-out to the deck and backyard. Upstairs, the addition also created a spacious and serene primary retreat, complete with a walk-in closet and spa-like ensuite with heated floors, ensuring a private sanctuary at the end of the day. The home's layout is ideal for families, with four additional bedrooms providing plenty of room for children, guests, or a dedicated home office. Four bathrooms (2 upper bathrooms w/heated floors), including a powder room on the main floor, offer both convenience and comfort for busy households. A finished lower level provides additional living space with recreation room and gym. Set on one of North Leaside's most sought-after streets, this home offers a true sense of community in a family-friendly neighbourhood. Highly rated schools are just a short walk away, along with beautiful parks, playgrounds and green spaces. Excellent access to transit and major routes makes commuting downtown or across the city simple, while nearby shopping and dining options add to the convenience of the location. With its thoughtful design, prime location, and blend of traditional charm and modern upgrades, this home is a rare opportunity in one of Toronto's most desirable enclaves.

Inclusions: Stainless steel fridge, dishwasher and wine/beverage fridge. Stove, range hood and stand up freezer in lower level. Washer/dryer, all electric light fixtures and ceiling fans, all window coverings (not drapes), broadloom where laid, all bathroom mirrors, sump pump, back up generator, garden shed, auto garage door opener and remote, 2 furnaces, 2 Cac units, Central vac and alarm (contract to be cancelled).

Prepared By: MAGGIE LIND, Salesperson

Phone: 416-925-9191

Printed On: 12/01/2025 5:14:20 PM

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

1300 Yonge St Ground Flr, Toronto ON M4T1X3

Listing Contracted With: RE/MAX PRIME PROPERTIES - UNIQUE GROUP 416-928-6833



112 Brentcliffe Rd Toronto Ontario M4G 3Y9 Toronto C11 Leaside Toronto Taxes: \$13,506/2025 Sold Date: 11/07/2025 SPIS: Y			Sold: \$3,045,000 List: \$3,299,000
Detached	Fronting On: W	Rms: 9 + 2	For: Sale
Link: N	Acreage:	Bedrooms: 4 + 1	% Dif: 92
2-Storey	34.5 x 145 Feet	Washrooms: 4	Dir/Cross St: Eglinton and Laird Directions: Eglinton and Laird
Irreg:			1x5x2nd, 1x4x2nd, 1x3xBsmt, 1x2xGround

MLS#: C12462172

PIN#: 103670142

Legal: PLAN 3111 PART OF LOT 964 PART OF LOT 965

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Separate Entrance / Finished	Park/Drive:	Gas:
Fireplace/Stv: Y	Drive:	Water:
Heat: Water / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 3	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 2500-3000	Prop Feat: Electric Car Charger, Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit	HST Applicable to Sale Price: Included In
Roof: Shingles, Asphalt Shingle	Exterior Feat: Deck, Landscape Lighting, Landscaped, Lawn Sprinkler System, Lighting, Patio, Privacy, Porch, Private Pond	Farm/Agr:
Foundation: Concrete Block	Interior Feat: Auto Garage Door, Remote, Built-In Oven, In-Law Suite, Solar Owned, Water Heater Owned	Oth Struct: Garden Shed
Assessment: POTL:	Security Feat: Alarm System, Carbon Monoxide Detectors, Security System, Heat Detector, Smoke Detector	Survey Type: None
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.93	x 11.61	Combined W/Dining	Electric Fireplace	Hardwood Floor
2	Dining	Main	10.79	x 11.61	Combined W/Living	Hardwood Floor	Pocket Doors
3	Family	Main	17.22	x 11.68	W/O To Deck	Hardwood Floor	Combined W/Kitchen
4	Kitchen	Main	11.88	x 8.37	B/I Appliances	Eat-In Kitchen	Breakfast Bar
5	Breakfast	Main	10.99	x 8.56	Centre Island	O/Looks Garden	West View
6	Powder Rm	Main	0	0	2 Pc Bath		
7	Prim Bdrm	2nd	16.57	x 14.83	Accoustic Ceiling	5 Pc Ensuite	W/I Closet
8	2nd Br	2nd	17.26	x 11.94	Double Closet	B/I Desk	Combined W/Office
9	3rd Br	2nd	14.44	x 11.61	Closet Organizers	Double Closet	East View
10	4th Br	2nd	12.89	x 9.91	B/I Bookcase	B/I Closet	Combined W/Office
11	Bathroom	2nd	10.79	x 10.24	5 Pc Ensuite		
12	Bathroom	2nd	8.89	x 6.92	5 Pc Bath		
13	5th Br	Lower	11.75	x 11.48	Double Closet	Broadloom	
14	Family	Lower	16.14	x 11.75	Fireplace	Broadloom	
15	Laundry	Lower	12.4	x 6.76	W/I Closet	Closet Organizers	
16	Bathroom	Lower	8.14	x 7.64	3 Pc Bath		
17	Utility	Lower	28.08	x 10.99	Combined W/Workshop	Updated	Wood Floor

Client Remarks: Live in Leaside in the quintessential red brick spacious 4/5 bedroom home. It has a superbly crafted 3 storey addition with a nanny suite consisting of Bedroom , Bathroom and family room. If you enjoy to the Tech life -- then look no further ! This house has every Environmentally friendly SMART systems included . It boast solar panels with an off the grid electrical system so efficient the Toronto Hydro will give you a cheque back most months. An EV charger is safely tucked into the garage while your other cars can easily fit in tandem in your private driveway. This large home has 2 family rooms for your growing family with French Immersion Northlea School around the corner. It also has a full English program and a hybrid English/French program with a highlight on Sports. Leaside High School is considered to be one of the best in the city with full advanced programs 9-12. Most of the private schools are close by as well. The perennial English garden and babbling pond is a gardener's dream. It is surrounded by greenery, with the trees offering a canopy of dappled sunshine to enjoy quiet serenity especially with outside dining. It has the luxury of having quick access down the Bayview Extension to work or the Theatre. How about an indoor gym? The new flooring in the utility room will be perfect for your fitness equipment to work out while working from home. There is a

full study for private office work. Environmental upgrades include --photovoltaic solar panels connected to the grid on the FIT program. In addition, there is a solar hot water system supported by a heat pump hot water tank. Many systems in the house can be monitored and controlled through apps including SENSE , which is an electric monitoring system and security system. It is a mechanical marvel with the class and comfort of home!

Inclusions: Fridge, Stove Top, Oven Microwave, Dishwasher, Washer, Dryer, Broadloom where laid, Solar Panels, Hot Water Heat Pump, Solar Hot Water Tank, Compact Boiler System, Pond and Equipment, Garden Shed, Electric Vehicle Charger in Garage, Outdoor Lighting for Gardens, Automatic Sprinkler System, Space Pack AC in attic, Yoshiki toilet in the ensuite bathroom, All Built in Shelving in Study, Stained Glass windows, Triple Glazed Widows in the Kitchen/Family/Breakfast Room, All fans and light fixtures, all hardwood desk and shelving.

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



565 Broadway Ave Toronto Ontario M4G 2S2 Toronto C11 Leaside Toronto Taxes: \$15,042.52/2024 Sold Date: 09/15/2025 SPIS: N			Sold: \$3,350,000 List: \$3,495,000
Detached Link: N 2-Storey	Fronting On: S Acreage: 34 x 135 Feet Irreg:	For: Sale Last Status: SLD DOM: 7	Rms: 9 + 3 Bedrooms: 4 + 1 Washrooms: 6 1x2xMain, 1x5x2nd, 2x4x2nd, 1x3x2nd, 1x3xLower
Dir/Cross St: Laird / Eglinton Directions: Laird / Eglinton			

MLS#: C12387943

PIN#: 103670227

Legal: PT LT 790 PL 3111 LEASIDE; PT LT 791 PL 3111 LEASIDE AS IN EY225728; T/W & S/T EY225728; TORONTO, CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Asphalt Shingle, Cedar Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, Rec Centre, School Interior Feat: Sump Pump, Central Vacuum, Air Exchanger, Intercom, Auto Garage Door Remote Security Feat: Alarm System	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers Available Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.32	x 9.81	Combined W/Dining	Crown Moulding	Wainscoting
2	Dining	Main	9.68	x 10.24	Combined W/Living	Hardwood Floor	Wainscoting
3	Kitchen	Main	12.93	x 9.48	Stainless Steel Appl	Centre Island	O/Looks Family
4	Breakfast	Main	9.48	x 8.83	Hardwood Floor	O/Looks Garden	W/O To Deck
5	Family	Main	16.67	x 19.49	Fireplace	B/I Shelves	W/O To Deck
6	Prim Bdrm	2nd	15.81	x 19.91	Fireplace	5 Pc Ensuite	W/I Closet
7	2nd Br	2nd	14.47	x 10.76	Hardwood Floor	4 Pc Ensuite	Crown Moulding
8	3rd Br	2nd	11.22	x 13.58	Hardwood Floor	4 Pc Ensuite	W/I Closet
9	4th Br	2nd	10.83	x 9.68	Crown Moulding	3 Pc Bath	Closet
10	5th Br	Lower	13.58	x 13.09	Double Closet	Above Grade Window	3 Pc Bath
11	Rec	Lower	25.33	x 19.65	Walk-Up	Gas Fireplace	B/I Shelves

Client Remarks: Elegance and quality come together in this North Leaside 4+1 bedroom, 6 bathroom home, setting the stage for a living experience that exceeds the ordinary. Steps away from renowned Northlea Public School and within a short walking distance to Leaside High School, this home also offers access to fabulous neighbourhood amenities and transit options. Stunning curb appeal with a stone facade and all brick exterior, with cedar shingled roof and interlock private drive with built-in garage. Set on an expansive pool-sized 34 x 135 foot sunny south-facing lot overlooked by the huge open concept kitchen/family room. High-end upscale finishes throughout: coffered ceilings, quartz & marble kitchen, Wolf/Subzero appliances, inlaid hardwood floors, built-in speakers with AV system included and more. 10 ft ceilings on main and second levels. The most beautiful primary suite upstairs! Each of the 4 bedrooms has its own marble-clad bath with heated floors. 3 fireplaces, 3 skylights. This home is in pristine condition and offers the perfect floor plan and ample space for a growing family. Not to be missed!

Inclusions: All light fixtures & window coverings. TV's included, Central Vac, Security system w/cameras, Sprinkler system, Garden Shed, HVAC owned. Comes with Ping pong & treadmill table if desired, plus option to keep primary king bed frame plus matching side tables and tall dresser.

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



105 Donlea Dr Toronto Ontario M4G 2M6 Toronto C11 Leaside Toronto Taxes: \$14,742.11/2024 Sold Date: 10/10/2025 SPIS: N			Sold: \$3,270,000 List: \$3,499,000
Detached	Fronting On: S	Rms: 10 + 4	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	30.04 x 135.17 Feet	Washrooms: 5	
	Irreg:	1x2xMain, 1x6x2nd, 1x4x2nd, 1x5x2nd, 1x4xBsmt	
Dir/Cross St: Bayview and Eglinton Directions: Bayview and Eglinton			

MLS#: C12308876

PIN#: 103660362

Legal: PT LOTS 606 & 607, PLAN 1908 , AS IN TB453605 ; EAST YORK. , CITY OF TORONTO

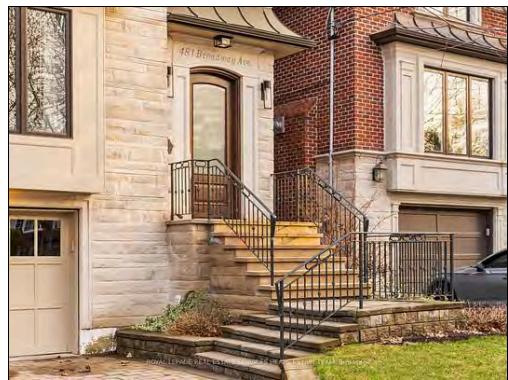
Kitchens: 1 + 1	Exterior: Brick / Stone	Zoning: Residential	
Fam Rm: Y	Gar/Gar Spcs: Built-In / 1.5	Cable TV:	A Hydro: A
Basement: Finished with Walk-Out	Park/Drive: Private	Gas:	A Phone:
Fireplace/Stv: Y	Drive: Private, Private Double, Front Yard	Water:	Municipal
Heat: Forced Air / Gas	Parking	Water Supply Type:	
A/C: Central Air	Drive Park Spcs: 4	Sewer:	Sewers
Central Vac: Y	Tot Prk Spcs: 5	Waterfront:	
Apx Age: 0-5	UFFI:	Retirement:	
Apx Sqft: 2500-3000	Pool: None	HST Applicable to:	Included In
Roof: Asphalt Rolled	Prop Feat: Central Vacuum, Family Room, Fireplace/Stove	Sale Price:	
Foundation: Concrete, Poured Concrete	Interior Feat: Auto Garage Door Remote, Bar Fridge, Built-In Oven, Central Vacuum, On Demand Water Heater, Sump Pump	Farm/Agr:	
Assessment: POTL:		Oth Struct:	
POTL Mo Fee:		Survey Type:	Available
Laundry lev:		Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	5.84	x 8.73	Pot Lights	Porcelain Floor	2 Way Fireplace
2	Living	Main	15.32	x 11.15	Hardwood Floor	Bay Window	2 Way Fireplace
3	Dining	Main	15.32	x 12.04	Dry Bar	Hardwood Floor	Picture Window
4	Kitchen	Main	16.04	x 14.04	Centre Island	B/I Appliances	Backsplash
5	Breakfast	Main	11.48	x 17.62	B/I Shelves	Hardwood Floor	W/O To Deck
6	Family	Main	11.12	x 17.62	Gas Fireplace	Built-In Speakers	Picture Window
7	Prim Bdrm	2nd	12.99	x 17.03	W/I Closet	7 Pc Ensuite	Hardwood Floor
8	2nd Br	2nd	11.88	x 10.01	Picture Window	Hardwood Floor	Double Closet
9	3rd Br	2nd	11.38	x 14.07	4 Pc Ensuite	W/I Closet	Picture Window
10	4th Br	2nd	9.51	x 12.47	4 Pc Bath	Window	B/I Closet
11	5th Br	Lower	10.66	x 8.99	4 Pc Bath	Above Grade Window	Heated Floor
12	Rec	Lower	23	x 11.45	W/O To Yard	Heated Floor	Above Grade Window

Client Remarks: Priced to Sell Timeless Modern Luxury in Prime Upper Leaside, This rare, move-in-ready home blends timeless modern design with exceptional craftsmanship, offering over 3,600 square feet of beautifully finished living space. From the moment you step inside, the thoughtful layout, soaring ceilings, and high-end finishes set the tone for elevated living. The main level is anchored by a stunning chefs kitchen featuring top-of-the-line Thermador appliances, sleek custom cabinetry, and an expansive island designed for both cooking and gathering. Just beyond, floor-to-ceiling windows in the family room flood the space with natural light and frame serene views of the large, private backyard an ideal setting for indoor-outdoor living. Upstairs, the incredible primary retreat offers a peaceful sanctuary complete with a luxurious 7-piece ensuite. Three additional generously sized bedrooms and a second laundry room provide ultimate comfort and convenience for families of all sizes. The bright lower level, with its radiant heated floors and direct walk-out to the backyard, adds over 1,000 square feet of versatile space perfect for a media room, gym, or guest suite. No detail has been overlooked from 9-inch white oak hardwood floors and Control4 home automation to custom LED pot lighting and high-end materials throughout. Additional features include built-in security cameras, a BBQ gas line, and meticulous attention to craftsmanship in every room. This is a home that truly shows to perfection. Located on a quiet, tree-lined street in Upper Leaside, with access to top-rated schools, shops, and transit, this is an extraordinary opportunity to own a designer home in one of Toronto's most sought-after neighbourhoods. Act quickly this exceptional property is priced to sell and wont last long.

Inclusions: All Elf's, Power Blinds (Where Applicable). Thermador Fridge/Freezer, 1 Thermador Dishwasher, Thermador 6 Burner Cooktop W/Oven, Thermador Oven & Wi-Fi, Thermador Convection/Microwave, Samsung Washer & Dryer

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



481 Broadway Ave
Toronto Ontario M4G 2R4
 Toronto C11 Leaside Toronto

Taxes: \$14,641.47/2024

For: Sale

Sold: \$3,250,000
List: \$3,499,900

Sold Date: 08/26/2025

% Dif: 93

SPIS: N

Last Status: SLD

DOM: 33

Detached

Fronting On: S

Rms: 9 + 2

Link: N

Acreage:

Bedrooms: 4 + 1

2-Storey

33 x 135 Feet

Washrooms: 5

Irreg:

1x2xMain, 1x3x2nd, 1x3x2nd,
 1x5x2nd, 1x3xLower

Dir/Cross St: Bayview and Eglinton

Directions: North on Bayview Past Eglinton and Right on Broadway Avenue

MLS#: C12304316

PIN#: 103660228

Legal: PT LOTS 222 & 223, PLAN 3110 , AS IN TL43129 ; EAST YORK , CITY OF TORONTO

Kitchens: 1	Exterior: Brick / Stone	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Built-In / 1	Cable TV:
Basement: Walk-Out / Finished with Walk-Out	Park/Drive: Private	Gas:
Fireplace/Stv: Y	Drive: Private	Water:
Heat: Forced Air / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 3	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: Above Ground	Retirement:
Year Built: 2014	Prop Feat: Family Room, Fireplace/Stove	HST Applicable to
Apx Sqft: 2500-3000	Interior Feat: Ventilation System	Sale Price:
Lot Size Source: GeoWarehouse		Farm/Agr:
Roof: Asphalt Shingle		Oth Struct:
Foundation: Poured Concrete		Survey Type:
Assessment: POTL:		Spec Desig:
POTL Mo Fee:		Available
Laundry lev: Upper		Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.9	x 15.09	Hardwood Floor	Fireplace	O/Looks Dining
2	Dining	Main	18.57	x 10.76	Hardwood Floor	Recessed Lights	B/I Shelves
3	Kitchen	Main	14.07	x 14.17	Centre Island	Stainless Steel Appl	Stone Counter
4	Breakfast	Main	14.07	x 7.74	Hardwood Floor	Breakfast Area	Walk-Out
5	Family	Main	10.99	x 17.49	Hardwood Floor	Fireplace	B/I Shelves
6	Prim Bdrm	2nd	16.83	x 14.76	5 Pc Ensuite	W/I Closet	Hardwood Floor
7	2nd Br	2nd	14.73	x 8.92	3 Pc Ensuite	B/I Closet	Hardwood Floor
8	3rd Br	2nd	12.5	x 16.57	B/I Closet	Hardwood Floor	O/Looks Frontyard
9	4th Br	2nd	9.74	x 9.91	B/I Closet	Hardwood Floor	O/Looks Frontyard
10	5th Br	Lower	11.06	x 10.17	Vinyl Floor	Window	B/I Closet
11	Rec	Lower	24.15	x 16.24	Heated Floor	Fireplace	Walk-Out

Client Remarks: Welcome to 481 Broadway Avenue, a four-plus-one-bedroom, five-bathroom family home in one of Toronto's most sought-after neighbourhoods in North Leaside. Rebuilt in 2014 and offering nearly 3,500 square feet of total living space, this home offers sophistication and timeless charm. The natural stone facade and stone-paved driveway lead to a custom-built garage, with graceful steps to an inviting entryway. Inside, the living room is bathed in natural light with hardwood floors and a sleek wood-panelled gas fireplace. The kitchen features striking cabinetry, Caesarstone countertops, and top-tier appliances, while the adjacent family room is ideal for relaxing. Upstairs, four spacious bedrooms and three bathrooms await, including a serene primary suite with treetop views and a spa-like ensuite. The basement offers a bright recreation room, built-in speakers, and a games area, while a fifth bedroom, currently set up as a home gym, and a three-piece bathroom add versatility to the space. With ample parking and proximity to top schools, parks, and transit, this home is perfectly suited for urban families.

Inclusions: All Existing Appliances including: SubZero Stainless Steel Refrigerator, Wolf Wall Oven and Built-In Microwave, Gas Cooktop, Stainless Steel Rangehood, Stainless Steel Dishwasher, Central Vacuum and Equipment, Gas Furnace and Equipment, Central Air Conditioning and Equipment, Garage Door Opener and Remote, Security System, Sump Pump and Equipment (in as is condition), Aqua-Trainer W/Bellagio Package and Equipment, Irrigation System, All Existing Window Coverings, All Existing Electric Light Fixtures, Built-in Speakers.

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



112 Randolph Rd Toronto Ontario M4G 3R9			Sold: \$3,450,000 List: \$3,588,000
Toronto C11 Leaside Toronto			
Taxes: \$15,624/2025		For: Sale	
Sold Date: 10/20/2025			% Dif: 96
SPIS: N	Last Status: SLD	DOM: 45	
Detached	Fronting On: W		Rms: 11 + 3
Link: N	Acreage:		Bedrooms: 4 + 2
2-Storey	30.42 x 130 Feet		Washrooms: 6
	Irreg:		1x2xMain, 1x5x2nd, 3x4x2nd, 1x4xBsm
Dir/Cross St: Laird Dr & Millwood Rd Directions: Laird Dr & Millwood Rd			

MLS#: C12385104

PIN#: 103830141

Legal: PT LT 496 PL 2120 TWP OF YORK; PT LT 497 PL 2120 TWP OF YORK; PT LANE PL 2120 TWP OF YORK ABUTTING LT 496 & 497, CLOSED BY TL15099, AS IN EY186574; T/W EY186574; TORONTO, CITY OF TORONTO

Kitchens: 2	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Attached / 1	Cable TV:
Basement: Finished / Walk-Out	Park/Drive: Private	Gas:
Fireplace/Stv: Y	Drive: Private	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 3	Sewer: Sewers
Central Vac: Y	UFFI:	Waterfront:
Apx Age: New	Pool: Inground	Retirement:
Year Built: 2025	Prop Feat: Central Vacuum, Family Room, Fireplace/Stove	HST Applicable to Sale Price: Included In
Apx Sqft: 2500-3000	Interior Feat: Carpet Free, Sauna, Central Vacuum	Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Shingles		Survey Type: Available
Foundation: Concrete		Spec Desig: Unknown
Assessment: POTL:		
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.06	x 16.01	Hardwood Floor	Fireplace	Pot Lights
2	Dining	Main	14.27	x 13.29	Hardwood Floor	Pot Lights	Open Concept
3	Office	Main	9.94	x 18.67	Hardwood Floor	B/I Shelves	Pot Lights
4	Kitchen	Main	8.01	x 17.65	Hardwood Floor	Centre Island	B/I Appliances
5	Family	Main	14.24	x 17.62	Hardwood Floor	Fireplace	W/O To Deck
6	Prim Bdrm	2nd	12.6	x 14.5	Hardwood Floor	Ensuite Bath	W/I Closet
7	2nd Br	2nd	12.63	x 9.09	Hardwood Floor	Closet	Ensuite Bath
8	3rd Br	2nd	11.78	x 13.22	Hardwood Floor	Closet	Ensuite Bath
9	4th Br	2nd	10.83	x 11.09	Hardwood Floor	Closet	Ensuite Bath
10	Rec	Bsmt	11.71	x 13.48	Hardwood Floor	Pot Lights	W/O To Yard
11	Kitchen	Bsmt	9.61	x 13.02	Hardwood Floor	Open Concept	B/I Appliances
12	Br	Bsmt	11.68	x 9.91	Hardwood Floor	Pot Lights	Window
13	Family	Bsmt	10.96	x 16.4	Hardwood Floor	Pot Lights	Window
14	Media/Ent	Lower	8.66	x 17.49	Broadloom	Built-In Speakers	

Client Remarks: Absolutely stunning custom-built home in the heart of South Leaside! This bright and spacious residence offers almost 4000 sq. ft. of luxurious living space with 5 bedrooms and 6 bathrooms, including 4 ensuites on the second level each bedroom with its own private ensuite. Exceptional craftsmanship and top-tier finishes throughout: white oak hardwood floors, glass railings, skylights, Aqua Brass fixtures, and full spray foam insulation. Enjoy soaring 12 ft ceilings on the main floor, enhancing the open, airy feel of this elegant home. Smart and stylish living with TP-Link smart switches, Alexa Eco Hub, Ecobee thermostat, Control4 system, Ring cameras (front/side/back), and motorized shades with remote + smart hub on main floor and office. Built-in speakers throughout the home! Chefs kitchen with built-in appliances overlooks a sun-filled family room with electric fireplace. Additional features include a gas fireplace in the living room, central vacuum, Lenox furnace + AC, HRV, humidifier, and heated basement floors. The basement includes a legal 1-bedroom apartment with full kitchen. The basement also features a theatre room with 7 built-in speakers, gym, dry sauna, and walk-up to the backyard. Outside, enjoy a saltwater heated fibreglass pool with Hayward system and interlock. Snow melt system on driveway, porch and steps! A rare turnkey opportunity in one of Toronto's most sought-after neighbourhoods steps to top schools, parks, and Bayview shops. Complete With 7 Years TARION Warranty And Qualified For Ontario New Home HST Rebate.

Inclusions: Main Floor: Monogram Built-In Fridge, Monogram Built-In Dishwasher, Monogram Built-In Owen, Monogram Built-In Microwave, Monogram Gas Cooktop, Samsun Washer and Dryer. Basement: LG fridge, Whirlpool dishwasher, GE combo washer and dryer. Electronic Light Fixtures and Electronic Window Coverings.

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



64 Bessborough Dr Toronto Ontario M4G 3H9 Toronto C11 Leaside Toronto Taxes: \$16,763/2025 Sold Date: 11/12/2025 SPIS: N			Sold: \$3,905,000 List: \$3,689,000
Detached	Fronting On: W	For: Sale	% Dif: 106
Link: N	Acreage: 37 x 121 Feet	Rms: 9 + 2	Bedrooms: 4 + 1
2-Storey	Irreg: ~ S:121.37' x 35.23' x 129.7' x E:37.18'	Washrooms: 5 1x2xMain, 1x5x2nd, 1x4x2nd, 1x4x2nd, 1x4xBsmt	Directions: Follow GPS -- it's between Airdrie & Sutherland
Dir/Cross St: Bayview Ave & McRae Dr Directions: Follow GPS -- it's between Airdrie & Sutherland			

MLS#: C12529646

PIN#: 103920169

Legal: LT 33 PL 2880 LEASIDE; PT LT 32 PL 2880 LEASIDE; PT LT 34 PL 2880 LEASIDE AS IN EY170848; TORONTO, CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Built-In / 1	Cable TV:
Basement: Finished with Walk-Out	Park/Drive: Private	Gas:
Fireplace/Stv: Y	Drive: Private	Phone:
Heat: Forced Air / Gas	Drive Park Spcs: 2	Water: Municipal
A/C: Central Air	Tot Prk Spcs: 3	Water Supply Type:
Central Vac: Y	UFFI:	Sewer: Sewers
Apx Age:	Pool: Inground	Waterfront:
Apx Sqft: 2500-3000	Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Public Transit	Retirement:
Lot Shape: Irregular	Exterior Feat: Landscape Lighting, Lawn Sprinkler System	HST Applicable to Sale Price:
Lot Size Source: Other	Interior Feat: Bar Fridge, Built-In Oven, Countertop Range, Central Vacuum, Sump Pump	Included In, Not Subject to HST
Roof: Asphalt Shingle		Farm/Agr:
Foundation: Unknown		Oth Struct:
Assessment: 2025 POTL:		Survey Type: None
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Upper		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	14.11	x 10.5	Hardwood Floor	Bay Window	Gas Fireplace
2	Dining	Ground	11.81	x 10.5	Hardwood Floor		
3	Kitchen	Ground	16.4	x 10.5	Stainless Steel Appl	Centre Island	Breakfast Area
4	Breakfast	Main	10.5	x 5.91	Hardwood Floor		
5	Family	Ground	18.04	x 17.39	Hardwood Floor	W/O To Yard	Gas Fireplace
6	Prim Bdrm	2nd	16.57	x 14.44	5 Pc Ensuite	W/I Closet	Gas Fireplace
7	2nd Br	2nd	12.07	x 11.48	Hardwood Floor	Ensuite Bath	Double Closet
8	3rd Br	2nd	12.83	x 11.29	Hardwood Floor		
9	4th Br	2nd	12.66	x 9.45	Hardwood Floor		
10	Rec	Lower	28.25	x 16.86	W/O To Yard	B/I Bookcase	Gas Fireplace
11	Exercise	Lower	13.06	x 9.81	Double Closet	Above Grade Window	

Client Remarks: Rarely offered 4 bedroom on prestigious Bessborough Drive! Situated on picturesque tree-lined South Leaside street with a wide front boulevard and exceptional curb appeal, this custom detached home is beautifully designed for both entertaining and everyday living, featuring quality finishes throughout. The gourmet kitchen is a sanctuary for food lovers, filled with high-end appliances including a Wolf 48" gas range, Sub-Zero 48" fridge/freezer, Wolf double wall ovens, and a built in Sub-Zero wine fridge - all centered around a generous island and adjoining family room with double doors to a west-facing backyard featuring a saltwater pool and patio. The primary suite offers a walk-in closet, gas fireplace, and spa-inspired 5-piece ensuite, while all bathrooms feature heated floors. Second floor laundry adds ease to daily life. Multiple skylights bathe the second floor in natural light, while hardwood floors, wainscoting, gas fireplaces, custom built-ins, and a bay window in the living room bring modern day elegance. The basement is a sanctuary with heated flooring for comfortable year round use and a walk out to the backyard. This home features a Control4 system that integrates all built-in speakers and other audio/visual equipment in each of the living, dining, kitchen, family, basement and primary bedroom. Additional upgrades include central vacuum, EV charger-ready, irrigation system, and landscape lighting. Set on one of Leaside's most coveted streets, this move-in ready home is a short walk to local schools (Rolph Road, Bessborough, Leaside HS), parks, Bayview shops & restaurants, and only steps to TTC.

Inclusions: See Schedule B.

Listing Contracted With: BONNIE BYFORD REAL ESTATE LTD 416-483-4444



595 Broadway Ave Toronto Ontario M4G 2S4 Toronto C11 Leaside Toronto Taxes: \$9,542/2024 Sold Date: 07/19/2025 SPIS: N			Sold: \$4,250,000 List: \$4,500,000
Detached	Fronting On: S	Rms: 13 + 2	% Dif: 94
Link: N	Acreage: 37 x 135 Feet	Bedrooms: 4 + 1	
2-Storey	Irreg: 1x2xMain, 1x7x2nd, 2x5x2nd, 1x4x2nd, 1x5xBsmt	Washrooms: 6	
Dir/Cross St: Bayview & Eglinton Directions: Leaside Community			

MLS#: C12260602

PIN#: 103670393

Legal: PT LT 773 PL 3111 LEASIDE; PT LT 774 PL 3111 LEASIDE AS IN CA401998; TORONTO, CITY OF TORONTO

Kitchens: 1	Exterior: Brick / Concrete	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Built-In / 1	Cable TV:
Basement: Walk-Up / Separate Entrance	Park/Drive: Private	Hydro:
Fireplace/Stv: Y	Drive: Private	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 2	Phone:
A/C: Central Air	Tot Prk Spcs: 3	Water: Municipal
Central Vac: Y	UFFI:	Water Supply Type:
Apx Age:	Pool: Inground	Sewer: Sewers
Apx Sqft: 3000-3500	Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove	Waterfront:
Lot Shape: Rectangular	Exterior Feat: Controlled Entry, Landscape Lighting, Lawn Sprinkler System, Lighting, Patio, Porch, Deck	Retirement:
Lot Size Source: MPAC	Interior Feat: Auto Garage Door	HST Applicable to: Included In
Roof: Asphalt Shingle	Remote, Bar Fridge, Built-In Oven, Carpet Free, Central Vacuum, Countertop Range, ERV/HRV, Intercom, Sauna, Sump Pump, Ventilation System, Water Heater	Sale Price:
Foundation: Poured Concrete	Security Feat: Alarm System, Carbon Monoxide Detectors, Heat Detector, Monitored, Security System, Smoke Detector	Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: Unknown
Laundry lev: Upper		Spec Desig: Unknown

Topography: Level

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	27.3	x 18.33	Hardwood Floor	2 Way Fireplace	Combined W/Dining
2	Dining	Main	27.3	x 18.33	Combined W/Living	Built-In Speakers	Panelled
3	Family	Main	19.03	x 17.32	Gas Fireplace	Built-In Speakers	Window Flr to Ceil
4	Kitchen	Main	19.03	x 12.01	B/I Appliances	Centre Island	W/O To Deck
5	Prim Bdrm	2nd	18.33	x 14.5	Hardwood Floor	2 Way Fireplace	7 Pc Ensuite
6	2nd Br	2nd	14.33	x 12.8	W/I Closet	4 Pc Ensuite	Pot Lights
7	3rd Br	2nd	14.99	x 10.79	Hardwood Floor	5 Pc Ensuite	W/I Closet
8	4th Br	2nd	12.5	x 9.97	W/I Closet	5 Pc Bath	Pot Lights
9	Office	2nd	6.99	x 5.35	B/I Desk	Pot Lights	B/I Bookcase
10	Rec	Bsmt	28.33	x 18.64	Heated Floor	Walk-Up	Gas Fireplace
11	Media/Ent	Bsmt	19.69	x 9.65	Broadloom	Illuminated Ceiling	Built-In Speakers
12	5th Br	Bsmt	11.48	x 10.99	Tile Floor	B/I Closet	Pot Lights
13	Mudroom	In Betwn	10.5	x 5.02	B/I Closet	Pot Lights	Panelled
14	Pantry	Main	6.66	x 5	Stainless Steel Sink	Hardwood Floor	Hidden Lights

Client Remarks: Welcome To This Ultra-Luxurious, Custom-Built Masterpiece In Most Sought After Leaside Locale. Offering 4,600 Sqft. Of Thoughtfully Designed Living Space On A Premium 37' x 135' Lot. This Stunning Residence Features 4 Spacious Bedrooms All W/En-Suite Bathrooms & Walk-In Closets, A Main Floor Powder Room, & A Built-In Den/Office On The 2nd Floor. The Walk-Up Basement Is An Entertainers Dream W/ A Theater Room, Rec Room, Wet Bar, Sauna, Additional Bedroom, & Full Washroom. Enjoy Seamless Access Throughout The Home W/ A 3-Stop Spacious Elevator & A Private Side Entrance. The Master Suite Is A True Retreat, Complete W/A Designer Walk-In Closet Loaded W/ Luxurious Built-Ins Like A Fingerprint Safe, Jewelry Organizers, Motorized Watch Display, & More. The Spa-Like Ensuite Includes Heated Floors, An Italian Slab Finish, Curb-Less Shower, See-Through Gas Fireplace, And Premium Italian Fixtures. Crafted W/ The Highest Attention To Detail, The Home Features Wood Paneling, Alabaster Light Fixtures, Imported Porcelain Tiles, Engineered Hardwood Flooring Throughout, And High-End Fireplaces Including 2 See-Through Centerpieces. The Gourmet Kitchen & Servery Are Outfitted W/ Custom Luxeme Cabinetry, Sub-Zero/Wolf Appliances, And Tulip Gas Cook-top From The Netherlands. Smart Home Living Is At Your Fingertips W/ A Full Crestron System Controlling Lighting, Shades, Sound, & Security. Additional Highlights Include Built-In Wi-Fi Extenders, Surveillance With Siren/Strobe, Central Vacuum, And Indoor/Outdoor Speakers. Outdoor Living Is Equally Impressive W/ A Heated Saltwater Pool, Waterfall Feature, Wooden Pergola,

Deck, Heated Driveway, & A Fully Landscaped Yard With Programmable Irrigation & Lighting. The Striking Modern Facade Includes A Massive Pivot Door W/ Smart Fingerprint/Face Recognition & A Fully Glass Garage Door. This Architectural Gem Combines Form, Function, & The Finest Materials From Around The World Such As Italian, Spanish, And Canadian Craftsmanship At Its Best.

Inclusions: H-O-M-E- -T-H-E-A-T-E-R With Heat Pump HVAC Sys., 128' B/I Screen & B/I Speakers. E-L-E-V-A-T-O-R, Heated Driveway, Steps & Porch, Heated Basement and Primary Ensuite, Sprinkler Sys., Outdoor WIFI Extender & B/I Speakers, Outdoor Lighting Sys., Heated & Salted Swimming Pool W/ Linear Waterfall, Built-In Pergola W/ Hot/Cold Water R/I And Drainage Sys., Fully Landscaped Front & Back, New Fences, Smart Home Monitoring (Crestron), Contemporary Wood Paneled T/O the Levels, Alabaster Light Fixtures In Dining & Kitchen, B/I Interior WIFI Extender, B/I LED Channel Lights, LED Mirror, Multiple Skylights & 4 Gas Fireplaces, Furnace, Ac Equipped W/ Steam Humidifier & HRV Sys., 2x Dishwashers, 2x Washers & Dryers, Beverage Cooler (Basement), Pre-Fab Infrared Sauna Wooden Cabin, Custom Wall-Unit (Family & Basement), Wet Bar, Surveillance Camera Sys., Security Sys., Motion Detectors & Glass Break Sensors, Metal Mono-Beam Open-Riser Stairs W/ Glass Railings & Central Vacuum W/ B/I Hose In All 3 Lvl's.

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