



|  |                         |  |
|--|-------------------------|--|
| <b>183 Mcrae Dr</b><br><b>Toronto Ontario M4G 1T2</b><br>Toronto C11 Leaside Toronto |                         | <b>Sold: \$1,300,000</b><br><b>List: \$1,349,000</b> |
| <b>Taxes:</b> \$6,922.51/2025  | <b>For:</b> Sale        | <b>% Dif:</b> 96                                     |
| <b>Sold Date:</b> 10/17/2025   |                         |  |
| <b>SPIS:</b> N   | <b>Last Status:</b> SLD | <b>DOM:</b> 15                                       |
| Detached   | <b>Fronting On:</b> S   | <b>Rms:</b> 5 + 3                                    |
| <b>Link:</b> N   | <b>Acreage:</b>         | <b>Bedrooms:</b> 2                                   |
| 1 1/2 Storey   | 37.04 x 94 Feet         | <b>Washrooms:</b> 2                                  |
|  | <b>Irreg:</b>           | 1x4xGround, 1x3xBsmt                                 |
| <b>Dir/Cross St:</b> Btwn Rumsey & Airdrie <b>Directions:</b> Btwn Rumsey & Airdrie  |                         |  |

|                                |                        |
|--------------------------------|------------------------|
| <b>MLS#:</b> C12439191         | <b>PIN#:</b> 103840154 |
| <b>Legal:</b> PLAN 2120 LOT 48 |                        |

|  |   |                                       |
|--|---|---------------------------------------|
| <b>Kitchens:</b> 1                               | <b>Exterior:</b> Brick  | <b>Zoning:</b>                        |
| <b>Fam Rm:</b> N                                 | <b>Gar/Gar Spcs:</b> Detached / 1   | <b>Cable TV:</b>                      |
| <b>Basement:</b> Finished / Separate Entrance    | <b>Park/Drive:</b> Private  | <b>Gas:</b>                           |
| <b>Fireplace/Stv:</b> Y                          | <b>Drive:</b> Private   | <b>Water:</b> Municipal               |
| <b>Heat:</b> Water / Gas                         | <b>Drive Park Spcs:</b> 1   | <b>Water Supply Type:</b>             |
| <b>A/C:</b> Wall Unit                            | <b>Tot Prk Spcs:</b> 2  | <b>Sewer:</b> Sewers                  |
| <b>Central Vac:</b> N                            | <b>UFFI:</b>  | <b>Waterfront:</b>                    |
| <b>Apx Age:</b> 51-99                            | <b>Pool:</b> None   | <b>Retirement:</b>                    |
| <b>Year Built:</b> 1935                          | <b>Prop Feat:</b> Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School | <b>HST Applicable to:</b> Included In |
| <b>Yr Built Source:</b> MPAC                     | <b>Interior Feat:</b> Carpet Free, Primary Bedroom - Main Floor   | <b>Sale Price:</b>                    |
| <b>Apx Sqft:</b> 1100-1500                       |   | <b>Farm/Agr:</b>                      |
| <b>Roof:</b> Asphalt Shingle, Fibreglass Shingle |   | <b>Oth Struct:</b>                    |
| <b>Foundation:</b> Unknown                       |   | <b>Survey Type:</b> Available         |
| <b>Assessment:</b> POTL:                         |   | <b>Spec Desig:</b> Unknown            |
| <b>POTL Mo Fee:</b>                              |   |                                       |
| <b>Laundry lev:</b> 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 Remks:** 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 Rolph 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 Leasides 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   |                  | Sold: \$1,325,000 |           |
| Toronto Ontario M4G 2M7   |                  | List: \$1,399,000 |           |
| Toronto C11 Leaside Toronto   |                  |                   |           |
| Taxes: \$7,963.16/2025  |                  | For: Sale         | % Dif: 95 |
| Sold Date: 09/12/2025   |                  |                   |           |
| SPIS: N   | Last Status: SLD | DOM: 24           |           |
| Detached  | Fronting On: S   | Rms: 6 + 1        |           |
| Link: N   | Acreage:         | Bedrooms: 3       |           |
| 2-Storey  | 25 x 135 Feet    | Washrooms: 1      |           |
|   | Irreg:           | 1x4x2nd           |           |
| Dir/Cross St: Bayview & Eglinton Directions: Between Sutherland Dr & Laird Dr |                  |                   |           |

**MLS#:** C12352018 **PIN#:** 103670291

**Legal:** PT LT 313 PLN 1925

|   |   |   |
|---|---|---|
| <b>Kitchens:</b> 1                            | <b>Exterior:</b> Brick  | <b>Zoning:</b>                              |
| <b>Fam Rm:</b> N                              | <b>Park/Gar Spcs:</b> Detached / 1  | <b>Cable TV:</b>                            |
| <b>Basement:</b> Finished / Separate Entrance | <b>Gar/Drive:</b>   | <b>Gas:</b>                                 |
| <b>Fireplace/Stv:</b> Y                       | <b>Drive:</b>   | <b>Water:</b> Municipal                     |
| <b>Heat:</b> Water / Gas                      | <b>Drive Park Spcs:</b> 2   | <b>Water Supply Type:</b>                   |
| <b>A/C:</b> Other                             | <b>Tot Prk Spcs:</b> 3  | <b>Sewer:</b> Sewers                        |
| <b>Central Vac:</b> N                         | <b>UFFI:</b>  | <b>Waterfront:</b>                          |
| <b>Apx Age:</b> 51-99                         | <b>Pool:</b> None   | <b>Retirement:</b>                          |
| <b>Year Built:</b> 1946                       | <b>Prop Feat:</b> Fenced Yard, Fireplace/Stove, Hospital, Library, Place Of Worship, Ravine, School | <b>HST Applicable to</b> Not Subject to HST |
| <b>Yr Built Source:</b> MPAC                  | <b>Interior Feat:</b> None  | <b>Sale Price:</b>                          |
| <b>Apx Sqft:</b> 1100-1500                    | <b>Security Feat:</b> Alarm System  | <b>Farm/Agr:</b>                            |
| <b>Lot Size Source:</b> MPAC                  |   | <b>Oth Struct:</b>                          |
| <b>Roof:</b> Metal                            |   | <b>Survey Type:</b> None                    |
| <b>Foundation:</b> Block                      |   | <b>Spec Desig:</b> Unknown                  |
| <b>Assessment:</b> POTL:                      |   |   |
| <b>POTL Mo Fee:</b>                           |   |   |
| <b>Laundry lev:</b> Lower                     |   |   |

| #  | Room      | Level | Length (ft) | Width (ft) | Description        |
|----|-----------|-------|-------------|------------|--------------------|
| 1  | Foyer     | Main  | 0           | 0          | Closet             |
| 2  | Living    | Main  | 17.49       | x 10.5     | Electric Fireplace |
| 3  | Dining    | Main  | 12.83       | x 9.25     | W/O To Garden      |
| 4  | Kitchen   | Main  | 12.83       | x 8.01     | B/I Appliances     |
| 5  | Prim Bdrm | 2nd   | 15.16       | x 10.6     | Hardwood Floor     |
| 6  | 2nd Br    | 2nd   | 12.76       | x 8.76     | Closet             |
| 7  | 3rd Br    | 2nd   | 10.66       | x 8.6      | Closet             |
| 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 Remks:** 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



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

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

| # | 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 primely 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



|  |   |  |  |
|--|---|--|--|
| <b>12 Cameron Cres</b><br><b>Toronto Ontario M4G 1Z8</b><br>Toronto C11 Leaside Toronto<br><b>Taxes:</b> \$9,976.57/2025<br><b>Sold Date:</b> 10/31/2025<br><b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 4 |   |  | <b>Sold: \$1,690,000</b><br><b>List: \$1,589,000</b><br><br><b>For:</b> Sale <b>% Dif:</b> 106 |
| Detached<br><b>Link:</b> N<br>2-Storey   | <b>Fronting On:</b> W<br><b>Acreage:</b><br>32 x 135 Feet<br><b>Irreg:</b><br>Narrows to 23.54 lot rear | <b>Rms:</b> 7 + 2<br><b>Bedrooms:</b> 3 + 1<br><b>Washrooms:</b> 2<br>1x4x2nd, 1x3xLower | <b>Dir/Cross St:</b> Bayview & Eglinton <b>Directions:</b> South of Donegall                   |

|   |                        |
|---|------------------------|
| <b>MLS#:</b> C12483312                        | <b>PIN#:</b> 103870183 |
| <b>Legal:</b> PLAN 2121 PT LOT 141 PT LOT 142 |                        |

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

| #  | 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 | Closet         |
| 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 Remks:** 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





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

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

| #  | 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 |
| 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 |
| 6  | Br        | 2nd   | 16.24       | x 8.99     | Closet         |
| 7  | Br        | 2nd   | 10.76       | x 10.01    | Closet         |
| 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 Remks:** 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



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

|   |   |  |
|---|---|--|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Partially Finished<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Radiant / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> N<br><b>Apx Age:</b> 51-99<br><b>Year Built:</b> 1942<br><b>Yr Built Source:</b> MPAC<br><b>Apx Sqft:</b> 1500-2000<br><b>Lot Shape:</b> Rectangular<br><b>Lot Size Source:</b> GeoWarehouse<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Block<br><b>Assessment:</b> \$1,545,000 / 2025<br><b>POTL:</b> <b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Lower | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Park/Drive:</b> Private<br><b>Drive:</b> Private<br><b>Drive Park Spcs:</b> 3<br><b>Tot Prk Spcs:</b> 3<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit<br><b>Exterior Feat:</b> Deck<br><b>Interior Feat:</b> Water Heater | <b>Zoning:</b> Residential<br><b>Cable TV:</b> A <b>Hydro:</b> Y<br><b>Gas:</b> Y <b>Phone:</b> A<br><b>Water:</b> Municipal<br><b>Water Supply Type:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b> N<br><b>HST Applicable to:</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown |
|---|---|--|

| <b>Topography:</b> 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



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

|  |  |  |
|--|--|--|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Separate Entrance<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Water / Gas<br><b>A/C:</b> Window Unit<br><b>Central Vac:</b> N<br><b>Apx Age:</b><br><b>Year Built:</b> 1930<br><b>Yr Built Source:</b> MPAC<br><b>Apx Sqft:</b> 1100-1500<br><b>Roof:</b> Shingles<br><b>Foundation:</b> Unknown<br><b>Assessment:</b> POTL:<br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Park/Drive:</b> Private<br><b>Drive:</b> Private<br><b>Drive Park Spcs:</b> 3<br><b>Tot Prk Spcs:</b> 3<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Fireplace/Stove, Hospital, Park, Place Of Worship, Public Transit, School<br><b>Interior Feat:</b> Built-In Oven | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> None<br><b>Spec Desig:</b> 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 **For:** Sale **% Dif:** 96  
**Sold Date:** 10/17/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 25  
**Sold:** \$1,675,000  
**List:** \$1,750,000  
 Detached **Fronting On:** E **Rms:** 6 + 2  
**Link:** N **Acreage:** **Bedrooms:** 3  
 2-Storey 25.5 x 134 Feet **Washrooms:** 2  
**Irreg:** 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

|   |   |  |
|---|---|--|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Finished / Separate Entrance<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> N<br><b>Apx Age:</b><br><b>Year Built:</b> 1938<br><b>Yr Built Source:</b> MPAC<br><b>Apx Sqft:</b> 1100-1500<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Concrete<br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> Detached / 1<br><b>Park/Drive:</b> Mutual<br><b>Drive:</b> Mutual<br><b>Drive Park Spcs:</b> 0<br><b>Tot Prk Spcs:</b> 1<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School<br><b>Interior Feat:</b> Carpet Free | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to:</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown |
|---|---|--|

| #  | 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 Remks:** 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:** SOTHEY'S INTERNATIONAL REALTY CANADA 416-960-9995





|  |  |  |   |
|--|--|--|---|
| <b>583 Broadway Ave</b><br><b>Toronto Ontario M4G 2S4</b><br>Toronto C11 Leaside Toronto<br><b>Taxes:</b> \$8,227.08/2025<br><b>Sold Date:</b> 10/10/2025<br><b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 18 |  |  | <b>Sold:</b> \$1,630,000<br><b>List:</b> \$1,799,000<br><br><b>For:</b> Sale <b>% Dif:</b> 91 |
| Detached<br><b>Link:</b> N<br>Bungalow   | <b>Fronting On:</b> S<br><b>Acreage:</b><br>36 x 135 Feet<br><b>Irreg:</b> | <b>Rms:</b> 5 + 5<br><b>Bedrooms:</b> 2 + 1<br><b>Washrooms:</b> 2<br>1x4xGround, 1x2xBsmt | <b>Dir/Cross St:</b> Btwn Laird & Don Avon<br><b>Directions:</b> Btwn Laird & Don Avon        |

**MLS#:** C12418744      **PIN#:** 103670387

**Legal:** PLAN 3111 PT LOT 780 PT LOT 781

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

| #  | 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 Remks:** 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  
**Last Status:** SLD  
**DOM:** 2

**Sold: \$1,839,000**  
**List: \$1,849,000**  
**For:** Sale  
**% Dif:** 99  
**Fronting On:** W  
**Acreage:** 30 x 120 Feet  
**Irreg:**  
**Rms:** 8  
**Bedrooms:** 3 + 1  
**Washrooms:** 4  
1x4x2nd, 1x4x2nd, 1x4xMain, 1x4xBsmt  
**Dir/Cross St:** Bayview Ave & Millwood Rd **Directions:** Bayview Ave & Millwood Rd

**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:**  
**Retirement:**  
**HST Applicable to Sale Price:** Included In  
**Farm/Agr:**  
**Oth Struct:**  
**Survey Type:**  
**Spec Desig:**

**Hydro:**  
**Phone:** Municipal  
**Sewers:**  
**None:**  
**Unknown:**

**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 Remks:** 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



|   |  |  |   |
|---|--|--|---|
| <b>256 Rumsey Rd</b><br><b>Toronto Ontario M4G 1P9</b><br>Toronto C11 Leaside Toronto<br><b>Taxes:</b> \$7,978.24/2025<br><b>Sold Date:</b> 10/30/2025<br><b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 16 |  |  | <b>Sold: \$1,870,000</b><br><b>List: \$1,995,000</b><br><br><b>For:</b> Sale <b>% Dif:</b> 94 |
| Detached<br><b>Link:</b> N<br>2-Storey  | <b>Fronting On:</b> W<br><b>Acreage:</b><br>29 x 100 Feet<br><b>Irreg:</b> | <b>Rms:</b> 7 + 2<br><b>Bedrooms:</b> 3 + 1<br><b>Washrooms:</b> 2<br>1x4x2nd, 1x3xLower | <b>Dir/Cross St:</b> Rumsey And Parklea <b>Directions:</b> Rumsey And Parklea                 |

**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

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

| # | 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





|   |  |  |   |
|---|--|--|---|
| <b>72 Bessborough Dr</b><br><b>Toronto Ontario M4G 3J1</b><br>Toronto C11 Leaside Toronto<br><b>Taxes:</b> \$12,268.99/2025<br><b>Sold Date:</b> 11/27/2025<br><b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 0 |  |  | <b>Sold:</b> \$1,950,000<br><b>List:</b> \$1,998,800<br><br><b>For:</b> Sale <b>% Dif:</b> 98 |
| Detached<br><b>Link:</b> N<br>2-Storey  | <b>Fronting On:</b> W<br><b>Acreage:</b><br>51.15 x 65 Feet<br><b>Irreg:</b> | <b>Rms:</b> 9<br><b>Bedrooms:</b> 4<br><b>Washrooms:</b> 3<br>1x4x2nd, 1x2x2nd, 1x2xBsmt | <b>Dir/Cross St:</b> Bayview Ave & McRae Dr <b>Directions:</b> Bayview Ave & McRae Dr         |

**MLS#:** C12580878      **PIN#:** 103920176  
**Legal:** PT LT 100 PL 2122 TWP OF YORK AS IN EY151062;

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

| #  | 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 Remks:** 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 REALTY416-443-0300





|  |   |   |   |
|--|---|---|---|
| <b>11 Donegall Dr</b><br><b>Toronto Ontario M4G 3G6</b><br>Toronto C11 Leaside Toronto<br><b>Taxes:</b> \$9,727.72/2025<br><b>Sold Date:</b> 07/04/2025<br><b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 24 |   |   | <b>Sold: \$1,910,000</b><br><b>List: \$1,999,900</b><br><br><b>For:</b> Sale <b>% Dif:</b> 96 |
| Detached<br><b>Link:</b> N<br>2-Storey   | <b>Fronting On:</b> E<br><b>Acreage:</b><br>27.3 x 103.78 Feet<br><b>Irreg:</b> | <b>Rms:</b> 9 + 3<br><b>Bedrooms:</b> 3<br><b>Washrooms:</b> 2<br>1x4x2nd, 1x3xBsmt | <b>Dir/Cross St:</b> Bayview & Eglinton <b>Directions:</b> 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

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

| #  | 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 Remks:** 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



|  |  |  |  |
|--|--|--|--|
| <b>35 Leadale Ave</b><br><b>Toronto Ontario M4G 3E9</b><br>Toronto C11 Leaside Toronto<br><b>Taxes:</b> \$10,941.81/2025<br><b>Sold Date:</b> 10/03/2025<br><b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 2 |  |  | <b>Sold:</b> \$2,189,000<br><b>List:</b> \$2,095,000<br><br><b>For:</b> Sale <b>% Dif:</b> 104 |
| Detached<br><b>Link:</b> N<br>2-Storey   | <b>Fronting On:</b> E<br><b>Acreage:</b><br>30 x 130 Feet<br><b>Irreg:</b> | <b>Rms:</b> 7 + 2<br><b>Bedrooms:</b> 3<br><b>Washrooms:</b> 2<br>1x4x2nd, 1x3xLower |  |
| <b>Dir/Cross St:</b> Sutherland and Leadale<br><b>Directions:</b> South of Sutherland, West of Bessborough   |  |  |  |

**MLS#:** C12438287      **PIN#:** 103920140  
**Legal:** LT 92 PL 2880 LEASIDE; TORONTO , CITY OF TORONTO

|   |   |   |
|---|---|---|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Finished / Separate Entrance<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Water / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> N<br><b>Apx Age:</b> 51-99<br><b>Year Built:</b> 1941<br><b>Yr Built Source:</b> MPAC<br><b>Apx Sqft:</b> 1100-1500<br><b>Lot Size Source:</b> MPAC<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Concrete Block<br><b>Assessment:</b> POTL:<br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Lower | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Park/Drive:</b> Private<br><b>Drive:</b> Private<br><b>Drive Park Spcs:</b> 2<br><b>Tot Prk Spcs:</b> 2<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Fenced Yard, Fireplace/Stove, Park, Public Transit, Rec Centre, School<br><b>Interior Feat:</b> Floor Drain | <b>Zoning:</b><br><b>Cable TV:</b> A<br><b>Gas:</b> Y<br><b>Water:</b> Municipal<br><b>Water Supply Type:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b> None<br><b>Retirement:</b><br><b>HST Applicable to:</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b> Garden Shed<br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown |
|---|---|---|

**Waterfront:** None

| # | 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                             |

**Client Remks:** 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 TEAM416-424-4910

|   |   |  |  |  |                    |                    |                |
|---|---|--|--|--|--------------------|--------------------|----------------|
|   | <b>67 Parkhurst Blvd</b><br><b>Toronto Ontario M4G 2E1</b><br>Toronto C11 Leaside Toronto |  | <b>Sold: \$2,095,000</b><br><b>List: \$2,095,000</b> |  |                    |                    |                |
|   | <b>Taxes:</b> \$10,422/2024<br><b>Sold Date:</b> 07/10/2025                               |  | <b>For:</b> Sale<br><b>% Dif:</b> 100                |  |                    |                    |                |
|   | <b>SPIS:</b> N<br><b>Last Status:</b> SLD<br><b>DOM:</b> 2                                |  |  |  |                    |                    |                |
| Detached<br><b>Link:</b> N<br>2-Storey  |   | Fronting On: S<br><b>Acreage:</b><br>30 x 109 Feet<br><b>Irreg:</b>  |  | Rms: 9 + 3<br><b>Bedrooms:</b> 3<br><b>Washrooms:</b> 2<br>1x4x2nd, 1x2xLower  |                    |                    |                |
| <b>Dir/Cross St:</b> Bayview and Eglinton <b>Directions:</b> East of Bayview, South of Eglinton   |   |  |  |  |                    |                    |                |
| <b>MLS#:</b> C12270429 <b>PIN#:</b> 103870342   |   |  |  |  |                    |                    |                |
| <b>Legal:</b> PT LT 237 PL 2121 TWP OF YORK AS IN CA352112; TORONTO , CITY OF TORONTO   |   |  |  |  |                    |                    |                |
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Finished / Separate Entrance<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Water / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> N<br><b>Apx Age:</b><br><b>Year Built:</b> 1936<br><b>Yr Built Source:</b> MPAC<br><b>Apx Sqft:</b> 1500-2000<br><b>Lot Size Source:</b> MPAC<br><b>Roof:</b> Shingles<br><b>Foundation:</b> Concrete Block<br><b>Assessment:</b> 2024 <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b>  |   | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> Detached / 1<br><b>Park/Drive:</b><br><b>Drive:</b><br><b>Drive Park Spcs:</b> 2<br><b>Tot Prk Spcs:</b> 3<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Fireplace/Stove, Park, Public Transit, Ravine, School<br><b>Exterior Feat:</b> Landscaped<br><b>Interior Feat:</b> Generator - Partial, Water Softener |  | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown |                    |                    |                |
| <b>#</b>  | <b>Room</b>   | <b>Level</b>   | <b>Length (ft)</b>                                   | <b>Width (ft)</b>  | <b>Description</b> |                    |                |
| 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 |                    |                |
| <b>Client Remks:</b> This charming South Leaside home pairs timeless character with a fresh, thoughtful renovation, ideal for families looking to settle into one of Torontos 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. |   |  |  |  |                    |                    |                |
| <b>Listing Contracted With:</b> ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM416-424-4910   |   |  |  |  |                    |                    |                |





**57 Fleming Cres**  
**Toronto Ontario M4G 2B1**  
 Toronto C11 Leaside Toronto  
**Taxes:** \$11,480/2025 **For:** Sale **% Dif:** 118  
**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

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

| #  | 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 Remks:** 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 **For:** Sale **% Dif:** 102  
**Sold Date:** 09/21/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 5  
**Sold:** \$2,350,000  
**List:** \$2,295,000  
**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

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

| #  | Room      | Level | Length (ft) | Width (ft) | Description    |
|----|-----------|-------|-------------|------------|----------------|
| 1  | Foyer     | Main  | 3.64        | x 19.23    | Tile Floor     |
| 2  | Living    | Main  | 11.12       | x 15.45    | Hardwood Floor |
| 3  | Dining    | Main  | 9.45        | x 11.52    | Hardwood Floor |
| 4  | Family    | Main  | 8.76        | x 13.25    | Hardwood Floor |
| 5  | Kitchen   | Main  | 10.3        | x 18.6     | Hardwood Floor |
| 6  | Br        | 2nd   | 15.58       | x 9.22     | Hardwood Floor |
| 7  | 2nd Br    | 2nd   | 9.15        | x 14.76    | Hardwood Floor |
| 8  | Prim Bdrm | 2nd   | 13.02       | x 14.83    | Hardwood Floor |
| 9  | Bathroom  | 2nd   | 8.83        | x 10.56    | Heated Floor   |
| 10 | Rec       | Bsmt  | 18.27       | x 19.42    | Concrete Floor |
| 11 | 4th Br    | Bsmt  | 10.93       | x 10.83    | Concrete Floor |
| 12 | Laundry   | Bsmt  | 7.15        | x 6.56     | Concrete Floor |

**Client Remks:** 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



|  |  |   |   |
|--|--|---|---|
| <b>18 Rolph Rd</b><br><b>Toronto Ontario M4G 3M6</b><br>Toronto C11 Leaside Toronto<br><b>Taxes:</b> \$11,718.51/2025<br><b>Sold Date:</b> 07/07/2025<br><b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 13 |  |   | <b>Sold: \$2,100,000</b><br><b>List: \$2,298,000</b><br><br><b>For:</b> Sale <b>% Dif:</b> 91               |
| Detached<br><b>Link:</b> N<br>2-Storey   | <b>Fronting On:</b> W<br><b>Acreage:</b><br>30 x 145 Feet<br><b>Irreg:</b> | <b>Rms:</b> 8 + 3<br><b>Bedrooms:</b> 4 + 1<br><b>Washrooms:</b> 2<br>1x4x2nd, 1x3xBsmt | <b>Dir/Cross St:</b> bwtm Sutherland & Southvale<br><b>Directions:</b> 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

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

| #  | 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 Remks:** South Leaside primely 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



|  |                         |                              |
|--|-------------------------|------------------------------|
| <b>43 Randolph Rd</b>  |                         | <b>Sold: \$2,300,000</b>     |
| <b>Toronto Ontario M4G 3R8</b>   |                         | <b>List: \$2,350,000</b>     |
| Toronto C11 Leaside Toronto  |                         |                              |
| <b>Taxes:</b> \$10,807.70/2024   | <b>For:</b> Sale        | <b>% Dif:</b> 98             |
| <b>Sold Date:</b> 09/30/2025   |                         |                              |
| <b>SPIS:</b> N   | <b>Last Status:</b> SLD | <b>DOM:</b> 5                |
| Detached   | <b>Fronting On:</b> S   | <b>Rms:</b> 10 + 3           |
| <b>Link:</b> N   | <b>Acreage:</b>         | <b>Bedrooms:</b> 4 + 1       |
| 2-Storey   | 35.25 x 107 Feet        | <b>Washrooms:</b> 4          |
|  | <b>Irreg:</b>           | 1x2xMain, 2x5x2nd, 1x4xLower |
| <b>Dir/Cross St:</b> Millwood / Southvale <b>Directions:</b> South Leaside |                         |                              |

|  |                                |
|--|--------------------------------|
| <b>MLS#:</b> C12425723   | <b>PIN#:</b> 103900181         |
| <b>Assignment:</b> N   | <b>Fractional Ownership:</b> N |
| <b>Legal:</b> 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 |                                |

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

| <b>Topography:</b> Flat |           |       |             |            |                    |                |                      |
|-------------------------|-----------|-------|-------------|------------|--------------------|----------------|----------------------|
| <b>Waterfront:</b> 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 Remks:** 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 Rolph 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 |
| <b>Listing Contracted With:</b> ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM416-424-4910                                |





|  |                  |   |                   |
|--|------------------|---|-------------------|
| 11 Craig Cres  |                  |   | Sold: \$2,200,000 |
| Toronto Ontario M4G 2N6                                  |                  |   | List: \$2,399,000 |
| Toronto C11 Leaside Toronto                              |                  |   |                   |
| Taxes: \$12,008.37/2025                                  |                  | For: Sale   | % Dif: 92         |
| Sold Date: 11/19/2025                                    |                  |   |                   |
| SPIS: N  | Last Status: SLD | DOM: 15   |                   |
| Detached   | Fronting On: S   | Rms: 8 + 2  |                   |
| Link: N  | Acreage:         | Bedrooms: 4 + 1                                   |                   |
| 2-Storey   | 57 x 150 Feet    | Washrooms: 6                                      |                   |
|  | Irreg:           | 1x2xMain, 1x4x2nd, 1x5x2nd,<br>1x3x2nd, 2x3xLower |                   |
| Dir/Cross St: Bayview & Eglinton Directions: Bayview and |                  |   |                   |

**MLS#:** C12510098      **PIN#:** 103650259  
**Legal:** LOT 303 PLAN 1908 ; EAST YORK , CITY OF TORONTO

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

| #  | 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 Remks:** 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



|  |  |  |   |
|--|--|--|---|
| <b>37 Heather Rd</b><br><b>Toronto Ontario M4G 3G2</b><br>Toronto C11 Leaside Toronto<br><b>Taxes:</b> \$12,736.53/2025<br><b>Sold Date:</b> 07/18/2025<br><b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 25 |  |  | <b>Sold:</b> \$2,350,000<br><b>List:</b> \$2,419,000<br><br><b>For:</b> Sale <b>% Dif:</b> 97 |
| Detached<br><b>Link:</b> N<br>2-Storey   | <b>Fronting On:</b> E<br><b>Acreage:</b><br>30 x 150 Feet<br><b>Irreg:</b><br>Lot widens to 39.13' at the rear | <b>Rms:</b> 8 + 1<br><b>Bedrooms:</b> 3<br><b>Washrooms:</b> 3<br>1x2xBsmt, 1x3x2nd, 1x4x2nd | <b>Dir/Cross St:</b> Bessborough Dr & McRae Dr <b>Directions:</b> Bessborough Dr & McRae Dr   |

|  |                        |
|--|------------------------|
| <b>MLS#:</b> C12239892   | <b>PIN#:</b> 103920103 |
| <b>Legal:</b> PT LT 90 PL 2122 TWP OF YORK; PT LT 91 PL 2122 TWP OF YORK AS IN TB861144; TORONTO , CITY OF TORONTO |                        |

|  |  |  |
|--|--|--|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Separate Entrance / Full<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> N<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 2000-2500<br><b>Lot Shape:</b> Irregular<br><b>Lot Size Source:</b> GeoWarehouse<br><b>Roof:</b> Asphalt Shingle, Flat<br><b>Foundation:</b> Concrete<br><b>Assessment:</b> POTL:<br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Park/Drive:</b> Private<br><b>Drive:</b> Private<br><b>Drive Park Spcs:</b> 2<br><b>Tot Prk Spcs:</b> 2<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Family Room, Fenced Yard, Fireplace/Stove, Library, Place Of Worship, Public Transit, Rec Centre, School<br><b>Interior Feat:</b> Sump Pump<br><b>Security Feat:</b> Carbon Monoxide Detectors, Smoke Detector | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>Accessibility:</b> Raised Toilet<br><b>Feat:</b><br><b>HST Applicable to:</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b> Storage, Garden Shed<br><b>Survey Type:</b> Available<br><b>Spec Desig:</b> Unknown |
|--|--|--|

| #  | 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 Remks:** 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  |                  | Sold: \$2,365,000 |
| Toronto Ontario M4G 1M4                                   |                  | List: \$2,495,000 |
| Toronto C11 Leaside Toronto                               |                  |                   |
| Taxes: \$11,304/2025                                      | For: Sale        | % Dif: 95         |
| Sold Date: 11/15/2025                                     |                  |                   |
| SPIS: N   | Last Status: SLD | DOM: 17           |
| Detached  | Fronting On: S   | Rms: 8 + 2        |
| Link: N   | Acreage:         | Bedrooms: 3 + 1   |
| 2-Storey  | 31.25 x 130 Feet | Washrooms: 2      |
|   | Irreg:           | 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

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

| #  | Room      | Level | Length (ft) | Width (ft) | Description    |                  |                    |
|----|-----------|-------|-------------|------------|----------------|------------------|--------------------|
| 1  | Foyer     | Main  | 8.99        | x 6.99     | Closet         | Tile Floor       | O/Looks Living     |
| 2  | Living    | Main  | 19.32       | x 12.6     | Hardwood Floor | 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 Remks:** 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 Rolph 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 TEAM416-424-4910



|  |   |  |  |  |                    |  |
|--|---|--|--|--|--------------------|--|
|    | <b>8 Rutherglen Rd</b><br><b>Toronto Ontario M4G 1L6</b><br>Toronto C11 Leaside Toronto<br><b>Taxes:</b> \$13,361.60/2024<br><b>Sold Date:</b> 10/10/2025<br><b>SPIS:</b> N<br><b>Last Status:</b> SLD<br><b>DOM:</b> 2 |  |  | <b>Sold: \$2,500,000</b><br><b>List: \$2,498,000</b><br><b>For:</b> Sale<br><b>% Dif:</b> 100  |                    |  |
|  | Detached<br><b>Link:</b> N<br>2-Storey  | <b>Fronting On:</b> E<br><b>Acreage:</b><br>34 x 120 Feet<br><b>Irreg:</b>   | <b>Rms:</b> 7 + 2<br><b>Bedrooms:</b> 4 + 1<br><b>Washrooms:</b> 5<br>1x4x2nd, 1x3x2nd, 1x2xMain,<br>1x5x2nd, 1x3xBsmt | <b>Dir/Cross St:</b> Bayview & Eglinton <b>Directions:</b> 8 Rutherglen Rd   |                    |  |
|  |   |  |  |  |                    |  |
| <b>MLS#:</b> C12451371<br><b>Legal:</b> Plan 2120 Pt Lot 800 Pt Lot 801  |   |  |  |  |                    |  |
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Finished with Walk-Out<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> N<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 2500-3000<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Unknown<br><b>Assessment:</b> POTL:<br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b>   |   | <b>Exterior:</b><br>Stone / Stucco/Plaster<br><b>Gar/Gar Spcs:</b> Attached / 1<br><b>Park/Drive:</b><br><b>Drive:</b> Private Double<br><b>Drive Park Spcs:</b> 2<br><b>Tot Prk Spcs:</b> 3<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Family Room, Fireplace/Stove<br><b>Interior Feat:</b> Sump Pump |  | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to</b> Not Subject to HST<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> Unknown<br><b>Spec Desig:</b> Unknown |                    |  |
| <b>Waterfront:</b> None  |   |  |  |  |                    |  |
| <b>#</b>   | <b>Room</b>   | <b>Level</b>   | <b>Length (ft)</b>   | <b>Width (ft)</b>  | <b>Description</b> |  |
| <b>Client Remks:</b> 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. |   |  |  |  |                    |  |
| <b>Inclusions:</b> All Appliances, ELF's, and Window Coverings   |   |  |  |  |                    |  |
| <b>Listing Contracted With:</b> RIGHT AT HOME REALTY416-391-3232   |   |  |  |  |                    |  |





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

**MLS#:** C12562756 **PIN#:** 103850320  
**Legal:** LT 546 PL 1925 TWP OF YORK; PT LANE PL 1925 TWP OF YORK

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

| #  | Room      | Level | Length (ft) | Width (ft) | Description    |                    |                   |
|----|-----------|-------|-------------|------------|----------------|--------------------|-------------------|
| 1  | Foyer     | Main  | 52.17       | x 31.5     | Hardwood Floor | 2 Pc 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 Pc 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 Remks:** 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 reimagined, 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**  
Toronto C11 Leaside Toronto  
**Taxes:** \$14,863/2024  
**Sold Date:** 11/19/2025  
**SPIS:** N  
**Last Status:** SLD  
**DOM:** 13

**Sold: \$3,050,000**  
**List: \$2,699,000**  
**For:** Sale  
**% Dif:** 113

Detached  
**Link:** N  
2-Storey

**Fronting On:** S  
**Acreage:**  
30 x 125 Feet  
**Irreg:**

**Rms:** 11  
**Bedrooms:** 4 + 1  
**Washrooms:** 5  
1x2xMain, 1x4x2nd, 1x3x2nd,  
1x5x2nd, 1x3xBsmt

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

**MLS#:** C12516596  
**Legal:** Lot 274 Plan 3110

**PIN#:** 103660211

**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:** 6-15  
**Apx Sqft:** 3000-3500  
**Lot Size Source:** MPAC  
**Roof:** Asphalt Rolled  
**Foundation:** Brick  
**Assessment:** 2025 **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:**

**Exterior:** Brick / Stone  
**Gar/Gar Spcs:** Built-In / 1.5  
**Park/Drive:** Private  
**Drive:** Private  
**Drive Park Spcs:** 3  
**Tot Prk Spcs:** 4.5  
**UFFI:**  
**Pool:** None  
**Prop Feat:** Family Room, Fenced Yard, Fireplace/Stove  
**Interior Feat:** Built-In Oven, Countertop Range

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

**Hydro:**  
**Phone:** Municipal  
**Sewers**  
**N**  
**Unknown**  
**Unknown**

| #  | 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 Remks:** 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



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

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

| #  | 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 Remks:** 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





|   |  |  |   |
|---|--|--|---|
| <b>80 Glenvale Blvd</b><br><b>Toronto Ontario M4G 2V6</b><br>Toronto C11 Leaside Toronto<br><b>Taxes:</b> \$13,668.17/2024<br><b>Sold Date:</b> 08/08/2025<br><b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 66 |  |  | <b>Sold: \$2,835,000</b><br><b>List: \$2,990,000</b><br><br><b>For:</b> Sale <b>% Dif:</b> 95 |
| Detached<br><b>Link:</b> N<br>2-Storey  | <b>Fronting On:</b> N<br><b>Acreage:</b><br>35 x 135 Feet<br><b>Irreg:</b> | <b>Rms:</b> 10 + 2<br><b>Bedrooms:</b> 4<br><b>Washrooms:</b> 4<br>1x2xMain, 1x4x2nd, 1x5x2nd, 1x4xLower | <b>Dir/Cross St:</b> Glenvale blvd & Tanager Ave <b>Directions:</b> As Per Google Maps        |

**MLS#:** C12191411      **PIN#:** 103680508  
**Legal:** PT LT 656 PL 3110 LEASIDE; PT LT 657 PL 3110 LEASIDE

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





|   |   |   |   |
|---|---|---|---|
| <b>34 Killdeer Cres</b><br><b>Toronto Ontario M4G 2W8</b><br>Toronto C11 Leaside Toronto<br><b>Taxes:</b> \$13,535.86/2025<br><b>Sold Date:</b> 07/13/2025<br><b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 41 |   |   | <b>Sold: \$2,900,000</b><br><b>List: \$2,995,000</b><br><br><b>For:</b> Sale <b>% Dif:</b> 97 |
| Detached<br><b>Link:</b> N<br>2-Storey  | <b>Fronting On:</b> E<br><b>Acreage:</b><br>40 x 329 Feet<br><b>Irreg:</b><br>Widens at rear 95'. N 331'.<br>See Survey | <b>Rms:</b> 7 + 2<br><b>Bedrooms:</b> 3<br><b>Washrooms:</b> 3<br>1x3x2nd, 1x4x2nd, 1x3xLower |   |
| <b>Dir/Cross St:</b> Eglinton & Brentcliffe <b>Directions:</b> Please, follow GPS   |   |   |   |

**MLS#:** C12189131      **PIN#:** 103680592  
**Legal:** LT 727 PL 3111 LEASIDE; TORONTO (E YORK) , CITY OF TORONTO

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

| #  | 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 Remks:** 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:** SOTHEY'S INTERNATIONAL REALTY CANADA 416-960-9995



|   |  |   |  |
|---|--|---|--|
| <b>30 Bessborough Dr</b><br><b>Toronto Ontario M4G 3H7</b><br>Toronto C11 Leaside Toronto<br><b>Taxes:</b> \$12,284.08/2025<br><b>Sold Date:</b> 10/19/2025<br><b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 5 |  |   | <b>Sold: \$3,001,000</b><br><b>List: \$2,995,000</b><br><br><b>For:</b> Sale <b>% Dif:</b> 100 |
| Detached<br><b>Link:</b> N<br>2-Storey  | <b>Fronting On:</b> W<br><b>Acreage:</b><br>35 x 130 Feet<br><b>Irreg:</b> | <b>Rms:</b> 9 + 4<br><b>Bedrooms:</b> 4<br><b>Washrooms:</b> 4<br>1x2xMain, 1x3x2nd, 1x4x2nd, 1x3xLower |  |
| <b>Dir/Cross St:</b> Sutherland Drive & Bessborough Drive<br><b>Directions:</b> 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

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

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

**Client Remks:** 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 Rolph & 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



|  |  |   |
|--|--|---|
| <b>201 Sutherland Dr</b><br><b>Toronto Ontario M4G 1J1</b><br>Toronto C11 Leaside Toronto                          |  | <b>Sold: \$2,800,000</b><br><b>List: \$2,999,999</b>                        |
| <b>Taxes:</b> \$12,310.13/2024   | <b>For:</b> Sale   | <b>% Dif:</b> 93  |
| <b>Sold Date:</b> 09/10/2025   |  |   |
| <b>SPIS:</b> N   | <b>Last Status:</b> SLD  | <b>DOM:</b> 62  |
| Detached<br><b>Link:</b> N<br>2 1/2 Storey   | <b>Fronting On:</b> E<br><b>Acreage:</b> < .50<br>65 x 135 Feet<br><b>Irreg:</b> | <b>Rms:</b> 10 + 1<br><b>Bedrooms:</b> 4<br><b>Washrooms:</b> 4<br>4x2xMain |
| <b>Dir/Cross St:</b> Sutherland and Millwood<br><b>Directions:</b> Take Millwood to Sutherland and then turn North |  |   |

|   |                                |
|---|--------------------------------|
| <b>MLS#:</b> C12277230  | <b>PIN#:</b> 103830099         |
| <b>Assignment:</b> N  | <b>Fractional Ownership:</b> N |
| <b>Legal:</b> PT LT 409 PL 2120 TWP OF YORK AS IN EY231499; TORONTO , CITY OF TORONTO |                                |

|   |  |                                       |
|---|--|---------------------------------------|
| <b>Kitchens:</b> 1                            | <b>Exterior:</b> Brick   | <b>Zoning:</b>                        |
| <b>Fam Rm:</b> Y                              | <b>Gar/Gar Spcs:</b> None / 0  | <b>Cable TV:</b> A                    |
| <b>Basement:</b> Separate Entrance / Finished | <b>Park/Drive:</b> Private   | <b>Gas:</b> Y                         |
| <b>Fireplace/Stv:</b> Y                       | <b>Drive:</b> Private  | <b>Water:</b> Municipal               |
| <b>Heat:</b> Radiant / Wood                   | <b>Drive Park Spcs:</b> 3  | <b>Water Supply Type:</b>             |
| <b>A/C:</b> Window Unit                       | <b>Tot Prk Spcs:</b> 3   | <b>Sewer:</b> Sewers                  |
| <b>Central Vac:</b> N                         | <b>UFFI:</b> No  | <b>Waterfront:</b>                    |
| <b>Apx Age:</b>                               | <b>Pool:</b> Outdoor, Inground   | <b>Retirement:</b> N                  |
| <b>Year Built:</b> 1914                       | <b>Prop Feat:</b> Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit, School | <b>HST Applicable to:</b> Included In |
| <b>Yr Built Source:</b> MPAC                  | <b>Exterior Feat:</b> Deck, Landscaped, Patio, Porch, Year Round Living                                      | <b>Sale Price:</b>                    |
| <b>Apx Sqft:</b> 3000-3500                    | <b>Interior Feat:</b> Floor Drain, Storage Area Lockers  | <b>Farm/Agr:</b>                      |
| <b>Lot Shape:</b> Rectangular                 | <b>Security Feat:</b> Carbon Monoxide Detectors, Smoke Detector  | <b>Oth Struct:</b> Shed, Workshop     |
| <b>Roof:</b> Shingles                         |  | <b>Survey Type:</b> Available         |
| <b>Foundation:</b> Concrete Block             |  | <b>Spec Desig:</b> Unknown            |
| <b>Assessment:</b> POTL: N                    |  |                                       |
| <b>POTL Mo Fee:</b>                           |  |                                       |
| <b>Laundry lev:</b> 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 Remks:** 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 neighbourhoods 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  |                  |  | Sold: \$2,975,000 |
| Toronto Ontario M4G 2R7   |                  |  | List: \$3,100,000 |
| Toronto C11 Leaside Toronto   |                  |  |                   |
| Taxes: \$13,385.04/2025   |                  | For: Sale                                | % Dif: 96         |
| Sold Date: 10/15/2025   |                  |  |                   |
| SPIS: N   | Last Status: SLD | DOM: 8                                   |                   |
| Detached  | Fronting On: S   | Rms: 11 + 2                              |                   |
| Link: N   | Acreage:         | Bedrooms: 4 + 1                          |                   |
| 2-Storey  | 36 x 135 Feet    | Washrooms: 4                             |                   |
|   | Irreg:           | 1x2xMain, 1x5x2nd, 1x4x2nd,<br>1x3xLower |                   |
| Dir/Cross St: Broadway and Rumsey Directions: North of Eglinton, East of Rumsey |                  |  |                   |

|   |                        |
|---|------------------------|
| <b>MLS#:</b> C12450222  | <b>PIN#:</b> 103660405 |
| <b>Fractional Ownership:</b> N  |                        |
| <b>Legal:</b> PT LOTS 230 & 231, PLAN 3110 , AS IN EY211952 ; EAST YORK , CITY OF TORONTO |                        |

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

| <b>Waterfront:</b> 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      | 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             |

**Client Remks:** 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 **For:** Sale **% Dif:** 98  
**Sold Date:** 09/18/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 2  
**Sold:** \$3,100,000  
**List:** \$3,150,000  
 Detached **Fronting On:** W **Rms:** 8 + 3  
**Link:** N **Acreage:** **Bedrooms:** 5  
 2-Storey 35 x 133.5 Feet **Washrooms:** 4  
 Irreg: 1x2xMain, 1x5x2nd, 1x4x2nd,  
 1x4xLower  
**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

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

| <b>Waterfront:</b> 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 Remks:** 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 GROUP416-928-6833



**112 Brentcliffe Rd**  
**Toronto Ontario M4G 3Y9**  
 Toronto C11 Leaside Toronto  
**Taxes:** \$13,506/2025 **For:** Sale **% Dif:** 92  
**Sold Date:** 11/07/2025  
**SPIS:** Y **Last Status:** SLD **DOM:** 23  
**Sold:** \$3,045,000  
**List:** \$3,299,000  
 Detached **Fronting On:** W **Rms:** 9 + 2  
**Link:** N **Acreage:** **Bedrooms:** 4 + 1  
 2-Storey 34.5 x 145 Feet **Washrooms:** 4  
**Irreg:** 1x5x2nd, 1x4x2nd, 1x3xBsmt,  
 1x2xGround  
**Dir/Cross St:** Eglinton and Laird **Directions:** Eglinton and Laird

**MLS#:** C12462172 **PIN#:** 103670142  
**Legal:** PLAN 3111 PART OF LOT 964 PART OF LOT 965

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

| #  | 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 Remks:** 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 safety 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 Windows in the Kitchen/Family/Breakfast Room, All fans and light fixtures, all hardwood deck and shelving.

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





|  |  |   |   |
|--|--|---|---|
| <b>565 Broadway Ave</b><br><b>Toronto Ontario M4G 2S2</b><br>Toronto C11 Leaside Toronto<br><b>Taxes:</b> \$15,042.52/2024<br><b>Sold Date:</b> 09/15/2025<br><b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 7 |  |   | <b>Sold: \$3,350,000</b><br><b>List: \$3,495,000</b><br><br><b>For:</b> Sale <b>% Dif:</b> 96 |
| Detached<br><b>Link:</b> N<br>2-Storey   | <b>Fronting On:</b> S<br><b>Acreage:</b><br>34 x 135 Feet<br><b>Irreg:</b> | <b>Rms:</b> 9 + 3<br><b>Bedrooms:</b> 4 + 1<br><b>Washrooms:</b> 6<br>1x2xMain, 1x5x2nd, 2x4x2nd,<br>1x3x2nd, 1x3xLower |   |
| <b>Dir/Cross St:</b> Laird / Eglinton <b>Directions:</b> 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

|  |  |  |
|--|--|--|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Finished<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> Y<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 2500-3000<br><b>Lot Size Source:</b> MPAC<br><b>Roof:</b> Asphalt Shingle, Cedar<br><b>Foundation:</b> Poured Concrete<br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Lower | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> Built-In / 1<br><b>Park/Drive:</b> Private<br><b>Drive:</b> Private<br><b>Drive Park Spcs:</b> 2<br><b>Tot Prk Spcs:</b> 3<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, Rec Centre, School<br><b>Interior Feat:</b> Sump Pump, Central Vacuum, Air Exchanger, Intercom, Auto Garage Door Remote<br><b>Security Feat:</b> Alarm System | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to:</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> Available<br><b>Spec Desig:</b> Unknown |
|--|--|--|

| #  | 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 Remks:** 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   |                     |  | Sold: \$3,270,000 |
| Toronto Ontario M4G 2M6   |                     |  | List: \$3,499,000 |
| Toronto C11 Leaside Toronto   |                     |  |                   |
| Taxes: \$14,742.11/2024   |                     | For: Sale  | % Dif: 93         |
| Sold Date: 10/10/2025   |                     |  |                   |
| SPIS: N   | Last Status: SLD    | DOM: 77  |                   |
| 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,<br>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

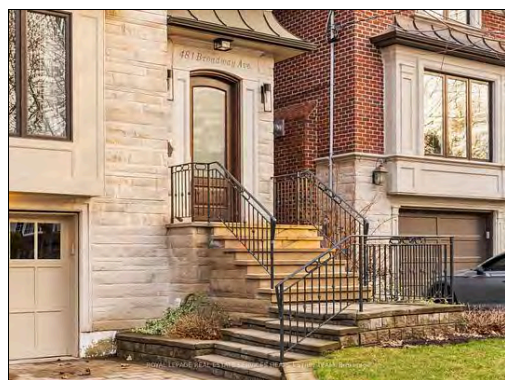
|  |  |                                       |
|--|--|---------------------------------------|
| <b>Kitchens:</b> 1 + 1                       | <b>Exterior:</b> Brick / Stone   | <b>Zoning:</b> Residential            |
| <b>Fam Rm:</b> Y                             | <b>Gar/Gar Spcs:</b> Built-In /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



|   |  |   |   |
|---|--|---|---|
| <b>481 Broadway Ave</b><br><b>Toronto Ontario M4G 2R4</b><br>Toronto C11 Leaside Toronto<br><b>Taxes:</b> \$14,641.47/2024<br><b>Sold Date:</b> 08/26/2025<br><b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 33 |  |   | <b>Sold:</b> \$3,250,000<br><b>List:</b> \$3,499,900<br><br><b>For:</b> Sale <b>% Dif:</b> 93 |
| Detached<br><b>Link:</b> N<br>2-Storey  | <b>Fronting On:</b> S<br><b>Acreage:</b><br>33 x 135 Feet<br><b>Irreg:</b> | <b>Rms:</b> 9 + 2<br><b>Bedrooms:</b> 4 + 1<br><b>Washrooms:</b> 5<br>1x2xMain, 1x3x2nd, 1x3x2nd,<br>1x5x2nd, 1x3xLower |   |
| <b>Dir/Cross St:</b> Bayview and Eglinton<br><b>Directions:</b> 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

|  |  |   |
|--|--|---|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Walk-Out / Finished with Walk-Out<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> N<br><b>Apx Age:</b><br><b>Year Built:</b> 2014<br><b>Apx Sqft:</b> 2500-3000<br><b>Lot Size Source:</b> GeoWarehouse<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Poured Concrete<br><b>Assessment:</b> POTL:<br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Upper | <b>Exterior:</b> Brick / Stone<br><b>Gar/Gar Spcs:</b> Built-In / 1<br><b>Park/Drive:</b> Private<br><b>Drive:</b> Private<br><b>Drive Park Spcs:</b> 2<br><b>Tot Prk Spcs:</b> 3<br><b>UFFI:</b><br><b>Pool:</b> Above Ground<br><b>Prop Feat:</b> Family Room, Fireplace/Stove<br><b>Interior Feat:</b> Ventilation System | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to Sale Price:</b> Included In<br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> Available<br><b>Spec Desig:</b> 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 Remks:** 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 TEAM416-424-4910





|   |   |  |   |
|---|---|--|---|
| <b>112 Randolph Rd</b><br><b>Toronto Ontario M4G 3R9</b><br>Toronto C11 Leaside Toronto<br><b>Taxes:</b> \$15,624/2025<br><b>Sold Date:</b> 10/20/2025<br><b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 45 |   |  | <b>Sold: \$3,450,000</b><br><b>List: \$3,588,000</b><br><br><b>For:</b> Sale <b>% Dif:</b> 96 |
| Detached<br><b>Link:</b> N<br>2-Storey  | <b>Fronting On:</b> W<br><b>Acreage:</b><br>30.42 x 130 Feet<br><b>Irreg:</b> | <b>Rms:</b> 11 + 3<br><b>Bedrooms:</b> 4 + 2<br><b>Washrooms:</b> 6<br>1x2xMain, 1x5x2nd, 3x4x2nd,<br>1x4xBsmt | <b>Dir/Cross St:</b> Laird Dr & Millwood Rd <b>Directions:</b> 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

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

| #  | 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 Remks:** 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 Torontos most sought-after neighbourhoods steps to top schools, parks, and Bayview shops. Complete With 7 Years TARIION 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 **For:** Sale **% Dif:** 106  
**Sold Date:** 11/12/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 2  
**Detached** **Fronting On:** W **Rms:** 9 + 2  
**Link:** N **Acreage:** **Bedrooms:** 4 + 1  
 2-Storey 37 x 121 Feet **Washrooms:** 5  
**Irreg:** 1x2xMain, 1x5x2nd, 1x4x2nd,  
 ~ S:121.37' x 35.23' x 1x4x2nd, 1x4xBsmt  
 129.7' x E:37.18'  
**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

|   |  |  |
|---|--|--|
| <b>Kitchens:</b> 1                      | <b>Exterior:</b> Brick   | <b>Zoning:</b>   |
| <b>Fam Rm:</b> Y                        | <b>Gar/Gar Spcs:</b> Built-In / 1  | <b>Cable TV:</b>   |
| <b>Basement:</b> Finished with Walk-Out | <b>Park/Drive:</b> Private   | <b>Gas:</b>  |
| <b>Fireplace/Stv:</b> Y                 | <b>Drive:</b> Private  | <b>Water:</b> Municipal  |
| <b>Heat:</b> Forced Air / Gas           | <b>Drive Park Spcs:</b> 2  | <b>Water Supply Type:</b>  |
| <b>A/C:</b> Central Air                 | <b>Tot Prk Spcs:</b> 3   | <b>Sewer:</b> Sewers   |
| <b>Central Vac:</b> Y                   | <b>UFFI:</b>   | <b>Waterfront:</b>   |
| <b>Apx Age:</b>                         | <b>Pool:</b> Inground  | <b>Retirement:</b>   |
| <b>Apx Sqft:</b> 2500-3000              | <b>Prop Feat:</b> Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Public Transit  | <b>HST Applicable to Sale Price:</b> Included In, Not Subject to HST |
| <b>Lot Shape:</b> Irregular             | <b>Exterior Feat:</b> Landscape Lighting, Lawn Sprinkler System                              | <b>Farm/Agr:</b>   |
| <b>Lot Size Source:</b> Other           | <b>Interior Feat:</b> Bar Fridge, Built-In Oven, Countertop Range, Central Vacuum, Sump Pump | <b>Oth Struct:</b>   |
| <b>Roof:</b> Asphalt Shingle            |  | <b>Survey Type:</b> None   |
| <b>Foundation:</b> Unknown              |  | <b>Spec Desig:</b> Unknown   |
| <b>Assessment:</b> 2025 <b>POTL:</b>    |  |  |
| <b>POTL Mo Fee:</b>                     |  |  |
| <b>Laundry lev:</b> 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 Remks:** 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  
**Last Status:** SLD  
**DOM:** 16

**Sold: \$4,250,000**  
**List: \$4,500,000**  
**For:** Sale  
**% Dif:** 94

Detached  
**Link:** N  
2-Storey

**Fronting On:** S  
**Acreage:**  
37 x 135 Feet  
**Irreg:**

**Rms:** 13 + 2  
**Bedrooms:** 4 + 1  
**Washrooms:** 6  
1x2xMain, 1x7x2nd, 2x5x2nd,  
1x4x2nd, 1x5xBsmt

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

**MLS#:** C12260602  
**Legal:** PT LT 773 PL 3111 LEASIDE; PT LT 774 PL 3111 LEASIDE AS IN CA401998; TORONTO , CITY OF TORONTO

**Kitchens:** 1  
**Fam Rm:** Y  
**Basement:** Walk-Up / Separate Entrance  
**Fireplace/Stv:** Y  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** Y  
**Apx Age:**  
**Apx Sqft:** 3000-3500  
**Lot Shape:** Rectangular  
**Lot Size Source:** MPAC  
**Roof:** Asphalt Shingle  
**Foundation:** Poured Concrete  
**Assessment:** **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:** Upper

**Exterior:** Brick / Concrete  
**Gar/Gar Spcs:** Built-In / 1  
**Park/Drive:** Private  
**Drive:** Private  
**Drive Park Spcs:** 2  
**Tot Prk Spcs:** 3  
**UFFI:**  
**Pool:** Inground  
**Prop Feat:** Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove  
**Exterior Feat:** Controlled Entry, Landscape Lighting, Lawn Sprinkler System, Lighting, Patio, Porch, Deck  
**Interior Feat:** Auto Garage Door Remote, Bar Fridge, Built-In Oven, Carpet Free, Central Vacuum, Countertop Range, ERV/HRV, Intercom, Sauna, Sump Pump, Ventilation System, Water Heater  
**Security Feat:** Alarm System, Carbon Monoxide Detectors, Heat Detector, Monitored, Security System, Smoke Detector

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

**Topography:** Level

| #  | Room      | Level    | Length (ft) | Width (ft) | Description          |
|----|-----------|----------|-------------|------------|----------------------|
| 1  | Living    | Main     | 27.3        | x 18.33    | Hardwood Floor       |
| 2  | Dining    | Main     | 27.3        | x 18.33    | Combined W/Living    |
| 3  | Family    | Main     | 19.03       | x 17.32    | Gas Fireplace        |
| 4  | Kitchen   | Main     | 19.03       | x 12.01    | B/I Appliances       |
| 5  | Prim Bdrm | 2nd      | 18.33       | x 14.5     | Hardwood Floor       |
| 6  | 2nd Br    | 2nd      | 14.33       | x 12.8     | W/I Closet           |
| 7  | 3rd Br    | 2nd      | 14.99       | x 10.79    | Hardwood Floor       |
| 8  | 4th Br    | 2nd      | 12.5        | x 9.97     | W/I Closet           |
| 9  | Office    | 2nd      | 6.99        | x 5.35     | B/I Desk             |
| 10 | Rec       | Bsmt     | 28.33       | x 18.64    | Heated Floor         |
| 11 | Media/Ent | Bsmt     | 19.69       | x 9.65     | Broadloom            |
| 12 | 5th Br    | Bsmt     | 11.48       | x 10.99    | Tile Floor           |
| 13 | Mudroom   | In Betwn | 10.5        | x 5.02     | B/I Closet           |
| 14 | Pantry    | Main     | 6.66        | x 5        | Stainless Steel Sink |

**Client Remks:** 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 & Servedy 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