



183 Lawrence Ave W Toronto Ontario M5M 1A9 Toronto C04 Lawrence Park South Toronto			Sold: \$1,400,000 List: \$1,489,000
Taxes: \$6,952.61/2024	For: Sale	% Dif: 94	
Sold Date: 07/29/2025			
SPIS: N	Last Status: SLD	DOM: 55	
Detached	Fronting On: S	Rms: 6 + 1	
Link: N	Acreage:	Bedrooms: 3	
2-Storey	25 x 110 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x3xBsmt	
	Dir/Cross St: Yonge/Lawrence	Directions: Yonge and Lawrence	

MLS#: C12196610

PIN#: 211540218

Legal: PT LT 35 PL 605E TORONTO AS IN CA726491; S/T & T/W CA726491; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Park/Drive: Mutual	Hydro:
Fireplace/Stv: Y	Drive: Mutual	Gas:
Heat: Water / Gas	Drive Park Spcs: 1	Phone:
A/C: Wall Unit	Tot Prk Spcs: 1	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Apx Sqft: 1100-1500	Prop Feat: Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public	Waterfront:
Roof: Asphalt Shingle	Foundation: Unknown	Retirement:
Assessment: POTL:	Interior Feat: None	HST Applicable to Sale Price: Included In
POTL Mo Fee:		Farm/Agr:
Laundry lev:		Oth Struct: Garden Shed
		Survey Type: None
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.5	x 12.5	Hardwood Floor	Fireplace	Stained Glass
2	Dining	Main	10.99	x 10.01	Hardwood Floor	Pot Lights	Wainscoting
3	Kitchen	Main	9.51	x 8.99	Modern Kitchen	Ceramic Floor	Stainless Steel Appl
4	Breakfast	Main	7.09	x 6.76	W/O To Deck	B/I Shelves	Ceramic Floor
5	Prim Bdrm	2nd	13.58	x 12.83	Hardwood Floor	Closet	Window
6	2nd Br	2nd	15.26	x 9.51	Hardwood Floor	Closet	Window
7	3rd Br	2nd	13.58	x 12.83	Hardwood Floor	Closet	Window
8	Rec	Bsmt	23.43	x 18.5	Laminate	Pot Lights	Window

Client Remks: Prime Lytton Park and **JRR district** detached home offering the perfect blend of traditional charm and thoughtful updates offering approx 1700 sq/ft of thoughtfully designed living space. This beautifully maintained south facing property features a bright kitchen with a walkout to a gorgeous, private backyard complete with a new deck (2019), new fence (2019), and beautiful landscaping. Three bright bedrooms upstairs with an updated bathroom. The fully finished, heated floors in the basement boasts a newly renovated washroom with a floating toilet, an open-concept rec room, and an updated laundry room with a new washer and dryer (2020). Additional upgrades include new California shutters, a new hot water tank (2024), new roof (2018), and new windows throughout. Legal front pad parking. Ideally located in the John Ross Robertson & Lawrence Park Collegiate (LPCI) school districts. Walk to subway, top schools, shops, and restaurants along Yonge St. A wonderful opportunity in a highly desirable neighbourhood you'll love to call home!

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All Electric Light Fixtures, All Window Coverings, California Shutters, Primary Bedroom Closet System, Sump Pump, Shed.

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



187 Glenview Ave Toronto Ontario M4R 1R4			Sold: \$1,675,000
Toronto C04 Lawrence Park South Toronto			List: \$1,798,000
Taxes: \$10,886.70/2025	For: Sale		% Dif: 93
Sold Date: 11/28/2025			
SPIS: N	Last Status: SLD	DOM: 77	
Detached	Fronting On: S	Rms: 9 + 1	
Link: N	Acreage:	Bedrooms: 4	
2-Storey	25 x 170 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x2xLower	
Dir/Cross St: Avenue Rd. & Lawrence Ave. Directions: Avenue Rd. & Lawrence Ave.			

MLS#: C12399878

PIN#: 103460089

Legal: PLAN M299 PART LOT 21 - refer to Geo Warehouse for full description

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Separate Entrance / Partially Finished	Park/Drive:	Gas:
Fireplace/Stv: Y	Drive:	Water:
Heat: Water / Gas	Drive Park Spcs: 0	Water Supply Type:
A/C: None	Tot Prk Spcs: 0	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1500-2000	Prop Feat: Family Room, Fireplace/Stove	HST Applicable to Included In
Roof: Unknown	Interior Feat: Other	Sale Price:
Foundation: Unknown		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome to 187 Glenview Ave. An Excellent opportunity for end-users, builders, and investors. 25 x 170 Ft Lot with Approved Building Permits Lawrence Park South! This well-maintained home is in great condition perfect to live in, renovate, or build new. The deep south-facing lot with approved building permits offers huge investment upside regardless of renovation or new construction. Ideally located on a quiet street, steps to top schools, shops, dining, and transit in one of Torontos most prestigious neighbourhoods.					
Inclusions: Hotpoint refrigerator/freezer, GE stove, Whirlpool built-in microwave, dishwasher(as-is condition), GE washer, GE dryer, Beaumark deep freezer, all electric light fixtures, all attached shelving and cabinetry, all window coverings, all drapery tracks and rods, all parts offurnace, garden shed and City of Toronto garbage and recycling containers Despite anything to the contrary contained herein, the Buyer accepts the dishwasher in as-is condition.					
Listing Contracted With: FOREST HILL REAL ESTATE INC. 416-929-4343					



193 Glenview Ave Toronto Ontario M4R 1R4 Toronto C04 Lawrence Park South Toronto Taxes: \$11,635.57/2025 For: Sale % Dif: 96 Sold Date: 11/25/2025 SPIS: N Last Status: SLD DOM: 13			Sold: \$1,828,000 List: \$1,895,000
Detached	Fronting On: S	Rms: 8 + 1	
Link: N	Acreage:	Bedrooms: 4	
2-Storey	25 x 170 Feet	Washrooms: 3	
	Irrg:	1x2x2nd, 1x4x2nd, 1x3xLower	
Dir/Cross St: Avenue Rd / Lawrence Ave Directions: From Lawrence and Avenue Rd, head south along Avenue Rd to Glenview Ave. Turn east along Glenview to #193.			

MLS#: C12538302

PIN#: 103460087

Legal: See Schedule C

Kitchens: 1	Exterior: Brick / Vinyl Siding	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished	Park/Drive: Mutual	Gas:
Fireplace/Stv: Y	Drive: Mutual	Phone:
Heat: Water / Gas	Drive Park Spcs: 0	Water: Municipal
A/C: Wall Unit	Tot Prk Spcs: 1	Water Supply Type:
Central Vac: Y	UFFI:	Sewer: Sewers
Apx Age:	Pool: None	Waterfront:
Year Built: 1930	Prop Feat: Central Vacuum, Family Room, Fireplace/Stove	Retirement:
Apx Sqft: 1500-2000	Interior Feat: Central Vacuum	HST Applicable to: Included In
Lot Size Source: GeoWarehouse		Sale Price:
Roof: Asphalt Shingle		Farm/Agr:
Foundation: Block		Oth Struct:
Assessment: POTL:		Survey Year: 2002
POTL Mo Fee:		Survey Type: Available
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.09	x 11.91	Fireplace	Bay Window	Broadloom
2	Dining	Main	14.07	x 11.91	Wainscoting	Leaded Glass	Broadloom
3	Kitchen	Main	11.42	x 7.58	Double Sink	Granite Counter	Bamboo Floor
4	Family	Main	17.85	x 12.99	W/O To Patio	Bamboo Floor	Window Flr to Ceil
5	Prim Bdrm	2nd	16.5	x 11.75	Double Closet	Casement Windows	Broadloom
6	2nd Br	2nd	11.42	x 9.09	Window	Broadloom	
7	3rd Br	2nd	13.42	x 8.43	W/I Closet	Window	Broadloom
8	4th Br	2nd	13.32	x 8.99	B/I Closet	Window	Broadloom
9	Media/Ent	Lower	13.09	x 9.68	3 Pc Ensuite	B/I Shelves	Broadloom

Client Remks: Prime Lytton Park! Located on a family-friendly street, this 4-Bedroom detached home is move-in ready. A spacious main floor offers bright principal rooms with a fireplace. The updated galley kitchen is fully equipped with a breakfast island and opens into a family room addition. Glass sliding doors provide year-round garden views and open onto a pool-sized lot! Perfect for entertaining! The second level offers 4 bedrooms and 2 bathrooms. The lower level is complete with a 3-piece bathroom, a play / media room and ample storage. The new oversized garage offers storage, a workshop and an automatic garage door. Add your personal touches and enjoy years of memories. Just steps to JRR, Havergal College, St Clements School, Glenview and Lawrence Park Collegiate. Located near a beautiful ravine and just minutes to the TTC, this home is perfect for an active family.

Inclusions: Bosch Dishwasher, Kitchenaid Fridge, Frigidaire Slide-In Stove, Ge Microwave With B/I Hood Fan, Maytag Dryer, Maytag Washing Machine, B/I Beam Central Vacuum System & Equipment, Hot Water Tank (owned), All Heating and Cooling Systems, All Electric Light Fixtures, Window Coverings, Cast Iron Garden Seat With Two Side Tables, Urn In Front Garden, Humidifier.

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



172 Briar Hill Ave Toronto Ontario M4R 1H9			Sold: \$1,900,000 List: \$1,995,000
Toronto C04 Lawrence Park South Toronto			
Taxes: \$9,162.86/2024	For: Sale		% Dif: 95
Sold Date: 08/08/2025			
SPIS: N	Last Status: SLD	DOM: 73	
Detached	Fronting On: N	Rms: 5 + 5	
Link: N	Acreage:	Bedrooms: 3	
2-Storey	33.3 x 132 Feet	Washrooms: 3	
	Irrig:	1x4xGround, 1x4x2nd, 1x2xBsmt	
Dir/Cross St: Yonge and Eglinton			
Directions: north side of Briar Hill Ave, west of Duplex Ave			

MLS#: C12177274

PIN#: 211590346

Legal: PCL 44-2 SEC M25; PT LT 44 N/S BRIAR HILL AV PL M25 TORONTO

Kitchens: 2	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Detached / 2	Cable TV:
Basement: Full / Partially Finished	Park/Drive: Mutual	Gas:
Fireplace/Stv: Y	Drive: Mutual	Water:
Heat: Forced Air / Gas	Drive Park Spcs: 0	Water Supply Type:
A/C: None	Tot Prk Spcs: 3	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1500-2000	Prop Feat: Family Room, Fireplace/Stove	HST Applicable to Included In
Roof: Shingles	Interior Feat: Workbench	Sale Price:
Foundation: Block		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type:
Laundry lev:		Spec Desig:
		Available
		Unknown

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Ground	15.65	x 12.5	Hardwood Floor	Fireplace
2	Dining	Ground	12.14	x 13.98	Hardwood Floor	Picture Window
3	Br	Ground	7.51	x 8.43	Hardwood Floor	Closet
4	Kitchen	Ground	11.22	x 12.57	Eat-In Kitchen	
5	Family	Ground	9.61	x 11.35	Hardwood Floor	W/O To Yard
6	Living	2nd	15.45	x 21.85	Hardwood Floor	Irregular Rm
7	2nd Br	2nd	11.55	x 12.6	Hardwood Floor	Fireplace
8	3rd Br	2nd	11.81	x 9.09	Hardwood Floor	Closet
9	Kitchen	2nd	11.84	x 8.96	Hardwood Floor	
10	Dining	2nd	11.78	x 11.29	Hardwood Floor	Balcony

Client Remarks: Rare Opportunity on a Premium 33.33 x 132 ft Lot in Prime Midtown Location! This sun-filled detached home sits on an exceptional oversized lot, offering incredible potential in one of the city's most sought-after neighborhoods. Whether you're looking to build your dream home, renovate, or simply invest in prime land, this property is a rare find. Currently configured as a legal duplex (MPAC: 322-Duplex), the home features a bright and spacious 2 bedroom apartment upstairs and a charming 1-bedroom unit on the main floor. A 3-car garage adds to the convenience. Situated on a friendly, pride-of-ownership street known for its legendary friendly neighbours, and ideally located between Yonge Street and Avenue Road. Walk to top schools, amenities, transit, and more. A truly valuable lot with endless potential to renovate, live in, rent out, or reimagine entirely. Opportunities like this don't come often.

Inclusions: All property systems, structures, appliances, chattels and fixtures are in "as is" condition with no warranties or representations by the Seller.

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



16 Chudleigh Ave Toronto Ontario M4R 1T2			Sold: \$2,170,000
Toronto C04 Lawrence Park South Toronto			List: \$2,298,000
Taxes: \$11,002.13/2025	For: Sale	% Dif: 94	
Sold Date: 09/08/2025			
SPIS: N	Last Status: SLD	DOM: 5	
Detached	Fronting On: N	Rms: 7 + 2	
Link: N	Acreage:	Bedrooms: 3	
2-Storey	28.67 x 120 Feet	Washrooms: 2	
	Irreg:	1x5x2nd, 1x3xBsmt	
Dir/Cross St: Yonge St / Lawrence Ave Directions: Yonge St and Lawrence Ave			

MLS#: C12378861

PIN#: 211530065

Legal: PT LT 71-72 PL 605E TORONTO AS IN EO98283; S/T & T/W EO98283 CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Separate Entrance / Finished	Park/Drive: Mutual	Hydro:
Fireplace/Stv: Y	Drive: Mutual	Gas:
Heat: Radiant / Gas	Drive Park Spcs: 1	Phone:
A/C: Central Air	Tot Prk Spcs: 2	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Year Built: 1924	Prop Feat: Fireplace/Stove	Waterfront:
Apx Sqft: 1100-1500	Interior Feat: Carpet Free	Retirement:
Lot Size Source: MPAC		HST Applicable to: Included In
Roof: Asphalt Shingle		Sale Price:
Foundation: Concrete		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: Available
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	8.99	x 6.1	Closet	Hardwood Floor	Window
2	Living	Ground	16.7	x 10.1	Picture Window	Hardwood Floor	Built-In Speakers
3	Dining	Ground	16.6	x 10.89	Built-In Speakers	Sliding Doors	Hardwood Floor
4	Kitchen	Ground	14.3	x 8.99	Stainless Steel Appl	Quartz Counter	Picture Window
5	Prim Bdrm	2nd	15.09	x 10.5	Closet	Picture Window	Hardwood Floor
6	2nd Br	2nd	10.1	x 10.7	Hardwood Floor	Closet	Window
7	3rd Br	2nd	11.09	x 9.09	Hardwood Floor	Window	Closet
8	Rec	Bsmt	16.4	x 16.9	Pot Lights	Hardwood Floor	Closet
9	Family	Bsmt	15.91	x 12.01	Pot Lights	Hardwood Floor	
10	Laundry	Bsmt	7.19	x 6.2	Pot Lights	Window	

Client Remarks: A rare opportunity in the heart of Lytton Park welcome to 16 Chudleigh Avenue, a beautifully updated 3-bedroom, 2-bath family home set on a quiet, tree-lined street. Perfectly located in the highly sought-after John Ross Robertson, Glenview, and Lawrence Park Collegiate school district, this home offers the very best of Midtown living just minutes from the subway, TTC, Yonge Street, and Avenue Road shops and dining. Inside, you will find bright and welcoming principal rooms, a seamless main floor layout, and built-in speakers that make everyday living and entertaining a joy. Upstairs features three generous bedrooms, while the fully dug-down basement provides impressive ceiling height, a spacious recreation room, and a modern bathroom perfect for family gatherings, a home office, or guest space with a separate entrance, offering approximately 750 sq ft of extra living space. Step outside to a private backyard complete with a deck, fenced yard, and green space perfect for family time, entertaining, or simply relaxing outdoors and all around exterior security cameras. A true standout in this neighbourhood is the private garage, offering rare convenience and storage in a community where parking is at a premium. Combined with the homes thoughtful upgrades and inviting flow, this property delivers both comfort and long-term value. 16 Chudleigh Avenue blends the prestige of Lytton Park living with the everyday practicality families desire. Steps to top-ranked schools, minutes to transit, and surrounded by the best of Midtown Toronto, this is a move-in-ready home not to be missed.

Inclusions: Washer, Dryer, Dishwasher, Oven, Microwave, Fridge, Projector, Projector Screen, All Electronic Light Fixtures, Blinds and Rods, Amplifier in living room, Built in speakers, Sump Pump, External Security Cameras

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



199 Glengrove Ave W
Toronto Ontario M4R 1P4
 Toronto C04 Lawrence Park South Toronto

Taxes: \$12,306.70/2025 **For:** Sale **% Dif:** 92

Sold Date: 07/31/2025

SPIS: N **Last Status:** SLD **DOM:** 21

Detached **Fronting On:** S **Rms:** 8 + 1

Link: N **Acreage:** **Bedrooms:** 3 + 1

2-Storey 24.9 x 165.24 Feet **Washrooms:** 2

Irreg: 1x4xLower, 1x3x2nd

Dir/Cross St: Avenue & Lawrence **Directions:** Yonge & Lawrence

MLS#: C12277915

PIN#: 211560023

Legal: Plan 66M-87 Pt.Lt106

Kitchens: 1
Fam Rm: Y
Basement: Finished
Fireplace/Stv: Y
Heat: Water / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: 2000-2500
Roof: Asphalt Shingle
Foundation: Concrete
Assessment: POTL:
POTL Mo Fee:
Laundry lev:

Exterior: Brick / Vinyl Siding
Gar/Gar Spcs: None / 0
Park/Drive: Mutual
Drive: Front Yard Parking, Mutual
Drive Park Spcs: 2
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat: Family Room, Fireplace/Stove, Hospital, Public Transit, School
Interior Feat: Storage

Zoning:
Cable TV: **Hydro:**
Gas: **Phone:**
Water: **Municipal**
Water Supply Type:
Sewer: **Sewers**
Waterfront:
Retirement:
HST Applicable to **Included In**
Sale Price:
Farm/Agr:
Oth Struct: Garden Shed
Survey Type: None
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	16.08	x 11.09	Fireplace	Leaded Glass	Hardwood Floor
2	Dining	Ground	13.85	x 9.58	Wainscoting	French Doors	O/Looks Garden
3	Kitchen	Ground	12.6	x 9.15	Open Concept	Window	Breakfast Bar
4	Office	Ground	8.6	x 7.41	Sliding Doors	W/O To Deck	South View
5	Prim Bdrm	2nd	12.76	x 11.84	Window	Closet	Hardwood Floor
6	Br	2nd	12.83	x 9.15	Hardwood Floor	Closet	Window
7	Tandem	2nd	7.41	x 8.6	Combined W/Br	O/Looks Garden	
8	Br	2nd	12.83	x 9.15	Hardwood Floor	Closet	O/Looks Backyard
9	Rec	Bsmt	17.65	x 17.32	4 Pc Bath	Window	
10	Laundry	Bsmt	5.84	x 2.99			
11	Foyer	Main	5.15	x 8.99	Closet		

Client Remks: Located in the heart of Lawrence Park South, this detached 3-bedroom home blends classic elegance with modern updates. Step into a renovated, heated and insulated front mudroom and stash the day's outdoor wear. Walk into a sun drenched main floor, with newer front window, newer gas insert fireplace & updated open concept kitchen & fantastic island with breakfast bar seating. A generous dining area where you can host friends & family with full size table. Warm and inviting, a contemporary renovations with touches of classic charm. A renovated upper bath with heated floors & three generous bedrooms. Primary has smartly designed newer built-ins, complimenting closet. Second bedroom has a double closet & third is home to a bright lovely adjoining office or study space. The basement is outstanding! With fully dug out 8.5 ft ceiling height, heated bathroom, floors with tub and shower. Sump pump, waterproofing, bar area with fridge, newer window & amazing recreation room & bar area. A deep private backyard garden with lush mature foliage, a fantastic shed to store tools & bikes. Want to build out? Approved permits for 3 level addition can be provided for extension or Build Garden Suite! Ample front yard, 2 parking, equipped with EV plug in. Location is truly prime. Access to TTC, 401, airport, shops & restaurants on Yonge and Avenue Road. Steps to Toronto's wonderful walking trails & most highly ranked schools: John Ross Robertson & Lawrence Park, Blessed Sacrament, and minutes to Havergal, TFS, UCC, Crescent & TFS. Rare opportunity to a turn-key family home or downsize in South LP.

Inclusions: Gas stove, 2 fridges (kitchen & basement), dishwasher, washer + dryer, electric light fixtures and window coverings, shed with electrical source, high efficiency on-demand water pump/heater

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



92 Chatsworth Dr Toronto Ontario M4R 1R7			Sold: \$2,300,000 List: \$2,395,000
Toronto C04 Lawrence Park South Toronto			
Taxes: \$13,226.68/2025	For: Sale	% Dif: 96	
Sold Date: 11/25/2025			
SPIS: N	Last Status: SLD	DOM: 7	
Detached	Fronting On: N	Rms: 7 + 1	
Link: N	Acreage:	Bedrooms: 4	
2 1/2 Storey	40 x 100.33 Feet	Washrooms: 3	
	Irreg:	1x3xBsmt, 1x4x2nd, 1x2x3rd	
	Dir/Cross St: Yonge & Lawrence	Directions: Yonge & Lawrence	

MLS#: C12556898

PIN#: 211530239

Legal: P T LOT 166-169 PL 605B TORONTO AS IN CA714821; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished	Park/Drive: Private	Hydro:
Fireplace/Stv: Y	Drive: Private	Gas:
Heat: Water / Gas	Drive Park Spcs: 3	Phone:
A/C: Central Air	Tot Prk Spcs: 4	Water: Municipal
Central Vac: Y	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Apx Sqft: 1500-2000	Prop Feat: Central Vacuum, Fireplace/Stove	Waterfront:
Roof: Asphalt Shingle	Interior Feat: Central Vacuum	Retirement:
Foundation: Block		Under Contract:
Assessment: POTL:		Alarm System, Hot Water Tank-Gas
POTL Mo Fee:		HST Applicable to Included In
Laundry lev:		Sale Price:
		Farm/Agr:
		Oth Struct:
		Survey Type: None
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	22.7	x 15.29	Hardwood Floor	Fireplace	Bay Window
2	Dining	Main	13.65	x 12.7	Hardwood Floor	W/O To Yard	Wainscoting
3	Kitchen	Main	11.32	x 9.28			
4	Prim Bdrm	2nd	17.16	x 12.4	Hardwood Floor	Double Closet	
5	2nd Br	2nd	15.35	x 11.35	Hardwood Floor	Closet	
6	3rd Br	2nd	12.47	x 9.84	Hardwood Floor	Closet	
7	4th Br	3rd	14.34	x 13.22	Hardwood Floor	2 Pc Ensuite	
8	Rec	Bsmt	21.52	x 13.48	Broadloom		

Client Remarks: Gracious home in the middle of Lytton Park full of character details and ready for its next owners! Spacious two and one half storey, four bedroom home with a private drive! Step inside the generous foyer to a side centre hall layout. Huge gorgeous living room with a bay window, California shutters, hardwood floors and custom built-ins. Large living room that has a French door walkout to the deck and yard. Updated kitchen with heated floors, granite counters & excellent storage. The second floor has three spacious bedrooms - one is being used as the primary bedroom. Lovely updated full bathroom with heated floors. The third floor has a large fourth bedroom, a walk-in closet and an ensuite bathroom! The lower level boasts a recreation room, separate laundry, utility and storage rooms and a three piece bathroom. The backyard is spacious and bright and filled with perennials. Updated mechanics and the knob and tube wiring has been replaced. All new hardscaping, driveway repaved and northwest wall of house fully waterproofed. Excellent Carson Dunlop home inspection report available by request. Much loved and meticulously updated and maintained by the same owners for over 35 years, this home is perfectly located a short walk to JRR PS, Glenview Sr PS, LPCI, Havergal and St. Clements. Nestled in prestigious Lytton Park, this home is only steps to the skating rink/tennis courts, the Chatsworth Ravine, the TTC and the shops and restaurants on Yonge Street! Be sure to view the 3D Matterport virtual tour, the floor plan and the home inspection summary report - full report available upon request. Make this home your own and enjoy all it has to offer! It's a fabulous opportunity for a most discerning buyer!

Inclusions: fridge, stove, built-in microwave, built-in dishwasher, washer & dryer, fridge in basement, heated floors in second floor bathroom and kitchen, boiler & equipment, central air conditioning, all electric light fixtures, all California shutters and custom blinds and draperies, security system (monitoring extra - current contract to be cancelled prior to closing)

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



**195 Albertus Ave
 Toronto Ontario M4R 1J6**
 Toronto C04 Lawrence Park South Toronto
Taxes: \$8,347.42/2024 **For:** Sale **% Dif:** 105
Sold Date: 07/12/2025
SPIS: N **Last Status:** SLD **DOM:** 4

Detached **Fronting On:** S **Rms:** 8 + 1
Link: N **Acreage:** **Bedrooms:** 4 + 0
2-Storey **25 x 133 Feet** **Washrooms:** 4
Irreg: **1x2xGround, 1x4xLower, 1x5x2nd,
 1x4x2nd**

Dir/Cross St: Rosewell and Albertus **Directions:** Rosewell and Albertus

MLS#: C12270877

PIN#: 211590238

Legal: PCL 61-1 SEC M53; PT LT 61 S/S ALBERTUS AV PL M53 TORONTO (See Schedule B for full description)

Kitchens: 1 + 0	Exterior: Brick / Stucco/Plaster	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Crawl Space / Finished	Park/Drive: Mutual	Hydro:
Fireplace/Stv: Y	Drive: Front Yard Parking, Mutual	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 1	Phone:
A/C: Central Air	Tot Prk Spcs: 1	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Apx Sqft: 2000-2500	Prop Feat: Electric Car Charger, Family Room, Fireplace/Stove, Library, Place Of Worship, Public Transit, Rec Centre, School	Waterfront:
Lot Size Source: MPAC	Exterior Feat: Privacy	Retirement:
Roof: Asphalt Shingle	Interior Feat: Storage, Storage Area Lockers	HST Applicable to Sale Price:
Foundation: Brick, Block	Security Feat: Smoke Detector	Included In, Not Subject to HST
Assessment: POTL:		Farm/Agr:
POTL Mo Fee:		Oth Struct: Shed
Laundry lev: Lower		Survey Type: None
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Family	Main	16.08	x 15.81	Walk-Out	Large Window	Combined W/Kitchen
2	Living	Main	22.18	x 11.38	Hardwood Floor	Marble Fireplace	2 Pcs Bath
3	Dining	Main	13.42	x 8.56	Combined W/Kitchen	Hardwood Floor	O/Looks Family
4	Kitchen	Main	14.83	x 9.71	Breakfast Bar	O/Looks Family	Large Window
5	Rec	Lower	16.4	x 15.45	B/I Closet	4 Pcs Bath	Combined W/Laundry
6	Utility	Lower	10.24	x 5.77			
7	Prim Bdrm	2nd	23	x 11.25	W/I Closet	5 Pcs Ensuite	O/Looks Garden
8	2nd Br	2nd	16.01	x 9.42	Pot Lights	Hardwood Floor	B/I Closet
9	3rd Br	2nd	14.04	x 8.83	Pot Lights	Hardwood Floor	B/I Closet
10	4th Br	2nd	12.83	x 9.35	Pot Lights	Hardwood Floor	B/I Closet

Client Remarks: Step into a world where modern luxury meets legacy on Albertus Avenue, one of Lytton Park's most coveted streets. 195 Albertus Avenue stands as a testament to refined living in one of Toronto's most exclusive enclaves, and now one of the most desirable and sought-after communities for active families. Albertus Avenue offers a life where busy families can still connect with their community and get to learn their neighbours' names. Where block parties are celebrated, and kids safely navigate the walk to school together, whether it is John Ross Robertson, Glenview, Lawrence Collegiate or Havergal College, and forge bonds through their local NT Hockey, Nitro Soccer, and NT Baseball teams. The homeowners have continually upgraded and maintained this home over their 10 years of stewardship. Now, a stunning 4-bedroom, 4-bathroom residence that whispers stories of old Toronto charm while embracing its modern family demands. Truly renovated from top to bottom over the past few years. Surrounded by manicured gardens and heritage architecture, you'll feel worlds away from urban chaos, yet conveniently positioned in the middle of it all. Just a 15-minute walk to Eglinton TTC Station on line 1, 10-15 minute drive from downtown's energy or 5 minutes to the 401 when it's time to escape the city. A bounty of shopping, cafes and dining options within walking distance along Yonge, Avenue Road, Lawrence or Eglinton! Improvements | White oak floors and trim (2025), Repaint throughout (2025), Powder Room (2025), Marble fireplace hearth (2025), Interlock Patio (2024) Primary Ensuite (2023), Kids Bathroom (2023), Kitchen and Appliances (2022), New Windows throughout (2022), Laundry Area (2021),

Inclusions: Stainless Steel Fridge, Gas Stove, Built-in Dishwasher, Over-the-Range Hood, Built-in Microwave, Basement Fridge, Washing Machine, Dryer, Direct Gas BBQ, 40 amp Auto Charging Terminal, Hot Water Tank, Gas Furnace, Central Air Conditioner

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



200 Cortleigh Blvd Toronto Ontario M5N 1P5 Toronto C04 Lawrence Park South Toronto Taxes: \$14,676.30/2025 Sold Date: 08/14/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$2,700,000 List: \$2,499,000
Detached	Fronting On: N	Rms: 7 + 4	
Link: N	Acreage:	Bedrooms: 3 + 1	
Bungalow	50 x 134 Feet	Washrooms: 3	1x3xMain, 1x3xBsmt, 1x4xMain
Irreg:			
Dir/Cross St: Avenue Road and Eglinton Directions: Avenue Road and Eglinton			

MLS#: C12334583

PIN#: 211570103

Legal: PCL 315-1 SEC M346; LT 315 PL M346 TORONTO; TORONTO, CITY OF TORONTO

Kitchens: 1 + 1	Exterior: Brick / Concrete	Zoning:	
Fam Rm: N	Gar/Gar Spcs: Attached / 1	Cable TV:	A Hydro: Y
Basement: Apartment / Separate Entrance	Park/Drive:	Gas:	A Phone: A
Fireplace/Stv: Y	Drive:	Water:	Municipal
Heat: Forced Air / Other	Drive Park Spcs: 2	Water Supply Type:	
A/C: Central Air	Tot Prk Spcs: 3	Sewer:	Sewers
Central Vac: N	UFFI:	Waterfront:	None
Apx Age:	Pool: None	Retirement:	
Year Built: 1954	Prop Feat: Fireplace/Stove	HST Applicable to	Included In
Yr Built Source: MPAC	Interior Feat: Accessory Apartment, In-	Sale Price:	
Apx Sqft: 1500-2000	Law Suite, Water Heater, Primary	Farm/Agr:	
Lot Size Source: MPAC	Bedroom - Main Floor, Storage	Oth Struct:	
Roof: Asphalt Shingle		Survey Type:	Available
Foundation: Poured Concrete		Spec Desig:	Unknown
Assessment: 2025 POTL:			
POTL Mo Fee:			
Laundry lev:			

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	16.24	x 20.01	Combined W/Dining	Broadloom
2	Dining	Main	12.99	x 15.58	Combined W/Living	Broadloom
3	Bathroom	Main	8.43	x 10.99	3 Pc Bath	
4	Kitchen	Main	11.42	x 14.34		
5	Bathroom	Main	7.74	x 8.99	4 Pc Bath	4 Pc Ensuite
6	Prim Bdrm	Main	0	0	4 Pc Ensuite	
7	2nd Br	Main	14.99	x 15.42		
8	3rd Br	Main	8.66	x 10.99		
9	Bathroom	Bsmt	7.35	x 9.25	3 Pc Bath	
10	4th Br	Bsmt	10.17	x 14.67		
11	Kitchen	Bsmt	10.01	x 14.67		
12	Living	Bsmt	14.99	x 29.99		

Client Remks: Nestled on the highly coveted Cortleigh Boulevard, this enchanting 4-bedroom, 3-bath bungalow offers an exceptional opportunity in one of Midtown Torontos most desirable enclaves. Surrounded by elegant, multi-million-dollar custom homes, this residence presents endless potential move in as is, lease it for investment, or envision and build your dream home when inspiration strikes. Impeccably maintained and full of character, the home exudes warmth and timeless charm throughout. The lush front garden, adorned with vibrant, perennial blooms and framed by mature trees, creates a private, serene welcome. Whether you're hosting al fresco summer dinners beneath the canopy or enjoying quiet mornings with coffee on the patio, the outdoor space invites relaxation and connection with nature. Perfectly positioned within walking distance of some of Torontos top-ranked schools including Allenby, Havergal, Lawrence Park and Upper Canada College, this home is ideal for families seeking both community and convenience. Parks, boutique shops, cafes, the community centre, and public transit are all just moments away, making everyday living both seamless and inspiring. This property offers amazing / unique potential to create a forever home in a much loved neighborhood.

Inclusions: Maytag washer and dryer, Whirlpool stove and oven, Kenmore dishwasher, Amana Refrigerator, Freezer in basement, Nutone exhaust fan, General Aire Filter, Furnace, rheem water heater, Keeprite air Conditioner.

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



1373 Avenue Rd Toronto Ontario M5N 2H3			Sold: \$2,450,000 List: \$2,689,000
Taxes: \$13,792.25/2025	For: Sale	% Dif: 91	
Sold Date: 10/09/2025			
SPIS: N	Last Status: SLD	DOM: 99	
Detached	Fronting On: E	Rms: 8 + 1	
Link: N	Acreage: 50 x 170.33 Feet	Bedrooms: 4	
2 1/2 Storey	Irreg: 182.23 ft x 55.09 ft x 159.06 ft x 49.83 ft	Washrooms: 4 1x2xMain, 1x5x2nd, 1x2x2nd,	
	Dir/Cross St: Lawrence & Avenue Rd	Directions: Glengrove & Avenue	

MLS#: C12257358

Legal: See Schedule B

PIN#: 103460054

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Detached / 1	Cable TV: Hydro:
Basement: Finished	Park/Drive: Private	Gas: Phone:
Fireplace/Stv: Y	Drive: Private	Water: Municipal
Heat: Radiant / Gas	Drive Park Spcs: 4	Water Supply Type:
A/C: Wall Unit	Tot Prk Spcs: 5	Sewer: Sewers
Central Vac: Y	UFFI:	Waterfront:
Apx Age: 100+	Pool: None	Retirement:
Year Built: 1923	Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School	HST Applicable to Included In
Apx Sqft: 2500-3000	Interior Feat: Central Vacuum	Sale Price:
Lot Shape: Irregular	Security Feat: Alarm System	Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Asphalt Shingle		Survey Type: Available
Foundation: Unknown		Spec Desig: Unknown
Assessment: 2024 POTL:		
POTL Mo Fee:		
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	23.29	x 13.16	Fireplace	Fireplace	Crown Moulding
2	Dining	Main	13.52	x 12.76	Hardwood Floor	Crown Moulding	W/O To Deck
3	Kitchen	Main	22.47	x 12.04	Bamboo Floor	Stainless Steel Appl	W/O To Deck
4	Family	Main	13.88	x 9.45	Broadloom	Picture Window	Ceiling Fan
5	Prim Bdrm	2nd	23.43	x 13.16	2 Pc Ensuite	Fireplace	W/I Closet
6	2nd Br	2nd	12.63	x 10.27	Hardwood Floor	Ceiling Fan	Closet
7	3rd Br	2nd	11.68	x 10.37	Broadloom	Ceiling Fan	Closet
8	4th Br	3rd	16.63	x 15.09	Broadloom	Ceiling Fan	Skylight
9	Rec	Lower	22.67	x 12.07	Laminate	Fireplace	Above Grade Window

Client Remks: Extensively upgraded Grand Century Home in coveted Lytton Park nestled on incredible 50 by 170 landscaped lot! This Gracious 4-bedroom, 3.5-bathroom 3000sq+ home is situated on an impressive lot with a large private drive featuring side parking pad for multiple vehicles, a large, detached garage, professionally landscaped gardens, and separate side entrance. This Georgian beauty offers a perfect combination of spacious family living and elegant entertaining, boasting three wood-burning fireplaces, leaded glass windows, crown molding, wainscoting, solid oak hardwood floors, and countless built-ins that seamlessly blend classic historical features with modern luxury. Expansive custom kitchen boasts soapstone counters & backsplash, custom cabinetry, high end appliances, island, sliding doors to a 3-season outdoor covered deck with sweeping views of the mature landscaped backyard. Relax in the expansive living room with custom built-ins flanking a wood-burning fireplace, or host dinners in the formal dining room, with extensive built-ins, elegant wainscoting, designer wall coverings and French doors opening onto the outdoor covered terrace. The main floor boasts a sun-drenched family room with wrap-around windows and a luxurious powder room. The two upper floors showcase four large bedrooms (3 king-size & 1 queen size), including a large primary suite featuring a walk-in closet room, wood-burning fireplace, sitting area and ensuite. The third floor bedroom with large windows, three skylights & large closet. Separate side entrance leads to a spacious, finished basement, a 3-piece bath, and laundry. Step outside to your own private oasis an incredibly deep professionally landscaped back garden with covered outdoor room, large stone patio area perfect for al fresco dining and winding paths through the lush private gardens. Enjoy access to top-notch schools including John Ross Robertson, Lawrence Park Collegiate, and Havergal.

Inclusions: 4 Mitsubishi Ductless dual heat/cool units. all existing blinds, shutters, curtains & rods, all existing light fixtures & fans, Stainless Steel Fisher Paykal Fridge/Freezer, Stainless Steel GE Duel Fuel Range - Gas Cooktop + 2 Electric Ovens, Stainless Steel Elica Hood Fan, Stainless Steel Kitchen Aid DW, Stainless Steel Panasonic Microwave and Central Vac with sweep plate, Samsung Washer & Dryer. Fridge/Freezer & Standup Freezer in Basement

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



222 Briar Hill Ave Toronto Ontario M4R 1J2			Sold: \$2,915,000 List: \$2,849,000
Taxes: \$13,018.26/2024	For: Sale	% Dif: 102	
Sold Date: 09/26/2025			
SPIS: N	Last Status: SLD	DOM: 2	
Detached	Fronting On: N	Rms: 9 + 1	
Link: N	Acreage: 32 x 132.91 Feet	Bedrooms: 4	
2 1/2 Storey	Irreg:	Washrooms: 3	
	Dir/Cross St: Lytton Park	1x2xGround, 1x5x2nd, 1x4x2nd	
	Directions: Lytton Park		

MLS#: C12423718

Assignment: N

Legal: PLAN M25 PT LOT 67

PIN#: 211580115

Fractional Ownership: N

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Attached / 2	Cable TV: Y
Basement: Finished with Walk-Out	Park/Drive: Private	Hydro: Y
Fireplace/Stv: Y	Drive: Private	Gas: Y
Heat: Forced Air / Gas	Drive Park Spcs: 2	Phone: A
A/C: Central Air	Tot Prk Spcs: 4	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Apx Sqft: 2500-3000	Prop Feat: Electric Car Charger, Family Room, Fireplace/Stove, Library, Public Transit, Ravine, Wooded/Treed	Waterfront:
Lot Shape: Rectangular	Exterior Feat: Canopy	Retirement:
Lot Size Source: GeoWarehouse	Interior Feat: Auto Garage Door	HST Applicable to Sale Price:
Roof: Shingles	Remote, On Demand Water Heater, Storage	Included In, Not Subject to HST
Foundation: Block		Farm/Agr:
Assessment: POTL: N		Oth Struct:
POTL Mo Fee:		Survey Type: Available
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	24.93	x 11.09	
2	Dining	Main	18.6	x 12.4	
3	Kitchen	Main	16.01	x 11.09	
4	Breakfast	Main	12.01	x 12.4	
5	Prim Bdrm	2nd	14.11	x 14.07	
6	2nd Br	2nd	15.58	x 13.78	
7	3rd Br	2nd	11.09	x 10.1	
8	4th Br	2nd	14.11	x 9.12	
9	Rec	Lower	12.07	x 23.79	

Client Remks: This stunning 4-bedroom ravine home is nestled in the coveted Allenby district and offers everything you've been working toward. Nicely set back on a deep ravine lot, 222 Briar Hill is a modernized home with a wonderful connection to nature and a space that was carefully planned for the active family and all the stuff that comes with that. With almost 3000sqft of living space, there is lots of room for a busy family to find their own space, while also creating a nice circular flow that keeps everyone close by. It is a wonderful design. Park your EV in the double-car garage with a 60-amp Tesla charger. Or keep the space as a single-car setup with ample room for a home gym. As you walk up the steps from the entry hall, you step into a family room like no other. With 11-foot ceilings and dramatic floor-to-ceiling sliding doors that overlook the mature ravine canopy, the home instantly creates a connection to nature that is challenging to find in the city. That raised den? An ideal music room or quiet reading nook, because we know how precious peaceful corners become with little ones around. The wood-burning fireplace anchors family movie nights, while those ravine views provide the calming counterbalance every parent knows their kids need. This space could inspire a home cook to shoot their own YouTube show! Custom Leicht cabinetry, WOLF dual fuel stove with 6 burners and cooktop, stainless range hood, Bosch dishwasher, and a Sub-Zero fridge/freezer integrated into the cabinets. This kitchen transforms meal prep from a chore into exploration and joy. The island morphs from the breakfast spot to the after-school snacking and homework station. The primary suite offers stunning ravine views to wake in. The walk-through closet finally holds both your wardrobes, while the spa ensuite with waterfall shower and heated floors makes daily routines feel luxurious. The front bedrooms have fitted closets and Juliette balconies!

Inclusions: SubZero Fridge, Wolf Stove, Bosch Dishwasher, Stainless Steel Range Hood, Washing Machine, Dryer + Backyard Shed + Custom Roller Blinds + All light fixtures + Nest & heated floor thermostats + High Efficiency Gas Furnace, Gas Hot Water Tank, Central Air systems.

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



251 Lytton Blvd Toronto Ontario M5N 1R7 Toronto C04 Lawrence Park South Toronto Taxes: \$14,849/2024 For: Sale % Dif: 93 Sold Date: 08/18/2025 SPIS: N Last Status: SLD DOM: 33			Sold: \$2,650,000 List: \$2,850,000
Detached	Fronting On: S	Rms: 10 + 2	
Link: N	Acreage:	Bedrooms: 5	
2 1/2 Storey	50 x 134 Feet	Washrooms: 5	
	Irreg:	1x2xLower, 1x2xMain, 2x4x2nd, 1x4x3rd	
Dir/Cross St: Avenue/Lawrence Directions: Avenue/Lawrence			

MLS#: C12291857

PIN#: 211570290

Legal: LT 164 PL 1570 TORONTO S/T INTEREST IN EO100596

Kitchens: 1	Exterior: Concrete / Stone	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Attached / 2	Cable TV: N
Basement: Unfinished	Park/Drive: Private	Hydro: N
Fireplace/Stv: N	Drive: Private	Gas: N
Heat: Radiant / Gas	Drive Park Spcs: 4	Phone: N
A/C: Central Air	Tot Prk Spcs: 6	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Apx Sqft: 2500-3000	Prop Feat: Family Room, Fenced Yard, Park, Public Transit, School	Waterfront:
Lot Size Source: MPAC	Interior Feat: Other	Retirement:
Roof: Asphalt Shingle		HST Applicable to: Included In
Foundation: Concrete		Sale Price:
Assessment: POTL:		Farm/Agr:
POTL Mo Fee:		Oth Struct:
Laundry lev:		Survey Type: None
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	23.92	x 13.09	W/O To Garden O/Looks Frontyard
2	Dining	Main	14.83	x 13.75	Combined W/Kitchen Large Window
3	Kitchen	Main	22.31	x 19.82	Centre Island Stainless Steel Appl
4	Breakfast	Main	9.32	x 7.91	Combined W/Kitchen
5	Family	2nd	17.09	x 16.5	Window O/Looks Backyard
6	Prim Bdrm	2nd	13.25	x 12.01	Window W/I Closet
7	2nd Br	2nd	13.42	x 13.16	Window Closet
8	3rd Br	2nd	13.29	x 13.16	Window Closet
9	4th Br	3rd	15.42	x 13.42	Window Closet
10	5th Br	3rd	14.83	x 13.16	Window Broadloom
11	Rec	Bsmt	23.1	x 12.17	Wood Stove

Client Remks: Welcome to 251 Lytton Blvd a rare opportunity in the heart of prestigious Lytton Park. This premium 50 x 134 ft south-facing lot is surrounded by high-end custom homes and offers endless potential. Whether you're planning to renovate, build new, or invest in one of Toronto's most sought-after neighbourhoods, this is the perfect canvas. Ideally located just steps to top-ranked schools including John Ross Robertson, Glenview, Lawrence Park Collegiate, and Havergal College. Enjoy easy access to Yonge Streets vibrant shops, dining, parks, and transit. This is your chance to create something truly special in a prime location. Property being sold in "as is, where is" condition and no gas and no hydro.

Listing Contracted With: HOMELIFE/REALTY ONE LTD. 416-922-5533



258 Lytton Blvd Toronto Ontario M5N 1R6 Toronto C04 Lawrence Park South Toronto Taxes: \$13,672/2024 Sold Date: 10/03/2025 SPIS: N		Sold: \$2,800,000 List: \$2,899,000
Detached	Fronting On: N	For: Sale
Link: N	Acreage:	% Dif: 97
2-Storey	50 x 135 Feet	Rms: 8 + 3
Irreg: Dir/Cross St: Avenue Rd/ Lawrence Ave W. Directions: Avenue to Lytton Blvd		Bedrooms: 3 Washrooms: 2 1x3xMain, 1x4x2nd

MLS#: C12426949

PIN#: 211570274

Legal: LT 94 PL 1570 TORONTO; TORONTO, CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Attached / 1	Cable TV:
Basement: Full	Park/Drive: Private	Gas:
Fireplace/Stv: Y	Drive: Private	Water:
Heat: Radiant / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: None	Tot Prk Spcs: 3	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Year Built: 1930	Prop Feat: Family Room, Fireplace/Stove	HST Applicable to
Yr Built Source: MPAC	Interior Feat: None	Sale Price:
Apx Sqft: 2000-2500		Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Shingles		Survey Type:
Foundation: Unknown		Spec Desig:
Assessment: 2025 POTL:		Available
POTL Mo Fee:		Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	17.52	x 16.54	
2	Dining	Main	16.21	x 13.06	
3	Kitchen	Main	11.42	x 15.62	
4	Sunroom	Main	26.35	x 13.29	
5	Prim Bdrm	2nd	15.22	x 11.65	
6	Br	2nd	14.17	x 17.91	
7	Br	2nd	10.96	x 14.3	

Client Remarks: Set on a generous 50 x 135 ft lot west of Avenue Road and just south of Lawrence, this charming three-bedroom home offers endless potential in one of Toronto's most prestigious neighbourhoods. The main floor features a spacious living and dining room layouts, complemented by a rear family room addition ideal for modern family living. With a private drive and attached garage, the property provides both convenience and flexibility. This is a rare opportunity for renovation or new construction on one of Lytton Parks most sought-after streets. Surrounded by top-rated schools, parks, shops, and easy transit access, 258 Lytton Blvd combines a premium location with outstanding potential to create your dream home.

Inclusions: See Attached Schedule B

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



118 Briar Hill Ave
Toronto Ontario M4R 1H9
 Toronto C04 Lawrence Park South Toronto
Taxes: \$0/2025 **For:** Sale **% Dif:** 90
Sold Date: 09/26/2025
SPIS: N **Last Status:** SLD **DOM:** 150

Sold: \$2,650,000
List: \$2,950,000

Detached
Link: N
 2-Storey

Fronting On: N
Acreage:
 22.54 x 131.97 Feet
Irreg:

Rms: 6 + 1
Bedrooms: 4
Washrooms: 5
 1x2xGround, 1x4x2nd, 1x4x2nd,
 1x3x2nd, 1x3xBsmt

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

MLS#: C12109743 **PIN#:** 211590447

Legal: PT LT 28, PL M25, BEING PART 1 PL 66R-31274, TORONTO;

Kitchens: 1
Fam Rm: Y
Basement: Finished
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: Y
Apx Age:
Apx Sqft: 2000-2500
Roof: Shingles
Foundation: Poured Concrete
Assessment: POTL:
POTL Mo Fee:
Laundry lev:

Exterior:
 Concrete / Stucco/Plaster
Gar/Gar Spcs: Built-In / 1
Park/Drive: Private
Drive: Private
Drive Park Spcs: 1
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat: Central Vacuum, Family Room, Fireplace/Stove
Interior Feat: Air Exchanger, Central Vacuum, Sump Pump

Zoning:
Cable TV: Hydro:
Gas: Phone:
Water: Municipal
Water Supply Type:
Sewer: Sewers
Waterfront:
Retirement:
HST Applicable to Included In
Sale Price:
Farm/Agr:
Oth Struct: Garden Shed
Survey Type: None
Spec Desig: Unknown

Room **Level** **Length (ft)** **Width (ft)** **Description**

Client Remks: Here's your chance to live in a new home in coveted Lawrence Park South/Allenby! Features are too many to list: 4 bedrooms, 5 bathrooms, radiant in-floor heating, Control 4 system, built-in electric fireplace, central vac, Wolf and Sub Zero appliances, Entertainer's basement with full wet/wine bar, upscale modern finishes throughout. Don't miss this one!

Inclusions: Wolf Oven, Gas Range and Microwave, Sub Zero Fridge/Freezer, Bosch Dishwasher. Wine Fridge and B/I Dishwasher in Basement. Gas Furnace, Tankless Water Heater, Air Exchanger, Central Vac, Sump Pump and Cleanout. Stacked Washer/Dryer.

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



36 Glenview Ave Toronto Ontario M4R 1P6			Sold: \$3,390,000 List: \$2,995,000
Taxes: \$17,939.72/2025	For: Sale	% Dif: 113	
Sold Date: 07/20/2025			
SPIS: N	Last Status: SLD	DOM: 5	
Detached	Fronting On: N	Rms: 11 + 2	
Link: N	Acreage: 45 x 250 Feet	Bedrooms: 5	
2 1/2 Storey	Irreg:	Washrooms: 4	1x2x2nd, 1x3x2nd, 1x4x3rd, 1x2xLower
Dir/Cross St: Yonge & Lawrence Directions: East of Duplex			

MLS#: C12286485

PIN#: 211540121

Legal: PLAN M87 PT LOT 290 PT LOT 291

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Detached / 2	Cable TV: Hydro:
Basement: Finished	Park/Drive: Private	Gas: Phone:
Fireplace/Stv: Y	Drive: Private	Water: Municipal
Heat: Water / Gas	Drive Park Spcs: 4	Water Supply Type:
A/C: None	Tot Prk Spcs: 6	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 2500-3000	Prop Feat: Family Room, Fireplace/Stove, Park, Public Transit, Ravine	Under Contract: Hot Water Tank-Gas
Roof: Asphalt Shingle	Interior Feat: None	HST Applicable to Not Subject to HST
Foundation: Concrete		Sale Price:
Assessment: POTL:		Farm/Agr:
POTL Mo Fee:		Oth Struct:
Laundry lev: Lower		Survey Type: None
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	23	x 13.42	Fireplace	Hardwood Floor	Window
2	Dining	Main	13.16	x 13.12	Hardwood Floor	Crown Moulding	Window
3	Kitchen	Main	12.07	x 9.42	Stainless Steel Sink	Pantry	
4	Breakfast	Main	9.32	x 5.41	W/O To Garden	Hardwood Floor	Window
5	Family	Main	13.25	x 8.66	O/Looks Backyard	B/I Shelves	
6	Prim Bdrm	2nd	18.01	x 13.48	2 Pcs Ensuite	W/I Closet	Hardwood Floor
7	Sunroom	2nd	26.18	x 8.92	O/Looks Garden	Recessed Lights	Broadloom
8	2nd Br	2nd	13.32	x 10.24	B/I Shelves	Window	Broadloom
9	3rd Br	2nd	12.8	x 10.33	Double Closet	Window	Hardwood Floor
10	4th Br	3rd	13.32	x 13.25	Closet	Window	Broadloom
11	5th Br	3rd	13.25	x 13.25	B/I Desk	Window	Double Closet
12	Rec	Lower	22.74	x 16.93	Above Grade Window	B/I Shelves	Panelled
13	Laundry	Lower	16.34	x 7.91	Double Sink	Above Grade Window	

Client Remarks: Location! Location! Location! Best block of Glenview in the John Ross Robertson school District! Stunning 45x250 foot ravine lot envelopes this 3 storey 5 bedroom centre hall, separate two car garage with garden suite potential, Walk to the best schools, Yonge Street shops and restaurants, subway, parks and churches. This quiet family friendly street awaits a new family to add their touches and create a lifetime of memories.

Inclusions: FULL LIST OF INCLUSIONS IN FEATURE SHEETS

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



198 Glenview Ave Toronto Ontario M4R 1R3 Toronto C04 Lawrence Park South Toronto Taxes: \$15,443.70/2025 Sold Date: 10/24/2025 SPIS: N Last Status: SLD DOM: 3			Sold: \$3,275,000 List: \$3,195,000
Detached	Fronting On: N	Rms: 8 + 2	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	30.91 x 204 Feet	Washrooms: 4	
Irreg: Dir/Cross St: Avenue Rd / Lawrence Ave Directions: From Avenue Rd, head East along Glenview to #198.			2x4x2nd, 1x3xLower, 1x2xMain

MLS#: C12473738

PIN#: 103460022

Legal: PCL 27-5, SEC M299 ; PT LTS 27 & 28, PLAN M299 , PART 2 & 3 , 66R14396 ; TORONTO , CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Built-In / 1	Cable TV:
Basement: Finished / Walk-Out	Park/Drive: Private	Hydro:
Fireplace/Stv: Y	Drive: Private	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 2	Phone:
A/C: Central Air	Tot Prk Spcs: 3	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age: 31-50	Pool: None	Sewer: Sewers
Year Built: 1985	Prop Feat: Family Room, Fireplace/Stove	Waterfront:
Yr Built Source: MPAC	Interior Feat: Bar Fridge, Built-In Oven, Water Heater Owned	Retirement:
Apx Sqft: 2000-2500		HST Applicable to: Included In
Roof: Asphalt Shingle		Sale Price:
Foundation: Poured Concrete		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.32	x 12.99	Gas Fireplace	Bay Window	B/I Shelves
2	Dining	Main	13.32	x 12.93	Stained Glass	Recessed Lights	Hardwood Floor
3	Kitchen	Main	12.24	x 11.58	Custom Backsplash	Stainless Steel Appl	Centre Island
4	Breakfast	Main	11.58	x 10.33	W/O To Deck	Recessed Lights	Ceramic Floor
5	Prim Bdrm	2nd	15.85	x 13.48	4 Pc Ensuite	W/I Closet	Juliette Balcony
6	2nd Br	2nd	11.52	x 8.6	Double Closet	Hardwood Floor	Window
7	3rd Br	2nd	14.07	x 11.91	Bay Window	Hardwood Floor	B/I Closet
8	4th Br	2nd	12.34	x 9.68	B/I Closet	Hardwood Floor	Window
9	Rec	Lower	19.26	x 12.66	Walk-Out	Gas Fireplace	3 Pc Ensuite
10	Office	Lower	9.91	x 8.23	Murphy Bed	Window	B/I Bookcase

Client Remarks: In the heart of Lytton Park on a quiet, tree-lined street, this renovated 4-bed, 4-bath home sits on a rare 204-ft deep lot, offering exceptional privacy just steps from John Ross Robertson Public School. The living room features a bay window, custom shaker-style cabinetry, and a built-in gas fireplace - perfect for relaxed family evenings. The spacious dining room easily accommodates a large table and sideboard, with modern stained-glass windows and a statement chandelier adding a touch of sophistication. The chef's kitchen includes a built-in oven, gas stove, Bosch dishwasher, double sinks under a garden window, and a large island with bar seating and wine fridge. Light stone counters, a herringbone backsplash, and elegant shaker cabinetry complete the timeless look. A breakfast area with walkout to the two-tiered deck and a powder room complete this level. The tiered deck overlooks a Japanese maple, and a deep, private yard bordered by mature trees - ideal for play, gardening, or a future pool. Glass railings and stone steps connect multiple outdoor entertaining areas, including a cozy fire-table patio. The property backs onto Havergal tennis courts for added greenery and privacy. On the second level, the serene primary suite features a picture window overlooking mature trees, a private balcony, custom walk-in closet, and spa-inspired ensuite with river stone tiles and rain shower. Three additional bedrooms share a modern 4-piece bath. A skylight above the elegant, curved staircase fills the home with natural light. The lower level offers a warm family room with gas fireplace, built-in cabinetry, a walkout to the yard, plus an office with a Murphy bed, 3-piece bath, laundry, and direct garage access with a private driveway for 2 cars. Steps to top schools, parks, and the shops of Lawrence Ave W, this home blends style, comfort, and family-friendly living in one of Toronto's most coveted neighbourhoods.

Inclusions: Stainless Steel Appliances including: GE Fridge and Range, Bosch Dishwasher, Frigidaire B/I Oven, Panasonic Microwave, Cavavin wine/bar fridge, Samsung Front Load Washer / Dryer, Tankless Hot Water Heater, All Heating and Cooling Equipment, All Electric Light Fixtures, Window Coverings.

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



115 Strathallan Blvd Toronto Ontario M5N 1S8 Toronto C04 Lawrence Park South Toronto Taxes: \$15,790.58/2025 Sold Date: 09/23/2025 SPIS: N Last Status: SLD DOM: 14			Sold: \$2,800,000 List: \$3,195,000
Detached	Fronting On: S	Rms: 9	
Link: N	Acreage:	Bedrooms: 5	
3-Storey	50 x 135 Feet	Washrooms: 3	
	Irreg:	1x4x2nd, 1x4x2nd, 1x3x3rd	
Dir/Cross St: Avenue and Lawrence Directions: W on Strathallan Off Avenue			

MLS#: C12392203

PIN#: 211570258

Legal: LT 66 PL 1570 TORONTO; TORONTO, CITY OF TORONTO

Kitchens: 1	Exterior: Stucco/Plaster	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Attached / 0	Cable TV:
Basement: Partially Finished	Park/Drive: Private	Gas:
Fireplace/Stv: Y	Drive: Private	Water:
Heat: Radiant / Gas	Drive Park Spcs: 3	Water Supply Type:
A/C: None	Tot Prk Spcs: 3	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Year Built: 1926	Prop Feat: Family Room, Fireplace/Stove, Library, Park, Public Transit, School	HST Applicable to Sale Price: Included In
Yr Built Source: MPAC	Interior Feat: Other	Farm/Agr:
Apx Sqft: 2500-3000		Oth Struct:
Lot Size Source: MPAC		Survey Type: Available
Roof: Asphalt Shingle		Spec Desig: Unknown
Foundation: Unknown		
Assessment: 2024 POTL:		
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.88	x 26.71	Fireplace	Picture Window	Hardwood Floor
2	Dining	Main	13.12	x 14.27	Hardwood Floor	Picture Window	Wainscoting
3	Kitchen	Main	13.12	x 10.33	Picture Window	Breakfast Area	Tile Floor
4	Prim Bdrm	2nd	13.78	x 18.27	His/Hers Closets	W/I Closet	Ensuite Bath
5	2nd Br	2nd	13.12	x 13.29	Closet	Broadloom	Picture Window
6	3rd Br	2nd	13.12	x 12.14	Picture Window	His/Hers Closets	Broadloom
7	Family	2nd	16.08	x 19.32	Pot Lights	Broadloom	Picture Window
8	4th Br	3rd	13.71	x 13.65	Closet	Hardwood Floor	Picture Window
9	5th Br	3rd	13.12	x 13.58	Picture Window	Hardwood Floor	
10	Rec	Lower	14.17	x 26.12	Fireplace	Above Grade Window	
11	Laundry	Lower	12.73	x 12.73	Above Grade Window	Laundry Sink	

Client Remarks: Amazing Opportunity To Live On One Of Lytton Parks Most Coveted Blocks. This South Facing 50 Ft Beauty Has Been Owned By The Same Family For Many Years, And Offers A Unique Opportunity To Live In, Renovate The Existing Structure, Or Develop Into A New Home. Main Floor Has Large Principle Living And Dining Rooms, Georgian Centre Hallway, With Eat-In Kitchen. Second Level Offers Large Primary With Additional Bedrooms And Second Floor Family Room With Two Bedrooms On The Third Level. Two Car Garage Located At The Rear. Literally Steps To Lytton Park, Tennis Courts, Short Walk To Yonge St, Best of Avenue Rd Shops and Cafes, JRR, LPCI, Private Schools And More. Rare Opportunity To Build Future Memories.

Inclusions: Dishwasher, Whirlpool Washer, Kenmore Dryer, All Window Coverings, All Electrical Light Fixtures (Except Those Excluded), and HWT. All In As/Is Condition.

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



67 Chatsworth Dr
Toronto Ontario M4R 1R8
 Toronto C04 Lawrence Park South Toronto

Taxes: \$14,735/2024 **For:** Sale **% Dif:** 94

Sold Date: 08/10/2025

SPIS: N **Last Status:** SLD **DOM:** 30

Detached **Fronting On:** S
Link: N **Acreage:**
 2 1/2 Storey 42 x 152.78 Feet
Irrig:
 East Depth 121.53'. Rear 1x2xMain, 1x3x2nd, 1x4x2nd,
 Width 52.60' 1x4x3rd, 1x3xLower

Dir/Cross St: Lawrence/Yonge **Directions:** West of Yonge

MLS#: C12278697

Legal: PT LT 195 PL 605E TORONTO AS IN CT955523; T/W CT955523; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Built-In / 1	Cable TV:
Basement: Finished	Park/Drive: Private	Gas:
Fireplace/Stv: Y	Drive: Private	Water:
Heat: Water / Gas	Drive Park Spcs: 4	Water Supply Type:
A/C: Wall Unit	Tot Prk Spcs: 5	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: Inground	Retirement:
Apx Sqft: 2500-3000	Prop Feat: Family Room, Fireplace/Stove, Park, Public Transit, Ravine, School	HST Applicable to Included In
Roof: Shingles	Interior Feat: Other	Sale Price:
Foundation: Unknown		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type:
Laundry lev: Lower		Spec Desig:

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.77	x 13.19	Fireplace	Crown Moulding	Leaded Glass
2	Dining	Main	13.68	x 12.04	Hardwood Floor	Leaded Glass	O/Looks Family
3	Kitchen	Main	18.96	x 13.42	Eat-In Kitchen	Granite Counter	Pantry
4	Family	Main	22.18	x 12.86	Fireplace	Window Flr to Ceil	Wet Bar
5	Prim Bdrm	2nd	17.78	x 13.25	Double Closet	Hardwood Floor	Large Window
6	2nd Br	2nd	14.11	x 10.33	Hardwood Floor	Window	4 Pc Bath
7	3rd Br	2nd	10.7	x 10.47	Closet	Hardwood Floor	3 Pc Bath
8	4th Br	2nd	12.07	x 9.32	Closet	Hardwood Floor	Window
9	Office	2nd	13.39	x 9.35	B/I Desk	Vaulted Ceiling	Parquet Floor
10	5th Br	3rd	15.45	x 15.06	Broadloom	Closet	Window
11	Br	3rd	14.96	x 11.84	Closet	Window	Broadloom
12	Rec	Lower	25.79	x 18.01	Pot Lights	Broadloom	Above Grade Window

Client Remks: Renovated Tudor Style Residence Situated On A Dramatic Ravine Setting. This Large Family Home Is On A Prime South Facing Corner Lot. Exceptionally Located Just Steps To The Fine Shops And Eateries On Yonge Street, Yet Having The Rare Feel Of Being In The Country. The Private Backyard Oasis Offers Tremendous Privacy And Is A True Idyllic Nature Retreat. Worthy Of Homes And Gardens, The Backyard Features A Saltwater Pool, Professional Landscaping, Interlocked Patio, And Multiple Zones. The Interior Of The Home Has Been Extensively Updated With A Designer Selected Palette And Features Generous Sized Principle Rooms Ideal For Entertaining. There Is An Impressive Sunken Family Room With A Wet Bar Overlooking The Stunning Rear Gardens, Pool, And Ravine. There Is A Tastefully Renovated Kitchen With Quartz Counters, Stainless Steel Appliances, And Large Breakfast Area. The Upper Floors Have Six Bedrooms Plus A Private Home Office Overlooking The Backyard! There Is Also A Side Entrance & Mudroom for convenience. The Finished Basement Adds A Large Rec. Room, Guest/Nanny's Room, And Full Bath. Located In One Of Torontos Most Highly Sought After Neighborhoods And School Districts: John Ross Robertson, Glenview, Lawrence Park CI, And Near Top Private Schoolshavergal, TFS, Crescent, And St. Clements.

Inclusions: Bosch five-burner gas stove, Bosch fridge, Bosch dishwasher and Panasonic microwave; Samsung Frame TV in the kitchen; GE wine fridge; LG front loading washer and dryer; storage shelves and paint in lower level storage room; Ring Alarm System; all electric light fixtures; all window coverings + blinds; sectional in recreation room.

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



79 Chudleigh Ave Toronto Ontario M4R 1T4 Toronto C04 Lawrence Park South Toronto Taxes: \$9,205.77/2024 Sold Date: 07/28/2025 SPIS: N			Sold: \$3,500,000 List: \$3,695,000
Detached	Fronting On: S	Rms: 9 + 3	
Link: N	Acreage: < .50	Bedrooms: 5 + 1	
3-Storey	32 x 133 Feet	Washrooms: 6	
	Irreg:	1x2xMain, 1x5x2nd, 2x3x2nd, 1x4x3rd, 1x3xLower	
Dir/Cross St: Lawrence Ave W & Avenue Rd Directions: South of Lawrence Ave W, east of Avenue Rd			

MLS#: C12228551

Legal: PT LT 96 PL 605E TORONTO AS IN CA125264; S/T & T/W CA125264; CITY OF TORONTO

Kitchens: 1 + 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished	Park/Drive: Mutual	Gas:
Fireplace/Stv: Y	Drive: Mutual	Water:
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 2	Sewer:
Central Vac: N	UFFI: No	Waterfront:
Apx Age:	Pool: None	Retirement: N
Apx Sqft: 2500-3000	Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit	HST Applicable to: Included In
Roof: Asphalt Shingle	Interior Feat: None	Sale Price:
Foundation: Concrete		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: Unknown
Laundry lev: Upper		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	29.82	x 13.48	Fireplace	Hardwood Floor	
2	Kitchen	Main	20.34	x 17.85	Hardwood Floor	W/O To Deck	B/I Appliances
3	Family	Main	20.34	x 17.85	Hardwood Floor	Fireplace	W/O To Deck
4	Office	Main	7.91	x 6.33	Glass Doors	Hardwood Floor	Window
5	Prim Bdrm	2nd	17.85	x 14.07	O/Looks Garden	5 Pc Ensuite	W/I Closet
6	2nd Br	2nd	11.84	x 10.93	Hardwood Floor	Double Closet	Ensuite Bath
7	3rd Br	2nd	10.43	x 8.99	Hardwood Floor	Double Closet	
8	4th Br	3rd	15.26	x 13.91	Hardwood Floor	Juliette Balcony	Double Closet
9	5th Br	3rd	13.91	x 13.42	Hardwood Floor	Juliette Balcony	Double Closet
10	Media/Ent	Lower	19.16	x 16.34	Panelled		
11	Kitchen	Lower	14.6	x 9.32	Centre Island	B/I Shelves	
12	Bathroom	Lower	10.17	x 8.92	Marble Floor		

Client Remks: Situated on a quiet Lytton Park street just steps from Yonge & Lawrence*This home has been extensively renovated into a contemporary masterpiece*Special care & attention taken in the construction-nothing has been overlooked in design & esthetics *9 Ceilings*8 inch plank floors*2 fireplaces*Walnut & Maple Wall Features*Glass Staircase, to mention a few!*Incredible chef kitchen w/combined family room*5 plus bedrooms & 6 baths*Gorgeous south garden with entertainers patio*Brand new garage*Sensational Public Schools* NOT TO BE MISSED!

Inclusions: As outlined on Schedule C.

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



112 Glencairn Ave Toronto Ontario M4R 1M9			Sold: \$3,500,000 List: \$3,749,000
Toronto C04 Lawrence Park South Toronto			
Taxes: \$15,979.56/2024	For: Sale		% Dif: 93
Sold Date: 07/13/2025			
SPIS: N	Last Status: SLD	DOM: 65	
Detached	Fronting On: N	Rms: 8 + 2	
Link: N	Acreage:	Bedrooms: 4 + 1	
3-Storey	25 x 174 Feet	Washrooms: 5	
	Irreg:	1x2xMain, 1x5x2nd, 1x4x2nd, 1x3x3rd, 1x4xLower	
Dir/Cross St: Yonge St. & Glencairn Avee			
Directions: South of Lawrence Ave. to Glencairn Ave, 3 blocks west of Yonge St.			

MLS#: C12137533

Legal: PCL 128-4 SEC M87; PT LT 128 N/S GLENCAIRN AV PL M87 TORONTO COMM AT THE SW ANGLE OF SAID LT; THENCE ELY ALONG THE N LIMIT OF GLENCAIRN AV, 25 FT; THENCE NLY PARALLEL WITH THE W LIMIT OF SAID LT TO THE N LIMIT THEREOF; THENCE WLY ALONG THE SAID N LIMIT 25 FT TO THE NW ANGLE OF SAID LT; THENCE SLY ALONG THE W LIMIT OF SAID LT TO THE POB. CITY OF TORONTO.

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Built-In / 1	Cable TV: Hydro
Basement: Finished / Full	Park/Drive:	Gas: Phone
Fireplace/Stv: Y	Drive:	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 3	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Year Built: 2008	Prop Feat: Family Room, Fireplace/Stove	HST Applicable to Included In
Yr Built Source: MPAC	Interior Feat: Auto Garage Door	Sale Price:
Apx Sqft: 2500-3000	Remote, Sump Pump	Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Shingles		Survey Type: Available
Foundation: Concrete		Spec Desig: Unknown
Assessment: 2024 POTL:		
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	5.58	x 5.41	B/I Closet	Porcelain Floor	2 Pc Bath
2	Living	Main	13.09	x 11.58	Hardwood Floor	Crown Moulding	Large Window
3	Dining	Main	13.09	x 11.58	Hardwood Floor	Combined W/Living	Pot Lights
4	Kitchen	Main	14.07	x 9.42	Breakfast Area	Centre Island	O/Looks Family
5	Breakfast	Main	14.07	x 10.07	B/I Shelves	Combined W/Kitchen	Hardwood Floor
6	Family	Main	15.91	x 13.85	Gas Fireplace	Window Flr to Ceil	W/O To Garden
7	Prim Bdrm	2nd	14.07	x 11.42	W/I Closet	Hardwood Floor	5 Pc Ensuite
8	2nd Br	2nd	11.58	x 10.83	Double Closet	Hardwood Floor	4 Pc Ensuite
9	3rd Br	3rd	13.09	x 11.52	W/I Closet	Hardwood Floor	W/O To Deck
10	4th Br	3rd	16.5	x 10.66	Double Closet	Hardwood Floor	Pot Lights
11	5th Br	Lower	13.09	x 9.42	Heated Floor	Double Closet	Above Grade Window
12	Rec	Lower	20.34	x 14.76	Heated Floor	Access To Garage	4 Pc Bath

Client Remarks: Designed for living, built for generations welcome to 112 Glencairn Ave. A 4+1 bedroom, 5 bathroom custom built home that seamlessly blends 3,500 square feet of contemporary design with superior craftsmanship. Featuring a built-in single car garage and sparing no compromise in quality this 3 story home is a haven of luxury and comfort, bathed in sunlight and balancing traditional charm with high-functioning family comfort- an ideal backdrop for both sophisticated entertaining and the rhythm of daily life. Experience the elegance and warmth of this exquisite home located on the best block of Glencairn just steps to top tier private and public schools, beautiful parks, great shopping and restaurants. This is the pinnacle of family living in one of Toronto's most sought-after neighbourhoods.

Inclusions: all appliances (see Schedule B), all electric light fixtures, all window coverings (including Power Blinds), mounted tvs in the family room and primary bedroom.

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



289 Glengrove Ave W Toronto Ontario M5N 1W3 Toronto C04 Lawrence Park South Toronto Taxes: \$16,039.43/2025 Sold Date: 10/22/2025 SPIS: N Last Status: SLD DOM: 22			Sold: \$3,182,000 List: \$3,795,000
Detached	Fronting On: S	Rms: 9 + 2	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	50 x 175 Feet	Washrooms: 4	1x2xMain, 2x4x2nd, 1x3xLower
Irreg:			
Dir/Cross St: Avenue & Lawrence Directions: West of Avenue			

MLS#: C12434645

PIN#: 211570003

Legal: PLAN M87 PT LOT 82

Kitchens: 1	Exterior: Brick	Zoning:	
Fam Rm: Y	Gar/Gar Spcs: Detached / 2	Cable TV:	Hydro:
Basement: Finished	Park/Drive: Private	Gas:	Phone:
Fireplace/Stv: Y	Drive: Private	Water:	Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 3	Water Supply Type:	
A/C: Central Air	Tot Prk Spcs: 5	Sewer:	Sewers
Central Vac: N	UFFI:	Waterfront:	
Apx Age:	Pool: Inground	Retirement:	
Apx Sqft: 2500-3000	Prop Feat: Family Room, Fireplace/Stove	HST Applicable to	Included In
Roof: Asphalt Shingle	Interior Feat: Auto Garage Door Remote	Sale Price:	
Foundation: Unknown		Farm/Agr:	
Assessment: POTL:		Oth Struct:	
POTL Mo Fee:		Survey Type:	Available
Laundry lev: Lower		Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	22.67	x 12.76	Hardwood Floor	Fireplace	Window
2	Dining	Main	13.85	x 12.83	Hardwood Floor	Wainscoting	Window
3	Kitchen	Main	14.99	x 11.75	Porcelain Floor	Breakfast Bar	Stainless Steel Appl
4	Family	Main	18.5	x 13.91	Sunken Room	Gas Fireplace	Cathedral Ceiling
5	Den	Main	12.76	x 9.74	Hardwood Floor	Fireplace	B/I Shelves
6	Prim Bdrm	2nd	15.85	x 12.83	Broadloom	His/Hers Closets	4 Pc Ensuite
7	2nd Br	2nd	12.83	x 10.93	Broadloom	Closet Organizers	Window
8	3rd Br	2nd	12.83	x 11.32	Broadloom	Closet Organizers	Semi Ensuite
9	4th Br	2nd	12.83	x 11.75	Broadloom	Closet Organizers	Semi Ensuite
10	Rec	Lower	18.01	x 12.4	Broadloom	Above Grade Window	
11	Br	Lower	13.25	x 12.4	Broadloom	Semi Ensuite	Above Grade Window
12	Laundry	Lower	7.91	x 7.51	Above Grade Window		

Client Remks: Prime Opportunity in Prestigious Lytton Park! Welcome to this coveted address in the heart of Lytton Park - one of Toronto's most sought-after neighbourhoods, offering an unparalleled combination of prestige & convenience. Situated on a generous 50 x 175 ft lot, this elegant residence offers endless potential whether you're looking to decorate, renovate or build your dream home from the ground up. The choice is yours. This home boasts timeless charm, w/ a classic layout w/ excellent flow, large windows, 3 fireplaces, perfect for both everyday living & grand-scale entertaining. The main floor includes a spacious living rm, formal dining rm, generous kitchen, powder rm, den & spacious light-filled family rm with raised 10 ft ceilings & grand windows. Easy access to the thoughtfully designed and beautifully landscaped private garden, inground pool w/ waterfall, lrg patio area & outdoor bar, is ideal for everyday enjoyment & entertaining. Upstairs, the large primary bedroom w/ ensuite, and additional 3 bedrooms & semi-ensuite, offer space for today's modern living. The fully finished lower level boasts high ceilings, an excellent sized rec rm ideal for a home theatre or gym, a wine cellar, laundry suite, utility rm, bathroom & a 5th bedroom. Surrounded by multimillion-dollar luxury homes, this address in an unbeatable location in a family friendly neighbourhood is near public transit & Highway 401, offering seamless connectivity while remaining a tranquil retreat. Close amenities, parks, the Granite Club, Cricket Club and abundance of vibrant shops & dining along Avenue Rd & Yonge St. Zoned for top-rated schools, including John Ross Robertson PS, Glenview PS, Lawrence Park CI and Our Lady of Assumption CS, and close to prestigious private schools including Havergal, UCC, TFS, Crescent & Crestwood. More than just a home its a lifestyle. Opportunities like this rarely come along in Lytton Park. Don't miss your chance to secure a premier property.

Inclusions: See Schedule B

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES OXLEY REAL ESTATE 416-888-7007



16 Coldstream Ave
Toronto Ontario M5N 1X6

Toronto C04 Lawrence Park South Toronto

Taxes: \$16,065/2024

For: Sale

Sold: \$3,550,000
List: \$3,950,000

Sold Date: 07/24/2025

% Dif: 90

SPIS: N

Last Status: SLD

DOM: 70

Detached

Fronting On: W

Rms: 10 + 5

Link: N

Acreage:

Bedrooms: 4 + 1

2-Storey

55 x 192 Feet

Washrooms: 5

Irreg:

1x5x2nd, 2x4x2nd, 1x2xMain,
 65 front, south 210, north 1x3xBsmt
 176, west 55

Dir/Cross St: Avenue Road / Glencairn Ave / Lawrence Ave

Directions: Turn on to Coldstream from Glencairn Ave.

MLS#: C12153703

PIN#: 211570016

Legal: PLAN M87 PT LOT 95

Kitchens: 1	Exterior: Concrete	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Built-In / 1	Cable TV: Y Hydro: Y
Basement: Finished	Park/Drive: Private	Gas: Y Phone: Y
Fireplace/Stv: Y	Drive: Private	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 3	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 4	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 3000-3500	Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Level, Park, Public Transit, School	Under Contract: Hot Water Heater
Lot Shape: Irregular	Exterior Feat: Deck, Landscaped, Patio, Privacy	HST Applicable to: Not Subject to HST
Lot Size Source: GeoWarehouse	Interior Feat: Built-In Oven, Sauna	Sale Price:
Roof: Shingles		Farm/Agr:
Foundation: Concrete Block, Concrete		Oth Struct: Fence - Full, Garden Shed
Assessment: 2024 POTL:		Survey Year: 2020
POTL Mo Fee:		Survey Type: Up-to-Date
Laundry lev: Lower		Spec Desig: Unknown

Water Body Type: Lake

Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	21.59	x 10.57	Tile Floor	Double Closet	Pot Lights
2	Living	Main	20.05	x 18.5	Hardwood Floor	Large Window	Pot Lights
3	Dining	Main	14.5	x 12.01	Hardwood Floor	Pot Lights	W/O To Yard
4	Kitchen	Main	14.5	x 12.57	Hardwood Floor	Renovated	Centre Island
5	Breakfast	Main	10.4	x 10.07	Hardwood Floor	Picture Window	W/O To Yard
6	Family	Main	19.42	x 12.76	Hardwood Floor	B/I Shelves	Gas Fireplace
7	Prim Bdrm	2nd	27.72	x 13.52	5 Pc Ensuite	W/I Closet	W/O To Deck
8	2nd Br	2nd	13.78	x 14.17	Hardwood Floor	Pot Lights	O/Looks Backyard
9	3rd Br	2nd	13.75	x 12.76	Hardwood Floor	4 Pc Ensuite	Double Closet
10	4th Br	2nd	11.32	x 9.38	Broadloom	Large Window	O/Looks Backyard
11	5th Br	Bsmt	11.06	x 10.66	Tile Floor	Double Closet	
12	Rec	Bsmt	24.9	x 12.99	Tile Floor	Stone Fireplace	Pot Lights
13	Office	Bsmt	10.01	x 6.86	Tile Floor	B/I Closet	B/I Shelves
14	Laundry	Bsmt	9.48	x 6.1	Tile Floor	Laundry Sink	

Client Remarks: Discover this hidden oasis in Lytton Park situated on a 54' x 200' (slightly irregular) lot featuring a magnificent garden with western exposure and surrounded by mature trees. This beautiful home of 3,167 sq. ft. above grade + 1,135 sq. ft. in the basement features 4+1 Bedrooms, 5 washrooms, a newly renovated kitchen, family room and primary ensuite bathroom. Additional features include a built in garage and exterior parking for 3 cars. This home blends strong architectural elements with modern styling and is situated in the John Ross Robertson, Glenview and Lawrence Park Collegiate School Districts. It's a rare gem in the neighbourhood! Please view the Matterport virtual tour floor plan for a full photo gallery of this beautiful property.

Inclusions: All existing appliances, existing clothes washer & dryer, all existing window coverings, all existing electrical light fixtures, all existing attached broadloom.

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



138 Rosewell Ave Toronto Ontario M4R 2A4			Sold: \$4,075,000
Toronto C04 Lawrence Park South Toronto			List: \$4,095,000
Taxes: \$23,904.56/2025	For: Sale	% Dif: 100	
Sold Date: 09/24/2025			
SPIS: N	Last Status: SLD	DOM: 9	
Detached	Fronting On: W	Rms: 8 + 4	
Link: N	Acreage:	Bedrooms: 3 + 2	
2-Storey	147 x 140 Feet	Washrooms: 4	
	Irreg:	1x2xMain, 1x7x2nd, 1x5x2nd, 1x3xLower	
Dir/Cross St: Avenue and Lawrence Directions: E on Cortleigh Off Avenue			

MLS#: C12404100

PIN#: 211580142

Legal: PCL 58-6 SEC M53; PT LT 5 PL M293 TORONTO; PT LT 6 PL M293 TORONTO; PT LT 58 PL M53 TORONTO PT 2, 66R10218; TORONTO , CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Built-In / 2	Cable TV:
Basement: Finished	Park/Drive: Private	Gas:
Fireplace/Stv: Y	Drive: Private	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 4	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 6	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Year Built: 1980	Prop Feat: Family Room, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, Ravine, School	HST Applicable to Sale Price: Included In
Yr Built Source: MPAC	Interior Feat: Other, Sauna	Farm/Agr:
Apx Sqft: 3000-3500		Oth Struct:
Lot Shape: Irregular		Survey Type: Available
Lot Size Source: Survey		Spec Desig: Unknown
Roof: Asphalt Shingle		
Foundation: Unknown		
Assessment: 2024 POTL:		
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.14	x 25.23	Picture Window	Fireplace	Hardwood Floor
2	Family	Main	12.4	x 15.49	Walk-Out	O/Looks Ravine	Hardwood Floor
3	Dining	Main	12.11	x 18.14	Walk-Out	Hardwood Floor	Pot Lights
4	Kitchen	Main	17.32	x 18.41	Centre Island	Breakfast Bar	Picture Window
5	Breakfast	Main	11.32	x 12.99	Walk-Out	Tile Floor	Greenhouse Window
6	Prim Bdrm	2nd	14.21	x 14.99	Combined W/Sitting	Picture Window	Broadloom
7	Sitting	2nd	8.92	x 18.14	Ensuite Bath	W/I Closet	Combined w/Primary
8	2nd Br	2nd	18.14	x 14.44	Closet	Picture Window	Broadloom
9	3rd Br	2nd	13.88	x 14.44	Picture Window	Broadloom	Double Doors
10	Rec	Lower	18.14	x 25.23	Fireplace	Walk-Out	Pot Lights
11	Br	Lower	12.4	x 15.16	Picture Window	Tile Floor	Pot Lights
12	Br	Lower	12.07	x 14.17	Double Closet	Above Grade Window	Tile Floor
13	Other	Lower	11.32	x 12.66	Double Closet	Above Grade Window	
14	Laundry	Lower	12.3	x 9.71	Laundry Sink	Above Grade Window	

Client Remarks: Rare Opportunity In The Heart Of Lytton Park! This Once In A Lifetime Property Is Set On Nearly Half An Acre And Offers A Private Enclave With A Ravine Setting! A Hidden Driveway Leads To A Lovingly Cared For And Updated Home With Large Principal Rooms On The Main Level, Including A Gorgeous Eat In Kitchen With Sunlit Breakfast Area, Elegant Living And Dining Rooms, And A Spacious Family Room! The Second Level Features A Grand Primary Suite With Renovated Ensuite, Plus Two Additional Generous Bedrooms And A Bathroom! The Lower Level Showcases An Entertainers Recreation Room With Wet Bar, Guest Suites, Sauna, And Additional Gym/Office Space And Storage! Numerous Walkouts Lead To A Deck And Expansive Yard With Direct Access To A Fully Private Ravine! Steps To Yonge St, LPC1, JRR, Havergal, Shops, Restaurants, And Parks! This Is Truly A Hidden Gem In The Middle Of The City That Cannot Be Replaced!

Inclusions: Thermador Induction Cooktop, Zephyr Fan, Bosch Dishwasher, Thermador Oven, Thermador Microwave, Thermador Fridge/Freezer, Insignia Bar Fridge, Wood Sauna with Equipment, Samsung Washer & Dryer, All Electrical Light Fixtures, & Window Coverings.

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



86 Cortleigh Blvd Toronto Ontario M4R 1K6 Toronto C04 Lawrence Park South Toronto Taxes: \$21,913.77/2025 Sold Date: 09/15/2025 SPIS: N			Sold: \$4,200,000 List: \$4,250,000
Detached Link: N 2-Storey	Fronting On: N Acreage: 58.08 x 122.18 Feet Irrig: 117.61' West x 59.42' North	Rms: 12 + 1 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 1x7x2nd, 1x4x2nd, 1x3x2nd, 1x3xBsmt	% Dif: 99
Dir/Cross St: Rosewell Ave/Avenue Rd Directions: East of Avenue Rd/South of Lytton Blvd			

MLS#: C12389828

PIN#: 211580134

Legal: PCL 7-2 SEC M346; PT LT 7 PL M346 TORONTO; PT LT 8 PL M346 TORONTO PARTS 1, 2, 3 AND 4, R4080; S/T B249616, B254570, LT298397; TORONTO, CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished / Walk-Out Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2500-3000 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Poured Concrete, Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Carport / 2 Park/Drive: Private Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, Ravine, School, Wooded/Treed Exterior Feat: Lighting, Lawn Sprinkler System Interior Feat: Built-In Oven	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown	Hydro: Phone: Municipal
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	14.93	x 5.68	Tile Floor	Halogen Lighting	Closet
2	Living	Main	20.08	x 16.67	Gas Fireplace	Window Flr to Ceil	Combined W/Dining
3	Dining	Main	13.58	x 11.84	Halogen Lighting	O/Looks Garden	Tile Floor
4	Kitchen	Main	18.01	x 14.24	Renovated	Pantry	B/I Appliances
5	Breakfast	Main	13.42	x 10.43	O/Looks Garden	W/O To Yard	Halogen Lighting
6	Family	Main	18.67	x 8.99	B/I Shelves	Picture Window	Open Concept
7	Prim Bdrm	2nd	18.34	x 10.01	7 Pcs Ensuite	W/I Closet	Picture Window
8	2nd Br	2nd	12.66	x 11.75	B/I Desk	Picture Window	Indirect Lights
9	3rd Br	2nd	12.6	x 11.75	B/I Desk	B/I Closet	4 Pcs Bath
10	4th Br	2nd	11.32	x 8.99	4 Pcs Ensuite	Picture Window	B/I Closet
11	Rec	Bsmt	28.58	x 19.65	Heated Floor	Halogen Lighting	Fireplace
12	5th Br	Bsmt	12.83	x 12.66	4 Pcs Bath	Porcelain Floor	W/I Closet

Client Remarks: Beautifully updated contemporary home in coveted Lytton Park, perfectly set on a rare ravine lot within a highly regarded school district. This exceptional residence showcases a chef-inspired kitchen with adjoining breakfast area, open-concept living and dining rooms enhanced by soaring vaulted ceilings, and a spacious main floor family room with serene ravine views. The luxurious primary suite offers a walk-through closet and spa-like ensuite designed for ultimate comfort. Thoughtfully renovated throughout with sleek, modern finishes and dramatic design elements. A refined blend of style and function, this home is ideal for family living and entertaining in one of Toronto's most desirable neighbourhoods.

Inclusions: Thermador 5-burner induction cooktop with S/S exhaust fan, Thermador built-in wall/convection oven, Miele dishwasher, Liebherr side-by-side fridge/freezer, Panasonic microwave, Samsung washer & dryer, All existing electric light fixtures, and All existing window coverings.

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



58 Lytton Blvd Toronto Ontario M4R 1L3 Toronto C04 Lawrence Park South Toronto Taxes: \$22,253.11/2025 Sold Date: 09/26/2025 SPIS: N			Sold: \$4,160,000 List: \$4,389,000
Detached	Fronting On: N	Rms: 10 + 2	% Dif: 95
Link: N 2 1/2 Storey	Acreage: 50 x 135 Feet Irreg:	Bedrooms: 5 + 1 Washrooms: 5 1x2xMain, 1x5x2nd, 1x4x2nd, 1x3x3rd, 1x3xLower	
Dir/Cross St: Yonge & Lawrence Directions: West of Duplex			

MLS#: C12327786

Legal: LT 118 PL 1532

PIN#: 211550215

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished	Park/Drive: Private	Gas:
Fireplace/Stv: Y	Drive: Private	Water:
Heat: Water / Gas	Drive Park Spcs: 5	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 6	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age: 100+	Pool: None	Retirement:
Year Built: 1920	Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, School	Under Contract: Hot Water Tank-Electric
Yr Built Source: MPAC	Interior Feat: Other	HST Applicable to Included In
Apx Sqft: 3000-3500	Security Feat: Alarm System	Sale Price:
Roof: Asphalt Shingle, Flat, Slate		Farm/Agr:
Foundation: Block, Stone		Oth Struct:
Assessment: POTL:		Survey Type: Available
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	10.76	x 9.51	2 Pc Bath	Wainscoting	Leaded Glass
2	Living	Main	16.99	x 14.8	Fireplace	Hardwood Floor	Bay Window
3	Dining	Main	16.11	x 12.89	Hardwood Floor	Bay Window	Beamed
4	Kitchen	Main	12.5	x 11.81	Updated	Breakfast Area	Centre Island
5	Family	Main	14.99	x 10.01	W/O To Garden	Bay Window	Open Concept
6	Mudroom	Main	0	0	Porcelain Floor	Side Door	
7	Prim Bdrrm	2nd	27	x 16.6	4 Pc Ensuite	Hardwood Floor	W/I Closet
8	2nd Br	2nd	13.25	x 12.24	Hardwood Floor	Closet	Bay Window
9	3rd Br	2nd	15.75	x 14.5	Hardwood Floor	Closet	Bay Window
10	4th Br	2nd	14.21	x 9.71	5 Pc Bath	Bay Window	Closet
11	5th Br	3rd	17.68	x 15.81	Broadloom	W/I Closet	Large Window
12	Office	3rd	17.91	x 7.41	Broadloom	Closet	3 Pc Bath
13	Rec	Lower	24.61	x 21.39	Broadloom	Heated Floor	Above Grade Window
14	Br	Lower	14.8	x 12.01	Broadloom	Heated Floor	3 Pc Bath
15	Laundry	Lower	15.58	x 12.07	Tile Floor	Stainless Steel Sink	Cedar Closet

Client Remarks: This grand and handsome residence sits on an exceptional 50-by-135-ft lot in prime Lytton Park. Its stately brick exterior and classic architecture evoke a timeless elegance. Spanning over 4800 sqft of finished and updated living space across all levels, this character filled home provides ample room for both family life and entertaining. As you step inside the inviting front vestibule and foyer, you'll notice the original leaded and stained-glass windows. The front of the house is home to the formal living and dining rooms, perfect for holiday gatherings. Thanks to a large addition, the rear of the home opens up into one large, cohesive space that combines a gourmet kitchen, a breakfast area, and a family room. The kitchen is outfitted with stainless steel appliances, granite countertops, and a centre island with breakfast bar seating. From here, glass garden doors walkout to a BBQ deck and a flagstone patio in the easy-to-maintain rear garden. The second floor hosts a primary suite featuring a walk-in closet and an updated ensuite bathroom. With a total of five bedrooms above grade plus one bedroom downstairs, this home is well-suited for a large family or guests. The third floor offers a quiet, tucked-away home office, ideal for increased productivity, along with one of the bedrooms that is as large as any primary bedroom. A handy side mudroom provides a practical entry point. The side entrance leads downstairs to the lower level. Here, you'll find an exceptional recreation and media room. You can spend your mornings on the summer front porch and your evenings on the flagstone patio in the back garden. The driveway is a side-by-side private drive, in paving stones, that leads to the oversized single car garage. Families can play pickleball nearby. Enjoy proximity to the country's top private schools (St Clements, Havergal, Crescent, T.F.S.) and within the catchment area for John Ross Robertson, Glenview and Lawrence Park Collegiate public schools. Private drive.

Inclusions: See Schedule B

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



11 Cortleigh Cres Toronto Ontario M4R 2C6 Toronto C04 Lawrence Park South Toronto Taxes: \$25,518/2025 Sold Date: 10/15/2025 SPIS: N			Sold: \$5,000,000 List: \$4,995,000
Detached	Fronting On: E	Rms: 11 + 4	For: Sale
Link: N	Acreage: <.50	Bedrooms: 5 + 1	% Dif: 100
3-Storey	50.07 x 304.03 Feet	Washrooms: 5	
Irrg: 50.07 x 304.03 x 290.86 x 48.37 Dir/Cross St: Avenue Road and Glencairn Directions: East of Avenue Road, Cul de Sac			

MLS#: C12442095

PIN#: 211580061

Legal: Pcl 3-1 Sec M346; Lot 3 E/S Cortleigh Cres Plan M346 Toronto; City of Toronto

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Attached / 1	Cable TV:
Basement: Full / Finished	Park/Drive: Private	Hydro:
Fireplace/Stv: Y	Drive: Private	Gas:
Heat: Water / Gas	Drive Park Spcs: 2	Phone:
A/C: Central Air	Tot Prk Spcs: 3	Water: Municipal
Central Vac: Y	UFFI:	Water Supply Type:
Apx Age:	Pool: Inground	Sewer: Sewers
Year Built: 1912	Prop Feat: Central Vacuum, Cul De Sac, Family Room, Fenced Yard, Fireplace/Stove, Place Of Worship, Public Transit, Ravine, School	Waterfront:
Yr Built Source: MPAC	Exterior Feat: Deck, Hot Tub, Landscape Lighting, Landscaped, Lawn Sprinkler System, Lighting, Patio, Privacy, Porch	Retirement: N
Apx Sqft: 3500-5000	Interior Feat: Bar Fridge, Auto Garage Door Remote, Central Vacuum, Floor Drain	HST Applicable to: Included In
Lot Shape: Irregular	Security Feat: Alarm System	Sale Price:
Lot Size Source: GeoWarehouse		Farm/Agr:
Roof: Asphalt Shingle		Oth Struct:
Foundation: Poured Concrete		Survey Type: None
Assessment: POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	15.58	x 6.99	Stone Floor	Closet	Wainscoting
2	Living	Main	22.41	x 18.01	Gas Fireplace	Coffered Ceiling	Pot Lights
3	Dining	Main	18.93	x 13.16	Hardwood Floor	Wainscoting	French Doors
4	Kitchen	Main	16.08	x 14.5	Centre Island	B/I Appliances	Pot Lights
5	Breakfast	Main	12.17	x 11.42	Open Concept	Walk-Out	
6	Family	Main	15.85	x 15.85	Beamed	Fireplace	Pot Lights
7	Mudroom	Main	9.51	x 4.17	Stone Floor	Closet	2 Pc Bath
8	Prim Bdrm	2nd	17.42	x 14.4	Gas Fireplace	W/W Closet	5 Pc Bath
9	2nd Br	2nd	13.42	x 11.75	Hardwood Floor	Closet	B/I Desk
10	3rd Br	2nd	14.6	x 14.5	Hardwood Floor	Closet	
11	4th Br	2nd	15.75	x 10.43	Hardwood Floor	Closet	
12	Br	3rd	19.09	x 12.76	Broadloom	3 Pc Bath	Combined W/Den
13	Den	3rd	14.83	x 14.17	Broadloom	B/I Bookcase	Combined W/Br
14	Rec	Lower	22.41	x 14.99	Heated Floor	Built-In Speakers	B/I Bar
15	Exercise	Lower	17.32	x 15.09	Heated Floor	Pot Lights	Built-In Speakers
16	Br	Lower	16.24	x 7.91	Heated Floor	Closet	Semi Ensuite
17	Laundry	Lower	9.68	x 7.84	Heated Floor	Laundry Sink	B/I Shelves

Client Remarks: Rarely available century home nestled on a quiet cul de sac in the heart of Lytton Park. An exceptional 50' x 300' property boasting a private ravine lot, an entertainers backyard paradise- including a heated plunge pool with water feature, hot tub and gas fireplace. The front yard offers sensational curb appeal. A red brick walkway leads to the sprawling front porch. The house is a timeless masterpiece that has been meticulously renovated to present day standards. True craftsman style architecture can be found throughout, from the paned windows, wainscoting details and panelled or beamed ceilings. The principal rooms are character filled and ideal for entertaining. The rear addition is a more casual space which includes an open concept family room and gourmet eat-in kitchen with french door walkout to the backyard. The second floor has four large bedrooms. The primary suite has incredible wall to wall built-in closets and a pretty 5-piece ensuite bathroom. The kids bedrooms are all equal in size and share a 5-piece bathroom that mirrors the look and quality of the primary ensuite. There is even a bonus third floor. This space is flexible and can be used to suit, currently set up as a office and den. The lower level has radiant heated floors. There is an additional bedroom, ideal for guest. The whole family will appreciate the recreation room with surround sound and built-in snack bar. Parking is not a problem. There is a private driveway and single car garage. Phenomenal neighbourhood with quiet tree lined streets. Exceptional public and private schools. Walk to Yonge St or Avenue Rd shops and transit. A once in a lifetime opportunity.

Inclusions: See feature sheet and schedules attached.

Prepared By: MAGGIE LIND, Salesperson

Phone: 416-925-9191

Printed On: 12/01/2025 5:20:25 PM

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

1300 Yonge St Ground Flr, Toronto ON M4T1X3

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



381 Glencairn Ave Toronto Ontario M5N 1V2 Toronto C04 Lawrence Park South Toronto Taxes: \$25,397.65/2025 Sold Date: 09/18/2025 SPIS: N			Sold: \$5,500,000 List: \$5,995,000
Detached Link: N 2-Storey	Fronting On: S Acreage: 50 x 221.8 Feet Irreg:	For: Sale Last Status: SLD DOM: 8	Rms: 9 + 3 Bedrooms: 4 + 1 Washrooms: 6 1x2xMain, 1x5x2nd, 1x3x2nd, 2x4, 1x5xLower
Dir/Cross St: Avenue and Lawrence Directions: W on Glencairn Off Avenue Rd			

MLS#: C12395297

PIN#: 103440195

Legal: PCL 41-2, SEC M87 ; PT LOT 41, PLAN M87 , LYING WEST OF THE EASTERLY 50 FT THROUGHOUT FROM FRONT TO REAR OF SAID LOT ; PT 1 FOOT RESERVE, PLAN M87 , LYING AT THE SOUTHERLY END OF THESE LANDS ON SAID PLAN M87 ; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Year Built: 2006 Yr Built Source: MPAC Apx Sqft: 3500-5000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete, Steel Frame, Wood, Poured Concrete, Wood Frame Assessment: 2024 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 6 Tot Prk Spcs: 7 UFFI: Pool: Inground Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, Rec Centre, School Exterior Feat: Awnings, Landscaped, Lawn Sprinkler System, Landscape Lighting, Lighting, Security Gate Interior Feat: Auto Garage Door, Remote, Bar Fridge, Built-In Oven, Central Vacuum, Countertop Range, Generator - Full, Separate Heating Controls, Sewage Pump, Sump Pump, Water Heater, Water Heater Owned Security Feat: Alarm System, Security System	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 Other Unknown Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.98	x 15.26	Coffered Ceiling	Built-In Speakers	Gas Fireplace
2	Dining	Main	12.89	x 17.65	Hardwood Floor	Pot Lights	B/I Shelves
3	Office	Main	12.6	x 17.22	French Doors	B/I Bookcase	Built-In Speakers
4	Family	Main	12.89	x 23.06	Built-In Speakers	Hardwood Floor	Fireplace
5	Kitchen	Main	15.16	x 16.7	Breakfast Area	Centre Island	W/O To Patio
6	Prim Bdrm	2nd	19.62	x 18.54	Ensuite Bath	W/O To Balcony	W/I Closet
7	2nd Br	2nd	13.06	x 13.45	Double Closet	Hardwood Floor	Picture Window
8	4th Br	2nd	12.6	x 14.24	Double Closet	Hardwood Floor	Picture Window
9	4th Br	2nd	13.55	x 18.9	Ensuite Bath	Vaulted Ceiling	W/I Closet
10	Rec	Lower	35.04	x 22.57	Wet Bar	Fireplace	Heated Floor
11	Exercise	Lower	13.42	x 15.16	Above Grade Window	Built-In Speakers	French Doors
12	Br	Lower	13.62	x 15.16	Ensuite Bath	Double Closet	Heated Floor
13	Laundry	2nd	13.98	x 8.69	Laundry Sink	Heated Floor	Porcelain Floor

Client Remarks: Stunning Custom Built Home In The Heart Of Lytton Park! This Peter Higgins Designed Beauty Offers Estate Like Living On An Unbelievable South Lot With 221 Feet Of Depth! The Centre Hall Plan Design Offers Main Floor Private Office, Large Principal Living And Dining Areas With Open Concept Gourmet Kitchen, Breakfast Area, And Large Family Room With Wood Burning Fireplace, And Numerous Walkouts To The Gardens! Plus Mudroom With Side Entrance And Storage! The Huge Primary On Second Level Has A Walkout Balcony With A Generous Ensuite Featuring A Gorgeous Arched Window, Makeup Table, And Double Soaker Tub, Along With A Walk-In Closet And Three Additional Large Bedrooms, Plus Second Floor Laundry! The Lower Level Offers Spa With Steam Shower, Gym, Recreation Room With Wet Bar And Drop Down Oversized Movie Screen With Projector, Plus Guest Suite! Additional Highlights Include Heated Floors In The Lower Level, Main Floor Marble, All Tiled Bathrooms, Plus A Home Generator! The Backyard Oasis Features A Gunite Pool By Betz Surrounded By Eramosa Limestone And Granite, Along With A Tricked Out Cabana, Expansive Patio, And Additional Enormous Backyard For Entertaining! Minutes To JRR, LPCI, Private Schools, Shops On Avenue Rd, And So Much More! You Have To See This Home To Truly Feel How Special It Is!

Inclusions: Sub-Zero Fridge/Freezer, Wolf Cooktop & Range, Miele Dishwasher, KitchenAid Wall Oven with Convection + Warming Drawer, KitchenAid Wine/Beverage Fridge, KitchenAid Speed Oven, Washer & Dryer (2022), Fireplace Screens & Tools, All Electric Light Fixtures (Except

Prepared By: MAGGIE LIND, Salesperson

Phone: 416-925-9191

Printed On: 12/01/2025 5:20:25 PM

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

1300 Yonge St Ground Flr, Toronto ON M4T1X3

Sputnik in Living Room), Built-In Projector Screen, Remote Controlled Awning, Gym Equipment (Treadmill, Rower, Universal Gym, Weights + Rack), Whirlpool Fridge & Draft Tap Fridge in Cabana.

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



44 Alexandra Blvd Toronto Ontario M4R 1L7			Sold: \$7,700,000
Toronto C04 Lawrence Park South Toronto			List: \$7,988,000
Taxes: \$27,330.50/2024	For: Sale	% Dif: 96	
Sold Date: 09/17/2025			
SPIS: N	Last Status: SLD	DOM: 166	
Detached	Fronting On: N	Rms: 12 + 5	
Link: N	Acreage:	Bedrooms: 5 + 1	
3-Storey	50 x 136.5 Feet	Washrooms: 7	
	Irreg:	1x7x2nd, 2x3x2nd, 1x4x2nd, 2x3xBsmt, 1x3x3rd	
Dir/Cross St: Yonge/Lawrence Directions: Yonge/Lawrence			

MLS#: C12061588

PIN#: 211550151

Legal: Lot 21 Plan 1532 Toronto

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Attached / 2	Cable TV:
Basement: Finished / Walk-Up	Park/Drive: Private	Gas:
Fireplace/Stv: Y	Drive: Private	Water:
Heat: Forced Air / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 4	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 5000+	Prop Feat: Family Room, Fireplace/Stove	HST Applicable to
Roof: Cedar	Interior Feat: None	Sale Price:
Foundation: Concrete		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type:
Laundry lev:		Spec Desig:
Available Unknown		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	15.89	x 12.14	Hardwood Floor	Open Concept	Pantry
2	Living	Main	15.91	x 12.14	Gas Fireplace	South View	Wainscoting
3	Family	Main	23.88	x 17.39	Overlook Patio	B/I Shelves	Wood Trim
4	Kitchen	Main	15.09	x 24.18	Marble Counter	Hollywood Kitchen	Breakfast Area
5	Prim Bdrm	2nd	17.09	x 25.39	B/I Vanity	W/O To Terrace	6 Pc Ensuite
6	2nd Br	2nd	14.9	x 13.62	3 Pc Ensuite	W/I Closet	Laundry Sink
7	3rd Br	2nd	13.68	x 12.14	3 Pc Ensuite	W/I Closet	Hardwood Floor
8	4th Br	2nd	13.68	x 12.14	3 Pc Ensuite	W/I Closet	Pot Lights
9	5th Br	3rd	14.73	x 11.52	3 Pc Bath	Closet Organizers	Large Window
10	Office	3rd	12.14	x 11.81	W/O To Balcony	Window Flr to Ceil	Hardwood Floor
11	Exercise	Bsmt	15.49	x 14.8	Glass Doors	Wet Bar	5 Pc Bath
12	Media/Ent	Bsmt	24.11	x 21.98	Wet Bar	Heated Floor	Sump Pump

Client Remks: Spectacular State of the Art Residence Nestled in most Prestigious Lawrence Park South. Custom designed by Renowned Lorne Rose. Approx 7000 Sf of Meticulous Crafted Design on Sprawling 50Ft Frontage! Timeless brick and Limestone Ext. The Utmost in High End Fishes. Beautiful Millwork and European white oak flooring. Featuring 5 Spacious bedrooms, Kitchen w Servery & Walk-in Pantry & High end Kitchen Appliances, A large covered patio with access from kitchen and family room. Primary Suite W Spa-Inspired Ensuite & with heated marble floors, steam shower, a freestanding soaker tub, a lounge accessing to a large terrace & dressing Rm. Oversized Main Floor Mud Room with Doggy Wash station * Multifunctional Third Floor bedroom & Office, Elevator to all floors, Heated Driveway + Walks, Car lift for 2nd Car in Garage. Private Balcony for the office. Rec Rm with fire place and wet bat, Theatre, Gym. Smart Home W/Auto Light + Sound, A Short Walk from The Shops and Restaurants of Vibrant Yonge.

Inclusions: Subzero 48", fridge, wolf double oven, wolf 48" range top, microwave drawer, miele dishwasher, wine cooler, 2 sets LG washer dryer pair in basement and second floor, Leading Control 4 smart home with lighting and sound automation. (2durnances and 2 ACs) central vacuum, 4 stop elevator, car lift, built in closet mudroom plus doggy wash station, radiant heated floors. 2 sets washer/dryer for upper and lower level

Listing Contracted With: HOMELIFE FRONTIER REALTY INC. 416-218-8800