



27 Cortland Ave
Toronto Ontario M4R 1T7

Toronto C04 Lawrence Park South Toronto

Taxes: \$7,975.47/2024

For: Sale

Sold: \$1,480,000

List: \$1,599,000

% Dif: 93

Sold Date: 02/07/2025

SPIS: N

Last Status: SLD

DOM: 15

Detached

Fronting On: E

Rms: 7 + 3

Link: N

Acreage:

Bedrooms: 3

2-Storey

30.33 x 102.32 Feet

Washrooms: 2

Irreg:

1x4x2nd, 1x2xBsmt

Dir/Cross St: Yonge & Lawrence

MLS#: C11939200

PIN#: 211530258

Kitchens:	1	Exterior:	Other / Stucco/Plaster	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Full / Part Fin	Gar/Gar Spcs:	Detached / 0	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	2	Water:	Phone:
Heat:	Water / Other	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	None	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apex Age:		Prop Feat:		Retirement:	
Apex Sqft:		Cul De Sac, Family Room, Park, Place Of		Farm/Agr:	
Assessment:	POTL:	Worship, Public Transit, Ravine		Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	20.41	x 12.76	
2	Dining	Ground	14.01	x 11.09	
3	Kitchen	Ground	18.93	x 8.5	
4	Family	Ground	18.18	x 9.25	
5	Prim Bdrm	2nd	16.17	x 9.91	
6	2nd Br	2nd	12.83	x 9.74	
7	3rd Br	2nd	12.17	x 9.68	
8	Office	Bsmt	19.59	x 10.07	
9	Rec	Bsmt	16.99	x 15.58	
10	Laundry	Bsmt	19.59	x 7.74	

Client Remks: AMAZING LOCATION in Lawrence Park!!! ***Land Value Only***SOLD AS IS*** This is your chance to live near the dead-end stretch of Cortland in prestigious Lawrence Park. NO EXIT signs stop the flow of traffic travelling north to Lawrence Avenue, while offering incomparable walkability to Yonge and Lawrence. Build your dream home in this exclusive community! Featuring a PRIVATE DRIVE with ease of access by foot to Yonge/Lawrence Subway, TTC, City Market, Tim Horton's, artisan coffee shops, boutiques and restaurants, Metro, Fitness, ravine, parks. Surrounded by Toronto's top private and public schools, including Lawrence Park Collegiate, Havergal, Blessed Sacrament, Crescent, Toronto French School, John Ross, Glenview. **EXTRAS** All existing appliances, fridge, stove, washer, dryer, electric light fixtures are sold as is and with no representations or warranties. Unknown if fireplace in living room is operational.

Extras:

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



138 Briar Hill Ave			Sold: \$1,700,000		
Toronto Ontario M4R 1H9			List: \$1,749,000		
Toronto C04 Lawrence Park South Toronto					
Taxes: \$8,106.44/2025		For: Sale		% Dif: 97	
Sold Date: 06/18/2025					
SPIS: N		Last Status: SLD		DOM: 13	
Detached		Fronting On: N		Rms: 6 + 3	
Link: N		Acreage:		Bedrooms: 3 + 1	
2-Storey		21.25 x 132 Feet		Washrooms: 3	
		Irreg:		1x4x2nd, 1x2xMain, 1x3xLower	
Dir/Cross St: Yonge & Duplex Directions: Yonge & Eglinton					

MLS#: C12198446	PIN#: 211590335
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Kitchens: 1	Exterior: Brick / Stucco/Plaster	Zoning:
Fam Rm: N	Drive: Front Yard	Cable TV:
Basement: Finished	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: N	Drive Park Spcs: 1	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Apx Sqft: 700-1100	Fenced Yard, Park, Public Transit, School	Farm/Agr:
Assessment: POTL:		Oth Struct: Garden Shed
POTL Mo Fee:		Survey Type: None
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.01	x 10.01	Hardwood Floor	B/I Bookcase	Picture Window
2	Dining	Main	13.78	x 10.76	Hardwood Floor	B/I Shelves	Picture Window
3	Kitchen	Main	11.68	x 9.68	Stainless Steel Appl	Marble Floor	2 Pc Bath
4	Prim Bdrm	2nd	13.78	x 12.7	Hardwood Floor	W/W Closet	Picture Window
5	2nd Br	2nd	11.78	x 9.51	Hardwood Floor	Closet	Picture Window
6	3rd Br	2nd	15.19	x 13.45	Hardwood Floor	Combined W/Sitting	Picture Window
7	Rec	Lower	14.44	x 13.85	Broadloom	Halogen Lighting	B/I Bookcase
8	4th Br	Lower	10.76	x 9.02	Broadloom	W/W Closet	Halogen Lighting
9	Laundry	Lower	8.01	x 7.51	Tile Floor	Halogen Lighting	Finished

Client Remks: Welcome to 138 Briar Hill Avenue, a beautifully updated detached home nestled in the heart of the Allenby School District. Set on a deep 21.5 x 132 ft lot and perfectly positioned between Yonge Street & Avenue Road, this 3 +1 bedroom, 3-bathroom residence combines classic charm with modern upgrades. Featuring hardwood floors throughout, a renovated kitchen with stainless steel appliances, and spacious, light-filled principal rooms, the home offers both style and comfort. The finished lower level includes a versatile recreation room, additional bedroom, bathroom, and plenty of storage ideal for a home office, guest space, or playroom. Enjoy a sun-filled, deep backyard perfect for relaxing or entertaining. With licensed front yard parking and easy access to top-rated schools, shops, transit, and parks, this is an exceptional opportunity in a prime family-friendly neighbourhood.

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



364 Rosewell Ave
Toronto Ontario M4R 2B3

Toronto C04 Lawrence Park South Toronto

Taxes: \$8,833.82/2024

For: Sale

Sold: \$1,875,000

List: \$1,875,000

% Dif: 100

Sold Date: 04/08/2025

SPIS: N

Last Status: SLD

DOM: 6

Detached

Fronting On: W

Rms: 7

Link: N

Acreage:

Bedrooms: 3

2-Storey

27 x 100 Feet

Washrooms: 3

Irreg:

1x4x2nd, 1x3x2nd, 1x2xBsmt

Dir/Cross St: Glengrove/Avenue **Directions:** Lockbox through LB

MLS#: C12058029

PIN#: 103460100

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Mutual	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Detached / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Phone:
Heat:	Water / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Wall Unit	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove	Retirement:	
Year Built:	1929			Farm/Agr:	
Apx Sqft:	1100-1500			Oth Struct:	
Assessment:	POTL:			Survey Type:	Unknown
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	7.94	x 6.07	Limestone Flooring	Open Concept	
2	Living	Ground	18.21	x 12.96	Hardwood Floor	Fireplace	Stained Glass
3	Dining	Ground	13.45	x 10.99	Hardwood Floor	French Doors	W/O To Deck
4	Kitchen	Ground	12.57	x 8.04	Limestone Flooring	Renovated	Eat-In Kitchen
5	Breakfast	Ground	8.14	x 6.46	W/O To Deck		
6	Prim Bdrm	2nd	13.35	x 9.97	Laminate	3 Pc Ensuite	W/I Closet
7	Br	2nd	12.86	x 8.6	Laminate	Closet	
8	Br	2nd	9.84	x 9.19	Laminate	Closet	
9	Rec	Bsmt	31.66	x 19.03			
10	Cold/Cant	Bsmt	8.14	x 6.46			

Client Remks: Exceptional property in Lytton Park that offers the Perfect Blend of Classic Elegance & Modern Comfort, ideal for families seeking a spacious Home in One of Toronto's most coveted & desirable Neighbourhoods & within Top Rated School Districts: Prestigious John Ross Robertson JPS, Bedford Park PS, Lawrence Park CI, Glenview SPS, Havergal College, Blessed Sacrament CS, Blyth Academy Lawrence Park. Gracious Expansive Principal Rooms Modern comfort - Perfect for Entertaining! Living & Dining Room adorned with Bay Window, Hardwood Floors, Lead Glass Windows, Wainscotting, Crown Moulding, Wood Burning Fireplace, Pot Lights & French Doors leading to an English Country Garden. Renovated Kitchen with Pantry storage extending into the Breakfast Nook & Walk-out to a Deck that provides relaxing unobstructed views of the magnificent greenery & vibrant Perennial Oasis. A Separate Side Entrance adds convenience and flexibility. The sleeping quarters on the upper level comprises 3 Spacious Bedrooms, a renovated Main Bath, Linen Closet & the Master with a 3pc Ensuite and Walk-in Closet. The extensive Rec Room is perfect for Relaxation with a cozy Gas Fireplace, Powder Room, Built-In Shelves, Cabinets, Engineered Hardwood Floors, Pot Lights. Cold Cellar, and ample Storage. The Separate Laundry Room is equipped with a full size Washer & Dryer. The Mutual Drive with Legal Front Pad Parking and newer Garage (2009) with improved driveway grading contribute to the overall aesthetic and completeness of the property. Steps to the TTC and the shops & restaurants on Avenue Rd. & Yonge. Enjoy the Chatsworth Ravine System, Otter Creek skating and more! This special home is for a most discerning buyer. A Great Place to call Home!

Extras:

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



360 Briar Hill Ave
Toronto Ontario M4R 1J2
 Toronto C04 Lawrence Park South Toronto
Taxes: \$8,683.60/2024 **For:** Sale **% Dif:** 94
Sold Date: 02/26/2025
SPIS: N **Last Status:** SLD **DOM:** 21
Detached **Fronting On:** N **Rms:** 6 + 2
Link: N **Acreage:** **Bedrooms:** 3 + 1
2-Storey **25 x 133.25 Feet** **Washrooms:** 2
Irreg: **1x4x2nd, 1x3xLower**
Dir/Cross St: Avenue Rd / Eglinton Ave

MLS#: C11958341**PIN#:** 211580099

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.49	x 11.09	Fireplace	B/I Bookcase	Hardwood Floor
2	Dining	Main	14.24	x 10.99	W/O To Sundeck	Combined W/Kitchen	Hardwood Floor
3	Kitchen	Main	15.26	x 7.41	Granite Counter	Breakfast Bar	Combined W/Dining
4	Prim Bdrm	2nd	15.26	x 10.24	Casement Windows	B/I Closet	Ceiling Fan
5	2nd Br	2nd	12.34	x 9.25	Picture Window		
6	3rd Br	2nd	12.93	x 9.15	Picture Window	B/I Closet	O/Looks Backyard
7	Rec	Lower	17.49	x 14.4	Broadloom	Pot Lights	3 Pc Bath
8	Br	Lower	10.24	x 7.35	Above Grade Window	B/I Shelves	Broadloom

Client Remks: This lovely 2-storey, 3-bed, 2-bath home is well-located in prime Allenby and nestled on a family-friendly, tree-lined street just east of Avenue Road. Enter a spacious foyer with double closets and abundant natural light opening into a warm living room featuring two built-in shaker-style cabinets flanking an impressive brick fireplace. A large picture window floods the room with light. Oak hardwoods and pot lights flow throughout the main level. A renovated kitchen is anchored by newly painted shaker-style cabinetry and complemented by neutral granite countertops with an elegant subway backsplash. SS appliances offer practical workflow opposite a double sink situated in a breakfast island with seating for 4. Off the kitchen is a lovely dining area with 2 double French doors that open to a wide back deck surrounded by a privacy fence offering plenty of room for seasonal entertaining. Beyond the deck is a spacious yard adjacent to a detached garage. Original shaker-style wainscoting lines the staircase to the second floor. The primary bedroom features a large window inviting light into this tranquil space. Marble tiles surrounding a soaker tub under a beautiful skylight enhance the 4-pc family bathroom. Two additional bedrooms overlooking the back yard, complete this level. Pass a separate side entrance heading to the lower level where freshly installed broadloom provides warmth for the perfect family room. An additional room with above grade windows could serve as an office or a perfect guest room. A 3-pc bathroom downstairs offers added convenience. Allenby Jr, Glenview Sr PS and Lawrence Park CI are the designated schools. Eglinton Park and the community centre are steps away, and Eglinton Subway Station offers convenient access to downtown. This is a rare opportunity to own an affordable family home in a remarkable neighborhood. Street parking available through the City. Legal front pad parking application in progress.

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


202 Glengrove Ave W
Toronto Ontario M4R 1P3

Toronto C04 Lawrence Park South Toronto

Taxes: \$12,689/2024**For:** Sale**Sold:** \$2,111,202**List:** \$1,890,000**Sold Date:** 02/26/2025**% Dif:** 112**SPIS:** N**Last Status:** SLD**DOM:** 7

Detached

Fronting On: N**Rms:** 8**Link:** N**Acreage:****Bedrooms:** 3

2-Storey

33 x 170 Feet

Washrooms: 3**Irreg:**

1x2xMain, 1x4x2nd, 1x2xLower

Plus mutual R.O.W.

Dir/Cross St: Lawrence and Avenue **Directions:** Glengrove and Duplex**MLS#:** C11979206**PIN#:** 103460113

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Mutual	Cable TV:	Hydro:
Basement:	Unfinished	Gar/Gar Spcs:	Detached / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Municipal
Heat:	Water / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	None	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Year Built:	1928		Family Room, Fireplace/Stove, Public	Farm/Agr:	
Yr Built Source:	MPAC		Transit, Ravine, School	Oth Struct:	
Apx Sqft:	1500-2000			Survey Type:	None
Assessment:	POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	0	0	Tile Floor	Hardwood Floor	2 Pc Bath
2	Living	Main	21.42	x 14.99	Fireplace	Bay Window	Crown Moulding
3	Dining	Main	14.6	x 12.99	Hardwood Floor	Large Window	Crown Moulding
4	Kitchen	Main	12.76	x 8.99	W/O To Deck	Pantry	Vinyl Floor
5	Family	Main	14.6	x 8.83	Panelled	Broadloom	Window
6	Prim Bdrm	2nd	15.58	x 11.32	Double Closet	Large Window	Hardwood Floor
7	2nd Br	2nd	12.01	x 10.33	Closet	Hardwood Floor	Window
8	Office	2nd	12.76	x 8.99	Hardwood Floor	O/Looks Backyard	Combined W/Br
9	3rd Br	2nd	12.01	x 10.17	Closet	Hardwood Floor	4 Pc Bath
10		Lower	21	x 20.51	Combined W/Laundry	2 Pc Bath	

Client Remks: Enjoy this desirable location in coveted Lytton Park. This attractive side centre hall home sits on a 170 deep lot and features a spacious light-filled living room stretching the full width of the home and a full bay of south facing windows. An attractive wood burning fireplace surrounded by well- designed built in cabinets fills the east wall. The dining room features gorgeous wood detailing. A bright kitchen over-looks the deep garden and offers a walk out to a spacious deck. A cozy family room and powder room complete this main level. On the upper level there is an oversized primary bedroom, 2 other well- proportioned bed-rooms plus a home office or sunroom. The basement is a good height and would be easy to finish into a games room, media room etc. There is a side entrance creating many other possible uses for this area including a nanny's room if desired or an area for the children to charge down to a play space after school. This home is on an attractive tree-lined street only steps from top tier public and private schools including John Ross Robertson, Glenview Senior Public School, Lawrence Park Collegiate and Havergal College. There is easy access to many other private schools including Crescent and Upper Canada College. This home is only minutes to the 401 and cottage and ski country plus it provides easy access to the business district and in fact all of Toronto via the TTC including bus routes on Avenue Road as well as the subway which is only a walk away. There is a wide mutual drive giving access to a detached garage. This is a very special home that offers much to the new owners.

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



120 Chudleigh Ave
Toronto Ontario M4R 1T6
Sold: \$2,256,000
List: \$1,998,800

Toronto C04 Lawrence Park South Toronto

Taxes: \$11,159/2024

For: Sale

% Dif: 113

Sold Date: 04/28/2025

SPIS: N

Last Status: SLD

DOM: 6

Detached

Fronting On: N

Rms: 7 + 3

Link: N

Acreage:

Bedrooms: 3 + 1

2-Storey

32.5 x 120 Feet

Washrooms: 3

Irreg:

1x3x2nd, 1x4x2nd, 1x3xLower

Dir/Cross St: Lawrence Ave W and Greer Rd

Directions: Off Greer Rd. South of Lawrence Ave W.

MLS#: C12096044

PIN#: 211540243


Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	Hydro:
Basement:	Fin W/O	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Municipal
Heat:	Water / Gas	Tot Prk Spcs:	3	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Year Built:	1928	Family Room, Fenced Yard,		Farm/Agr:	
Yr Built Source:	MPAC	Fireplace/Stove, Library, Place Of Worship,		Oth Struct:	Garden Shed
Apx Sqft:	1500-2000	Public Transit, School		Survey Type:	Available
Assessment:	2024 POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.53	x 12.57	Hardwood Floor	Closet	Window
2	Living	Main	19.03	x 11.09	Bay Window	Fireplace	Crown Moulding
3	Dining	Main	11.91	x 12.86	Wainscoting	Stained Glass	Hardwood Floor
4	Kitchen	Main	12.93	x 15.91	Stainless Steel Appl	Heated Floor	W/O To Yard
5	Family	Main	11.88	x 12.04	Hardwood Floor	Track Lights	Large Window
6	Prim Bdrm	2nd	9.88	x 19.13	W/I Closet	3 Pc Ensuite	Hardwood Floor
7	2nd Br	2nd	11.88	x 12.57	Hardwood Floor	Double Closet	Large Window
8	3rd Br	2nd	8.27	x 12.86	B/I Desk	Window	Hardwood Floor
9	Rec	Lower	12.6	x 14.47	Pot Lights	Tile Floor	Above Grade Window
10	Laundry	Lower	11.75	x 9.81	Laundry Sink	Tile Floor	B/I Shelves
11	Office	Lower	7.61	x 13.39	Tile Floor	B/I Bookcase	Heated Floor
12	Other	Lower	11.88	x 12.04	Tile Floor	Pot Lights	


Client Remks: Welcome to 120 Chudleigh Avenue, a beautifully renovated detached home in the highly sought-after Lawrence Park South (Lytton Park) neighbourhood of Toronto. This turnkey 3+1-bedroom, 3-bathroom home sits on a rare 32 x 120 ft lot with a private driveway and parking for 3 cars, an exceptional find in North Toronto. Inside, the home features a sun-filled layout with oversized windows, rich hardwood floors, elegant wainscoting, crown and baseboard mouldings, and a wood-burning fireplace in the living room. Motorized blinds add modern convenience, while the main floor family room offers extra space to relax or entertain. The chefs kitchen is a standout with granite countertops, heated floors, an expansive centre island, ample storage, a Wolf 6-burner gas range, Miele stainless steel fridge and dishwasher, built-in microwave, and walkout to a beautifully landscaped backyard with a rear deck and in-ground sprinkler system, ideal for hosting summer BBQ's or quiet evening with family. Upstairs, you'll find three spacious bedrooms, including a luxurious primary suite with a walk-through closet and private 3pc en-suite with heated floors. A custom built-in desk adds function to the second bedroom, making it ideal for work or study. The finished basement includes a large recreation room, additional bedroom with heated floors, full laundry room, cold storage cantina, and even a hidden bonus room. Located in one of Torontos top-rated school catchments John Ross Robertson Junior Public School, Glenview Senior Public School, and Lawrence Park Collegiate Institute, only half a block away! Kids can walk home for lunch. This home is just a short walk to the TTC, Lawrence subway station, and the shops and restaurants of Avenue Road and Yonge Street. Whether you're a growing family or a professional seeking a detached home in a prime Toronto neighbourhood, 120 Chudleigh Avenue offers exceptional value, space, and location in one of Ontario's most desirable communities.

Extras:

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

	52 Cheritan Ave Toronto Ontario M4R 1S6 Toronto C04 Lawrence Park South Toronto Taxes: \$11,745/2024 Sold Date: 04/14/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$2,265,000 List: \$2,295,000 For: Sale % Dif: 99							
	Detached Link: N 2-Storey		Fronting On: N Acreage: 38.17 x 131 Feet Irreg:		Rms: 6 + 1 Bedrooms: 4 Washrooms: 2 1x5x2nd, 1x4xBsmt						
	Dir/Cross St: Yonge & Lawrence Directions: SW of Yonge & Lawrence										
MLS#: C12067918 Assignment: N						PIN#: 211530160 Fractional Ownership: N					
Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Central Air Central Vac: N Apx Age: 51-99 Year Built: 1925 Yr Built Source: MPAC Apx Sqft: 2000-2500 Assessment: 2024 POTL: N POTL Mo Fee: Laundry lev:				Exterior: Brick Drive: Private Gar/Gar Spcs: Detached / 1 Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove				Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Type: Spec Desig: Hydro: Phone: Municipal Sewers None Unknown			
#	Room	Level	Length (ft)	Width (ft)	Description						
1	Living	Main	24.34	x 12.93	Fireplace	Large Window	French Doors				
2	Dining	Main	14.17	x 12.66	Hardwood Floor	Large Window	Crown Moulding				
3	Kitchen	Main	14.99	x 9.68	Heated Floor	Breakfast Bar	Large Window				
4	Prim Bdrm	2nd	12.66	x 12.43	Broadloom	Double Closet	Balcony				
5	2nd Br	2nd	12.93	x 11.25	Hardwood Floor	Large Window					
6	3rd Br	2nd	14.24	x 12.93	Hardwood Floor	Large Window	Ceiling Fan				
7	4th Br	2nd	12.66	x 11.42	Broadloom	Window					
8	Family	Bsmt	18.5	x 11.42	Laminate	Laundry Sink	4 Pc Bath				
9	Utility	Bsmt	13.75	x 8.5	Hardwood Floor						
Client Remks: Timeless Charm Meets Everyday Comfort in Prime Lytton Park! Nestled on a rare 38 x 131-foot lot with a private drive and a garage, this beautifully maintained 4-bedroom, 2-bath home offers the perfect blend of classic character and modern upgrades. You're welcomed by a sun-filled living room with elegant moldings and a cozy fireplace, ideal for both entertaining and quiet nights in. The formal dining room is spacious and perfect for entertaining, while the updated kitchen boasts granite countertops, heated electric floors, and a bay-window overlooking the lush backyard. The bright glass-enclosed sunroom, with radiant heated floors is perfect for reading, play, or a peaceful retreat. Upstairs, you'll find a beautifully renovated 5-piece bathroom and four spacious bedrooms, including a sun-lit Primary with double closets and a walk-out to a private balcony, ideal for morning coffee or evening breezes. The sophisticated office (4th bedroom), features rich wood accents and abundant natural light. The finished lower level offers a flexible recreation room, guest space, ample storage, and a 2nd bathroom. A private drive, Detached garage, and deep backyard framed by mature trees complete this property. All just a short walk to TTC, Lawrence Station, Avenue Rd, Yonge St, Fine Dining and Shops! Located in one of the Top school District of John Ross Robertson, Glenview, Lawrence Park Cl. Minutes drive to 401, Golf, Cricket Club, Granite Club etc. Move right in, or explore the potential to renovate or build. A Must See!											
Extras:											
Listing Contracted With: MCCANN REALTY GROUP LTD.416-481-2355											



	12 Glenview Ave			Sold: \$2,342,000
	Toronto Ontario M4R 1P6			List: \$2,495,000
	Toronto C04 Lawrence Park South Toronto			
	Taxes: \$13,361.60/2024		For: Sale	% Dif: 94
	Sold Date: 02/26/2025			
	SPIS: N	Last Status: SLD	DOM: 8	
	Detached		Fronting On: N	Rms: 9 + 2
	Link: N		Acreage:	Bedrooms: 4 + 1
2 1/2 Storey		32 x 231 Feet	Washrooms: 3	
		Irreg:	1x3xLower, 1x4x2nd, 1x4x3rd	
Dir/Cross St: Yonge / Lawrence				

MLS#: C11976214

PIN#: 211540115

Kitchens: 1	Exterior: Brick / Wood	Zoning:
Fam Rm: N	Drive: Private	Cable TV:
Basement: Part Fin	Gar/Gar Spcs: Carport / 1	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 3	Water:
Heat: Water / Gas	Tot Prk Spcs: 4	Water Supply:
A/C: Window Unit	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age: 100+	Prop Feat:	Retirement:
Year Built: 1929	Fenced Yard, Fireplace/Stove, Ravine,	Farm/Agr:
Yr Built Source: MPAC	Wooded/Treed	Oth Struct: Garden Shed
Apx Sqft: 2000-2500		Survey Type: Available
Assessment: POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev: Lower		

Topography: Wooded/Treed							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.34	x 12.76	Fireplace	Large Window	Hardwood Floor
2	Dining	Main	13.75	x 11.84	Combined W/Den	French Doors	Hardwood Floor
3	Kitchen	Main	22.08	x 8.07	Galley Kitchen	W/O To Deck	Picture Window
4	Den	Main	8.43	x 6.99	W/O To Deck	Combined W/Dining	Hardwood Floor
5	Prim Bdrm	2nd	14.83	x 13.16	B/I Closet	Picture Window	Hardwood Floor
6	Sitting	2nd	7.09	x 5.58	Picture Window	B/I Closet	Hardwood Floor
7	2nd Br	2nd	11.58	x 8.43	Window	Crown Moulding	Hardwood Floor
8	3rd Br	2nd	11.52	x 10.24	B/I Closet	Window	Ceiling Fan
9	4th Br	3rd	15.85	x 10.83	4 Pc Ensuite	Large Window	Broadloom
10	Rec	Lower	15.16	x 13.25			
11	5th Br	Lower	8.43	x 6.99			
12	Utility	Lower	16.5	x 12.99			

Client Remks: Customize, Renovate, Build New! On a 32 x 231-foot ravine lot, this 4 + 1 bed, 3-bath side-hall home is full of potential! This is your chance to create the perfect home in one of the city's most coveted neighborhoods. Step into the expansive living room, where an arched brick fireplace is flanked by BI bookshelves. Sunlight pours in through the south-facing bay window, illuminating the original hardwood floors waiting to be polished to their former glory. The elegant dining room features a built-in buffet set beneath three colonial windows, opening into a charming den with sliding doors leading to a sun-drenched back deck. A single-side French door connects to the galley kitchen, where backyard views offer inspiration to design a dream chefs kitchen overlooking the ravine. The second floor boasts a wide oak staircase leading to three generous bedrooms and a family bathroom. The primary bedroom features two large windows offering tons of light, while a cozy sitting nook is ideal for a walk-in closet or home office. The third level is a hidden gem, featuring a full-sized staircase, a spacious fourth bedroom, double closets, and a private bathroom. Transform this space into a luxurious primary suite, guest retreat, or artists loft. The lower level offers a rec room, laundry area, storage, and a third bathroom. With the right vision, this space could be a playroom, gym, or an income-generating suite (pending permits). Outside, the long driveway accommodates at least three vehicles, with a carport providing covered entry. Mature trees offer privacy in the front, while the deep backyard extends to the ravine, creating a tranquil escape in the heart of the city. This 1929 original is being sold as-is, offering the perfect chance to renovate or rebuild in one of Toronto's most sought-after neighborhoods. John Ross Roberston Jr PS, Glenview Sr. PS, Lawrence Park CI, Havergal College. Don't miss this rare opportunity to craft the home of your dreams in Prime Lytton Park!

Extras:

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



83 Glencairn Ave
Toronto Ontario M4R 1M7
 Toronto C04 Lawrence Park South Toronto
Taxes: \$12,811/2024 **For:** Sale **% Dif:** 95
Sold Date: 05/08/2025
SPIS: N **Last Status:** SLD **DOM:** 13
 Detached **Fronting On:** S **Rms:** 8 + 4
Link: N **Acreage:** **Bedrooms:** 4
 2-Storey 34 x 186.5 Feet **Washrooms:** 2
Irreg: 1x2xMain, 1x4x2nd
Dir/Cross St: Glencairn / Duplex **Directions:** West Of Duplex

MLS#: C12103335**PIN#:** 211550025

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Mutual	Cable TV:	Hydro:
Basement:	Finished	Gar/Gar Spcs:	Detached / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Municipal
Heat:	Water / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	1500-2000	Fireplace/Stove, Park, Public Transit,		Farm/Agr:	
Assessment:	2024 POTL:	School		Oth Struct:	
POTL Mo Fee:				Survey Type:	Available
Laundry lev:	Lower			Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.5	x 4.76	Closet	2 Pc Bath	Hardwood Floor
2	Living	Main	18.18	x 13.85	Fireplace	Bay Window	Crown Moulding
3	Dining	Main	15.68	x 11.32	Formal Rm	Plate Rail	Stained Glass
4	Kitchen	Main	14.24	x 10.6	Renovated	Eat-In Kitchen	Stainless Steel Appl
5	Prim Bdrm	2nd	14.93	x 11.42	4 Pc Bath	W/I Closet	O/Looks Backyard
6	2nd Br	2nd	14.99	x 11.42	Double Closet	Large Window	Ceiling Fan
7	3rd Br	2nd	10.43	x 9.91	Closet	Picture Window	Crown Moulding
8	4th Br	2nd	10.5	x 6.92	Window	South View	W/O To Balcony
9	Family	Lower	16.77	x 11.32	Open Concept	Pot Lights	Crown Moulding
10	Sitting	Lower	12.76	x 9.09	Walk-Thru	Above Grade Window	Pot Lights
11	Play	Lower	15.58	x 9.09	B/I Closet	Closet Organizers	Above Grade Window
12	Laundry	Lower	16.83	x 11.25	Laundry Sink	B/I Shelves	B/I Closet

Client Remks: * Outstanding Family Home On The Best Block Of Glencairn Avenue In Lytton Park * Expansive South 34 By 186.5 Foot Lot * Incredibly Spacious & Bright Principal Rooms * Renovated Eat-in Kitchen With Stainless Steel Appliances * High Ceilings Throughout - 9'3" On Main; 8'8" On 2nd; 7' In Lower Level * Four Generous Upstairs Bedrooms * Finished Open Concept Lower Level With Great Storage * Beautifully Landscaped Fully Fenced Backyard Oasis Features A Covered Terrace, Large Deck And Lots Of Green Space * Walk To Yonge Street Shopping, Restaurants & Public Transit * Highly Coveted John Ross Robertson, Glenview & Lawrence Park Collegiate Public School Districts * Walk To Havergal College * Extra Wide Mutual Driveway For Easy 2 Car Parking At Rear, Seller Has Parked In Unlicensed Front Pad For The Last 15 Years *

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



17 Strathallan Blvd
Toronto Ontario M5N 1S8
 Toronto C04 Lawrence Park South Toronto
Taxes: \$12,975.34/2024 **For:** Sale **% Dif:** 106
Sold Date: 04/25/2025
SPIS: Y **Last Status:** SLD **DOM:** 22

Detached **Fronting On:** N **Rms:** 9
Link: N **Acreage:** **Bedrooms:** 5
 2 1/2 Storey 50 x 120 Feet **Washrooms:** 3
Irreg: 1x2xMain, 1x4x2nd, 1x4xUpper
Dir/Cross St: Avenue rd and Lawrence **Directions:** West of Avenue road

MLS#: C12058430**PIN#:** 211570237


Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Drive:	Cable TV:
Basement: Unfinished	Gar/Gar Spcs: Detached / 2	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 4	Water:
Heat: Radiant / Gas	Tot Prk Spcs: 6	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: Inground	Waterfront:
Apx Age: 51-99	Prop Feat:	Retirement:
Apx Sqft: 2000-2500	Family Room, Fireplace/Stove	Farm/Agr:
Assessment: 2024 POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	7.58	x 17.88	
2	Living	Main	23.52	x 11.25	
3	Dining	Main	11.22	x 17.39	
4	Kitchen	Main	8.63	x 11.22	
5	Family	Main	14.17	x 28.58	
6	Br	2nd	11.22	x 8.63	
7	2nd Br	2nd	15.26	x 8.14	
8	3rd Br	2nd	15.58	x 8.17	
9	4th Br	2nd	11.29	x 11.81	
10	Br	2nd	11.22	x 6.1	4 Pc Bath
11	Br	3rd	14.07	x 15.52	4 Pc Bath
12	Bathroom	3rd	8.69	x 9.68	

Client Remks: Welcome to 17 Strathallan Blvd- located in one of the most prestigious areas of Lawrence Park South. The Family room and backyard south-facing is filled with natural sunlight throughout the day. With a 50x 120 ft lot, the Property offers an incredible opportunity for renovators or builders looking to create their dream home in a prime location. The property is being sold in an as-is/ where-is condition; all personal belongings will be removed from the property prior to closing.

Extras:

Listing Contracted With: CITY PLUS REALTY INC.905-300-3000



210 Glengrove Ave W
Toronto Ontario M4R 1P3
Toronto C04 Lawrence Park South Toronto

Sold: \$2,753,000
List: \$3,058,000

Taxes: \$13,047/2024

For: Sale

% Dif: 90

Sold Date: 03/26/2025

SPIS: N

Last Status: SLD

DOM: 7

Detached

Fronting On: N

Rms: 8 + 2

Link: N

Acreage:

Bedrooms: 4 + 1

2 1/2 Storey

32.83 x 170 Feet

Washrooms: 3

Irreg:

1x5x2nd, 1x3x2nd, 1x3xBsmt

Dir/Cross St: Lawrence Ave W & Avenue Rd.

Directions: Lawrence Ave & Avenue Rd.

MLS#: C12028465

PIN#: 103460116

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Drive: Private	Cable TV:
Basement: Finished / Sep Entrance	Gar/Gar Spcs: None / 0	Hydro:
Fireplace/Stv: Y	Drive Park Spcs: 3	Gas: Municipal
Heat: Radiant / Gas	Tot Prk Spcs: 3	Water:
A/C: Central Air	UFFI:	Water Supply:
Central Vac: N	Pool: None	Sewer: Sewers
Apx Age:	Prop Feat:	Waterfront:
Apx Sqft:	Family Room, Fireplace/Stove	Retirement:
Assessment: POTL:		Farm/Agr:
POTL Mo Fee:		Oth Struct: Garden Shed
Laundry lev:		Survey Type: None
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.81	x 15.68	Marble Fireplace	Wainscoting	Bay Window
2	Dining	Main	11.84	x 15.22	Formal Rm	Wainscoting	Leaded Glass
3	Kitchen	Main	18.9	x 9.45	Updated	Open Concept	Combined W/Family
4	Family	Main	13.75	x 13.16	Hardwood Floor	W/O To Deck	Combined W/Kitchen
5	Prim Bdrm	2nd	13.75	x 12.24	3 Pc Ensuite	W/I Closet	Broadloom
6	2nd Br	2nd	15.09	x 11.25	Hardwood Floor	Double Closet	Mirrored Closet
7	3rd Br	2nd	10.86	x 12.83	Hardwood Floor	Leaded Glass	Crown Moulding
8	4th Br	3rd	26.38	x 11.91	Hardwood Floor	Skylight	Closet
9	Rec	Bsmt	20.6	x 20.51	Hardwood Floor	B/I Shelves	Above Grade Window
10	Br	Bsmt	13.78	x 12.7	Hardwood Floor	3 Pc Bath	Above Grade Window

Client Remks: Stunning 2 1/2 Storey Family Home In The Coveted Lytton Park Neighbourhood, Within Prestigious John Ross Robertson School District. 4+ Bedroom Side Centre Hall Home Seamlessly Blends Original Charm With Modern Updates, Featuring 2 Storey Addition And Numerous Renovations. Heart Of Home Boasts A Lovely Kitchen, Renovated In 2014 With Floor To Ceiling Cabinets, Engineered Hardwood Flooring. Sun Drenched Family Room Overlooks And Walks Out To Breathtaking 170' Deep Private Landscaped Garden, Complete With Deck, Extensive Patio, Garden Shed. Inside Offers Blend Of Classic Elegance And Modern Comfort. Dining Room Adorned With Hardwood Floors, Lead Glass Windows, Wainscoting, Crown Moulding, While Living Room Features Bay Window, Hardwood Floors, Lead Glass, Wood Burning Fireplace, Pot Lights. Separate Side Entrance Adds Convenience And Flexibility. Upstairs, Primary Suite Is A Serene Retreat With A 3 Piece Bathroom Featuring Heated Floors And Glass Shower, Walk In Closet, Large Windows That Frame The Beautiful Backyard Like A Treehouse. Second And Third Bedrooms Also Boast Hardwood Floors And Charming Details Such As Large Windows And Lead Glass. Third Floor, Cozy Half Storey Space, Offers Hardwood Floors, Track Lighting, Two Skylights, Providing Bright And Airy Ambiance. Basement, Renovated In 2020, Features Above Grade Windows And High Ceilings, Creating A Spacious And Inviting Area. Laundry Room Equipped With Full Size Washer And Dryer, Double Sized Sink, Ample Cabinetry. Rec Room Is Perfect For Relaxation, With Built In Shelves, Cabinets, Engineered Hardwood Floors, Pot Lights. Storage Is Plentiful, Including Convenient Under Stair Storage. Exceptional Property Offers The Perfect Blend Of Classic Elegance And Modern Comfort, Ideal For Families Seeking A Spacious Home In One Of Toronto's Most Desirable Neighbourhoods. Top Rated Schools: Bedford Park PS, Lawrence Park CI, Glenview SPS, John Ross Robertson JPS, Blessed Sacrament CS, Blyth Academy Lawrence Park.

Extras:

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



78 Chudleigh Ave
Toronto Ontario M4R 1T3
Sold: \$2,850,000
List: \$2,888,000

Toronto C04 Lawrence Park South Toronto

Taxes: \$13,261.45/2024

For: Sale

% Dif: 99

Sold Date: 06/14/2025

SPIS: N

Last Status: SLD

DOM: 4

Detached

Fronting On: N

Rms: 9 + 2

Link: N

Acreage:

Bedrooms: 4 + 1

2-Storey

30 x 120 Feet

Washrooms: 4

Irreg:

1x2xMain, 1x5x2nd, 1x5x2nd,
1x5xLower

Dir/Cross St: Yonge & Lawrence **Directions:** SW of Yonge & Lawrence

MLS#: C12209991

PIN#: 211530094

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Mutual	Cable TV:	Hydro:
Basement:	Fin W/O	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:	6-15	Prop Feat:		Retirement:	
Apx Sqft:	2000-2500	Central Vacuum, Family Room,		Farm/Agr:	
Assessment:	POTL:	Fireplace/Stove, Golf, Hospital, Park, Place		Oth Struct:	
POTL Mo Fee:		Of Worship, Public Transit, School		Survey Type:	Available
Laundry lev:	Upper			Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	15.19	x 15.62	Bay Window	Combined W/Dining	Wainscoting
2	Dining	Ground	10.37	x 15.62	Wainscoting	Open Concept	Crown Moulding
3	Kitchen	Ground	12.99	x 15.78	Renovated	Centre Island	Breakfast Bar
4	Family	Ground	16.47	x 16.99	W/O To Deck	Gas Fireplace	Hardwood Floor
5	Prim Bdrm	2nd	16.14	x 14.04	5 Pc Ensuite	W/I Closet	Hardwood Floor
6	2nd Br	2nd	9.88	x 10.37	Hardwood Floor	Picture Window	Closet
7	3rd Br	2nd	9.97	x 10.37	Hardwood Floor	Window	Closet
8	4th Br	2nd	10.27	x 10.37	Hardwood Floor	Window	Closet
9	Laundry	2nd	6.17	x 5.68	Laundry Sink	Closet	Tile Floor
10	Rec	Lower	26.25	x 19.09	Gas Fireplace	Hardwood Floor	B/I Bookcase
11	5th Br	Lower	11.61	x 17.06	Semi Ensuite	Closet	Above Grade Window

Client Remks: Incredible Opportunity to live in Lytton Park the Highly Sought After Neighbourhood. Custom-built apprx 15 years old with superior craftsmanship having 4+1 Bedrooms & 4 Bathrooms. The main floor impresses with apprx.10 ft Ceilings, rich Oak Hardwood Floors ,and seamless transitions between the Formal Living Rm, Dining Rm and Kitchen. The Chef Kitchen boasts Stainless Steel Appliances, Centre Island with Eat in Area. The adjoining Family Rm steals the show with its Gas Fireplace, Custom Built-ins, with Ample Storage. With a Picture Window and View of The Garden Area. Walk-Out from the Kitchen & Family Rm to your Private Deck and Landscaped Backyard, Perfect for Entertaining. Light Filled Second Level with Sky Light leads you to the 4 Upstairs Bedrooms. The Primary Suite has a large Walk-in Closet, Luxurious Spa-like Ensuite featuring a Steam Shower and Heated Floors. Having 3 additional Bedrooms all having Hardwood Floors, Closets and Picture Windows. Rare Upstairs Laundry Rm with Stacked Washer/Dryer. The Lower Level elevates the home with 9 ft Ceilings, a Spacious Recreation Room, Games Area and Guest or Nanny's Suite having a Semi Ensuite. Walk-Up to the Backyard from Lower Level. Set on a 30 x120ft Lot. This home is Walking Distance to Vibrant Shops, Fine Dining, Top-Rated School District (John Ross Robertson & Lawrence Park CI),and TTC. It is A Rare Gem. Very Spacious and Bright Home Located on a Quiet Street.

Extras:

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



19 Hillhurst Blvd
Toronto Ontario M4R 1K3
 Toronto C04 Lawrence Park South Toronto
Taxes: \$15,057/2024 **For:** Sale **% Dif:** 94
Sold Date: 06/04/2025
SPIS: N **Last Status:** SLD **DOM:** 58
 Detached **Fronting On:** S **Rms:** 8 + 3
Link: N **Acreage:** **Bedrooms:** 4 + 1
 2-Storey 50 x 133 Feet **Washrooms:** 3
Irreg: 1x3x2nd, 1x4x2nd, 1x3xLower
Dir/Cross St: Glencarin Avenue & Avenue Rd **Directions:** Glencarin Avenue & Avenue Rd

MLS#: C12067292**PIN#:** 211580048

Kitchens: 1	Exterior: Brick / Stone	Zoning:
Fam Rm: N	Drive: Private	Cable TV: A Hydro: Y
Basement: Finished	Gar/Gar Spcs: Attached / 1	Gas: Y Phone: A
Fireplace/Stv: Y	Drive Park Spcs: 2	Water: Municipal
Heat: Radiant / Gas	Tot Prk Spcs: 3	Water Supply:
A/C: Other	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age: 51-99	Prop Feat:	Retirement:
Apx Sqft: 2000-2500	Fenced Yard, Fireplace/Stove, Park, Public	Farm/Agr:
Assessment: POTL:	Transit, Rec Centre, School	Oth Struct: Garden Shed
POTL Mo Fee:		Survey Type: Unknown
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	27.49	x 8.5	Stainless Steel Appl	Eat-In Kitchen	W/O To Deck
2	Dining	Main	14.6	x 10.01	O/Looks Living	Hardwood Floor	W/O To Deck
3	Living	Main	23.65	x 12.66	O/Looks Frontyard	Hardwood Floor	Gas Fireplace
4	Prim Bdrm	2nd	12.76	x 16.24	Ensuite Bath	Hardwood Floor	Window
5	2nd Br	2nd	10.83	x 16.24	Closet	Hardwood Floor	Window
6	3rd Br	2nd	10.99	x 9.42	Closet	Hardwood Floor	Window
7	4th Br	2nd	11.68	x 9.42	Closet	Hardwood Floor	Window
8	Bathroom	2nd	6.99	x 9.42	4 Pc Bath	Tile Floor	Window
9	Rec	Lower	13.75	x 18.77	Broadloom	Pot Lights	Window
10	Br	Lower	12.01	x 9.32	Broadloom	Closet	Window
11	Laundry	Lower	16.24	x 11.75	Laundry Sink	3 Pc Bath	Closet

Client Remks: Lovely two-storey family home in the heart of Lytton Park. Set on a large, south-facing 50 x 133 ft lot East of Avenue Rd. Four plus one bedrooms and three well-appointed bathrooms. The spacious eat-in kitchen offers a walk-out to a large deck, perfect for entertaining. Dining room overlooks both the living room and kitchen, creating an easy flow. The inviting living room includes a charming gas fireplace. Upstairs, the primary bedroom has a beautifully renovated ensuite, three additional bedrooms, and a family bathroom complete the second floor. The finished lower level includes a rec room, fifth bedroom, additional updated bathroom, laundry room, and ample storage space. The property has a private drive with parking for two to three vehicles, an attached garage, and a sizable, south-facing backyard with a handy storage shed. Ideally located within walking distance of top-rated public and private schools, including Allenby, Glenview, Lawrence Park Collegiate, and Havergal College. Close to shops on Yonge Street and Avenue Road, TTC transit, Highway 401, and nearby parks. 19 Hillhurst offers comfort, convenience, and a true sense of community in one of the city's most desirable neighbourhoods

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



208 Hillhurst Blvd		Sold: \$3,218,000	
Toronto Ontario M5N 1P4		List: \$3,389,000	
Toronto C04 Bedford Park-Nortown Toronto			
Taxes: \$13,691/2024		For: Sale	% Dif: 95
Sold Date: 02/28/2025			
SPIS: N	Last Status: SLD	DOM: 4	
Detached	Fronting On: N	Rms: 10 + 4	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	50 x 135 Feet	Washrooms: 4	
	Irreg:	1x2xMain, 2x4x2nd, 1x4xLower	
Dir/Cross St: GLENCAIRN/AVENUE			

MLS#: C11985678	PIN#: 103430088
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Kitchens: 1		Exterior: Brick		Zoning:	
Fam Rm: Y		Drive: Private		Cable TV: A	
Basement: Finished		Gar/Gar Spcs: Other / 3		Gas: A	
Fireplace/Stv: Y		Drive Park Spcs: 3		Water: Municipal	
Heat: Forced Air / Gas		Tot Prk Spcs: 3		Water Supply:	
A/C: Central Air		UFFI:		Sewer: Sewers	
Central Vac: N		Pool: None		Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft: 3500-5000		Family Room, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School		Farm/Agr:	
Assessment: POTL:				Oth Struct:	
POTL Mo Fee:				Spec Desig: Unknown	
Laundry lev: Lower					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.35	x 12.7	Hardwood Floor	Marble Fireplace	Bay Window
2	Dining	Main	13.35	x 12.7	Open Concept	Hardwood Floor	Built-In Speakers
3	Kitchen	Main	21.82	x 10.04	Modern Kitchen	Breakfast Bar	Stainless Steel Appl
4	Family	Main	20.24	x 14.34	O/Looks Backyard	W/O To Deck	Fireplace
5	Office	Main	11.32	x 6.73	B/I Desk	B/I Shelves	Picture Window
6	Mudroom	Main	11.25	x 10.14	B/I Closet	Tile Floor	W/O To Patio
7	Prim Bdrm	2nd	13.98	x 13.58	4 Pc Ensuite	Double Closet	Hardwood Floor
8	2nd Br	2nd	15.65	x 12.93	Double Closet	Hardwood Floor	Window
9	3rd Br	2nd	13.75	x 10.99	B/I Closet	Large Window	Hardwood Floor
10	4th Br	2nd	9.15	x 8.83	Picture Window	Hardwood Floor	Large Window
11	Rec	Lower	15.42	x 12.73	Hardwood Floor	B/I Closet	Pot Lights
12	Laundry	Lower	9.55	x 5.31	Laundry Sink		

Client Remks: This captivating family home offers an exceptional living experience, set on a sprawling 50 x 135 ft lot and spanning over 3,600 square feet. Designed for those who love to entertain, live beautifully, and appreciate well-crafted spaces. Step inside to a warm and inviting living and dining room, where a striking gas fireplace sets the scene for intimate gatherings and memorable celebrations. A spectacular chef's kitchen boasts high-end appliances, abundant pantry space, and a seamless flow into the sun-drenched family room. Whether it's casual mornings, lively dinner parties, or cozy evenings in, this bright and airy space is designed for life's best moments. Everyday living is made effortless with a generous mudroom, conveniently accessible from the long private driveway, and a main-floor office that offers the perfect work-from-home retreat. Upstairs, the primary suite is a sanctuary of its own, with soaring cathedral ceilings, ample closet space, and a spa-like ensuite with heated floors. Three additional bedrooms, each with generous closets, and a beautifully designed family bathroom complete this level offering plenty of space to grow, unwind, and recharge. The lower level extends the living space featuring a spacious recreation room, a versatile gym or den, an additional bedroom, and a full bathroom ideal for guests, teens, or a cozy movie night. The backyard is your own private escape expensive, serene, and perfect for summer barbecues, kid's playtime, or quiet moments under the stars. A home that truly stands out - designed for the way you live and for those who expect more.

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


170 Strathallan Blvd
Toronto Ontario M5N 1T1

Toronto C04 Lawrence Park South Toronto

Taxes: \$12,739.30/2024**For:** Sale**% Dif:** 100**Sold Date:** 03/11/2025**SPIS:** N**Last Status:** SLD**DOM:** 21

Detached

Fronting On: N**Rms:** 9 + 2**Link:** N**Acreage:****Bedrooms:** 5

3-Storey

45 x 133.25 Feet

Washrooms: 3**Irreg:**

1x3x2nd, 1x3x3rd, 1x3xBsmt

Dir/Cross St: Avenue Rd & Glencairn**MLS#:** C11975870**PIN#:** 103440208

Kitchens:	1	Exterior:	Brick	Zoning:	133.25
Fam Rm:	Y	Drive:	Private	Cable TV:	Hydro:
Basement:	Finished	Gar/Gar Spcs:	Detached / 0	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Municipal
Heat:	Radiant / Gas	Tot Prk Spcs:	3	Water Supply:	
A/C:	Wall Unit	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	3000-3500	Family Room, Fenced Yard,		Farm/Agr:	
Assessment:	POTL:	Fireplace/Stove, Park, Public Transit,		Oth Struct:	
POTL Mo Fee:		School, School Bus Route		Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Family	Main	23	x 12.99	Hardwood Floor	W/O To Deck	Fireplace
2	Dining	Main	13.75	x 12.99	Hardwood Floor	Large Window	South View
3	Kitchen	Main	8.76	x 12.99	W/O To Deck	Tile Floor	Granite Counter
4	Mudroom	Main	0	0	Window	Hardwood Floor	North View
5	Prim Bdrm	2nd	13.68	x 12.07	Hardwood Floor	Large Closet	Ensuite Bath
6	2nd Br	2nd	10.01	x 14.67	Hardwood Floor	Large Closet	Large Window
7	3rd Br	2nd	12.5	x 12.76	Hardwood Floor	Large Closet	Large Window
8	4th Br	3rd	14.07	x 14.67	Wood Floor	Skylight	Track Lights
9	5th Br	3rd	8.01	x 18.34	Wood Floor	Skylight	Track Lights
10	Rec	Bsmt	18.01	x 19	Tile Floor	Window	Heated Floor
11	Laundry	Bsmt	10.24	x 6.76	Tile Floor	Window	B/I Shelves
12	Sunroom	Main	12.01	x 12.4	W/O To Sundeck		

Client Remks: Nestled In The Heart Of Lytton Park, This Classic Georgian Centre Hall Home On The Highly Sought-After Strathallan Boulevard Offers Both Comfort And Opportunity. Tastefully Updated Throughout With Spacious And Inviting Rooms, This Property Is Perfect For Enjoying As Is Or Can Be Transformed To Suit Your Personal Taste. The Main Floor Boasts Large, Sun-Filled Rooms, Ideal For Entertaining. The Second Floor Features Three Generously Sized Bedrooms, Each Providing Ample Closets And Privacy. On The Third Floor, You'll Find Two Additional Bedrooms, Perfect For Guests, A Home Office, Fitness Space, Or An Art Studio The Possibilities Are Endless! The Fully Finished Basement Offers Plenty Of Room For Recreation And A Built-In Sauna For Ultimate Relaxation. Outside You'll Find Your Beautiful Deck With A Screened-In Muskoka Room, Where You Can Enjoy Serene Outdoor Lounging. The Expansive Backyard Provides Plenty Of Space For Outdoor Activities, Gardening, Or Even Future Landscaping Projects.

Extras:**Listing Contracted With:** PSR416-487-7874



119 Glenview Ave
Toronto Ontario M4R 1R2
 Toronto C04 Lawrence Park South Toronto
Taxes: \$16,072.55/2024 **For:** Sale **% Dif:** 97
Sold Date: 05/06/2025
SPIS: N **Last Status:** SLD **DOM:** 8

Detached **Fronting On:** S **Rms:** 9 + 3
Link: N **Acreage:** **Bedrooms:** 4 + 2
 2 1/2 Storey 37 x 115 Feet **Washrooms:** 4
Irreg: 1x4x2nd, 1x4x3rd, 1x3xLower,
 1x2xMain
Dir/Cross St: Yonge & Lawrence **Directions:** Glenview- Just West of Duplex

MLS#: C12109741**PIN#:** 211540082**Assignment:** N**Fractional Ownership:** N

Kitchens:	1	Exterior:	Brick	Zoning:			
Fam Rm:	Y	Drive:	Private	Cable TV:	Y	Hydro:	Y
Basement:	Finished / Full	Gar/Gar Spcs:	None / 0	Gas:	Y	Phone:	Y
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:		Water Supply:	Municipal
Heat:	Water / Gas	Tot Prk Spcs:	2	Sewer:		Sewers:	
A/C:	Other	UFFI:		Waterfront:		Retirement:	
Central Vac:	N	Pool:	None	Farm/Agr:		Oth Struct:	Shed
Apx Age:		Prop Feat:	Electric Car Charger, Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, Ravine, School	Survey Year:		Survey Type:	Available
Year Built:	1927			Spec Desig:			Unknown
Yr Built Source:	MPAC						
Apx Sqft:	2000-2500						
Assessment:	POTL:	N					
POTL Mo Fee:							
Laundry lev:	Lower						

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	10.33	x 11.58	Quartz Counter	Pantry	Centre Island
2	Dining	Main	9.42	x 15.42	Hardwood Floor	Leaded Glass	Open Concept
3	Living	Main	14.34	x 15.42	Bay Window	Fireplace	Hardwood Floor
4	Family	Main	14.4	x 14.6	Open Concept	Hardwood Floor	W/O To Deck
5	Br	2nd	11.75	x 14.99	Closet	Window	Hardwood Floor
6	Br	2nd	13.16	x 11.42	B/I Shelves	Closet	Hardwood Floor
7	Br	2nd	9.25	x 12.17	Closet	Hardwood Floor	Window
8	Prim Bdrm	3rd	13.48	x 13.09	4 Pc Ensuite	Hardwood Floor	Skylight
9	Rec	Lower	22.83	x 15.16	Concrete Floor	Heated Floor	Pot Lights
10	Br	Lower	12.6	x 9.74	Concrete Floor	Heated Floor	Closet
11	Bathroom	Lower	4.99	x 8.01	Concrete Floor	Heated Floor	Closet

Client Remks: Beautifully renovated 4-Bedroom, 2.5 storey home in coveted Lytton Park. Extensively updated in 2019 with a 2 storey addition, this home seamlessly blends modern comfort with timeless charm. Situated on an extra wide 37 ft lot with a private drive on a cul-de-sac, this is the perfect family home. Step inside to an inviting open-concept main floor, with both a formal living room and a main floor family room. The expansive & stylish kitchen boasts sleek designer finishes, including matching Cambria Quartz Counters & Backsplash, custom cabinetry from Muti, high end appliances incl. a True Fridge, Wolf Stove & Miele Dishwasher, ample storage with an actual Pantry and an oversized centre island, making it perfect for both casual family meals and elegant entertaining. Upstairs, you'll find 3 spacious bedrooms each with closets and a renovated 4 pc bathroom. The primary suite is on the 3rd floor, set apart for true relaxation with a spa like 4 pc. Primary bathroom with heated floors and plenty of closet space. The fully underpinned basement (8 ft Ceilings) offers incredible additional living space, complete with heated polished concrete floors for ultimate comfort and 2 additional bedrooms (or use one as a home office or gym) Enjoy the landscaped yard including a shed with a proper foundation, a private fenced backyard with a stone patio & deck plus a pretty stone feature wall in the front yard with gardens. With updated mechanicals and a long list of premium upgrades including Cat6 wiring, modern radiators, heated floors, this home is move-in ready and built for modern family living. Nestled in a community known for top-rated schools, parks, and vibrant local amenities, this home is the one you have been waiting for.

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


404 Glencairn Ave
Toronto Ontario M5N 1V1

Toronto C04 Lawrence Park South Toronto

Taxes: \$15,099.75/2024**For:** Sale**% Dif:** 96**Sold Date:** 04/19/2025**SPIS:** N**Last Status:** SLD**DOM:** 17

Detached

Fronting On: N**Rms:** 9 + 2**Link:** N**Acreage:****Bedrooms:** 5

2-Storey

50 x 174 Feet

Washrooms: 4**Irreg:**1x2xGround, 1x3x2nd, 1x4x2nd,
1x3xBsmt**Dir/Cross St:** Avenue Rd. and Glencairn Ave. **Directions:** Avenue Rd. and Glencairn Ave.**MLS#:** C12057662**PIN#:** 103440183

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Pvt Double	Cable TV:	
Basement:	Finished / Full	Gar/Gar Spcs:	Built-In / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	4	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	2500-3000	Family Room, Fenced Yard,		Farm/Agr:	
Assessment:	POTL:	Fireplace/Stove, Hospital, Park, Place Of		Oth Struct:	
POTL Mo Fee:		Worship, Public Transit, School		Survey Type:	Available
Laundry lev:	Lower			Spec Desig:	Unknown

Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	23.16	x 12.93	Gas Fireplace	Crown Moulding	Hardwood Floor
2	Dining	Main	13.91	x 12.4	French Doors	Wainscoting	Hardwood Floor
3	Kitchen	Main	18.93	x 16.01	Renovated	Breakfast Area	
4	Family	Main	18.01	x 16.99	W/O To Deck	Gas Fireplace	French Doors
5	Powder Rm	Main	0	0	2 Pc Bath	Closet	Marble Floor
6	Prim Bdrm	2nd	17.42	x 12.93	W/I Closet	3 Pc Ensuite	Broadloom
7	2nd Br	2nd	16.5	x 10.17	Double Closet	Broadloom	Closet
8	3rd Br	2nd	16.4	x 8.92	Closet	Broadloom	
9	4th Br	2nd	13.68	x 8.6	Closet	Broadloom	
10	5th Br	2nd	16.34	x 9.58	Wainscoting	Coffered Ceiling	B/I Shelves
11	Rec	Lower	22.34	x 11.25	Fireplace	B/I Bar	B/I Shelves
12	Laundry	Lower	15.16	x 11.15	B/I Shelves		
13	Utility	Lower	17.32	x 11.25	B/I Closet		
14	Other	Lower	11.98	x 6.5	Window	Irregular Rm	

Client Remks: This classic centre hall home is situated on a 50' x 174' pool sized lot, offering over 4,217 sq. ft. of total living space, and is located in the highly sought after Lytton Park community. A family home with an abundance of natural light, an addition with main floor family room with two walk outs to a deck and the landscaped private garden. The formal living and dining areas are perfect for family gatherings. The Dining room flows seamlessly into the family room and kitchen. The renovated white kitchen features a breakfast bar, Caesarstone countertops, an abundance of cabinetry, wine fridge, and a cozy breakfast area, overlooking the garden. The heart of the home is the sunken family room with a gas fireplace, built-in shelves, skylight, walk outs to the deck - an ideal home for entertaining. The main floor powder room with marble floor and laundry chute are conveniently located in the side hallway. There are two staircases to the lower level. The second floor features five generously sized bedrooms and two bathrooms. the primary suite has a walk-in closet, and three piece ensuite bathroom. The Other bedrooms are all well proportioned and there is a renovated four piece ensuite bathroom, cedar lined closet and laundry chute in the hallway. At the top of the stairs, is a wood-paneled room with a beautiful cove ceiling, closet, and built-in shelves-currently used as a home office, could easily be the 5th bedroom or another family room. The lower level has a recreation room, a kitchenette/bar area, and fireplace. Direct side door entry making it an ideal potential nanny/teen or in-law suite. A large laundry room, three piece bathroom, cold storage and utility room complete the lower level. Located in the coveted Lytton Park neighborhood, this home is within walking distance of excellent schools, parks and transit, offering the perfect combination of convenience and community.

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

**379 Glencairn Ave****Toronto Ontario M5N 1V2**

Toronto C04 Lawrence Park South Toronto

Taxes: \$13,497.51/2024**For:** Sale**Sold:** \$3,480,000**List:** \$3,529,000**Sold Date:** 04/09/2025**% Dif:** 99**SPIS:** N**Last Status:** SLD**DOM:** 8

Detached

Fronting On: S**Rms:** 9 + 3**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

50 x 219.73 Feet

Washrooms: 3**Irreg:**

1x4xLower, 1x4x2nd, 1x3x2nd

Dir/Cross St: Avenue / Lawrence**Directions:** From Avenue Road and Lawrence, head south to Glencairn. Drive West to #379.**MLS#:** C12054591**PIN#:** 103440196

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Built-In / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Phone:
Heat:	Water / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	51-99	Prop Feat:		Retirement:	
Year Built:	1942	Family Room, Fenced Yard,		Farm/Agr:	
Apx Sqft:	2000-2500	Fireplace/Stove, Level, Wooded/Treed		Oth Struct:	
Assessment:	POTL:			Survey Type:	Available
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

Topography: Flat,Wooded/Treed,Open Space

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	22.01	x 12.17	Combined W/Family	Picture Window	Hardwood Floor
2	Dining	Main	13.58	x 12.76	Crown Moulding	Picture Window	Hardwood Floor
3	Kitchen	Main	15.68	x 8.23	Galley Kitchen	O/Looks Backyard	Picture Window
4	Family	Main	18.77	x 13.16	Combined W/Living	B/I Bookcase	Large Window
5	Mudroom	Main	8.76	x 7.68	Ceramic Floor	B/I Closet	
6	Prim Bdrm	2nd	19	x 11.58	3 Pc Ensuite	Mirrored Closet	Broadloom
7	2nd Br	2nd	12.17	x 10.76	B/I Closet	Large Window	Broadloom
8	3rd Br	2nd	12.24	x 9.15	B/I Closet	B/I Desk	Broadloom
9	4th Br	2nd	12.17	x 10.33	Double Closet	Picture Window	Broadloom
10	Media/Ent	Lower	21.16	x 11.32	Broadloom	Above Grade Window	
11	5th Br	Lower	11.68	x 8.6	Above Grade Window	Broadloom	Recessed Lights
12	Laundry	Lower	12.5	x 11.75	Double Sink	B/I Shelves	4 Pc Bath

Client Remks: Well-located in Lytton Park on a 50 X 219.73 ft south-facing pool-sized lot, this stunning 4+1 bedroom, 3-bath family home, located in the John Ross Robertson school district, offers an exceptional lifestyle in midtown Toronto. Oak floors flow throughout the home and large windows flood the living and dining room with light. The heart of the home is a spacious family / breakfast room, anchored by a spectacular picture window that showcases breathtaking views of the expansive backyard framed by mature pines, offering unparalleled privacy. The walk-through kitchen is both practical and charming, featuring all essential appliances. A window above the sink allows for spectacular backyard views, while a cozy seating area creates an inviting spot for morning coffee. The second level offers a primary suite that boasts wall-to-wall mirrored closets, an updated 3-piece ensuite, and enough space for a private sitting area. Two other spacious bedrooms feature built-in desks and cabinets fostering an ideal study environment while a fourth bedroom currently functions as an office. An updated 4-pc bathroom serves the second floor. A finished lower level is complete with media room, guest bedroom / office, a 4-pc bathroom, and a functional laundry room equipped with AEG stackable washer and dryer and ample storage and folding space. Set in a peaceful, family-friendly neighborhood, nearby schools include John Ross Robertson JR PS, Glenview Sr PS, Havergal College, UCC, and Lawrence Park Collegiate Institute. This family home offers an unparalleled opportunity for comfortable, elegant living on one of Torontos most desirable streets.

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



15 Hillhurst Blvd
Toronto Ontario M4R 1K3
 Toronto C04 Lawrence Park South Toronto
Taxes: \$21,325.58/2025 **For:** Sale **% Dif:** 100
Sold Date: 05/30/2025
SPIS: N **Last Status:** SLD **DOM:** 4

Detached **Fronting On:** S **Rms:** 8
Link: N **Acreage:** < .50 **Bedrooms:** 4 + 1
 2-Storey 50 x 133 Feet **Washrooms:** 4
Irreg: 1x2xMain, 1x5x2nd, 1x3x2nd,
 1x3xLower
Dir/Cross St: Lawrence Ave W and Avenue Road **Directions:** East of Avenue Road

MLS#: C12173902**PIN#:** 211580050**Assignment:** N**Fractional Ownership:** N

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

Exterior: Brick
Drive: Pvt Double
Gar/Gar Spcs: Attached / 1
Drive Park Spcs: 3
Tot Prk Spcs: 4
UFFI: No
Pool: None
Prop Feat:
 Central Vacuum, Family Room, Fenced
 Yard, Fireplace/Stove, Park, Public Transit,
 Rec Centre, School

Zoning:
Cable TV: **Hydro:**
Gas: **Phone:**
Water: Municipal
Water Supply:
Sewer: Sewers
Waterfront:
Retirement: N
Farm/Agr:
Oth Struct:
Survey Type: None
Spec Desig: Unknown

Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.82	x 4.33	Porcelain Floor	Heated Floor	Double Closet
2	Living	Main	17.32	x 12.99	Fireplace	Hardwood Floor	Pot Lights
3	Dining	Main	12.99	x 12.93	Hardwood Floor	Wainscoting	Pot Lights
4	Family	Main	14.99	x 14.6	Skylight	Fireplace	W/O To Deck
5	Kitchen	Main	20.41	x 15.85	Marble Counter	Heated Floor	Breakfast Area
6	Mudroom	Main	10.5	x 6.17	2 Pc Bath	Heated Floor	B/I Closet
7	Prim Bdrm	2nd	14.4	x 11.84	3 Pc Ensuite	Hardwood Floor	Double Closet
8	2nd Br	2nd	14.07	x 12.24	Broadloom	Double Closet	Closet Organizers
9	3rd Br	2nd	13.42	x 12.83	Broadloom	Double Closet	Closet Organizers
10	4th Br	2nd	12.93	x 12.01	Broadloom	B/I Desk	B/I Bookcase
11	Rec	Lower	18.67	x 11.75	Heated Floor	Window	B/I Bookcase
12	Laundry	Lower	12.5	x 11.52	Heated Floor	Laundry Sink	B/I Shelves
13	5th Br	Lower	6.92	x 4.49	Broadloom		
14	Bathroom	Bsmt	7.41	x 5.68	3 Pc Bath	Heated Floor	

Client Remks: For many years, 15 Hillhurst Blvd. has stood as a cherished sanctuary for this family, however, as life's journey unfolds, the time has come to pass on the torch and allow a new family to create their own legacy within these walls. Nestled on a meticulously landscaped 50 x 133 south-facing lot, this extensively renovated 4-bedroom, 4-bathroom home exudes timeless elegance and modern comfort, perfectly tailored to meet the demands of today's urban lifestyle. Its prime location offers easy access to Toronto's prestigious public and private schools, including the highly sought-after Allenby JPS. Step inside to discover a spacious main floor adorned with a thoughtfully designed open-concept kitchen and family room, featuring a wood-burning fireplace, bespoke breakfast area with a built-in bench, a generous mud room, and a strategically positioned powder room. The kitchen, handcrafted by Stutt Cabinetry, is a culinary haven with solid honed marble counters, top-of-the-line appliances, and a sprawling center island. Every opportunity to create storage, no matter how insignificant the space may seem, has been brilliantly used. The living room and dining room, boasting gleaming hardwood floors and an inviting open-flame gas fireplace, provide the perfect setting for both formal gatherings and casual get-togethers with friends and family. Descend to the fully finished lower level, where you'll find an impressive laundry room equipped with not one, but two washing machines and dryers, ample storage, a spacious recreation room, a 5th. bedroom or office space, and a delightful 3-piece bathroom. Comprehensive floor plans and a stellar Carson Dunlop home inspection report are available online. Welcome home!

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



199 Alexandra Blvd
Toronto Ontario M4R 1M3
 Toronto C04 Lawrence Park South Toronto
Taxes: \$21,723.33/2024 **For:** Sale **% Dif:** 96
Sold Date: 05/19/2025
SPIS: N **Last Status:** SLD **DOM:** 20
 Detached **Fronting On:** E **Rms:** 15 + 4
Link: N **Acreage:** **Bedrooms:** 5
 3-Storey 70 x 134 Feet **Washrooms:** 5
Irreg: 2x5x2nd, 1x5x3rd, 1x2xMain,
 1x3xBsmt
Dir/Cross St: Avenue Rd & Lytton Blvd **Directions:** East of Avenue Rd.

MLS#: C12109656**PIN#:** 211560242

Kitchens: 1	Exterior: Brick / Stucco/Plaster	Zoning:
Fam Rm: Y	Drive: Private	Cable TV:
Basement: Finished / Full	Gar/Gar Spcs: Attached / 1	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 7	Water:
Heat: Water / Gas	Tot Prk Spcs: 7	Water Supply:
A/C: Wall Unit	UFFI:	Sewer: Sewers
Central Vac: N	Pool: Inground	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Apx Sqft: 3500-5000	Clear View, Family Room, Fenced Yard,	Farm/Agr:
Assessment: 2024 POTL:	Fireplace/Stove, Grnbelt/Conserv, Park,	Oth Struct: Garden Shed
POTL Mo Fee:	Public Transit, School	Survey Type: Available
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.34	x 11.91	Porcelain Floor	Staircase	Pot Lights
2	Living	Main	22.24	x 13.48	Gas Fireplace	Panelled	Crown Moulding
3	Dining	Main	14.21	x 12.66	Hardwood Floor	Crown Moulding	Combined W/Kitchen
4	Sitting	Main	13.25	x 10.07	Combined W/Living	Hardwood Floor	Panelled
5	Den	Main	10.01	x 9.74	Hardwood Floor	Picture Window	Pot Lights
6	Kitchen	Main	11.91	x 10.01	Renovated	Granite Counter	Stainless Steel Appl
7	Family	Main	15.58	x 12.5	Large Window	Hardwood Floor	Combined W/Dining
8	Mudroom	Main	0	0	2 Pc Bath	Side Door	W/O To Yard
9	Prim Bdrm	2nd	12.8	x 12.4	Hardwood Floor	Pot Lights	W/I Closet
10	Bathroom	2nd	9.84	x 7.68	2 Pc Ensuite	Renovated	Heated Floor
11	Office	2nd	12.66	x 11.15	Combined w/Primary	Hardwood Floor	Picture Window
12	2nd Br	2nd	13.52	x 10.17	Hardwood Floor	Picture Window	Crown Moulding
13	Bathroom	2nd	10.01	x 7.09	5 Pc Bath	Renovated	Heated Floor
14	3rd Br	3rd	13.75	x 12.4	Hardwood Floor	Combined W/Den	Double Closet
15	4th Br	3rd	12.4	x 10.24	Picture Window	Hardwood Floor	W/I Closet
16	Bathroom	3rd	8.5	x 6.27	5 Pc Bath	Renovated	Heated Floor
17	Rec	Bsmt	32.25	x 12.66	Fireplace	Laminate	Above Grade Window

Client Remks: Welcome to 199 Alexandra Boulevard a rare opportunity to own a beautifully renovated home on one of Lytton Parks most prestigious and sought-after streets. Set on an extraordinary 70-foot wide lot a true rarity in a neighbourhood where most properties are 50 feet this elegant 4+1 bedroom, 5 bathroom family residence offers refined living in the heart of Toronto's premier midtown community. Perfectly positioned across from the North Toronto Tennis Club and the lush green spaces of Lytton Park, the home enjoys an enviable setting surrounded by recreation, nature, and vibrant amenities. Offering over 5,000 square feet of total living space, it features expansive principal rooms, a custom gourmet kitchen with granite counters and premium appliances, a formal dining room with built-in wine storage, and a spacious family room ideal for everyday living and entertaining. Walk out to a private, professionally landscaped backyard with an in-ground swimming pool, stone patio, and mature gardens. The second floor is highlighted by a luxurious primary retreat with a spa-like 5-piece ensuite and an oversized dressing room (nearly 14' x 8'5"). Two additional bedrooms and a versatile office perfect for a nursery or 5th bedroom complete this level. A finished third-floor retreat offers two more bedrooms and a stylish full bathroom, while the lower level provides a bright recreation room, games area, and abundant storage. Private drive with parking for six vehicles plus an attached garage. Steps to Yonge Streets shops, dining, and amenities, and within the coveted catchment for John Ross Robertson Junior Public School, Glenview Senior Public School, and Lawrence Park Collegiate Institute. Also close to many of Toronto's top private schools, including Havergal College, Toronto French School, and St. Clements. A turnkey property combining luxury, location, and lifestyle.

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



97 Strathallan Blvd
Toronto Ontario M5N 1S8
 Toronto C04 Lawrence Park South Toronto
Taxes: \$18,840.72/2024 **For:** Sale **% Dif:** 95
Sold Date: 03/06/2025
SPIS: N **Last Status:** SLD **DOM:** 16
 Detached **Fronting On:** S **Rms:** 8 + 4
Link: N **Acreage:** **Bedrooms:** 4 + 1
 3-Storey 50 x 135 Feet **Washrooms:** 6
 Irreg: 2x2xGround, 1x5x2nd, 1x3x2nd,
 1x4x3rd, 1x3xLower
Dir/Cross St: Avenue Rd / Glencairn/Lytton **Directions:** West of Avenue Rd, east of Mona

MLS#: C11976695**PIN#:** 211570250

Kitchens:	2	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	Hydro:
Basement:	Finished	Gar/Gar Spcs:	Other / 0	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	4	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	4	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	Inground	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fireplace/Stove	Retirement:	
Apx Sqft:	3000-3500			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	Other
POTL Mo Fee:				Survey Type:	Unknown
Laundry lev:	Lower			Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Ground	22.34	x 6.59	2 Pc Bath	Hardwood Floor
2	Dining	Ground	22.34	x 12.07	Hardwood Floor	Combined W/Living
3	Den	Ground	13.25	x 12.17	Panelled	Hardwood Floor
4	Kitchen	Ground	21.33	x 12.5	Open Concept	W/O To Garden Centre Island
5	Family	Ground	21.49	x 18.41	Open Concept	Fireplace W/O To Garden
6	Prim Bdrm	2nd	20.01	x 13.09	5 Pc Ensuite	B/I Closet
7	2nd Br	2nd	13.09	x 8.66	Closet	3 Pc Bath
8	Sunroom	In Betwn	12.66	x 8.99	O/Looks Garden	Raised Rm W/O To Deck
9	3rd Br	3rd	17.75	x 8.99	Hardwood Floor	
10	4th Br	3rd	13.16	x 8.99	Closet	Hardwood Floor
11	Den	3rd	9.32	x 8.07	4 Pc Bath	B/I Desk
12	Family	Lower	21	x 18.77	3 Pc Bath	
13	Exercise	Lower	12.4	x 11.68		
14	Kitchen	Lower	18.01	x 12.01	Centre Island	Pantry

Client Remks: Exceptional opportunity to enjoy life on one of the best streets in prime Lytton Park. This home underwent a complete redesign and renovation approx 12 years ago, creating open sunfilled entertaining spaces with room for the whole family .The kitchen /family room addition is how we all dream of living: morning coffee at the long breakfast bar, cozy evening in front of the fireplace, glass doors opening to a south facing yard with a splash pool. Four bedrooms (2 on the second floor and 2 on the third floor) plus a second floor den with a rooftop retreat, and a homework lounge on the 3rd. Fabulous lower level features a second dream kitchen ,enormous play room, and a gym or nannys room. The primary bedroom has been thoughtfully designed with wall to wall custom cabinetry and generous ensuite bath complete with soaking tub. The inviting idea of indoor /outdoor living is so perfectly captured in the fenced backyard with an open sided cabana providing extended living space with a fireplace and a 2 piece bath. The bromide plunge pool is a delight with body jets, so acts as a spa as well. Built in BBQ area, and 15' beechwood hedge for total privacy. Plenty of parking in the driveway. A truly delightful home.

****EXTRAS**** In-floor heating on lower level and bathrooms, (except powder room)top of the line appliances in both kitchens, outdoor bbq area, extensive landscaping front and back. Fully fenced yard with coded entry. See attached floor plan

Extras:**Listing Contracted With:** HAZELTON REAL ESTATE INC.416-924-3779


242 Hillhurst Blvd
Toronto Ontario M5N 1P4

Toronto C04 Bedford Park-Nortown Toronto

Taxes: \$26,150.96/2024**For:** Sale**% Dif:** 97**Sold Date:** 03/30/2025**SPIS:** N**Last Status:** SLD**DOM:** 3

Detached

Fronting On: N**Rms:** 10 + 4**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

38.5 x 135 Feet

Washrooms: 6**Irreg:** Widens to 88.77 FT 2x2xMain, 1x6x2nd, 1x4x2nd, 1x3x2nd, 1x4xLower**Dir/Cross St:** Bathurst & Eglinton **Directions:** North of Eglinton, East of Bathurst**MLS#:** C12044830**PIN#:** 103430065

Kitchens:	1	Exterior:	Brick / Stone	Zoning:	
Fam Rm:	Y	Drive:		Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Detached / 2	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	7	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	9	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	Inground	Waterfront:	
Apx Age:		Prop Feat:	Central Vacuum, Family Room, Fireplace/Stove	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Survey Type:	Available
Laundry lev:				Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.68	x 16.67	Bay Window	Fireplace	Hardwood Floor
2	Dining	Main	14.07	x 16.99	Built-In Speakers	Window	Hardwood Floor
3	Kitchen	Main	19.09	x 9.68	Eat-In Kitchen	W/O To Yard	Centre Island
4	Breakfast	Main	18.77	x 14.01	Combined W/Kitchen	Open Concept	Hardwood Floor
5	Family	Main	15.58	x 19.59	W/O To Yard	Fireplace	Built-In Speakers
6	Office	Main	10.01	x 10.6	B/I Bookcase	Window	Hardwood Floor
7	Mudroom	Main	4.99	x 10.99	Double Closet	B/I Shelves	Tile Floor
8	Prim Bdrm	2nd	15.58	x 17.09	6 Pc Ensuite	W/I Closet	Combined W/Sitting
9	Sitting	2nd	15.49	x 11.15	B/I Bookcase	Closet	Window
10	2nd Br	2nd	12.99	x 13.32	3 Pc Ensuite	Double Closet	B/I Desk
11	3rd Br	2nd	12.34	x 17.16	Semi Ensuite	Double Closet	Window
12	4th Br	2nd	12.07	x 13.16	Semi Ensuite	B/I Desk	Double Closet
13	Rec	Lower	22.08	x 25.33	Window	Pot Lights	Broadloom
14	Games	Lower	15.16	x 17.26	Window	B/I Shelves	Pot Lights
15	5th Br	Lower	12.4	x 12.76	Window	Double Closet	Broadloom
16	Exercise	Lower	15.32	x 16.99	Mirrored Walls	Double Closet	Pot Lights
17	Laundry	Lower	9.32	x 12.34	W/W Closet	Laundry Sink	Tile Floor

Client Remks: This stunning residence blends timeless elegance with modern luxury, offering an exceptional living experience in a fabulous neighbourhood. Thoughtfully designed for both flow and functionality by renowned Architect Richard Wengle and with premium finishes throughout, this home is perfect for discerning buyers seeking luxury, comfort, and style. The main floor welcomes you with a grand entry featuring intricate marble flooring, a 10ft tray ceiling and beautiful wainscotting. A refined formal living room boasts a beautiful bay window, elegant built-in cabinetry, and a cozy gas fireplace, combined with an oversized dining room, perfect for hosting gatherings. The chefs dream eat-in kitchen offers exquisite marble countertops and backsplash, top-tier appliances, and a spacious dining area ideal for large family meals. Step outside into your exquisite tree-lined backyard oasis, widening to an impressive 88.77ft and featuring a stunning saltwater pool, hot tub, outdoor powder room, and an oversized terrace - perfect for summer entertaining. Adjacent to the kitchen, the sun-filled family room is the perfect place to relax or gather while a main-floor office with built-in bookshelves and a custom bench provides an ideal work-from-home retreat. Upstairs, the primary suite is a true sanctuary, featuring a private den, a spa-like 6-piece ensuite with exquisite detail, and a large walk-in closet. Three additional spacious bedrooms and two beautifully appointed bathrooms complete this level. The impressive lower level offers endless possibilities, including an extra large recreation room, a separate games room, a home gym, and an additional bedroom. Situated in a high-demand neighbourhood, this home is uniquely positioned adjacent to and facing serene park settings, offering a picturesque and tranquil environment. Don't miss this rare opportunity to own a truly exceptional family home.

Extras:**Listing Contracted With:** SLAVENS & ASSOCIATES REAL ESTATE INC. 416-483-4337



145 Glencairn Ave
Toronto Ontario M4R 1N1
 Toronto C04 Lawrence Park South Toronto
Taxes: \$22,238.03/2025 **For:** Sale **% Dif:** 104
Sold Date: 06/05/2025
SPIS: N **Last Status:** SLD **DOM:** 2

Detached **Fronting On:** S **Rms:** 16
Link: N **Acreage:** **Bedrooms:** 5 + 1
 2-Storey 50 x 190 Feet **Washrooms:** 5
Irreg: 1x2xMain, 1x5x2nd, 1x3x2nd,
 1x4x2nd, 1x3xLower
Dir/Cross St: Between Heather and Rosewell **Directions:** Via google maps

MLS#: C12194067

PIN#: 211560137

Kitchens: 1	Exterior: Brick / Stucco/Plaster	Zoning:
Fam Rm: Y	Drive: Private	Cable TV:
Basement: Finished	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 2	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 2	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: Inground	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Year Built: 1922	Family Room, Fenced Yard,	Farm/Agr:
Yr Built Source: MPAC	Fireplace/Stove, Park, Public Transit,	Oth Struct: Garden Shed, Storage
Apx Sqft: 3000-3500	School	Survey Type: Available
Assessment: POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev: Upper		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	19.09	x 7.15	Double Closet	2 Pc Bath	Hardwood Floor
2	Living	Main	19.26	x 12.93	Bay Window	Fireplace	Hardwood Floor
3	Dining	Main	15.75	x 12.6	Bay Window	Halogen Lighting	Hardwood Floor
4	Kitchen	Main	27.76	x 13.75	Centre Island	Stainless Steel Appl	O/Looks Family
5	Breakfast	Main	11.15	x 10.93	Bay Window	O/Looks Backyard	Hardwood Floor
6	Family	Main	20.18	x 18.41	W/O To Garden	Halogen Lighting	Hardwood Floor
7	Mudroom	Main	13.85	x 5.25	B/I Closet	Walk-Out	Heated Floor
8	Prim Bdrm	2nd	19.16	x 13.29	W/I Closet	5 Pc Ensuite	Vaulted Ceiling
9	2nd Br	2nd	12.76	x 9.32	West View	Hardwood Floor	
10	3rd Br	2nd	11.09	x 10.33	Double Closet	O/Looks Frontyard	Hardwood Floor
11	4th Br	2nd	12.76	x 12.5	Double Closet	O/Looks Frontyard	Hardwood Floor
12	5th Br	2nd	12.6	x 10.17	W/I Closet	3 Pc Bath	Hardwood Floor
13	Laundry	2nd	8.33	x 6.92	B/I Shelves	Halogen Lighting	Tile Floor
14	Rec	Lower	25.26	x 15.16	Above Grade Window	3 Pc Bath	Broadloom
15	Br	Lower	19	x 14.17	Window	Double Closet	Broadloom
16	Exercise	Lower	15.32	x 11.84	Above Grade Window	Cork Floor	

Client Remks: When searching for a 'forever' family home, it is more than bricks and mortar, countertops, and paint colours. It is about the emotion that a house evokes, the performance it provides, and the locational benefits it awards. Its about proportion, flow, exposure to natural light, function, storage and comfort. A 'forever' home is a meaningful lifestyle change for the benefit of your whole family. This home awards you with all of these attributes. Taken back to the bricks in 2015 with the skill and guidance of Mather Homes and Four Blocks South, this floor plan was meaningfully revised, renovated and completed to perfect its offering. The centre hall plan is literally glowing with natural light from the moment you step in from the covered stone front porch. Sight lines expose white oak Moncer hardwood floors, vast formal principal rooms that flank the centre staircase, and views through the house and garden that reach all the way to the end of this 190 foot south-facing lot. The main floor features a concealed powder room and coat closet, while a separate mud room entry with custom storage and heated floors is accessed from the private driveway. The combined kitchen, family and breakfast room are the heart of this home and give pause to absorb the perfected proportion, function and finish of this space. The kitchen was crafted and installed by Stutt with dove-tailed cabinetry that extends through the pantry that connects to the dining room. The second floor has *five* awesome bedrooms and three bathrooms. The primary astounds with vaulted ceilings in the bedroom and ensuite, and is equipped with a huge walk-in closet and views over the garden. The lower level has 8'3" ceiling heights, a huge recreation room, gym, sound-insulated music studio, a massive guest suite and three huge storage rooms. The 190-foot south-facing garden is lined with mature trees and a new salt water pool was installed in 2022 leaving ample green space for additional recreation.

Extras:

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


227 Strathallan Wood
Toronto Ontario M5N 1T5

Toronto C04 Bedford Park-Nortown Toronto

Taxes: \$26,845/2024**For:** Sale**% Dif:** 93**Sold Date:** 05/05/2025**SPIS:** N**Last Status:** SLD**DOM:** 54

Detached

Fronting On: S**Rms:** 14**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

50 x 135 Feet

Washrooms: 7**Irreg:**2x2, 1x5x2nd, 2x4x2nd, 1x3x2nd,
1x4xLower**Dir/Cross St:** BATHURST/GLENCAIRN **Directions:** BATHURST/GLENCAIRN**MLS#:** C12014045**PIN#:** 103440066

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Pvt Double	Cable TV:	Y
Basement:	Fin W/O	Gar/Gar Spcs:	Attached / 2	Gas:	Y
Fireplace/Stv:	Y	Drive Park Spcs:	4	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	6	Water Supply:	
A/C:	Central Air	UFFI:	No	Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	0-5	Prop Feat:		Retirement:	N
Year Built:	2022	Family Room, Fireplace/Stove, Park, Place		Farm/Agr:	
Yr Built Source:	MPAC	Of Worship, Public Transit, School		Oth Struct:	
Apx Sqft:	3500-5000			Survey Type:	None
Assessment:	POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Elevator:	Y				
Laundry lev:	Upper				

Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.17	x 14.99	Fireplace	Pot Lights	Porcelain Floor
2	Dining	Main	14.17	x 14.99	Porcelain Floor	Window	Recessed Lights
3	Kitchen	Main	14.6	x 16.01	Recessed Lights	Hardwood Floor	Breakfast Bar
4	Breakfast	Main	12.34	x 16.01	Hardwood Floor	W/O To Patio	Open Concept
5	Family	Main	13.25	x 16.01	Fireplace	B/I Bookcase	Hardwood Floor
6	Prim Bdrm	2nd	23.43	x 16.24	5 Pc Ensuite	W/I Closet	Fireplace
7	2nd Br	2nd	14.6	x 13.16	W/I Closet	4 Pc Ensuite	Pot Lights
8	3rd Br	2nd	14.6	x 13.16	3 Pc Ensuite	Double Closet	Hardwood Floor
9	4th Br	2nd	12.99	x 15.16	3 Pc Ensuite	Double Closet	Hardwood Floor
10	Rec	Bsmt	21.75	x 19	W/O To Yard	Wet Bar	Pot Lights
11	5th Br	Bsmt	14.07	x 14.24	4 Pc Ensuite	W/I Closet	Window
12	Exercise	Bsmt	15.26	x 16.01	Mirrored Walls	Glass Doors	Pot Lights

Client Remks: The Best Value in Lytton Park. Refined luxury in the heart of prestigious Lytton Park. Built in 2022, this stunning residence offers an unparalleled blend of style and functionality. Flawlessly designed with meticulous attention to detail, it features a striking natural limestone exterior, a heated driveway, and a spacious two-car garage. Interiors by Halina Catherine showcase expertly crafted cabinetry, elegant millwork, recessed lighting, and four gas fireplaces. Designed for both entertaining and everyday living, the home boasts generous principal rooms, a chef's kitchen that seamlessly connects to the family room, and a walkout to a beautifully appointed outdoor patio, kitchen, and backyard. The primary suite is a true retreat, complete with a spa-like five-piece ensuite and an expansive walk-in closet. Each additional bedroom includes its own ensuite, ensuring comfort and privacy. A second-floor laundry room and built-in hallway workstation add convenience. The lower level is a standout, offering a bright recreation room with a wet bar and walkout, a state-of-the-art home theatre, a glass-enclosed gym, a private salon/massage room, a wine cellar, and a nanny suite. Spacious south-facing backyard featuring a stone patio, outdoor kitchen, and hot tub. Heated driveway for added convenience. Just minutes from local restaurants, boutiques, parks, and top-rated public and private schools.

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